

Presenter

Mark Lindhorst- Senior Planner



Brian Nelson

Field Twp.



SAINT
LOUIS
COUNTY
MINNESOTA

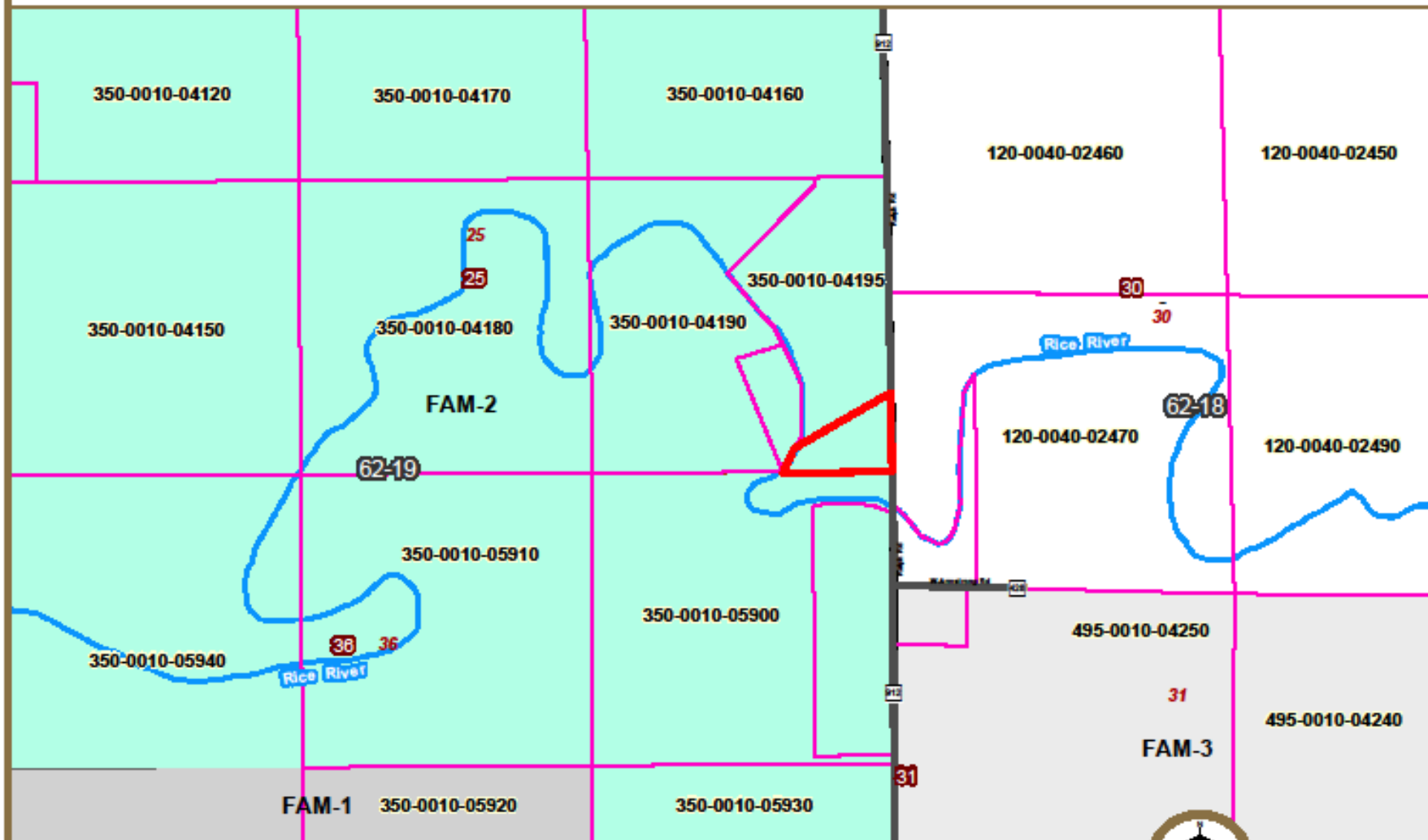
Variance Request

- To allow a parcel that is 2.65 acres and 115 feet of shoreline width as buildable for residential development. The parcel is zoned FAM-2 which requires 17 acres and 600 feet of lot width.



