

Presenter

Ada Tse - Planner



Ted and Patricia Frase

6032 S. Pike Lake Rd
Pike Lake



SAINT
LOUIS
COUNTY
MINNESOTA

Variance Request

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.



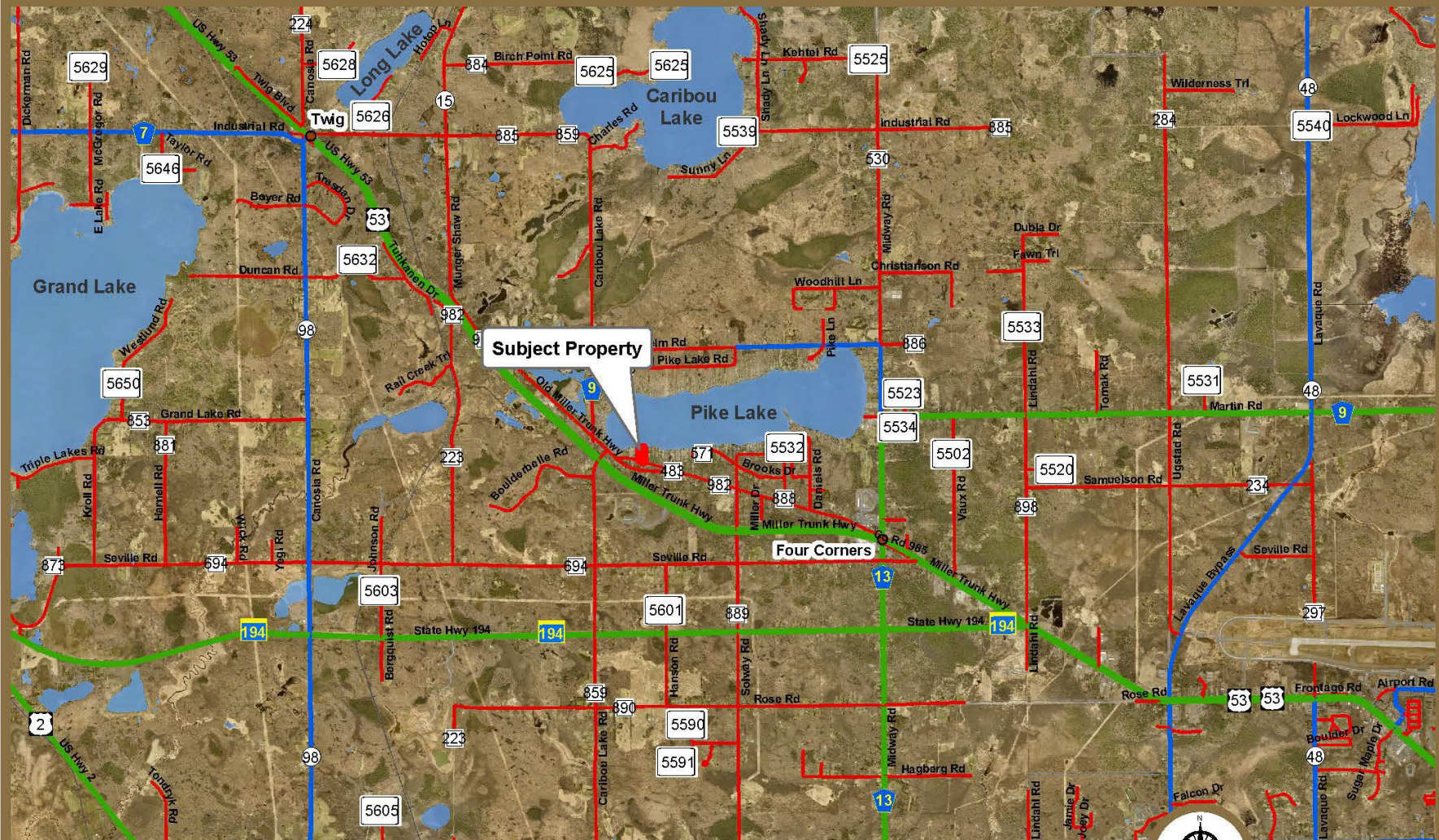
Proposal Details

- The applicant is requesting to construct an approximately 1,760 square foot second principal structure on the property.
- The parcel is zoned RES-9 which requires one acre per principal structure.
- The property is one acre in size with an existing approximately 1,800 square foot principal structure.



