



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 11/14/2023

REPORT DATE: 11/22/2023

MEETING DATE: 12/14/2023

APPLICANT INFORMATION

APPLICANT NAME: Rubin Rusco

APPLICANT ADDRESS: 10292 Highway 37, Hibbing, MN 55746

SITE ADDRESS: 10292 Highway 37, Hibbing, MN 55746

LEGAL DESCRIPTION: NE 1/4 OF NE 1/4 EX 2 28/100 ACRES FOR HW, S29, T57N, R19W (Cherry)

PARCEL IDENTIFICATION NUMBER (PIN): 290-0010-04930

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.2 B, to allow a second detached principal structure not properly placed on a parcel so the property can be divided at a later date into conforming lots without variance.

PROPOSAL DETAILS: The applicant is proposing a variance for the change in use of an accessory structure to a second principal dwelling. The parcel is zoned MU-4 which requires that all principal dwellings have a property line setback of 50 feet. To conform with the ordinance requirements, the applicant's two principal dwellings would need to be 100 feet apart, so that the property can be divided at a later date into conforming lots without variance. The current structures are located 46 feet (field measurement) apart where 100 feet is required.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Highway 37

ROAD FUNCTIONAL CLASS: Arterial

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains a house with an attached garage, a detached garage, two pole buildings, and a small storage structure.

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 37.72 ACRES

LOT WIDTH: 1305 FEET

FEET OF ROAD FRONTAGE: 1305 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is adequate vegetative screening from neighboring properties and from the roadway.

TOPOGRAPHY: The parcel is relatively flat with an overall elevation change of 6 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands to the rear of the parcel that will not be affected by the proposal.

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article VI, Section 6.2 B, states that there shall be sufficient lot area per structure to equal the dimensional standards required and the structures be placed so that the property can be divided at a later date into conforming lots without variance.
 - a. The property is zoned MU-4 which requires 4.5 acres and 300 feet in lot width.
 - i. The property has sufficient area and width for 2 dwellings.
 - b. MU-4 requires a principal structure property line setback of 50 feet.
 - i. The current structures are 46 feet (field measurement) apart where 100 feet would be required to meet principal structure setbacks if property were to be divided.
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 applications 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 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.
2. The subject property conforms to the minimum zoning requirements for lot size.
3. There are alternatives that do not require a variance:
 - a. There is sufficient area and width for 2 dwellings. Construct a new dwelling that is placed so that the property can be divided at a later date into conforming lots without variance.

C. Essential Character of the Locality:

1. The property is located in a rural area consisting of large tracts of land with limited residential development.
2. No similar request has been made in the area.

D. Other Factor(s):

1. 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.
2. The applicant has applied for a new septic system to service the proposed second principal dwelling.
3. The applicant stated that they would like to use the existing accessory building for the project because it is structurally sound.
4. If the variance request is approved, the applicant will need to submit a change in use application for the structure.

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 allow a second detached principal structure as proposed include, but are not limited to:

1. St. Louis County On-site Wastewater SSTS standards shall be followed.
2. All local, state and federal requirements shall be met.

**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

Virginia

Government 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 **290-0010-04930**

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: **Landowner**
Applicant Name: **Rubin Rusco**
Address Line 1: **P.O. Box 33**
Address Line 2: **10292 Highway 37**
City: **Hibbing**
State: **MN**
Zip: **55746**
Primary Phone: **(218)590-5551**
Cell Phone: --
Fax: --
Email: **nesinc03@aol.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 ☐ Yes
address?

Name: **Rubin Rusco**
Address: **P.O. Box 33**

City: **Hibbing**
State/Province: **MN**
Zip: **55746**
Primary Phone: **--**
Cell Phone: **--**
Fax: **--**
Email: **nesinc03@aol.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: **10292 Highway 37 Hibbing, MN 55746**

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**
☐ **Private Road**
☐ **Easement**

☐ **Water**

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?

No

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

No

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

Yes

Total # of bedrooms on property after project completion.

6

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

Yes

If Yes, please explain:

Full residential plumbing install, including well and septic.

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 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.

We would like to convert our heated brick/stone shop into a home for our son and his family. The shop and our house were already constructed prior to us purchasing the property. We are requesting a variance from the 100 foot requirement between homes, as the shop is only 51 feet 4 inches from our house. It would take minimal effort and expense to perform the conversation compared to building a new, comparable, structure more than 100 feet from our house.

Describe the intended/planned use of the property.

Same as current - residential.

Describe the current use of your property.

Residential.

Describe other alternatives, if any.

1. To build a new comparable structure, at 4 times the cost of conversation (see addendum A) 2. Move in and set up a less efficient modular home, at more than 2 times the cost (plus less efficient to heat).

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

It will not affect the character of the neighborhood at all.

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

The neighboring properties will not be impacted.

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

By converting the shop, instead of building/setting up another structure/driveway, we are eliminating environmental and landscape impacts.

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

We will be able to make a very efficient residence that will greatly reduce the creation of greenhouse gases by converting a brick/stone structure and redirecting cost saving to additional insulation, on an already well insulated structure. Also, this will increase the property value, which will generate more property tax revenues.

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

See Addendum B. There will be separate well and septic systems for the 2 homes. Our current house has 3 bedrooms and runs on our current septic system. The renovated shop/garage will have 3 bedrooms and its own septic.

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

Describe your reasons county zoning ordinance requirements were not followed.

--

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

--

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

--

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

Start Date --

End Date --

Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

--

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

--

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.

