



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

Case: 6276

INSPECTION DATE: 8-18-21

REPORT DATE: 8-23-21

MEETING DATE: 9-9-21

APPLICANT INFORMATION

APPLICANT NAME(Contractor): Timothy Michael Carlin

APPLICANT NAME(Landowner): Robert Gabres

APPLICANT ADDRESS(Landowner): 5194 E Lake Rd. Saginaw, MN 55779

OWNER NAME: Robert and Nancy Gabres

SITE ADDRESS: 5194 E Lake Rd. Saginaw, MN 55779

LEGAL DESCRIPTION: ALL OF LOT 2 & N1/2 OF N1/2 OF LOT 3 of Harnells Park Plat, S20, T51N, R16W (Grand Lake).

PARCEL IDENTIFICATION NUMBER (PIN): 380-0100-00020

VARIANCE REQUEST: The applicant is requesting after-the-fact relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.2. B to allow two detached residential principal dwellings where one is allowed, Article III, Section 3.2 to allow a principal dwelling to be located at a reduced property line setback where 20 feet is required, and Article III, Section 3.4 to allow a principal dwelling to be located at a reduced shoreline setback where 75 feet is required.

PROPOSAL DETAILS: The applicant has started work on the replacement of a nonconforming dwelling structure. The old structure was 672 square feet and located at a reduced property line setback of 2 feet 4 inches.

The replacement structure is proposed to be 756 square feet in size and 4 feet 6 inches from the property line and 73 feet from the shoreline. The structure is considered a second principal dwelling because it does not meet the size standards of an accessory dwelling. The proposed new structure incorporates a log cabin portion of the old structure.

The old structure was nonconforming because it was oversized to be considered an accessory dwelling and there is not enough property for two principal dwellings and the structure was located at a reduced property line setback. Although the new structure was moved farther from the property line, it will not conform to the required setback. The new structure will also be located at 73 feet from the shoreline where the required setback is 75 feet.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Lake Road E. **ROAD FUNCTIONAL CLASS:** Private

LAKE NAME: Grand Lake

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Development on the property consists of a dwelling, a garage, and the structure that is being replaced.

ZONE DISTRICT: RES 8

PARCEL ACREAGE: 0.55 ACRES

LOT WIDTH: 125 FEET

FEET OF ROAD FRONTAGE: 125 FEET

FEET OF SHORELINE FRONTAGE: 130 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The parcel is fairly well screened and the structures are not very visible from the shoreline.

TOPOGRAPHY: The developed portion of the parcel is flat. The area within 30 feet of the shoreline has a slope of approximately 28 percent.

FLOODPLAIN ISSUES: The structure is several feet above the base flood elevation.

WETLAND ISSUES: It does not appear there are wetland issues on the property.

ADDITIONAL COMMENTS ON PARCEL: The parcel consists of one and a quarter platted lots. Even with more than one platted lot, the total acreage of the parcel is just over a half-acre and does not meet the minimum size to allow two principal dwellings.

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, states minimal dimensional standards for each district.
 - a. The subject parcel is zoned RES-8. District 8 requires a minimum lot area of 1 acre and a minimum lot width of 200 feet per principal use or structure.
 - b. The subject parcel contains approximately 0.55 acres and 125 feet in lot width.
2. St. Louis County Zoning Ordinance 62, Article VI Section 6.2 states that to have multiple principal dwellings on a single lot, there needs to be sufficient lot area per structure to equal the minimum dimensional standard required in Article III and St. Louis County sewage treatment standards are met, and the structures are placed so the property can be divided at a later date into conforming lots, without variance.
 - a. The subject parcel only contains enough acreage and width for one principal dwelling.
 - b. In the RES- zone district, 2 acres and 400 feet in width is required for two principal dwellings.
3. St. Louis County Zoning Ordinance 62, Article III, Section 3.2 states that the required property line setback for a principal structure in this zone district is 20 feet; the applicant is requesting approval for a property line setback of 4 feet 6 inches.
4. St. Louis County Zoning Ordinance 62, Article III, Section 3.4 states that the required shoreline setback on a General Development Lake is 75 feet; the applicant is requesting approval for a shoreline setback of 73 feet.
5. Goal LU-3 of the St. Louis County Comprehensive Land Use Plan is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.

6. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applicants are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
7. Objective LU-3.3 of the St. Louis County Comprehensive Land Use Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statute 394.22 Subd. 10.

B. Practical Difficulty:

1. There are no unique physical circumstances of the property that the landowner did not create.
 - a. The parcel is a nonconforming legal lot of record which allows development of one principal dwelling.
 - b. Replacement of the existing nonconforming structure would require that the structure be brought into compliance.
2. One alternative is to replace the nonconforming structure with conforming accessory dwelling.
 - a. An accessory dwelling of up to 250 square feet that meets the accessory structure property line setback of 10 feet and the shoreline setback of 75 feet would be allowed with a land use permit.
 - i. The historic log building that was part of the old structure and will be utilized in the new structure is approximately 12 feet by 14 feet in size (168 square feet).
 - ii. A structure of this size would meet the standards of an accessory dwelling and could be allowed at 75 feet from the shoreline and 10 feet from the property line with a land use permit as long as it is no taller than 12 feet in height.
3. Another alternative is to replace the structure at the same size but maximize the property line setback and meet the shoreline setback.
 - a. The structure could be moved back and over to meet the required or at least greater setbacks.
 - b. This alternative would still require variance because it is a second principal dwelling where there is only enough property for one.

C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Area around the subject parcel contains both seasonal and year-round residential use
2. This is a highly developed part of Grand Lake.
3. Many of the lots on this point are smaller than the applicant's property.
4. The only similar variance approvals in this plat in the past were for accessory structures to be located at reduced property line or road setbacks.
 - a. One of the approvals referenced multiple guest cabins on a property, but the request or approval did not address those nonconformities.

D. Other Factor(s):

1. Remodel is defined by St. Louis County Zoning Ordinance 62 as an alteration of the interior or exterior portion of a structure that does not involve the replacement of the main structural frame, walls, or changes in the exterior dimensions of the structure. Remodeling of an existing structure includes, but is not limited to, one or more the of the following.
 - a. Work performed on the interior of a structure (provided the work will not increase the number of bedrooms or water usage).
 - b. Replacement of siding, windows, doors, soffit, fascia, roofing (e.g., if roofing replacement does not increase height, or increase living space) and ornamentation.
 - c. Addition of windows or doors.
2. The work that has been done on the structure so far has been done without the benefit of a permit.

- a. Portions of the old structure have been removed and a new floor has been started for the replacement structure.
- 3. The structure that is being replaced is classified as a storage building by the Assessor's office.
 - a. Although it is called an old cabin, it did not appear that it was being used as a structure with living space.

E. Was the construction completed prior to applying for the variance? If not, what extent of the construction has been completed?

- 1. Work has been done to remove portions of the old structure and a new floor has been started for the proposed replacement structure.
 - a. The historic log structure that was built around remains intact.
 - b. The new flooring for the replacement portions of the structure is in place around the historic log structure.
- 2. The landowner was notified of the issue after the County received a complaint on the property.
 - a. The landowner applied for a variance after being notified that the activity was not allowed without prior variance approval.

F. How would the county benefit by enforcement of the ordinance if compliance were required?

- 1. The county would benefit by enforcement of the Ordinance because it would promote the regulation of setbacks and land use in accordance with the St. Louis County Comprehensive Land Use Plan and Zoning Ordinance 62.
- 2. Through the Land Use Goals, Objectives and Implementation sections, the Land Use Plan is meant to provide ways of improving the variance process and encourages adherence to existing criteria to ultimately reduce the volume of variance applications received by the county.
- 3. Ordinance 62 states that it shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for a variance. Absent a showing of practical difficulty as provided in Minnesota Statutes and this ordinance, the Board of Adjustment shall not approve any variance.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

- 1. Is the variance request in harmony with the general purpose and intent of official controls?**
- 2. Has a practical difficulty been demonstrated in complying with the official controls?**
- 3. Will the variance alter the essential character of the locality?**
- 4. What, if any, other factors should be taken into consideration on this case?**

CONDITIONS

Conditions that may mitigate the variance for two detached residential principal dwellings where one is allowed, and a principal structure to be located at a reduced property line setback where 20 feet is required, and a principal structure to be located at a reduced shoreline setback where 75 feet is required include but are not limited to:

1. The applicant shall have a property line survey and submit a copy of the certificate of survey prior to the issuance of a land use permit.
2. St. Louis County On-Site Wastewater SSTS standards shall be followed.
3. All other county, local, state and federal regulations shall be met.
4. The structure shall not be expanded in the future.
5. In the event the structure is replaced in the future, it shall be brought into compliance with all Zoning Ordinance standards.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Duluth

Government Services Center

320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

VirginiaGovernment Services
Center

201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

VARIANCE REQUEST PERMIT APPLICATION

General - This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:

www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.