St. Louis County

May BOA



Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County
Map Created: 4/8/2004

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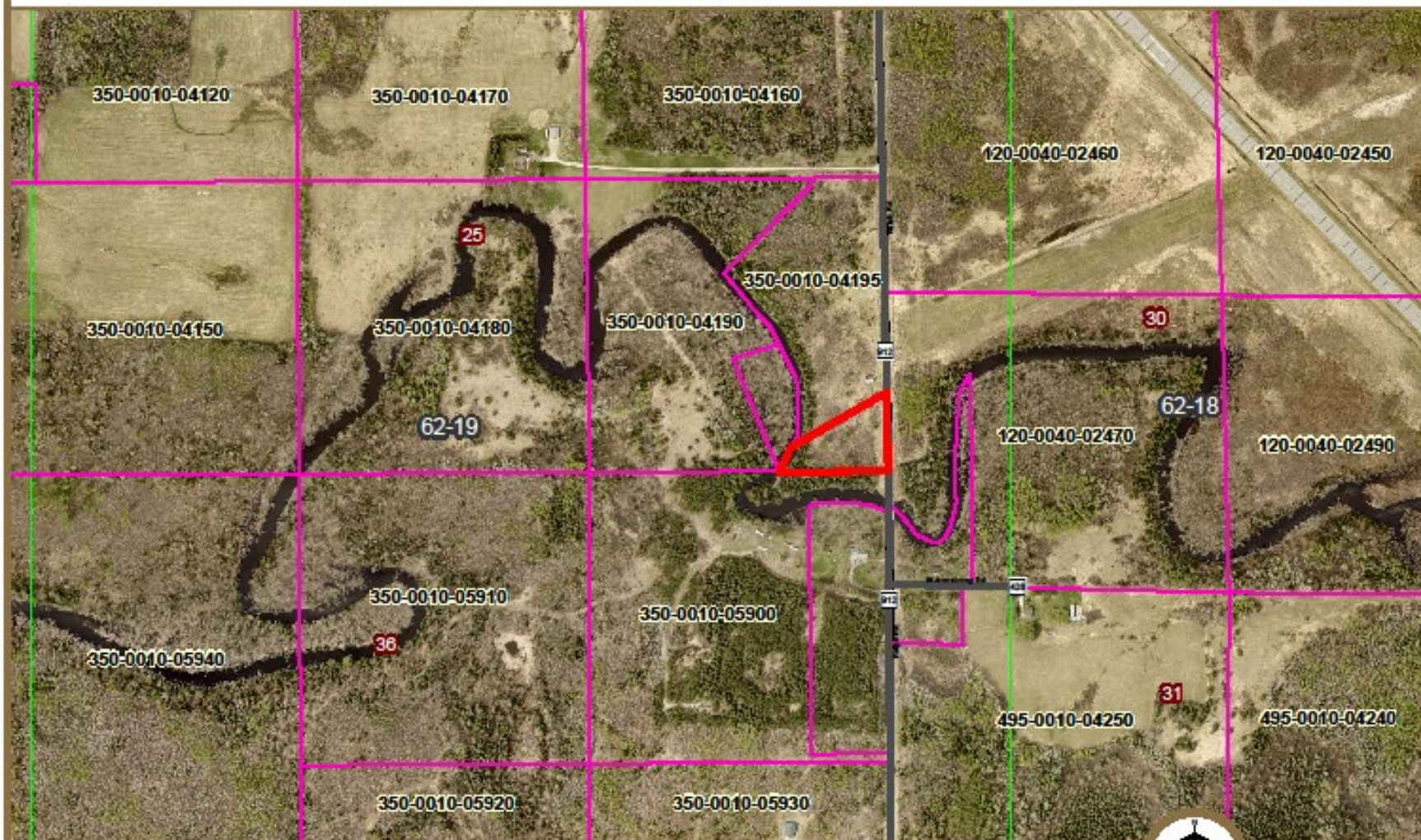
Brian Nelson Zoning Map