☐ I agree



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-\$165 Greater than 1,200 square feet-\$325

☐ 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 shoreline 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-\$85

☐ 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: *Shop/Garage* Proposed: *Home*

Other-\$60

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$650

☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650

☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300

☐ Lot Line Adjustment-\$85

☐ Parcel Review-\$85

☐ Performance Standard Subdivision-\$385

#4 Performance Standard-\$385 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-\$165

#6 Wetland Reviews Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$165

☐ Wetland Delineation Review-\$385

☐ Wetland Banking Plan Review-\$1,140

#7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,275

☐ Environmental Assessment-\$1,140

☐ Conditional Use Permit-\$650

☐ Conditional Use Permit Rehearing-\$210

☐ Interim Use Permit-\$650

☐ Interim Use Permit Rehearing-\$210

☐ General Purpose Borrow Pit-\$650

☒ Variance-\$650

☐ Variance Rehearing-\$210

☐ Multiple Hearing (Variance/conditional use)-\$980

☐ Rezoning-\$650

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

<input checked="" type="checkbox"/> New Structure(s) <i>Change in use of an existing garage to a house</i>	*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)
	<i>home</i>	<i>Slab</i>	<i>50</i> Feet	<i>40</i> Feet	<i>2000</i> Sq. ft.	<i>18</i> Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input 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)
			Feet	Feet	Sq. ft.	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 # _____

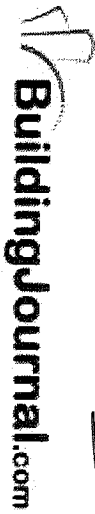
Receipt Date _____

Payment Amount _____

Paid By _____

Rubin Russo
10392 Hwy 37
Hibbing, MN

* Addendum A *



"Online construction estimating. Quickly estimate the cost of residential and commercial projects in over 160 US Cities"

Home | Residential | Commercial | Contact Us

Location	Minnesota-Duluth	
Levels	1-Story	
Exterior	Brick Veneer	
Basement	No Basement	
Grade	Custom	
Square Feet	2,000.00	
Subtotal	178,044.09	
Contractor	25.00%	44,511.02
Design Fees	7.00%	12,463.09
Contingency	5.00%	8,902.20
Total Budget	<input type="checkbox"/>	243,920.40
Per Square Foot		121.96
<input type="button" value="Calculate"/>		

☒ By using this calculator you agree to our terms and conditions

New Home Construction Tips

* estimate does not include cost to install an access road + Power Feed, both of which the structure we want to convert already has.



Building a new home is very exciting, but does come with quite a few challenges as well. Here are some new home construction tips to help make the process easier for you.

Get pre-qualified for your mortgage ahead of time

When it comes to financing, building a home is very similar to buying a house that is already constructed. You will need to pre-qualify for mortgage in order to have the funds to finance your new home construction. Contact several lenders and provide them with the information they need such as your income, assets and debts to find out what size of mortgage you will qualify for. Before home construction begins be sure to get your final mortgage pre-approved. You will need to fill out an application for the mortgage and then wait for the lender to approve your loan. If you are in the UK you may find this mortgage calculator tool useful.

Research your builder

Not all home builders are the same. Make sure to do some upfront research on several builders and compare your findings. To get your initial list of potential candidates you can obtain references from family and friends or check directories locally and online. Interview your builder and make sure you are comfortable with them. Also ask for references from past customers to be sure that they were satisfied with the work they received.

Carefully choose your location

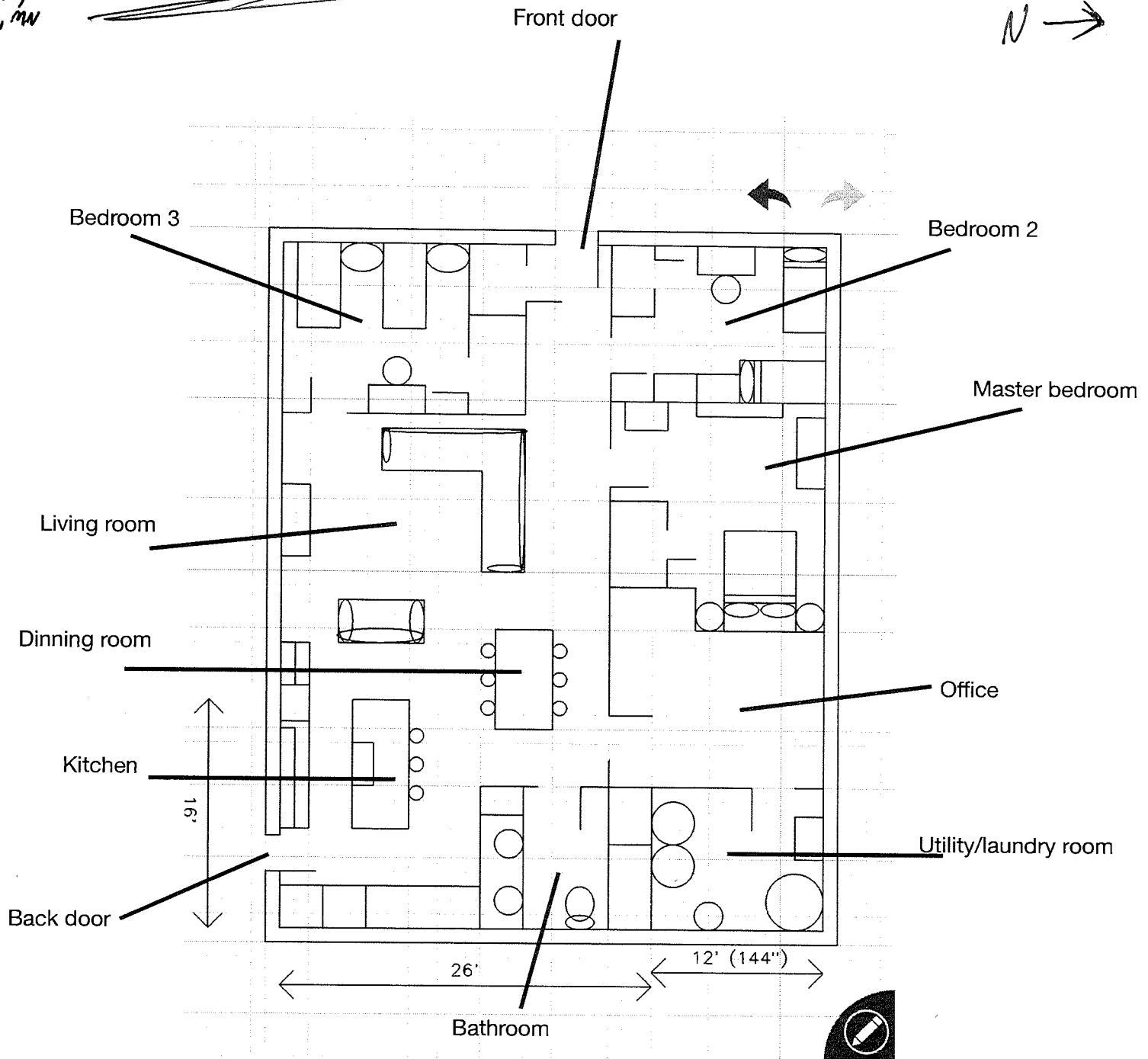
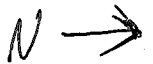
It is important to build your new home in a good location. Research the community, property values, and any other factors that are important to you. Make sure that good schools, shopping and transportation are conveniently located. Location will be very important if you decide to sell your new home down the road, so in addition to making sure it is an area that you want to live in keep resale value in mind as well.

