



# ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 4/15/2024

REPORT DATE: 4/22/2024

MEETING DATE: 5/9/2024

## APPLICANT INFORMATION

**APPLICANT NAME:** Jerrold Vitek

**APPLICANT ADDRESS:** 653 Heinel Drive, Roseville MN 55113

**OWNER NAME:** same as applicant

**SITE ADDRESS:** 9146 Aerie Lake Road, Alborn, MN 55702

**LEGAL DESCRIPTION:** Lots 17 & 18, Aerie Lake View Plat, S8, T52N, R18W (Alborn)

**PARCEL IDENTIFICATION NUMBER (PIN):** 205-0015-00170

**VARIANCE REQUEST:** 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.

**PROPOSAL DETAILS:** The applicant is proposing to replace a 56 foot by 28 foot dwelling located 88 feet from the shoreline (field measured) where 100 feet is required. The proposed replacement dwelling is 66 feet by 84 feet and is proposed to be located 72 feet from the shore.

The existing dwelling is 56 feet wide, which is 51 percent of the 109-foot lot width. The applicant is proposing an increase of dwelling width to 66 feet, 61 percent of the lot width.

The nonconforming parcel is comprised of two platted lots of 0.44 acres (19,167 square feet) in total size. The applicant is proposing a dwelling of 3,372 square feet. Including two existing sheds, the total proposed building footprint would be 19 percent of the lot area.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** Aerie Lake Rd **ROAD FUNCTIONAL CLASS:** Local

**LAKE NAME:** Aerie Lake

**LAKE CLASSIFICATION:** RD

**RIVER NAME:** N/A

**RIVER CLASSIFICATION:** N/A

**DESCRIPTION OF DEVELOPMENT ON PARCEL:** The property has a dwelling and two small sheds.

**ZONE DISTRICT:** SMU 7

**PARCEL ACREAGE:** 0.44 ACRES

**LOT WIDTH:** 109 FEET

**PARCEL AND SITE INFORMATION**

**VEGETATIVE COVER/SCREENING:** There is minimal screening from all sides of the property.

**TOPOGRAPHY:** There is a slight slope from the dwelling to the shore with an elevation change of approximately 4 feet.

**FLOODPLAIN ISSUES:** N/A

**WETLAND ISSUES:** N/A

**ADDITIONAL COMMENTS ON PARCEL:** The parcel is comprised of two platted lots.

**FACTS AND FINDINGS****A. Official Controls:**

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, states that the required shore setback is 100 feet for Recreational Development lakes.
  - a. The existing structure is nonconforming at 88 feet from the shoreline (field measured) and the applicant is proposing to reduce the shoreline setback to 72 feet.
2. St. Louis County Zoning Ordinance 62, Article IV, Section 4.3, states that the structure width facing the water of a nonconforming principal structure shall not exceed 40 percent of the lot width, if located within the shoreline setback.
  - a. The current dwelling is 56 feet wide, which is 51 percent of the lot width. The proposed dwelling would be 66 feet wide, which is 61 percent of the lot width.
3. St. Louis County Zoning Ordinance 62, Article IV, Section 4.4 A., states that lots that do not conform to the minimum area standard are allowed a maximum building footprint of 15 percent of lot area.
  - a. At 0.44 acres (19,167 square feet), the lot does not meet the 1 acre requirement of Zone District 7.
  - b. The applicant is proposing a structure of 3,372 square feet, 18 percent of the lot area. Including the existing two sheds, the total building footprint is proposed to be 19 percent.
4. 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.
5. 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.
6. 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. The plat of Aerie Lake View was created in 1955 with many small and narrow lots.
2. There are alternatives that exist that do not require or would minimize the degree of variance:
  - a. A smaller dwelling may be allowed at a conforming location with a Land Use Permit.

- b. A different configuration and size of dwelling may be proposed to maximize setbacks, minimize width, and minimize building footprint.

### **C. Essential Character of the Locality:**

1. The area consists of year-round and seasonal residential homes.
2. The area consists of developed lakeshore lots with many nonconforming structures.
3. The approved variances within Aerie Lake View plat include:
  - a. One to allow for an addition to exceed lot width standards.
  - b. Two to allow for additions at a reduced shoreline setback.
  - c. One recent variance to allow for a replacement dwelling at a reduced shoreline setback.

### **D. Other Factors:**

1. The existing attached deck was built within the past 12 years without benefit of a permit and does not meet ordinance standards.
2. The calculated shoreline averaging setback is greater than the required 100-foot shoreline setback.

## **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 replacement dwelling at a reduced shoreline setback, to exceed the maximum allowed lot width, and to exceed the maximum allowed building footprint as proposed include, but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. Aerie Lake Sanitary District standards shall be followed.
3. Stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.

