

Presenter

LaShawn Rush- Planner



Patrick & Sharon Cramer

Lot 5

Sand Point Lake



Variance Request

Requesting relief from St. Louis County Zoning Ordinance 62,
Article II, Section 3.2, and 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.



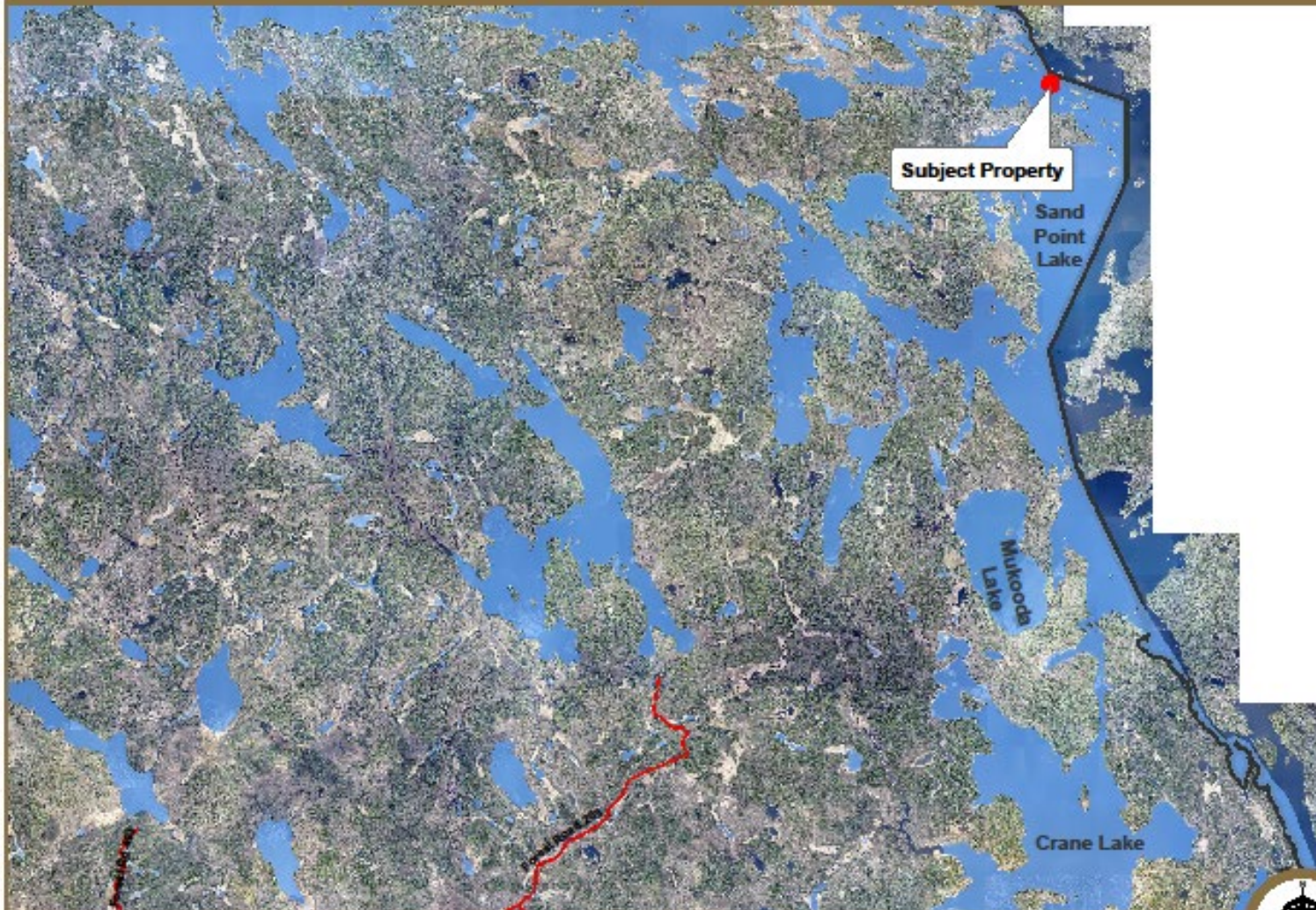
Proposal Details

- The applicant is requesting to construct an addition to a nonconforming principal dwelling located 85 feet from the shoreline of Sand Point Lake where 100 feet is required.
- The addition will be to the rear of the existing structure, totaling 770 square feet.
- The proposed height will be 17 feet.