Budget carefully

You and your builder will need to set a budget for your new home construction. However, keep in mind that there could be unexpected costs and budget for that. Be aware that changing your plans after construction has already begun can add thousands to your budget as well as introduce delays into the construction schedule.

Project plan

- 1- Install septic system
- 2- Drill water well
- 3- Brick over the garage doors/frame in and install front door and bedroom windows on West wall
- 4- Brick over garage door on South wall and frame in and install kitchen/back door
- 5- Build elevated floor over lower bay in South East corner, creating crawl space for plumbing under kitchen and bathroom
- 6- Build 2x4 walls along existing exterior walls
- 7- Build 2x4 walls: 3 bedrooms, office, utility room, bathroom.
- 8- Run new electrical overhead and in new walls
- 9- Install hvac system in utility room and overhead ducting throughout
- 10- Build 8' drop ceiling on top of new walls
- 11- Install spray foam insulation in exterior walls and cover with drywall/paneling
- 12- Install light fixtures on ceiling
- 13- Install kitchen cabinets and island with sink
- 14- Install flooring



Ruben Rusco
10292 Hwy 37
Hibbing, MN



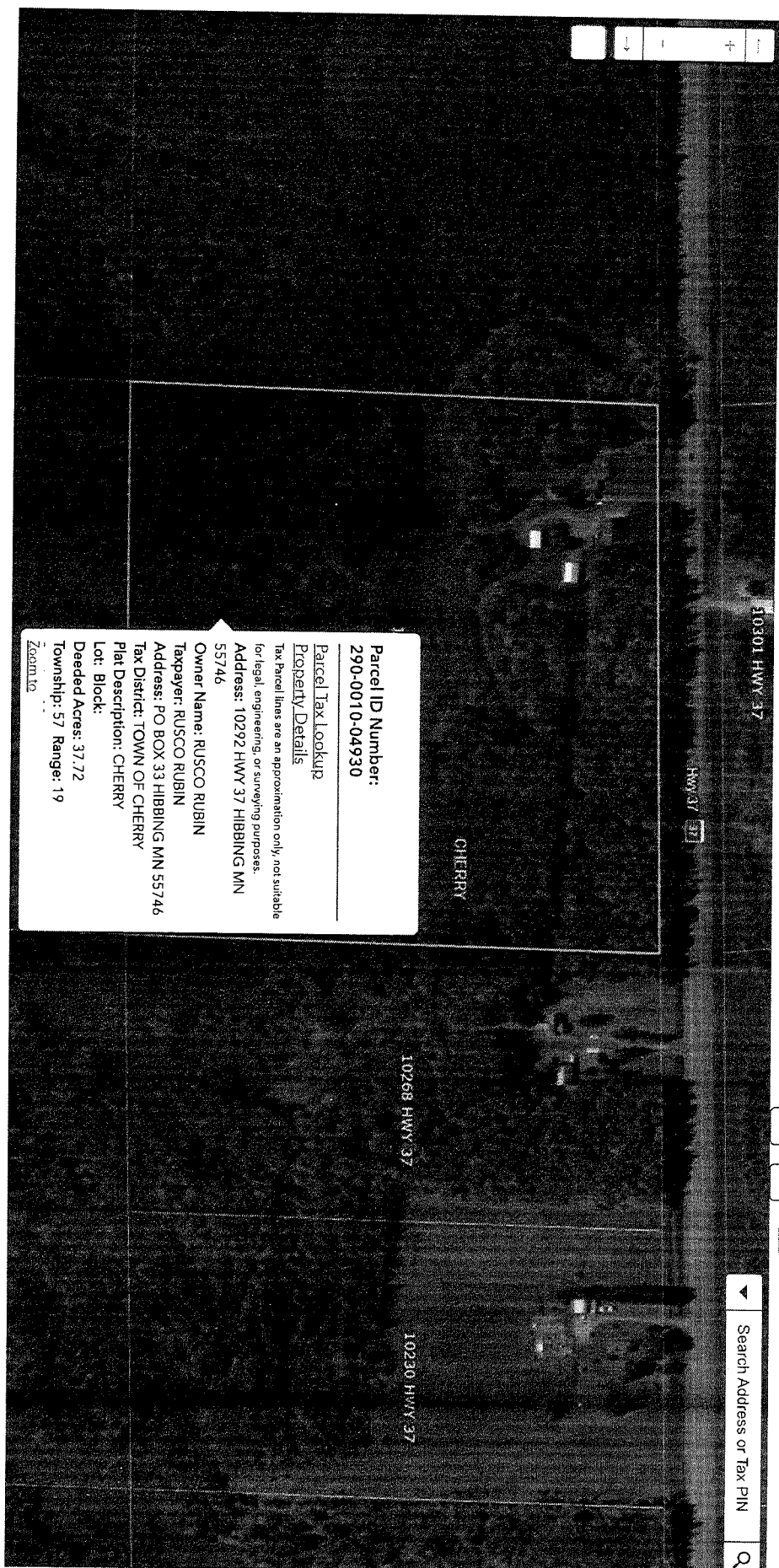
County Land Explorer
St. Louis County, MN

* Addendum C Page 1 *



Cadastral

Search Address or Tax PIN



Parcel ID Number:
290-0010-04930

Parcel Tax Lookup
Property Details

Tax Parcel lines are an approximation only, not suitable
for legal, engineering, or surveying purposes.