# 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](http://www.stlouiscountymn.gov/land-use)

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

[illegible]

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

**APPLICANT**

*Applicant Name Jerrold L Vitek		I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime # 330-321-4063		Date March 16, 2024	
*Applicant Address <i>Where to send permit.</i> 653 Heinel Drive				*City Roseville		*State MN	
						*ZIP 55113	
Applicant Email vitek004@umn.edu							
Contact Person <i>If applicable.</i> same as above				Contact Person # same as above			
Mailing Address <i>If different than above.</i>				City		State	
						ZIP	
Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i> vitek004@umn.edu							

## 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: 9146 Aerie Lake Road Alborn, MN 55702		
<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? <b>Include home, garage, &amp; accessory dwelling.</b>
# 3		*Total # of bedrooms on property after project completion. <b>Include home, garage, &amp; accessory dwelling.</b>
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input checked="" type="checkbox"/> Yes	<input 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](http://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-\$175 Greater than 1,200 square feet-\$345

☐ 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-\$90

☐ 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-\$65

☐ Permit extension beyond 2 years

#### #3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$685  
☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$685  
☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,375  
☐ Lot Line Adjustment-\$90  
☐ Parcel Review-\$90  
☐ Performance Standard Subdivision-\$410

#### #4 Performance Standard-\$410 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-\$175

#### #6 Wetland Reviews Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$175  
☐ Wetland Delineation Review-\$410  
☐ Wetland Banking Plan Review-\$1,340

#### #7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,350  
☐ Environmental Assessment-\$1,200  
☐ Conditional Use Permit-\$685  
☐ Conditional Use Permit Rehearing-\$220  
☐ Interim Use Permit-\$685  
☐ Interim Use Permit Rehearing-\$220  
☐ General Purpose Borrow Pit-\$685  
☒ Variance-\$685  
☐ Variance Rehearing-\$220  
☐ Multiple Hearing (Variance/conditional use)-\$1,020  
☐ Rezoning-\$685

### TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input checked="" 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)
	#1 New Bldg	Slab	66 Feet	84 Feet	3372 Sq. ft.	22 Feet
<input type="checkbox"/> Structure Additions			Feet	Feet	Sq. ft.	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 Zoning Department

#### Technical Assistance

Toll Free: 1-800-450-9777  
Land Use Information  
[www.stlouiscountymn.gov/land-use](http://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

BY:



# Variance

## 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 Zoning 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/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance](http://www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance).

### APPLICANT

Applicant Name (Last, First)

Vitek, Jerrold L

### 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?

Our cabin on Aerie Lake was build over 30 years ago and is 92' from the lake front. There is no garage and a sewer system was placed on the property years ago with a holding tank in the back left corner of our property. Given the lot size and easements associated with the sewer, in order to replace the current structure add a garage behind the cabin and a four season room facing the lake we are asking for a variance to keep the new strucure on the same footprint as the current cabin which is 92' from the lake front and be able to add the 16'x16' 4 season room on the front of the house. This would keep the new structure where the current structure is now. The 4 season room would replace the deck using the same footprint but be 77' from the lake versus the deck we currently have which is 67' from the lake front. The 4 season room we would be 10' farther away from the lake than the deck we currently have.

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

My wife and I are in our 70's and would like to retire here. I grew up in Meadowlands and my wife in Duluth. We have family on the lake and in the area as well as in Duluth. Given our age we are trying to keep the residence to one floor, make it wheelchair accessible should the need arise and have an attached garage given the winters in Minnesota. We have 3 adult children with a grandchild and hopefully more to come and want to have enough space for our kids and grandkids to stay with us. The 4 season room would provide addition space with easy access to the lake. We intend for the property to stay in the family.

3. Describe the current use of your property.

It is used strictly as a vacation home mostly in the summer with an occasional visit in the fall and spring. We keep the cabin heated in the winter but rarely come up in the wintertime other than to check on the house. In the summer we try to be up as much as we can but I am still working and while we enjoy the lake and peace and quiet we do not get there as much as we would like. When we are there our children try to join us when they can and one of our children who lives in Minneapolis also goes up in the summer. It is strictly a seasonal cabin currently.

4. Describe other alternatives, if any.

The alternative is to build it at 100' from the lake front, and eliminate the 4 season room. Doing that would limit our ability to build it as a ranch style home and still have the space to fit it for wheelchair accessibility. Another option is to add a second floor to have 2 bedrooms and a bathroom upstairs but this is something that would be more expensive and adds stairs which we are trying to avoid given our age.