St. Louis County MN

St. Louis County

May BOA



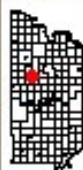
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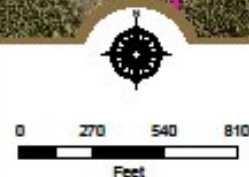
Map Created: 4/8/2024

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Brian Nelson Location Map



St. Louis County MN

St. Louis County

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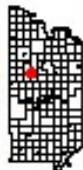
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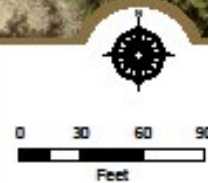
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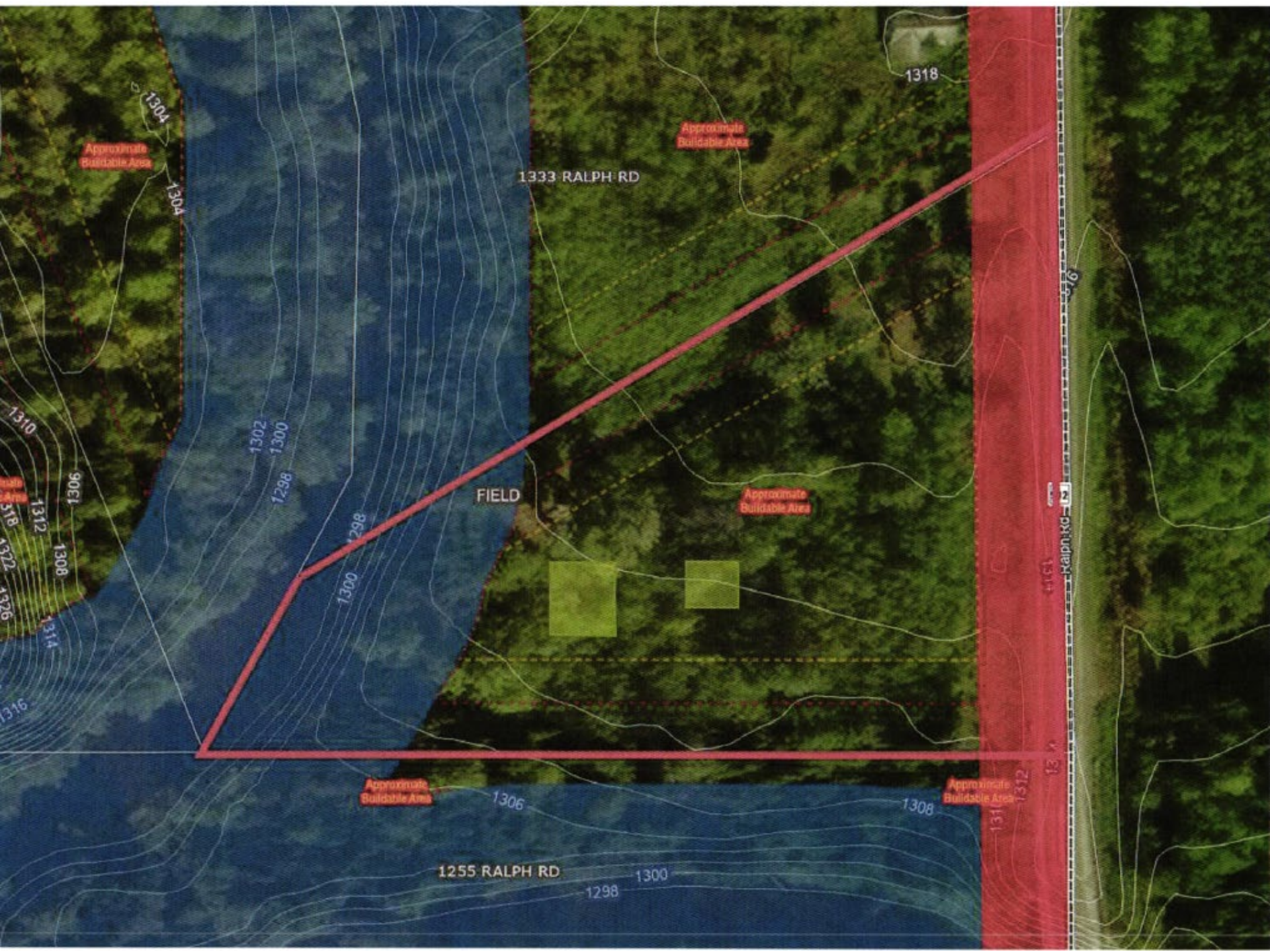
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Brian Nelson Site Map