Address: 10292 HWY 37 HIBBING MN
55746

Owner Name: RUSCO RUBIN

Taxpayer: RUSCO RUBIN

Address: PO BOX 33 HIBBING MN 55746

Tax District: TOWN OF CHERRY

Plat Description: CHERRY

Lot: Block:
Deeded Acres: 37.72

Township: 57 Range: 19

Zoom to



State of Minnesota
Department of Natural Resources

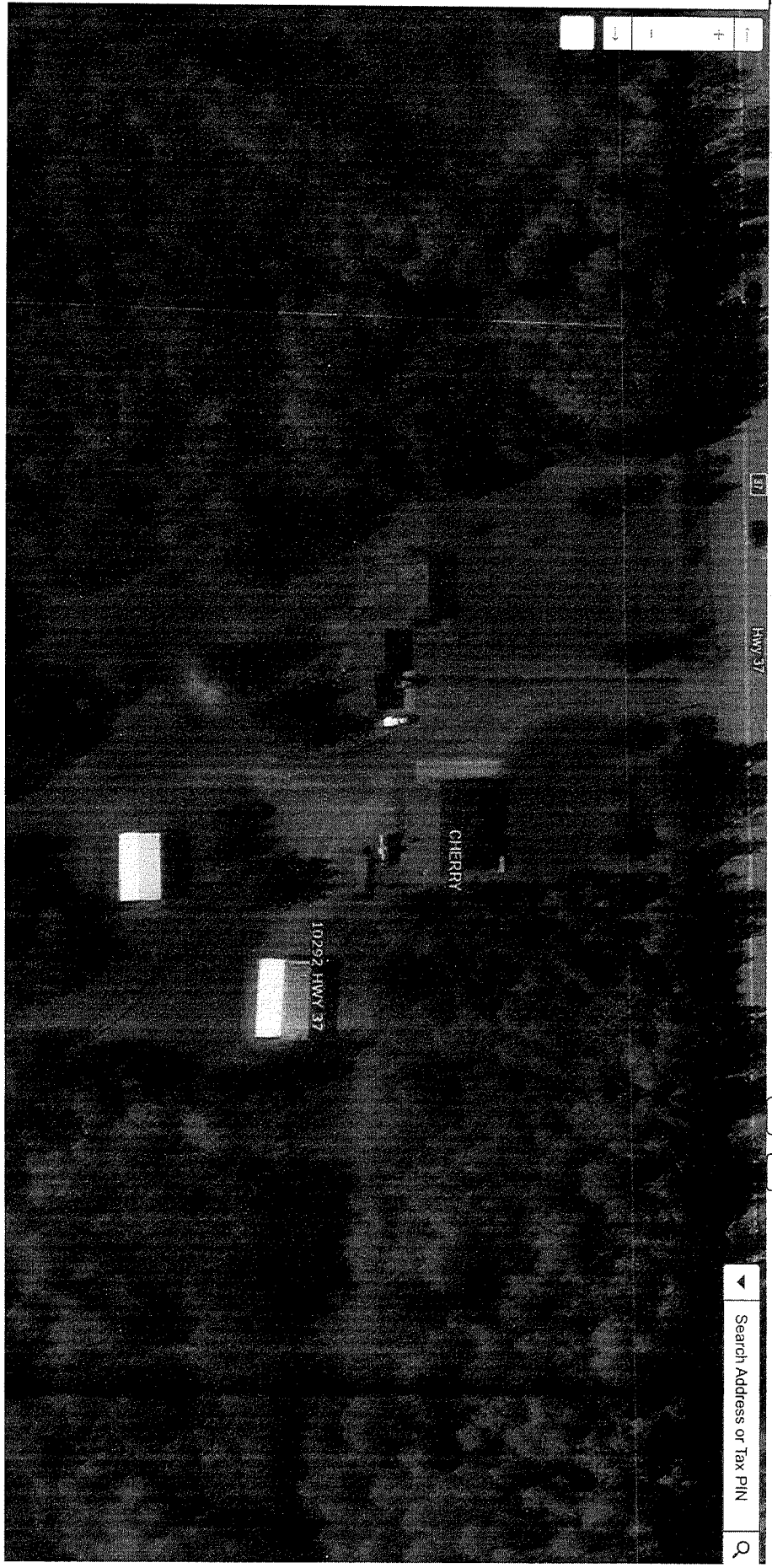
30006

47.79844, -92.77952 D: 5/9/25

Rubin Russo
10292 Hwy 37
Hibbing, MN

County Land Explorer
St. Louis County, MN

* Addendum C Page 2 *



11-12
2023-2024
11-12-2024

6/11

47,500 sq. ft. 7,760 sq. ft.