St. Louis County

May BOA Meeting



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(218) 725-5000
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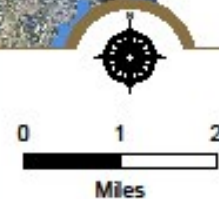
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Location Map
704-0010-00830



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Sand Point
Lake

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Location Map
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0 500 1,000
Feet



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Zoning Map
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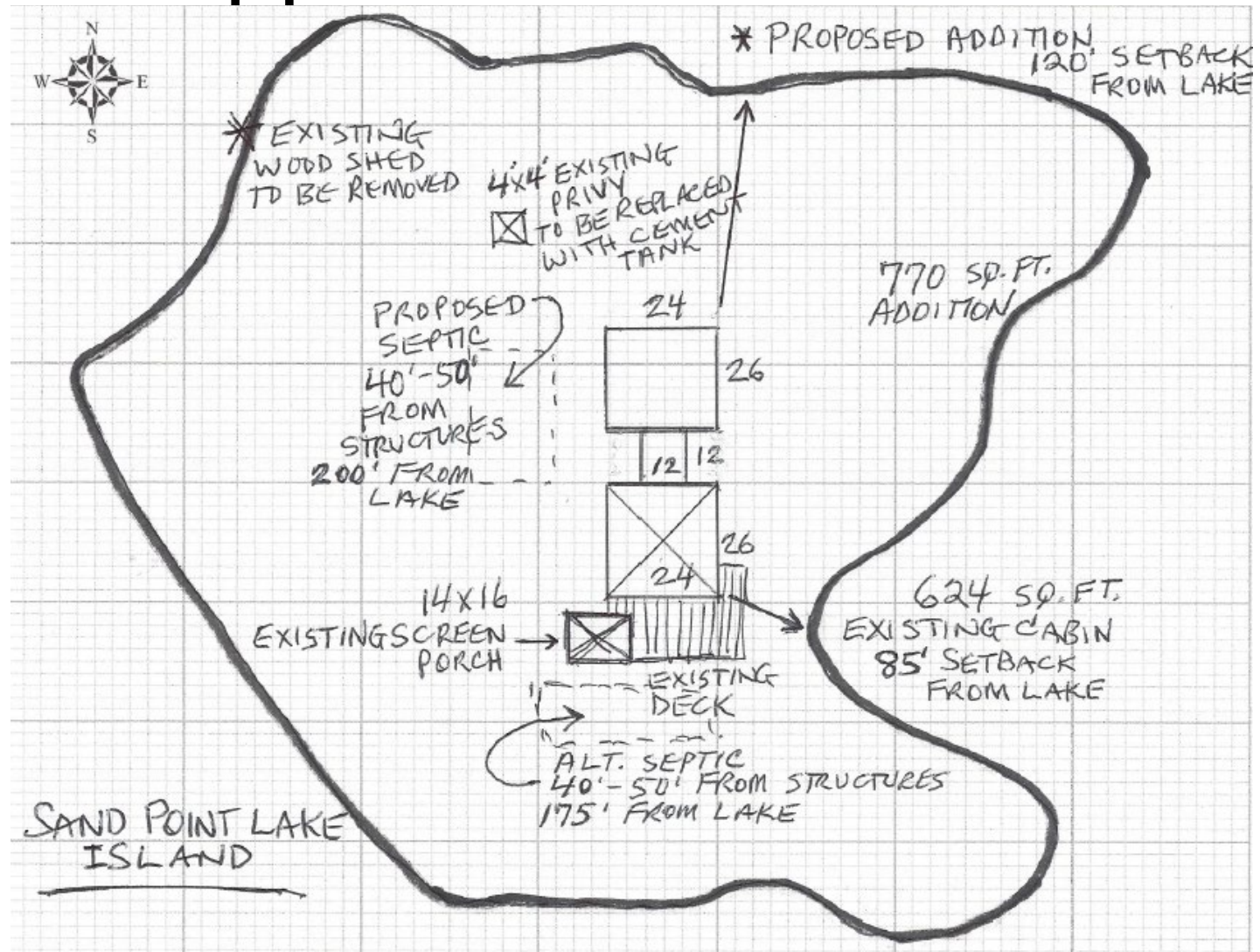


0 500 1,000
Feet



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Applicant Site Sketch



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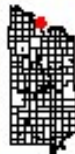