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

The plats for this lake were done in the 1950's and many of the cabin/structures are much closer to the lake front than 100'. Our neighbor to our right, when facing the lake, has a 4 season room that is approximately 75' or less from the lake front. My sister-in-law has a home she lives in year around that is also approximately 75' or less from the lake as are many other cabins on the lake, the majority of which were built many years ago.

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance. The impact is minimal since one neighbor is already closer to the lake with their 4 season room and there is a hedge between our cabin and theirs. On the other side our lots are separated by the utility poles and the sewer system and the location of the garage and 4 season room would be on the opposite side, so the new structure should have no impact on them.

7. Describe how negative impact to the local environment and landscape will be avoided. We are not making any significant changes to the landscape other than adding a garage and one additional room which would be the 4 season screenroom. We will use the existing lake community sewer system and holding tank on our property that has been in place for over a decade. We will use the same well as we are using now and the new building will be on a slab.

8. Describe the expected benefits of a variance to use of this property. Rather than a manufactured home that has been serving as our cabin we will have a stick built home that my wife and I can retire in and can be made more accessible for us as we continue to age. The garage and 4 season room will add value to the property and putting the new house on a slab will remove the need for steps we currently have to get into the house since the current building was put on 3' high concrete block which allowed moisture to get into the crawl space and increases the risk of mold and mildew which we have had problems with in the past.

9. Include additional comments that will clarify your request for the Planning and Zoning staff members and the Board of Adjustment. We would like to be able to retire in a comfortable home on the small lake I grew up on where we have relatives and friends. Even when we were living in other parts of the country we had always planned on coming home and the cabin has always served as a place of refuge for us. We will need to replace the current building as it has aged, we are encountering problems that do not make sense to spend resources on give the type and age of the building. We also need to make the building accessible for us given our age and the fact that we are not getting younger and want to retire there. Adding the garage and a place to sit in a 4 season room to enjoy the lake view with our family and friends is something we have always see for us in the future and we hope you will view our request favorably.

#### 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% of 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 Zoning Department

**Technical Assistance**  
 Toll Free: 1-800-450-9777  
 Land Use Information  
[www.stlouiscountymn.gov/land-use](http://www.stlouiscountymn.gov/land-use)

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

**Virginia**  
 Government Services Center  
 201 South 3<sup>rd</sup> Avenue West  
 Virginia, MN 55792  
 (218) 749-7103

#### Office Use Only

Receipt # \_\_\_\_\_  
 Receipt Date \_\_\_\_\_  
 Payment Amount \_\_\_\_\_  
 Paid By \_\_\_\_\_

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

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IF THE BAR BELOW DOES NOT  
MEASURE EXACTLY 1", REVISE  
ALL SCALES ACCORDINGLY

