



Performance Standard Permit

Addition Nonconforming Structure - Shoreland

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/landuse A performance standard permit is authorization given for the continuation, improvement or replacement of a nonconforming structure, per state statute, without requiring a variance.

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-\$150
Greater than 1,200 square feet-\$300

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-\$75

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-\$50

Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$600

Conventional Plat-Less than or equal to 3 lots-\$600

Conventional Plat-Greater than 3 Lots-\$1,200

Conservation Plat-\$1,200

Lot Line Adjustment-\$75

Parcel Review-\$75

Performance Standard Subdivision-\$350

#4 Performance Standard-\$350
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-\$150

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$150

Wetland Delineation Review-\$350

Wetland Banking Plan Review-\$1,050

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,050

Environmental Assessment-\$1,050

Conditional Use Permit-\$600

Conditional Use Permit Rehearing-\$200

Interim Use Permit-\$600

Interim Use Permit Rehearing-\$200

General Purpose Borrow Pit-\$600

Variance-\$600

Variance Rehearing-\$200

Multiple Hearing (Variance/conditional use)- \$900

SIZE OF EXISTING 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

SIZE OF PROPOSED 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

* Indicates required field. Incomplete applications will be returned.



Performance Standard Permit Addition Nonconforming Structure-Shoreland WORKSHEET St. Louis County, Minnesota

About: A performance standard permit is required if adding on to a principal structure (home or cabin) that does not meet the required lake or river setback.

ABOUT THE STRUCTURE

TYPE OF STRUCTURE

Describe the existing structure(s):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the existing structure a minimum of 25 feet from shoreline or 25% of the require shoreline setback? If no, an addition is not allowed.
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the structure out of the shore impact zone?
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REQUIRED PERFORMANCE STANDARDS

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the color of the structure unobtrusive earth toned colors?
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	Has a stormwater runoff plan been developed to prevent discharge directly into lakes, river, streams, wetlands, or adjacent properties?
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the structure screened from public waters by natural means (i.e. vegetation)?
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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 _____

Site Sketch Form

The Sketch is to graphically illustrate your proposed projects(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:



Sanitary Authority Use Only

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

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

Sign off:

Signature _____ Title _____