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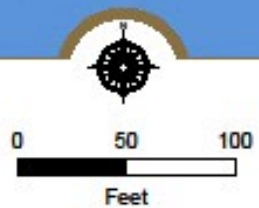
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Site Map
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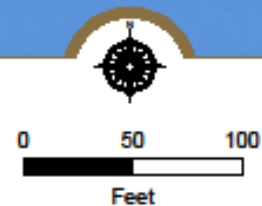
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Elevation Map
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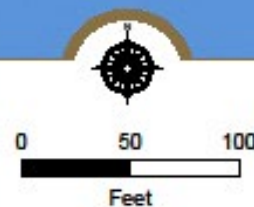
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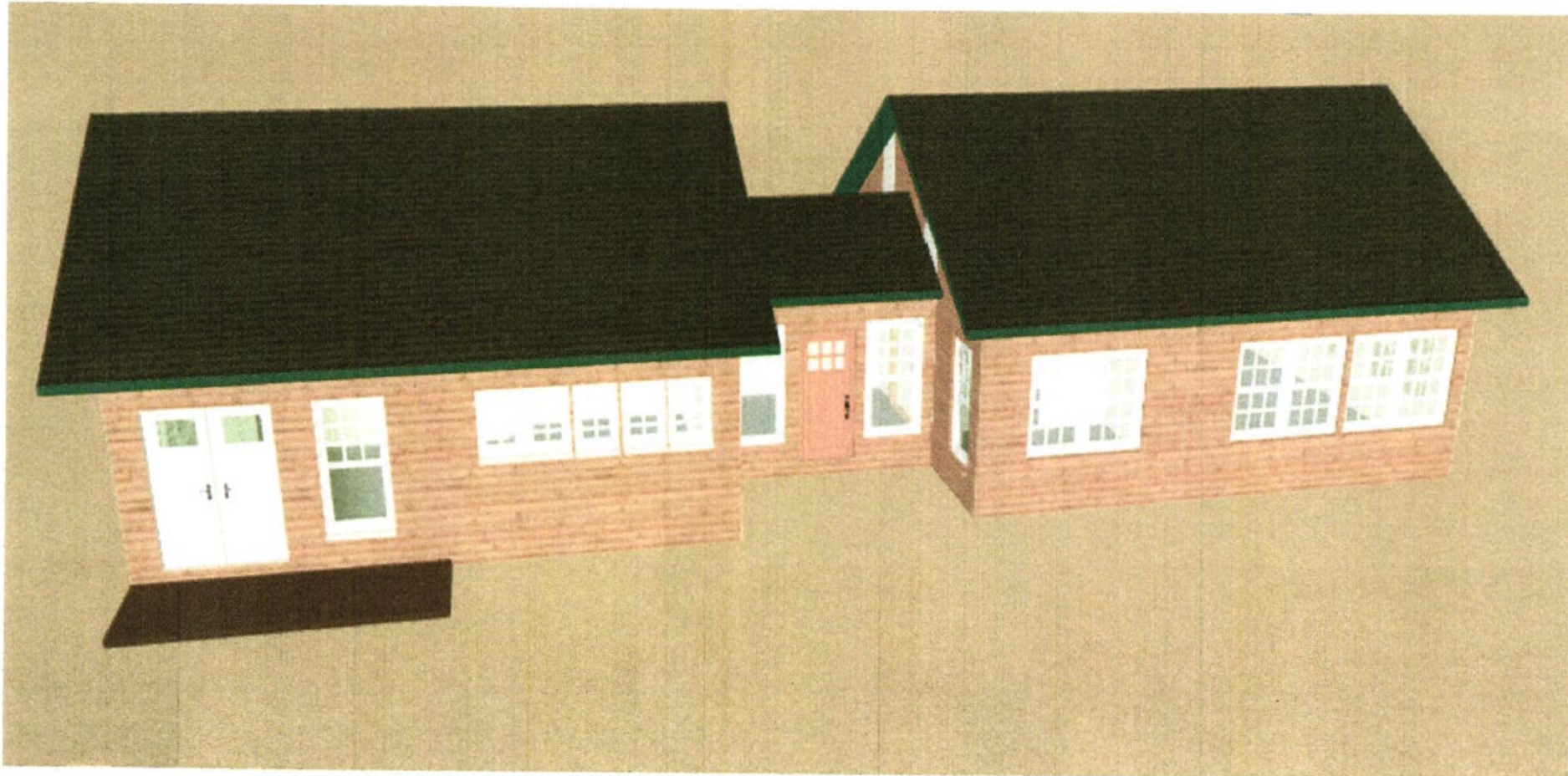