County Land Explorer: <https://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **380-0100-00020**

Associated PINs

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Variance Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Contractor**
Applicant Name: **Timothy Michael Carlin**
Address Line 1: **1337 Fern Ave**
Address Line 2: **--**
City: **Duluth**
State: **MN**
Zip: **55805**
Primary Phone: **(612)868-9854**
Cell Phone: **--**
Fax: **--**
Email: **ferncustomcarpentry@gmail.com**
Contact Person Name: **--**
Contact Person Phone: **--**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? **No**

Name: **Timothy Michael Carlin**
Address: **1337 Fern Ave**

City: **Duluth**
State/Province: **MN**
Zip: **55805**
Primary Phone: **--**
Cell Phone: **--**
Fax: **--**
Email: **ferncustomcarpentary@gmail.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **5194 E Lake Rd Saginaw**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

St. Louis County - Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?

Public Road

No

No

No

No

Enter Project Information.

If you answered 'Yes' to any of the questions below, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

Is this project on a parcel less than 2.5 acres?

Yes

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

Yes

Total # of bedrooms on property after project completion.

3

Does this project include plumbing or pressurized water in proposed structure?

Yes

If Yes, please explain:

New water line from house, new septic in additional structure

Is this project connected to a municipal or sanitary district system?

No

VARIANCE REQUEST WORKSHEET

A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc. Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Community Development staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, please check our website at: www.stlouiscountymn.gov/VarianceRequired

VARIANCE REQUEST INFORMATION

Complete this form along with the Land Use Permit Application

What kind of variance request is this?

If this is a Variance After the Fact, you must answer additional questions below.

Variance After the Fact Request

Describe what you are varying from and the situation that makes it difficult to comply with county ordinances.

If your proposal includes a structure, please also list the length, width and height of the structure.

Using existing foot print of 75 plus year old structure to create additional dwelling. Construction including

footing, already underway.

Describe the intended/planned use of the property.

Primary residence and guest residence.

Describe the current use of your property.

Primary residence.

Describe other alternatives, if any.

N/A

If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

Provide an exemplary improved structure and offer an improved homage to the original structure on the point.

Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

Neighboring properties could be visually impacted by said structure. Easily negated with a privacy fence

Describe how negative impact to the local environment and landscape will be avoided.

Use of silt fence and diligent clean up of all materials by contractor and homeowner.

Describe the expected benefits of a variance to use of this property.

Positive revenue production in taxes, highlight of local historic structure and major effort toward neighborhood improvement and upkeep.

Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

Looking to work with representatives of the county to understand how to bring our structure into conformance with local expectations.**IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS**

Describe your reasons county zoning ordinance requirements were not followed.

Lack of awareness of required permit and variance.

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

Working with the county representative to obtain land use permit/variance.

Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

Construction including foundation of framed and insulated floor system.

Investment approximate \$45,000

If there was construction or repair, on what date did it begin? What date did it end?

Start Date **7/21/2021**

End Date **8/3/2021**

Who performed the construction or repair work?

**Fern custom Carpentry LLC, homeowner,
Edmunds and Company Log Home
Restoration.**

Was a survey of your property boundaries obtained?

No

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

Yes

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement above.

No



Variance After-the-Fact

Worksheet St. Louis County, Minnesota

About A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc.

Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Community Development staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, check out our website at: www.stlouiscountymn.gov/VarianceRequired

APPLICANT

Applicant Name (Last, First)

Gabres, Robert Gabres

VARIANCE REQUEST *Complete this form along with the Land Use Permit Application*

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

Using existing footprint of 75(+) year old structure to create additional dwelling. Construction including footings, already underway.

2. Describe the intended/planned use of the property.

Primary Residence and guest residence.

3. Describe the current use of your property.

Primary residence.

4. Describe other alternatives, if any.

N/A

5. If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

Provide an exemplary improved structure and offer and improved homage to the original structure on the point.

