



Saint Louis County

Planning and Zoning Department • www.stlouiscountymn.gov
landuseinfo@stlouiscountymn.gov

Ryan Logan
Director

AGENDA

Regular meeting of the **ST. LOUIS COUNTY BOARD OF ADJUSTMENT** to be held on **THURSDAY, MAY 9, 2024** at the **VIRGINIA GOVERNMENT SERVICES CENTER, 201 SO. 3RD AVE. W., VIRGINIA MN** beginning at **9:00 AM**.

NOTE: The meeting will be open to the public and streamed live via WebEx, giving the public the opportunity to watch and listen, and even speak to the Board of Adjustment. People also have the option to listen to the meeting live via telephone. For more information on how to view or participate in the public hearing, please visit the county website at www.stlouiscountymn.gov/departments-a-z/planning-zoning/boards-committees

The hearing time is approximate – your case may begin later than the stated time, **however, it will never begin earlier than the time shown above.** The St. Louis County Board of Adjustment does take breaks periodically as needed which may affect your hearing time.

If you have any questions, please contact Donald Rigney, St. Louis County Planning Manager, at rigneyd@stlouiscountymn.gov.

It is requested that you contact our office if you anticipate in-person attendance.

ROLL CALL

APPROVAL OF MINUTES FROM THE APRIL 11, 2024 MEETING

COMMUNICATIONS

INTERPRETATIONS

NEW CASES:

Steven & Kathy Johnson – 9:00 AM – The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2 (F), to allow a subsurface sewage treatment system installation at a reduced shoreline setback.

The property is legally described as: WLY 313 FT OF NLY 417 FT OF SW 1/4 OF NW 1/4, S25, T53N, R12W (Alden).

<input type="checkbox"/> Duluth Office Government Services Center 320 W 2 nd St, Ste 301 Duluth, MN 55802 Phone: (218) 749-7103 Toll Free in MN: 1-800-450-9777 Fax: (218) 749-7194	<input checked="" type="checkbox"/> Virginia Office Government Services Center 201 South 3 rd Avenue West Virginia, MN 55792 Phone: (218) 749-7103 Toll Free in MN: 1-800-450-9777 Fax: (218) 749-7194
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Ian Lewandoski – 9:20 AM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article II, Section 2.4 F., to allow a principal dwelling width facing the water to exceed 55 percent of the lot width when located outside the shoreline setback, and relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a principal structure at a reduced property line setback where 15 feet is required.

The property is legally described as: LOT 8, BLOCK 7, Caribou Lake Tracts of Town of Canosia, S19, T51N, R15W (Canosia)

Paul Van Tassel – 9:50 AM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.2 B., to allow a second principal structure on the property where the property does not have sufficient lot area per structure to equal the minimum dimensional standard so the property can be divided at a later date into conforming lots.

The property is legally described as: LOT 17, 18, & ELY 25 FT OF LOT 19, Wilson Point Plat T of Greenwood, S4, T62N, R16W (Greenwood).

Ted & Patricia Frase – 10:20 AM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.2 B., to allow a second principal structure on the property where the property does not have sufficient lot area per structure to equal the minimum dimensional standard so the property can be divided at a later date into conforming lots.

The property is legally described as: WLY 100 FT OF ELY 181.50 FT OF WLY 618.75 FT OF LOT 3 EX HWY R.O.W. & EX PART S OF THILL RD, S36, T51N, R16W (Grand Lake)

Jerrold Vitek – 10:50 AM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, to allow a principal structure at a reduced shoreline setback; Article IV, Section 4.3 D., to allow a nonconforming principal structure width facing the water to exceed 40 percent of the lot width; and Article IV, Section 4.4 A., to allow for construction on a lot that does not conform to minimum area standards to exceed the maximum allowed building footprint of 15 percent of lot area.

The property is legally described as: Lots 17 & 18, Aerie Lake View Plat, S8, T52N, R18W (Alborn)

Patrick Cramer – 11:20 AM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., to allow an addition to a principal dwelling located between the shore impact zone and the required setback that will exceed the 400 square feet allowed.

The property is legally described as: Lot 5, S35, T69N, R17W (Unorganized)

Brian Nelson – 12:05 PM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a lot that does not conform to the zoning district dimensional standards to be permitted as buildable.

The property is legally described as: THAT PART OF GOVT LOT 4 LYING E OF RICE RIVER AND SLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT W QUARTER CORNER AKA NW



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CORNER OF GOVT LOT 3 SEC 30 TWP 62 RGE 18; THENCE S89DEG17'52"E ALONG E-W QUARTER LINE OF SAID SEC 30 1037.57 FT TO ITS INTERSECTION WITH THE RUNWAY CENTERLINE OF THE COOK MUNICIPAL AIRPORT; THENCE S43DEG53'34"E ALONG SAID RUNWAY CENTERLINE 1095.38 FT; THENCE S66DEG18'54"W 1589.90 FT TO A POINT HEREINAFTER REFERRED TO AS POINT X; THENCE S23DEG41'06"E 125 FT; THENCE S59DEG28'20"W 422.71 FT TO THE E LINE OF SAID GOVT LOT 4 SEC 25 AND THE POINT OF BEGINNING OF LINE A TO BE DESCRIBED; THENCE CONTINUING S59DEG28'20"W 584.47 FT; THENCE N23DEG41'06"W 30 FT TO THE SHORE OF RICE RIVER AND SAID LINE A THERE TERMINATING, S25, T62N, R19 W (Field).

Daniel Koski – 12:35 PM – The applicant is requesting relief from St. Louis County Ordinance 62, Article III, Section 3.2 to allow an existing storage business to exceed maximum lot coverage and to allow a principal structure at a reduced property line setback.

The property is legally described as: NLY 660 FT OF WLY 300 FT OF NW1/4 OF NW1/4, S29, T60N, R21W – (French)

YMCA Camp Widjiwagan – 1:05 PM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., to allow a water-oriented accessory structure to exceed maximum allowed size of 250 square feet and to exceed maximum allowed height of 12 feet.

The property is legally described as: NW1/4 OF NW1/4 AND LOT 2, S25, T64N, R13W (Unorganized)

Benjamin Spalding – 1:35 PM – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, and Article IV, Section 4.3 D., to allow a dwelling at a reduced shoreline setback and to exceed the allowed structure width facing the water.

The property is legally described as: LOT 2, BLOCK 2, FRONTIERLAND ESTATES, S32, T69N, R19W (Unorganized)

REPORTS OF BOARDS AND COMMITTEES

DEPARTMENT REPORTS

OTHER BUSINESS

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