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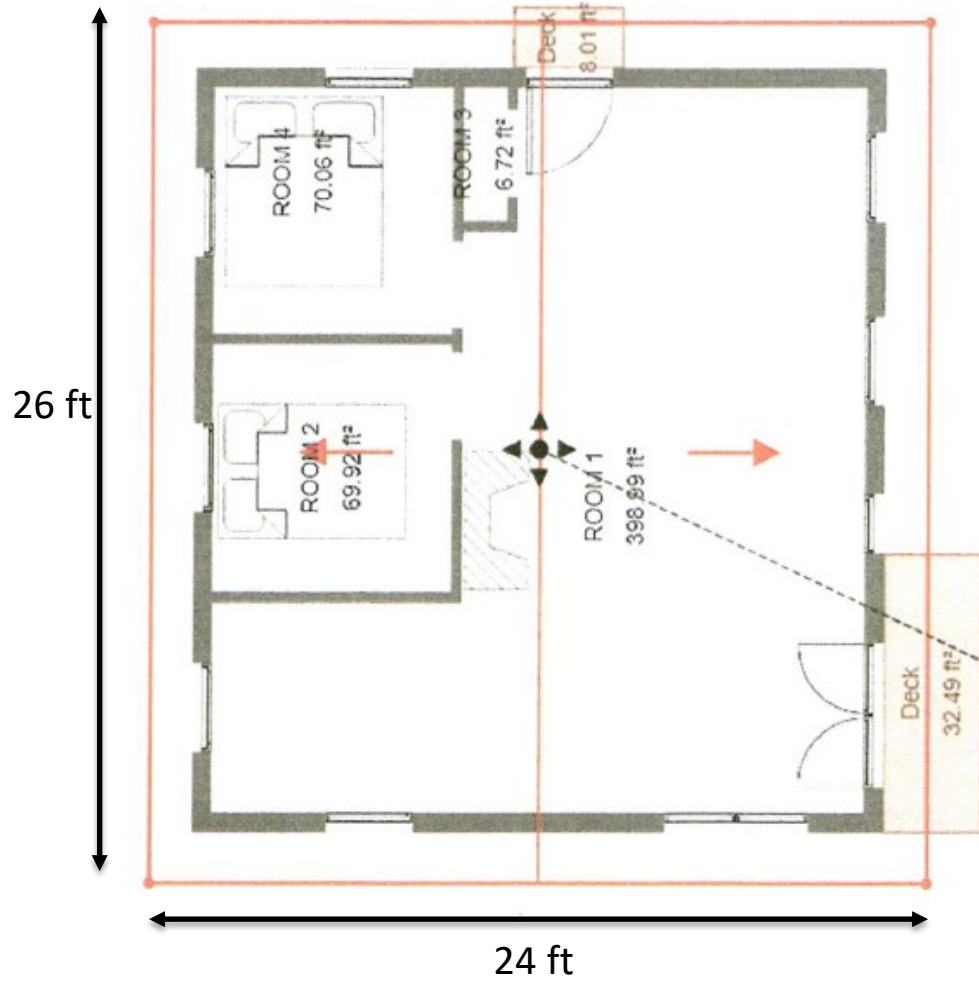
Cabin Addition & Remodel: Front/East facing elevation

Existing cabin to the left: Proposed remodel includes adding a kitchen and bathroom, new windows and doors, electrical, plumbing, larger bedrooms w/closets.