St. Louis County MN

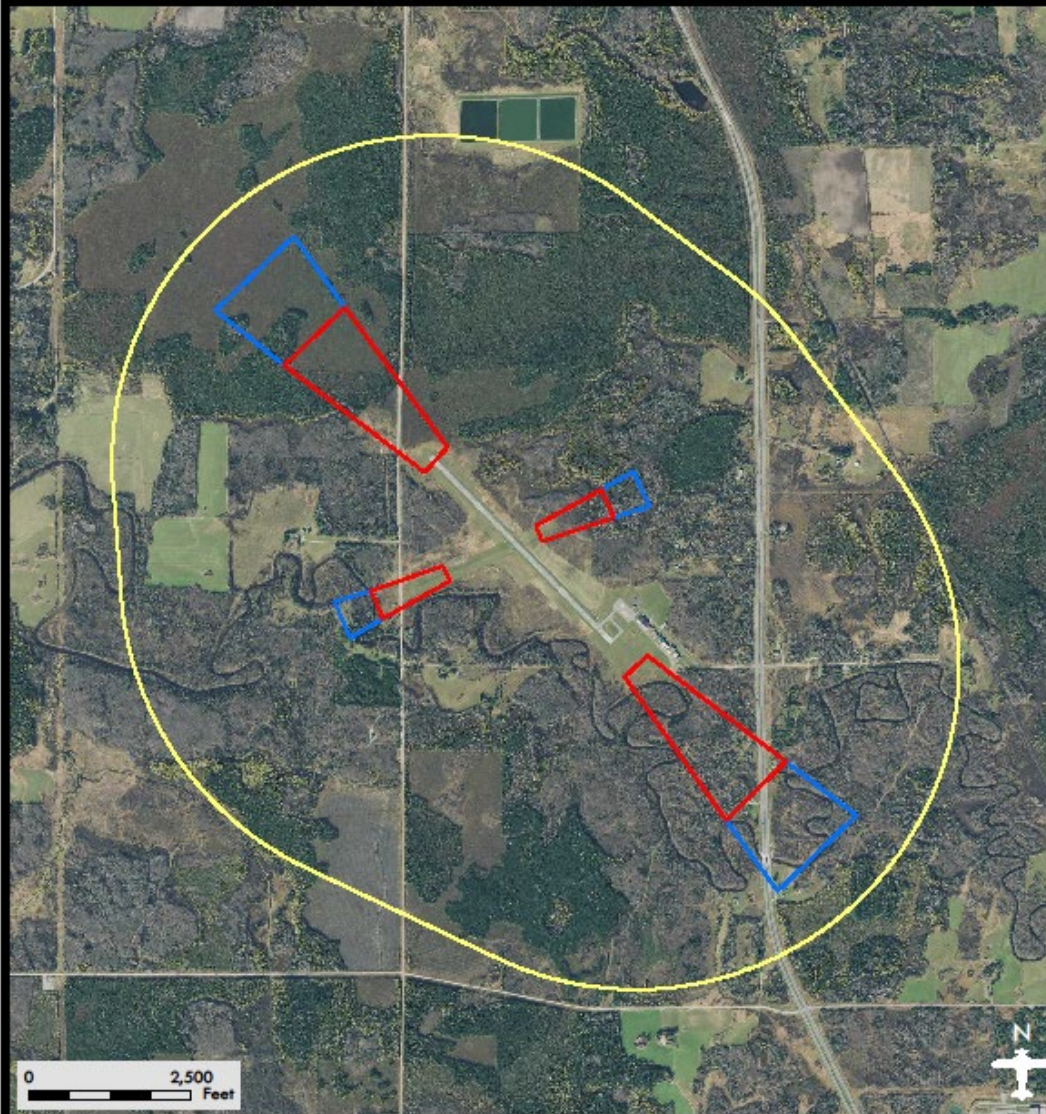


Cook Municipal Airport

Airport Safety Zones

Date: 08/08/2018

mn DEPARTMENT OF
TRANSPORTATION
AERONAUTICS



Legend

- Zone A
- Zone B
- Zone C

DISCLAIMER: This is not an official zoning map. To view the official map and ordinance for this airport, please visit the Airport Zoning Information Warehouse at <https://www.dot.state.mn.us/aero/planning/zoning-warehouse.html>. The State of Minnesota makes no representations or warranties expressed or implied, with respect to the reuse of the data provided herewith regardless of its format or the means of its transmission. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this data for any purpose. The user accepts the data "as is." The State of Minnesota assumes no responsibility for loss or damage incurred as a result of any user's reliance on this data. All maps and other material provided herein are protected by copyright. Permission is granted to copy and use the materials herein.





Property view from Ralph
Road looking west



Staff Facts & Findings



Official Controls

1. Zoning Ordinance 62 Article III, Section 3.2, states the minimum lot size for a parcel zoned FAM-2 is 17 acres and 600 feet of lot width. The existing parcel is 2.65 acres and 115 feet of lot width.
2. 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.
3. 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.
4. Objective LU-3.3 of the St. Louis County Comprehensive 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.