Cadastre

Search Address or Tax PIN



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

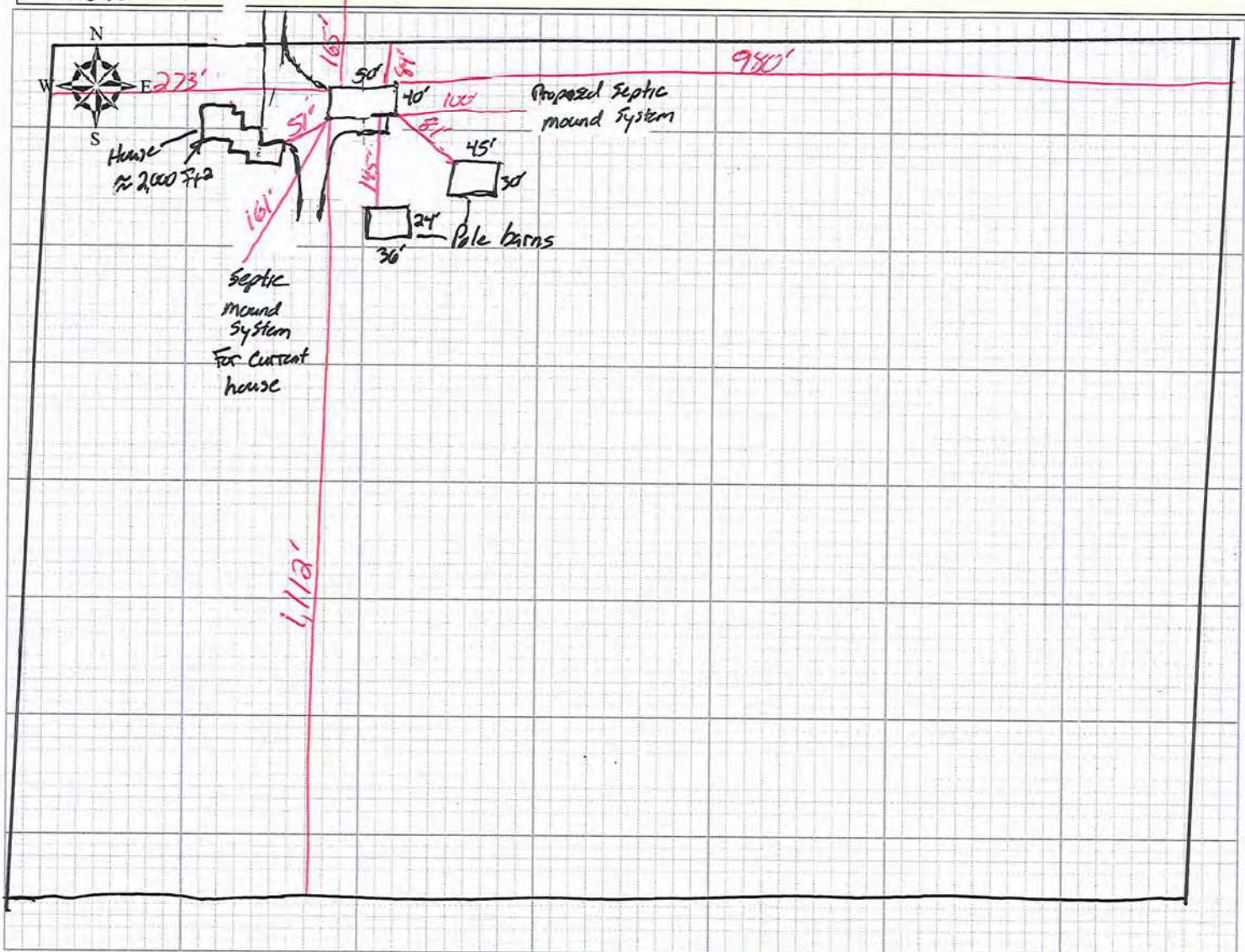
You may submit your own site sketch **IF it has the required information indicated above.**

*Applicant Name: *Rubin Rusco*

*Site Address: *10292 Highway 37, Hibbing, MN*

*PIN: *290-0010-04930*

** See Addendum C For plot map photos **



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:

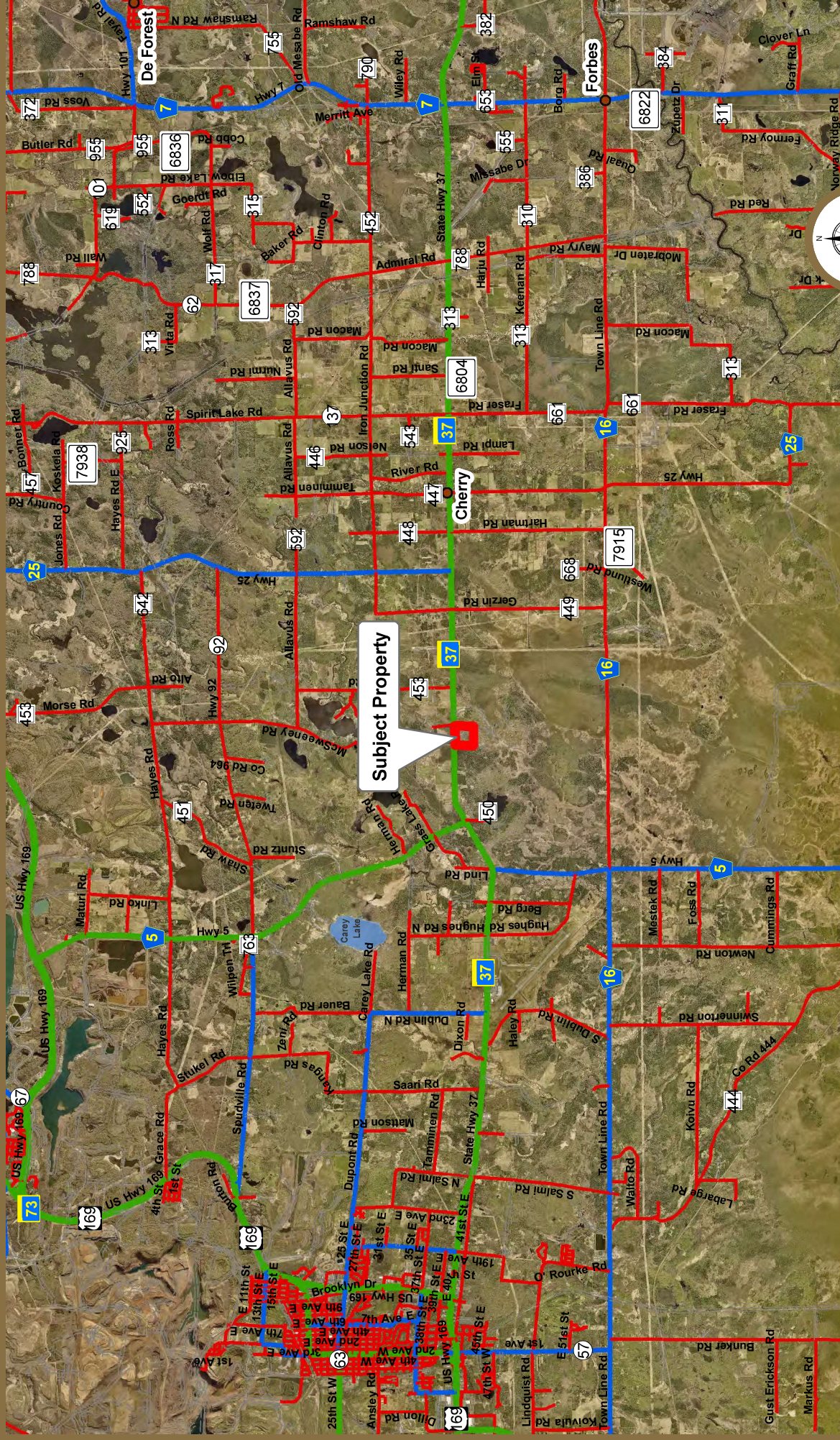
Signature _____

Title _____



St. Louis County

December BOA Meeting







St. Louis County MN

Rubin Rusco
Location Map
290-0010-04930

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

Source: St. Louis County

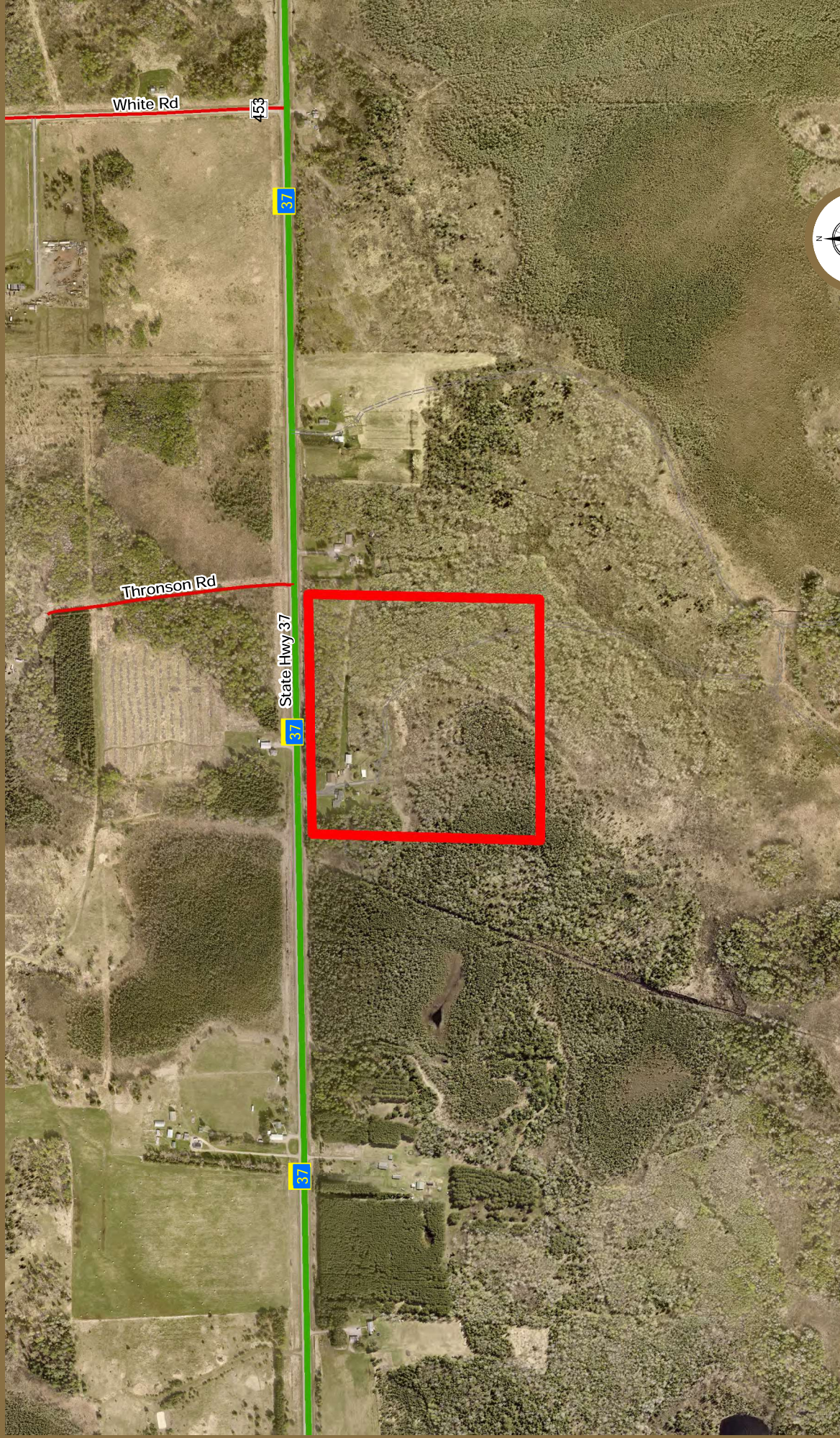
Map Created: 11/17/2023

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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St. Louis County

December BOA Meeting



Prepared By: Planning & Community Development

(218) 728-5000

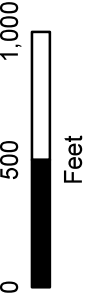
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 11/17/2023