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

Neighboring properties could be visually impacted by said structure. Easily negated with a privacy fence.

7. Describe how negative impact to the local environment and landscape will be avoided.

Use of silt fence and diligent cleanup of all materials by contractor and homeowner.

8. Describe the expected benefits of a variance to use of this property.

Positive revenue production in taxes, highlight of a local historic structure and major effort toward neighborhood improvement and upkeep.

9. Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

Looking to work with representatives of the county to understand how to bring our structure into conformance with local expectation.

IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS

10. Describe your reasons county zoning ordinance requirements were not followed.

Lack of awareness of required permit and variance.

11. Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

Working with the county representative to obtain land use permit/variance.

12. Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

Construction, including foundation, of framed and insulated floor system. Investment approximated at \$45000.

13. If there was construction or repair, on what date did it begin?

July 12, 2021.

14. If there was construction or repair, on what date did it end?

August 3, 2021.

15. Who performed the construction or repair work?

Fern Custom Carpentry LLC, homeowner, Edmunds and Company Log Home Restoration.

16. Was a survey of your property boundaries obtained?

No.

17. Prior to the construction or repair work did you speak with anyone from the Planning and Community Development Department?

Contractor did. When work was described he was informed no permit necessary.

OFFICE USE ONLY

Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other
<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> Other Standard Not Listed (Explain below)

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse

Duluth

Government Services Center
320 West 2nd Street,
Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Land Use Permit

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	380-0100-00020	Associated PIN	
Associated PIN		Associated PIN	

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelinfo20051frame/>

APPLICANT

*Applicant Name	I am a... <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime #	Date
Timothy Michael Carlin	Fern Custom Carpentry LLC		612 868 9854	8/4/21
*Applicant Address Where to send permit.	*City	*State	*ZIP	
1337 Fern Ave	Duluth	MN	55805	
Applicant Email fernCustomCarpentry@gmail.com				
Contact Person If applicable.	Contact Person #			
Same as above				
Mailing Address If different than above.	City	State	ZIP	
Same as above				
Email Address Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant. Same as above				

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 5194 E Lake Rd Suginaw, MN 55779	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes <input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other	

PROJECT INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
# 3	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: New water line from house. New septic and tie in of additional structure
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

*Indicates required field. Incomplete applications will be returned.



Land Use Permit

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

#1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315

☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

☒ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☒ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

☐ Commercial Structure

☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

☐ Addition(s) to Accessory Structure
☐ New Deck Only or Deck Replacement
☐ Combination Addition(s) & Deck on the same structure
☐ Moving a Structure
☐ Sign
☐ Structure Alteration or Component Replacement
☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: Proposed:

Other-\$55
☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$630
☐ Conventional Plat-Less than or equal to 3 lots-\$630
☐ Conventional Plat-Greater than 3 Lots-\$1,260
☐ Conservation Plat-\$1,260
☐ Lot Line Adjustment-\$80
☐ Parcel Review-\$80
☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 Additional Worksheets Required

☐ Borrow/Gravel Pit
☐ Home Business
☐ Land Alteration
☐ Nonconforming Structure Replacement
☐ Addition to a structure that does not meet shoreline setback
☐ Other

#5 Site Evaluation Site Visit/Evaluation-\$160

#6 Wetland Reviews Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$160
☐ Wetland Delineation Review-\$370
☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☐ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☒ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)-\$950

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input checked="" type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
	deep roof and porch	Pier	36 Feet	21 Feet	756 Sq. ft.	16 Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance
Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/land-use

Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt #

Receipt Date

Payment Amount

Paid By

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions

- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

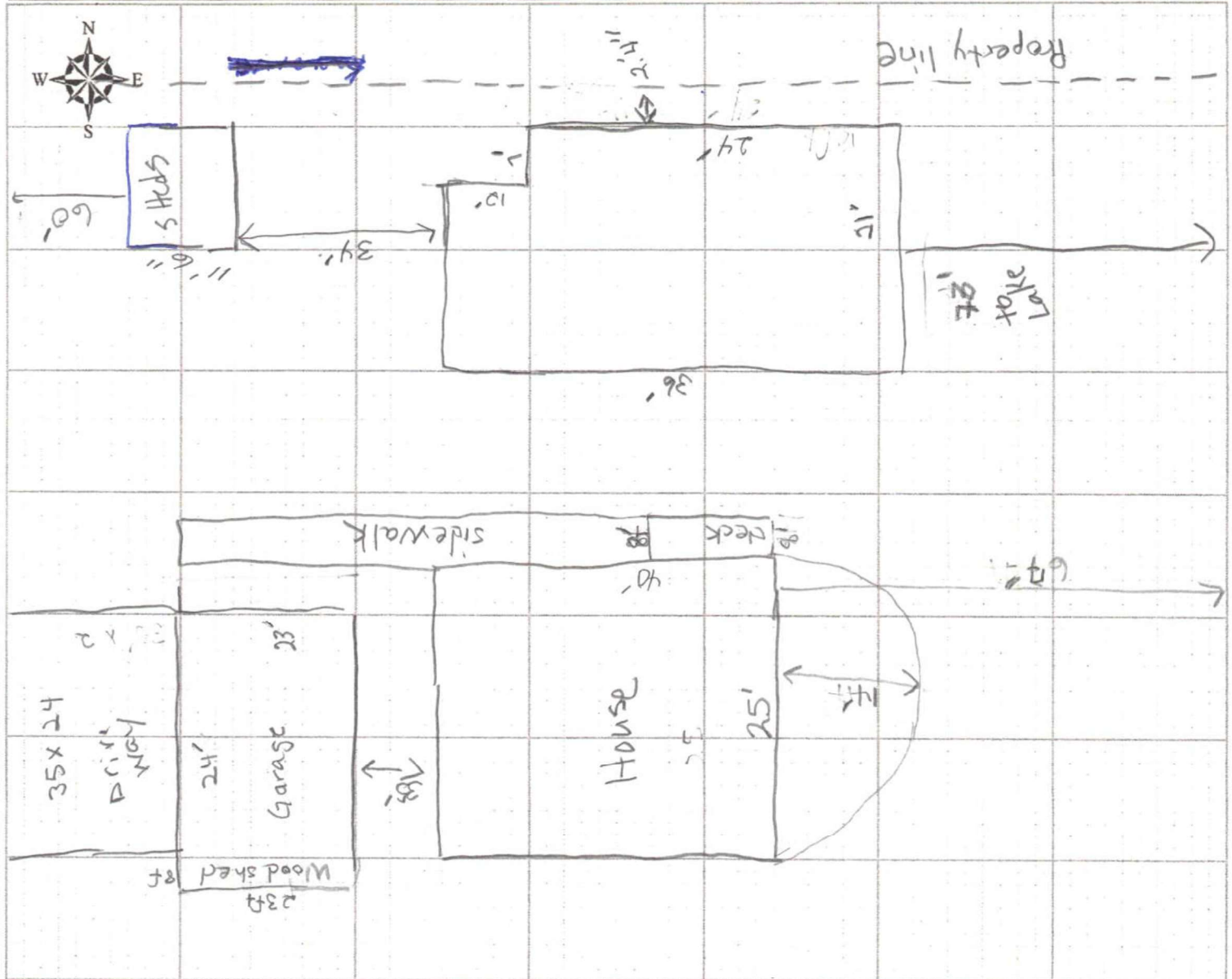
*Applicant Name:

*Site Address:

*PIN:

Old CABIN

(Existing)



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title _____

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ ***Distance** of Proposed Structures to Shoreline (Closest Point)
☐ ***Distance** of Proposed Structures to Septic System and Tank
☐ ***Distance** of Proposed Structures to Property Lines
☐ ***Distance** of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

***Applicant Name:**

***Site Address:**

***PIN:**

New Layout

(Proposed)

Hand-drawn site plan on grid paper showing property layout. The plan includes a main house (25' x 40'), a garage (23' x 35'), a shed (11' x 6'), a deck (14' x 25'), a woodshed (5' x 8'), a pond (10' x 15'), a well (21' x 30'), and a shed (34' x 34'). A north arrow is in the top left. Dimensions are written in feet. The plan is oriented with North at the top.

Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area?