1" ACTUAL

**Vitek Lake Home**  
9146 Aerie Lake Road Albion MN 55702

ISSUED:  
March 25, 2024 Variance  
April 15, 2024  
April 19, 2024

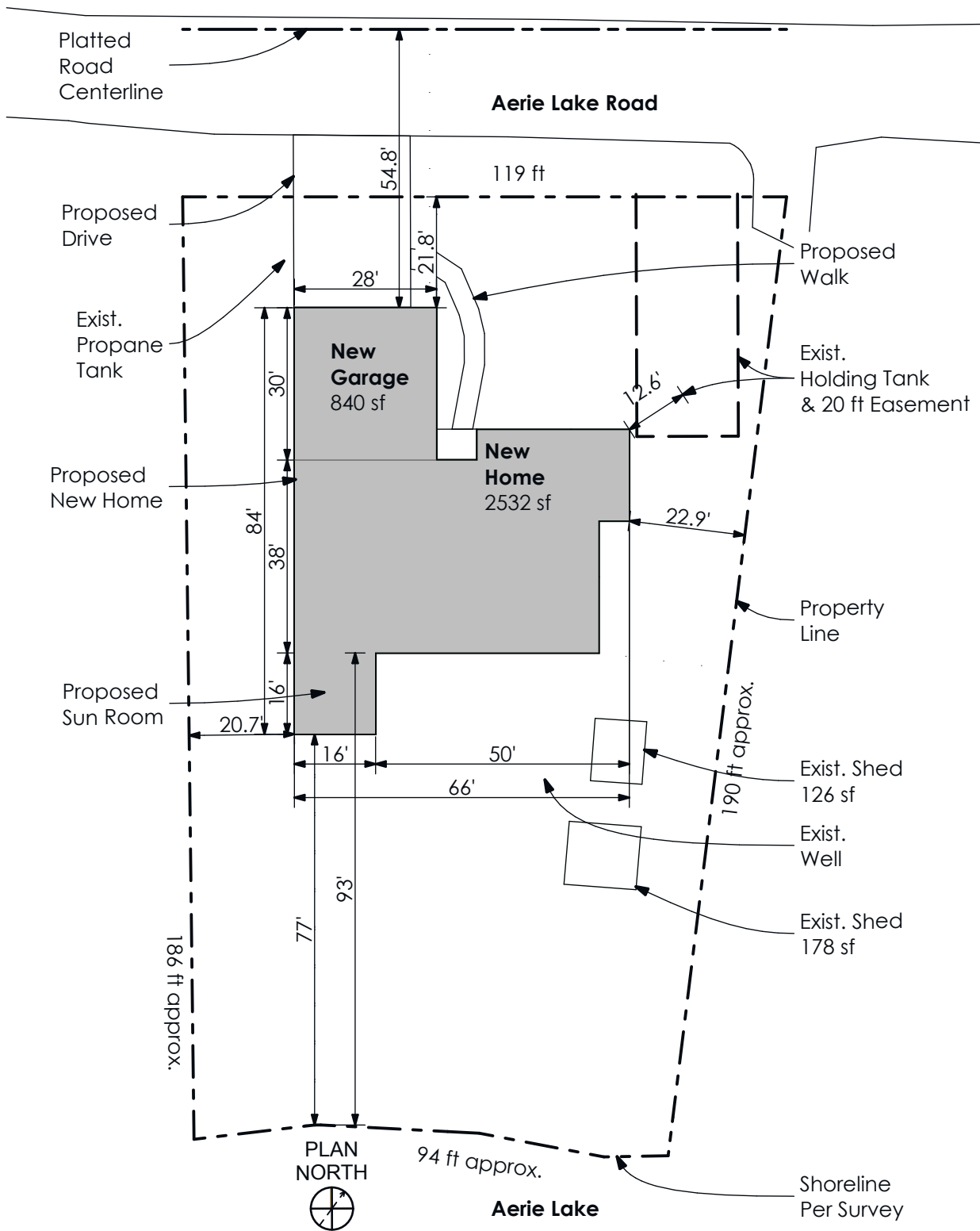
Site Plan

Vitek.pln

**A001**

ID: 2023009

Printed: 4/19/24



1  
A001

## Site Sketch

SCALE: 1" = 30'

**PRELIMINARY -  
NOT FOR  
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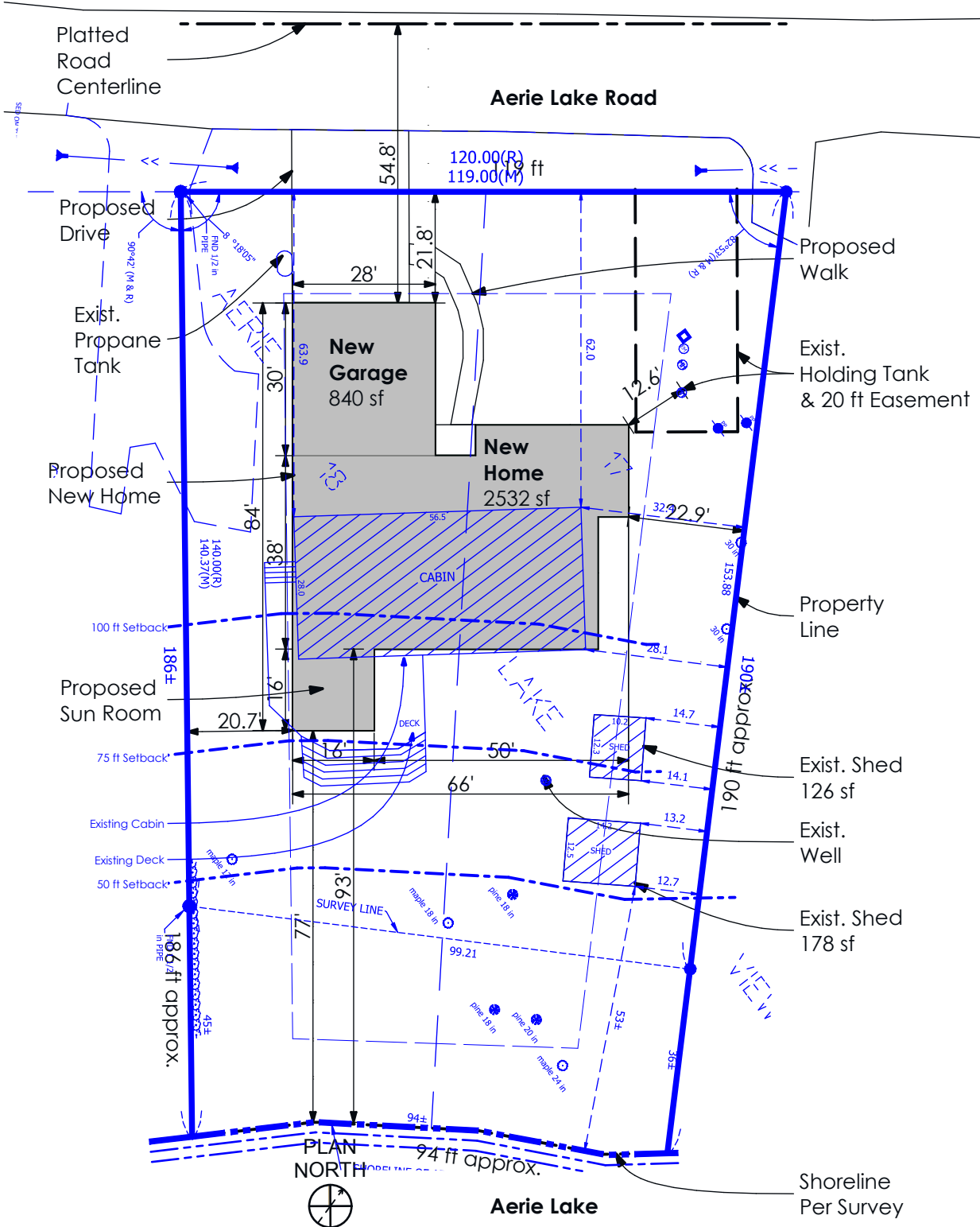
Site Plan w/ Existing  
Conditions