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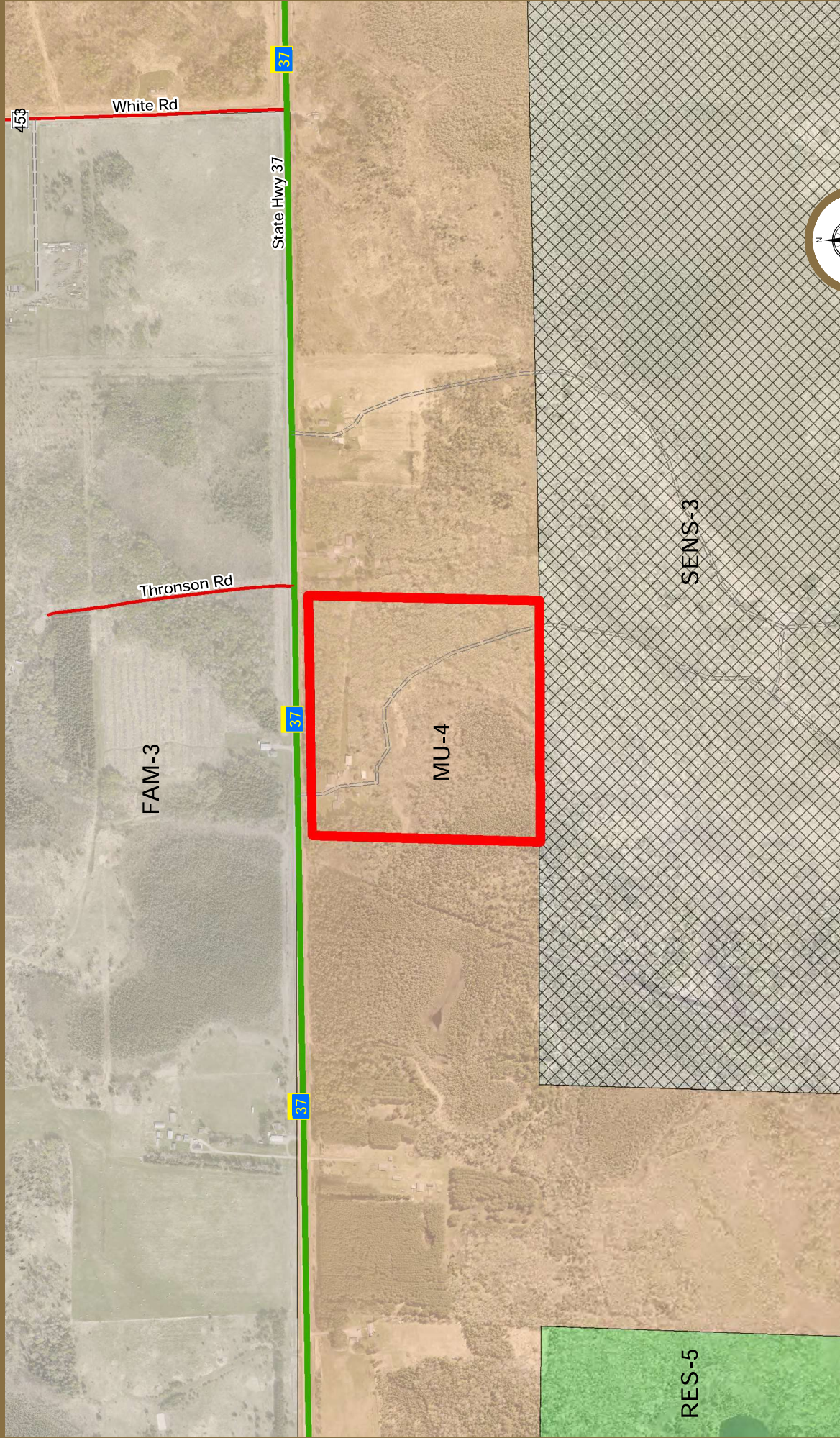
Rubin Rusco