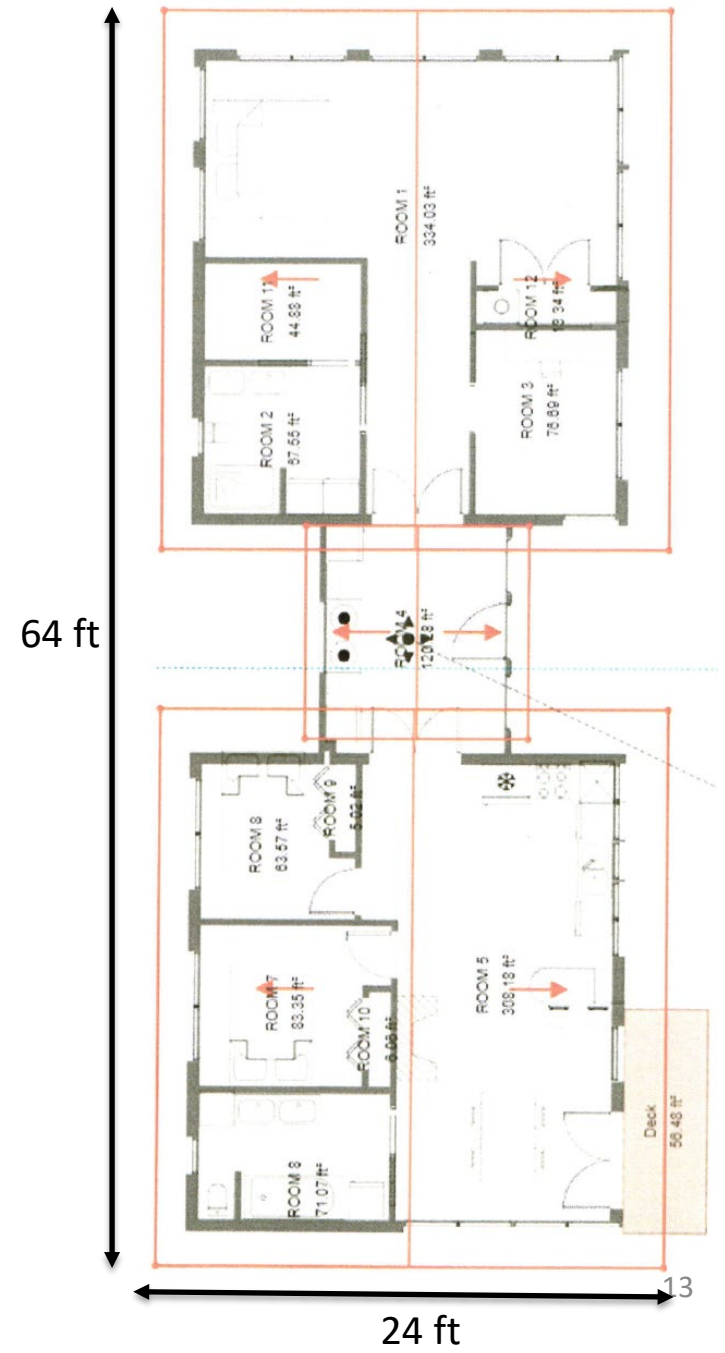
New addition to the right: Proposed addition includes a bedroom/bathroom/closet w/small office and entry/laundry room and mechanical room.