Vitek.pln

**A002**

ID: 2023009

Printed: 4/19/24



1  
A002

# Site Sketch

SCALE: 1" = 30'

Blue = Existing  
Black = New



1  
A003

## Aerial Photo - Adjacent Shorelines

NOT TO SCALE

Comparing setbacks of existing structures

**PRELIMINARY -  
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CONSTRUCTION**

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April 19, 2024

Context Aerials

Vitek.pln

**A003**

ID: 2023009

Printed: 4/19/24



Keppers Design  
Jody Keppers AIA  
620 Ridgewood Rd  
Duluth, MN 55804  
218-409-6409  
www.keppersdesign.com  
jkeppers@keppersdesign.com

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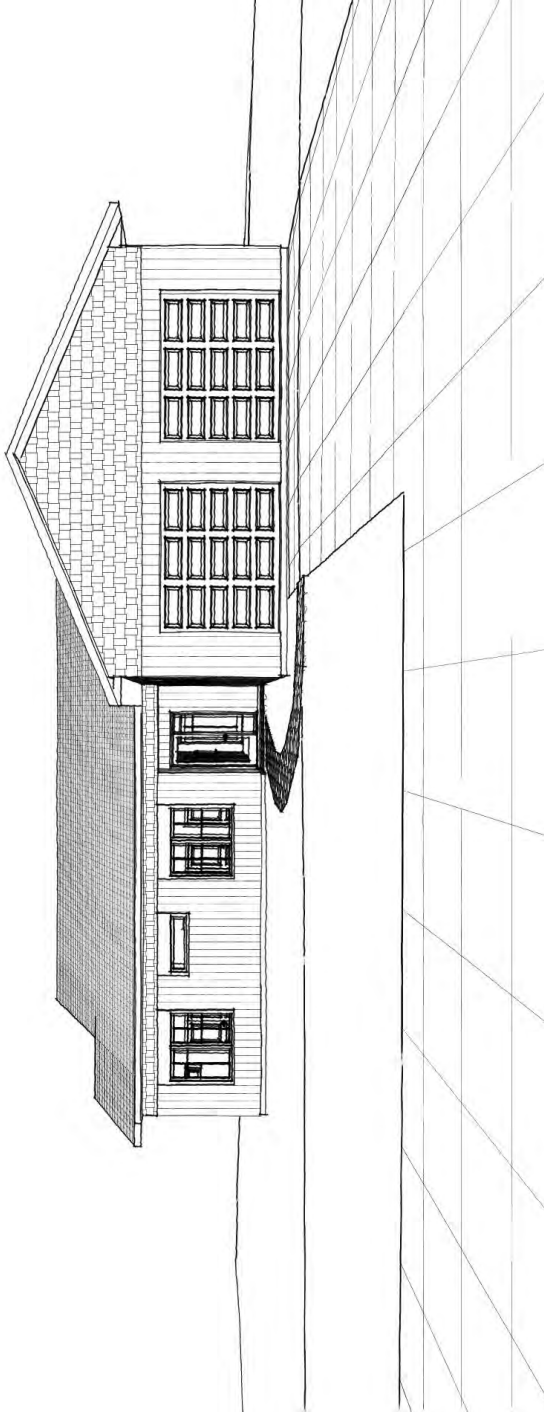