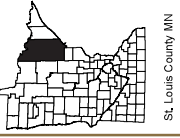
Location Map

290-0010-04930

St. Louis County

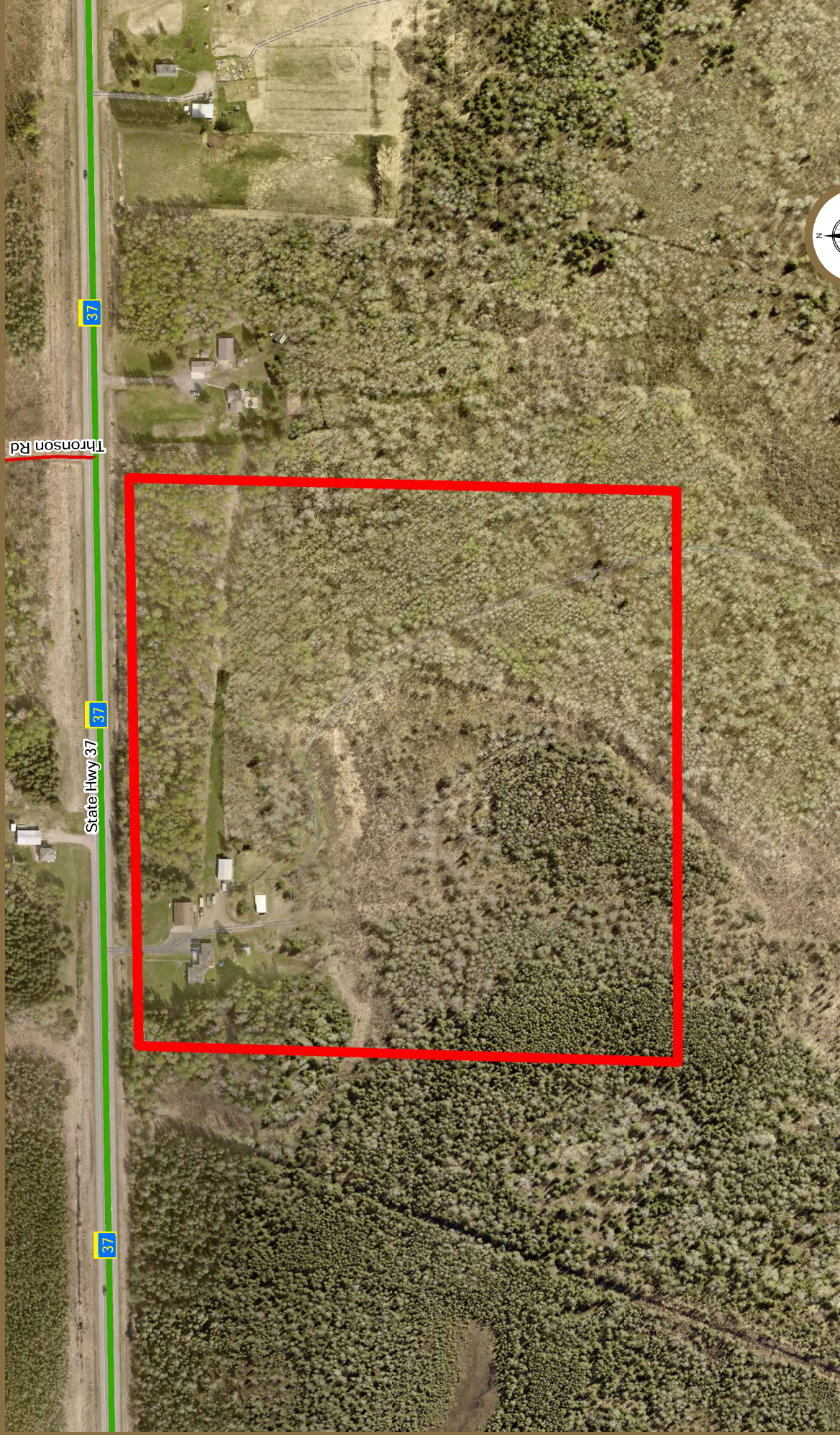
December BOA Meeting



<p>Prepared By: Planning & Community Development (218) 728-5000 www.stlouiscountymn.gov</p> <p>Source: St. Louis County</p> <p>Map Created: 11/17/2023</p> <p><small>Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.</small></p> <p><small>© Copyright St. Louis County All Rights Reserved</small></p>	<h2>Rubin Rusco</h2> <h3>Zoning Map</h3> <h3>290-0010-04930</h3>	  
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St. Louis County

December BOA Meeting



Prepared By: Planning & Community Development

(218) 725-5000

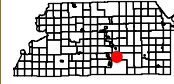
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Source: St. Louis County

Map Created: 11/17/2023

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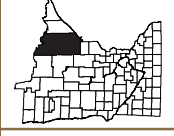
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Rubin Rusco
Proposal
290-0010-04930



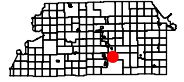
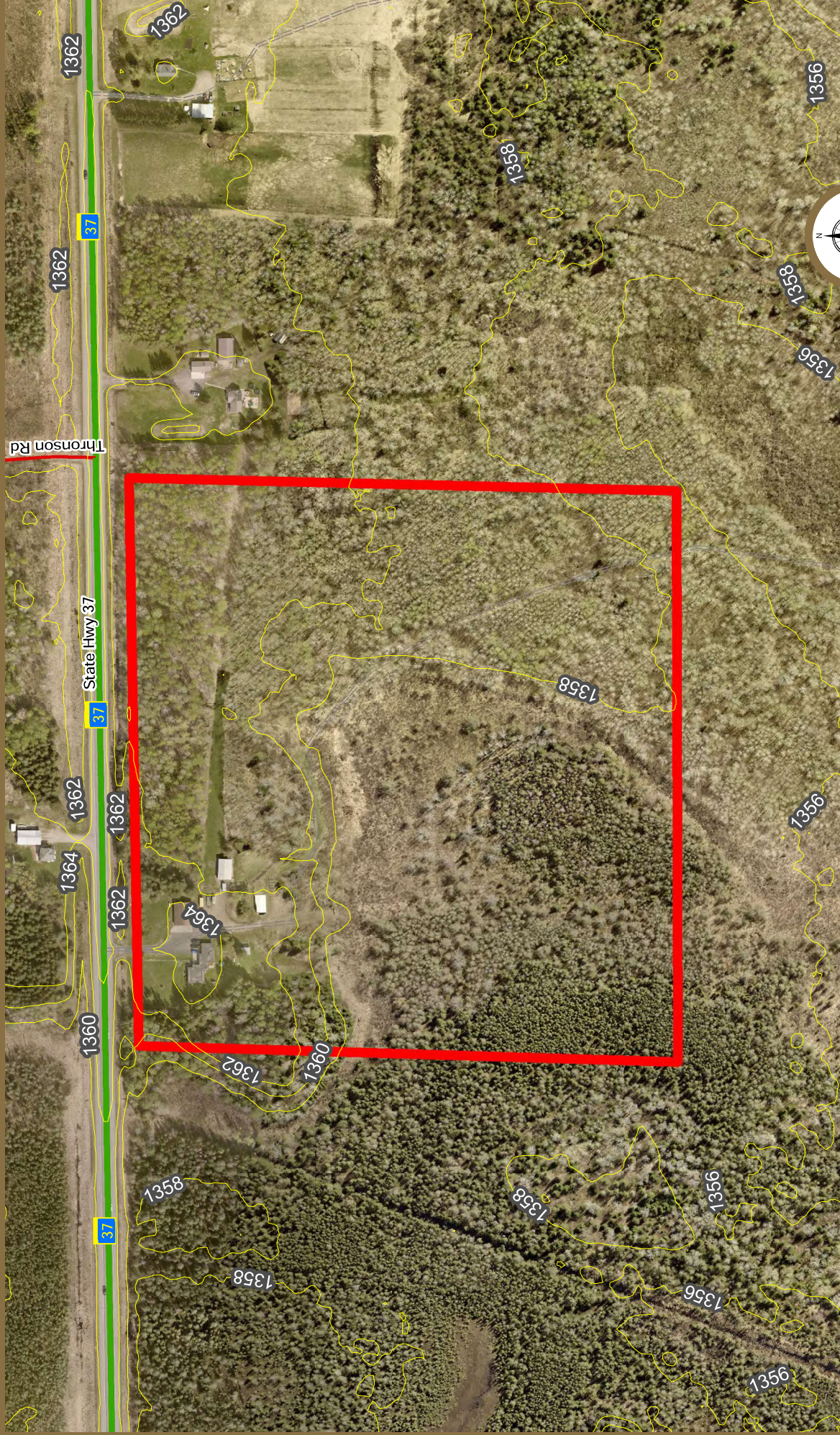
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St. Louis County MN

St. Louis County

December BOA Meeting

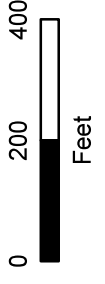


Prepared By: Planning & Community Development
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Rubin Rusco
Site/ Elevation Map
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