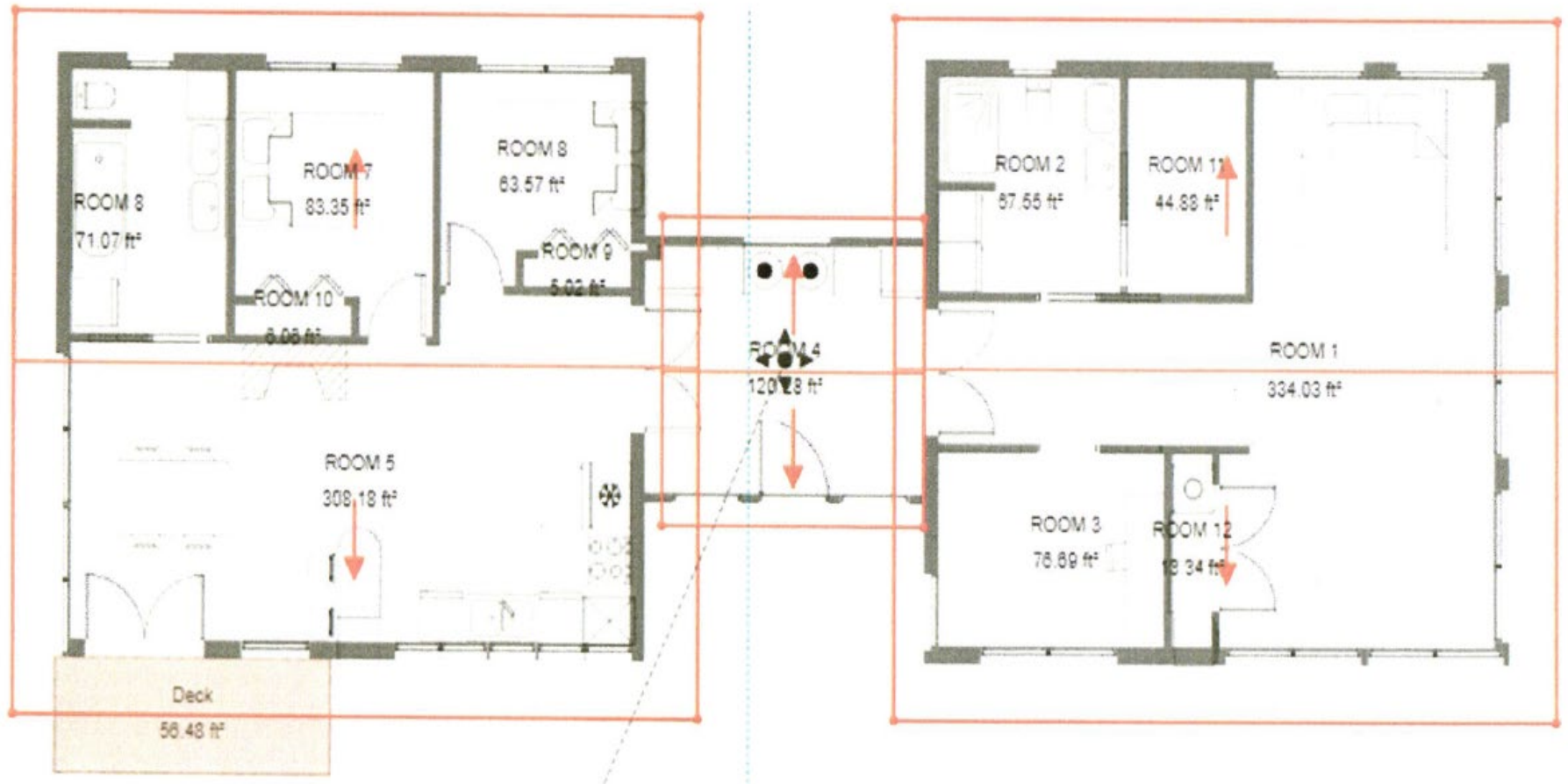
Current Layout



Proposed Layout



Proposed Layout

















Staff Facts & Findings



Official Controls

1. St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., allows a maximum addition of 400 square feet to a nonconforming principal structure located between the shore impact zone and required setback.
 - a. The existing dwelling is located 85 feet from the shoreline and the applicant is requesting an addition totaling 770 square feet to the rear.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, requires a shoreline setback of 100 feet from Recreational Development lakes.
 - a. The current dwelling has a shoreline setback of 85 feet where 100 feet is required.
 - b. The proposed additions will not increase the current shoreline nonconformity.



Official Controls

3. 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.
4. 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.
5. 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.



Practical Difficulty

1. A variance is not the only option as there is conforming area for a new Accessory Dwelling to be placed.
 - a. An Accessory Dwelling up to 700 square feet may be allowed with an approved land use permit.
2. Reducing the size and configuration of the structure could eliminate the request for a variance.
 - a. An addition of 400 square feet may be allowed with an approved performance standard permit.



Essential Character of the Locality

1. The neighborhood consists of developed and undeveloped islands.
2. The applicant is not proposing a new use to the area.
3. There have been no similar variance requests in the area.



Other Factors

1. The applicant is currently working with Crane Lake Water & Sanitary District and St. Louis County Onsite Wastewater Division to obtain a septic permit.
 - a. If the variance is approved, the applicant will need to obtain the appropriate septic permit before the issuance of a land use permit.
2. The applicant spoke to the Land Use team regarding alternatives to avoid a variance request and chose to move forward with the variance request.
3. 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.
4. Ordinance 62 states that “practical difficulties” as used in connection with granting a variance means that the property in question cannot be put to a reasonable use under the conditions allowed by this ordinance.



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 for an addition to a principal dwelling located between the shore impact zone and the required setback to exceed the allowed 400 square feet as proposed include, but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The stormwater runoff from the proposed structure shall not discharge directly into the lake or on adjacent lots.
3. Crane Lake Water & Sanitary District and St. Louis County Onsite Wastewater septic standards shall be followed.



Correspondence



SAINT
LOUIS
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Board of Adjustment

Questions?



Public

Questions?



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