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Context Aerials

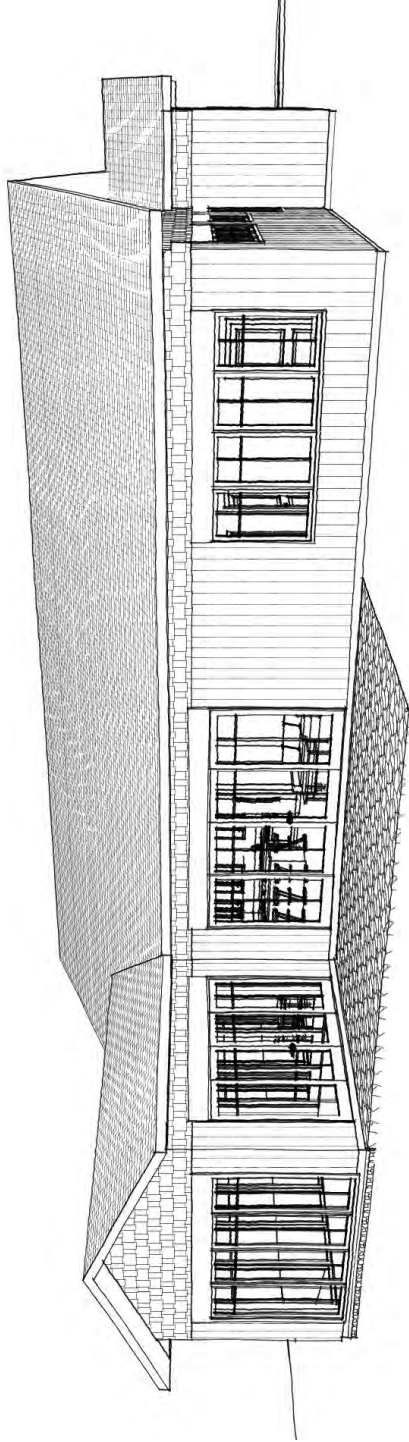
Vitek pin  
**A004**



View from Street - Sketch

1  
A005

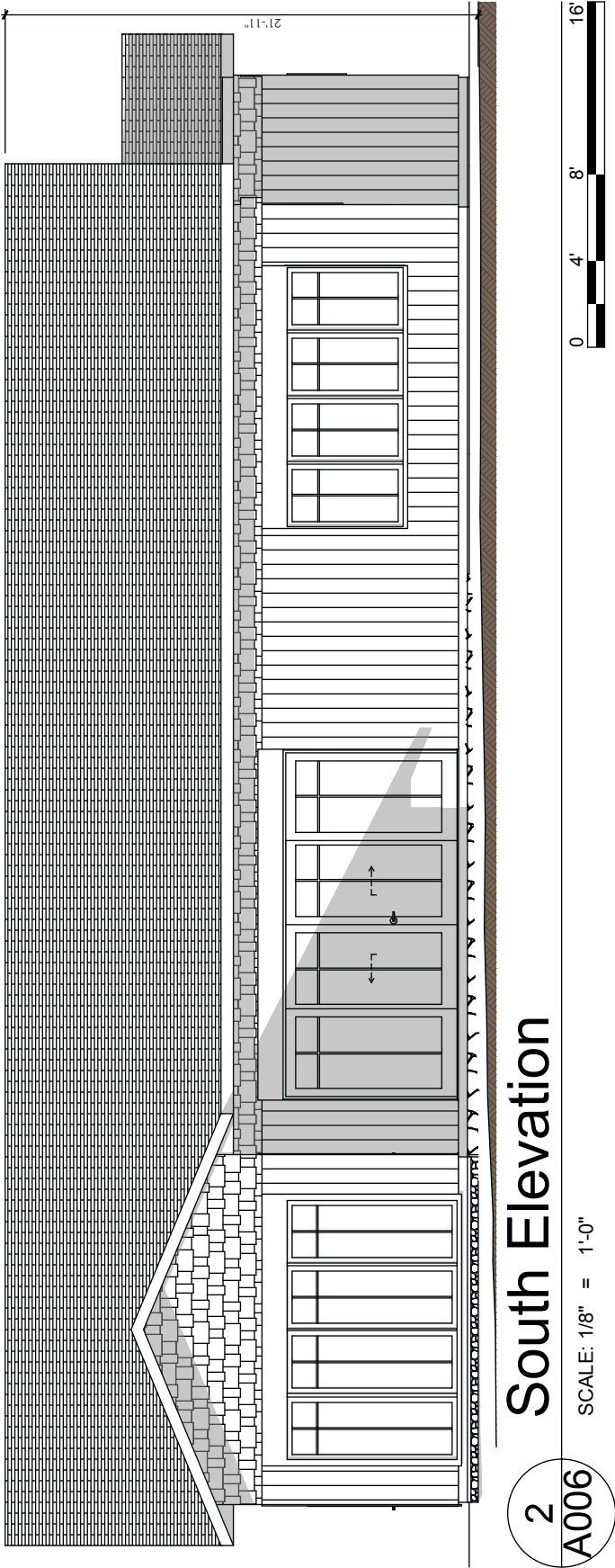
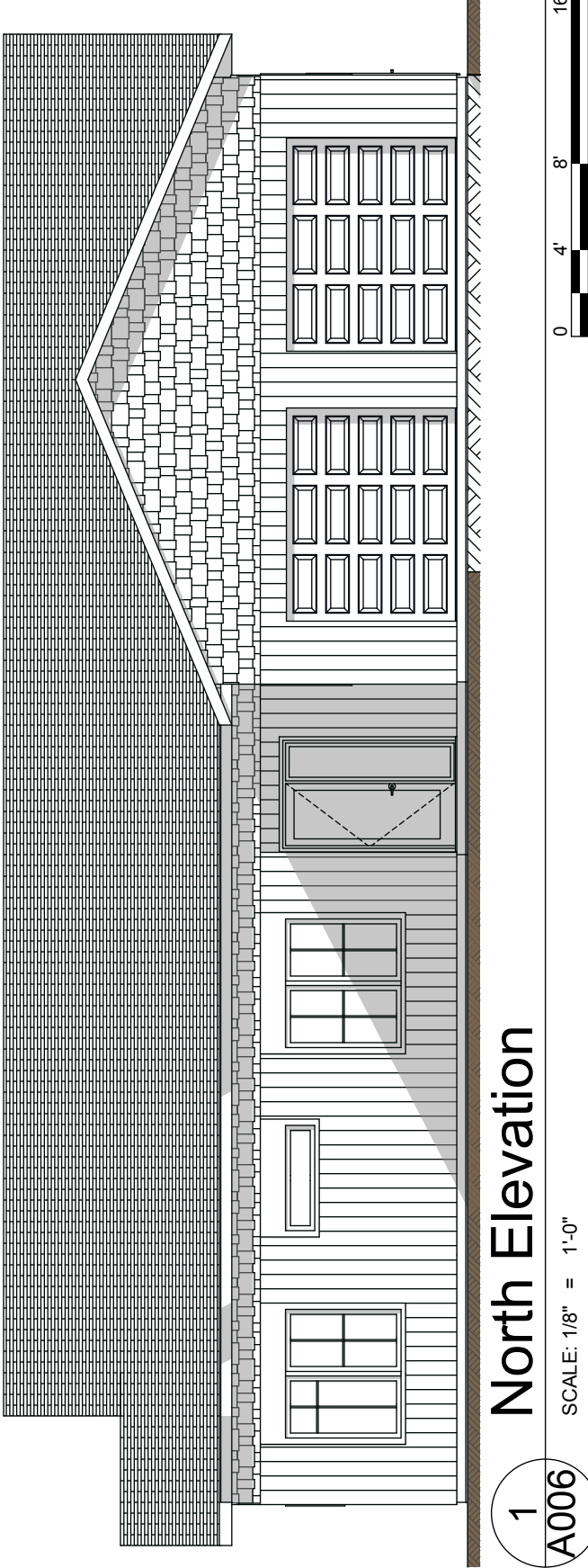
NOT TO SCALE

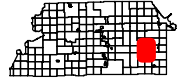


View from Lake - Sketch

2  
A005

NOT TO SCALE





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St. Louis County, MN



# St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 4/16/2024

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**Jerrold Vitek**  
Location Map  
205-0015-00170

0 250 500  
Feet

# St. Louis County

May BOA Meeting



**Prepared By:** Planning & Zoning  
Department  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

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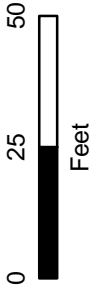
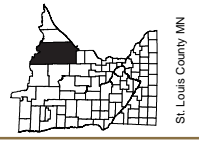
**Jerrold Vitek**  
Zoning Map  
205-0015-00170

0 250 500  
Feet

St. Louis County MN

# St. Louis County

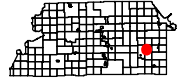
May BOA Meeting



## Jerrold Vitek

### Site Map

205-0015-00170



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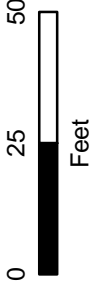
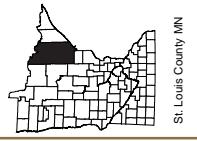
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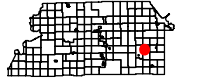
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## Jerrold Vitek