Practical Difficulty

1. The parcel was created as part of a land transfer for the City of Cook airport.
2. Unless the parcel can be combined with an adjacent parcel, no alternatives exist for the parcel to be considered a lot suitable for development.



Essential Character of the Locality

1. The area consists of large parcels of land. There is one residential dwelling within 500 feet and the City of Cook Airport is located across Ralph Road.



Other Factors

1. The property contains floodplain which may limit buildable area on the parcel.
2. The county requested a septic suitability report be submitted to determine if the property could support residential development and meet ordinance requirements for parcels created after February 22, 1979, per Ordinance 61, Article IV, Section 4.4. The applicant chose to move forward without providing the information.
3. The property is within Zone C of the Cook Municipal Airport which allows for residential development.



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 to permit a 2.65 acre parcel with 115 feet of lot width as buildable.

The following condition(s) shall apply:

1. St. Louis County Onsite Wastewater SSTS standards shall be followed.
2. The shore impact zone shall be preserved in a natural state and screening shall be retained.

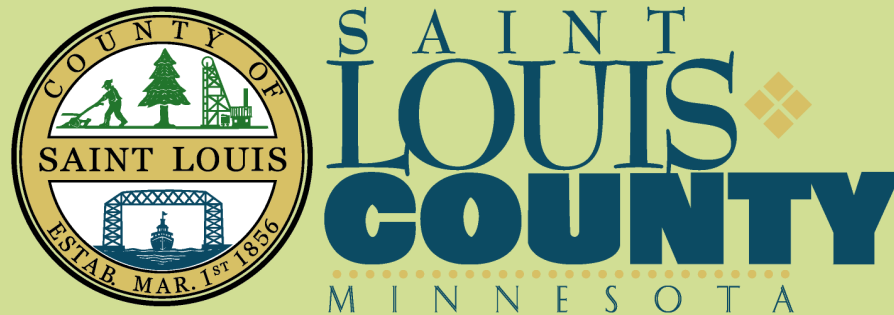


Correspondence



Board of Adjustment

Questions?



Public

Questions?



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