Sign off:

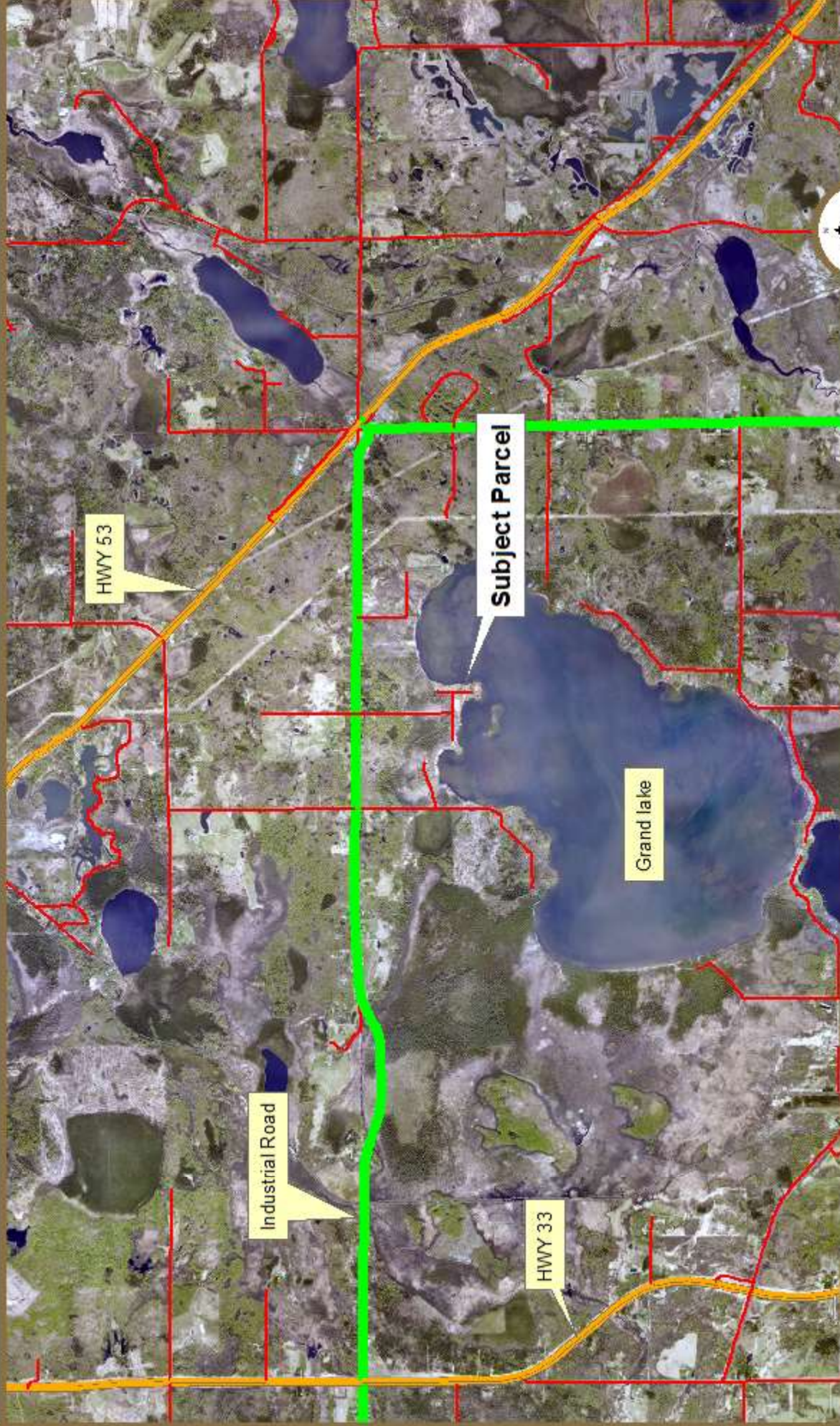
☐ Yes ☐ No

Sign off:

Signature

Title

St. Louis County



Prepared By: Planning & Community Development
2161 725-3000
www.stlouiscountytn.gov

Source: St. Louis County

Map Created: 8/23/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Official Records. The County is not responsible for any inaccuracies herein contained.

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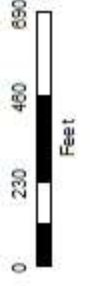
Robert Gabres

Location Map

PIN: 380-0100-00020



St. Louis County



Robert Gabres
Zoning Map
PIN: 380-0100-00020

Prepared By: Planning & Community
Development
2161 725-3000
www.stlouiscountytn.gov
Source: St. Louis County

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