### Elevation Map

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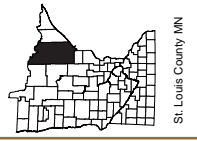
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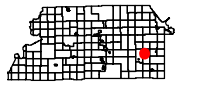
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## Jerrold Vitek

### Setback Map

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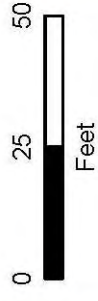
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# St. Louis County

May BOA Meeting



## Jerrold Vitek

### Proposal Map

205-0015-00170



Prepared By: Planning & Zoning

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(216) 726-5000  
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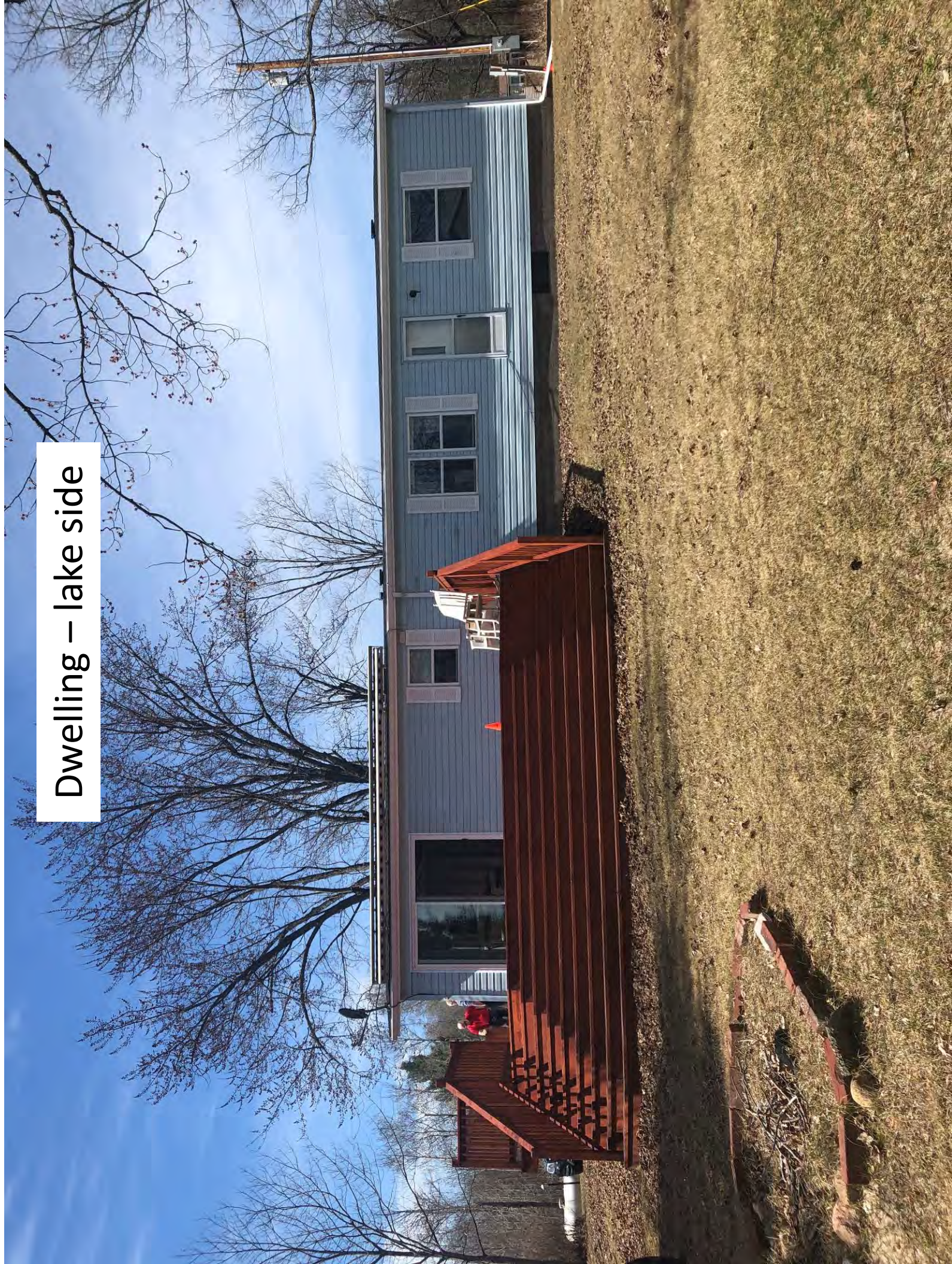
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Dwelling – lake side



Dwelling – rear



# Proposed Dwelling - rear