St. Louis County

May BOA Meeting



Prepared By: Planning & Zoning
Department
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

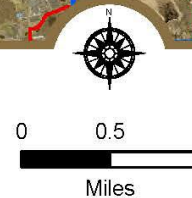
Map Created: 4/17/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Location Map
380-0010-07850



St. Louis County MN

St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/17/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Location Map
380-0010-07850



0 500 1,000
Feet



St. Louis County MN

St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

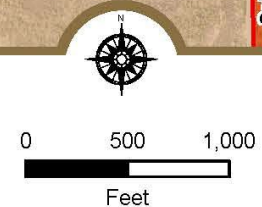
Map Created: 4/17/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Zoning Map
380-0010-07850



St. Louis County MN

St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/17/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Site Map
380-0010-07850



0 50 100
Feet



St. Louis County MN

St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

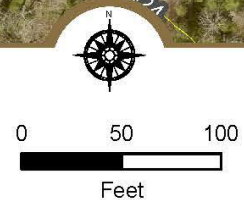
Map Created: 4/22/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Elevation Map
380-0010-07850



St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 726-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/17/2024

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.

© Copyright St. Louis County All Rights Reserved



Ted & Patricia Frase
Proposal Map
380-0010-07850



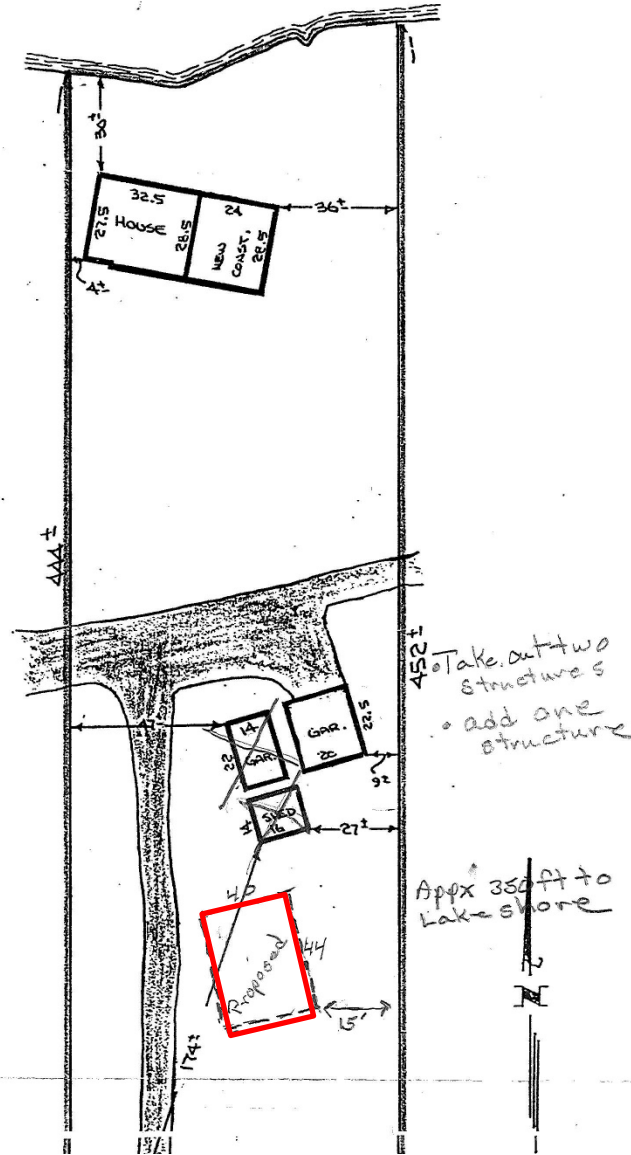
0 50 100
Feet



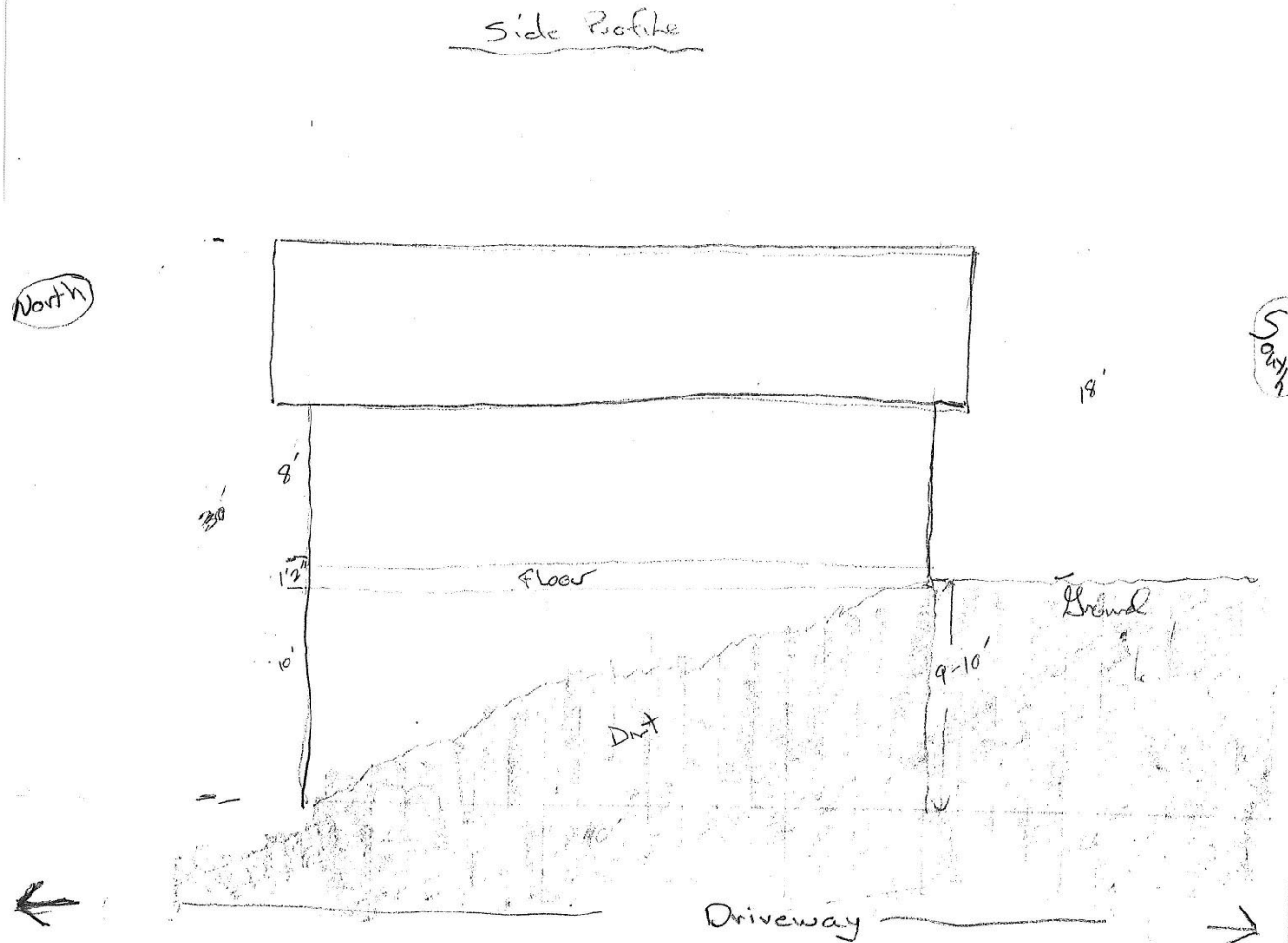
St. Louis County MN

Applicant Site Sketch

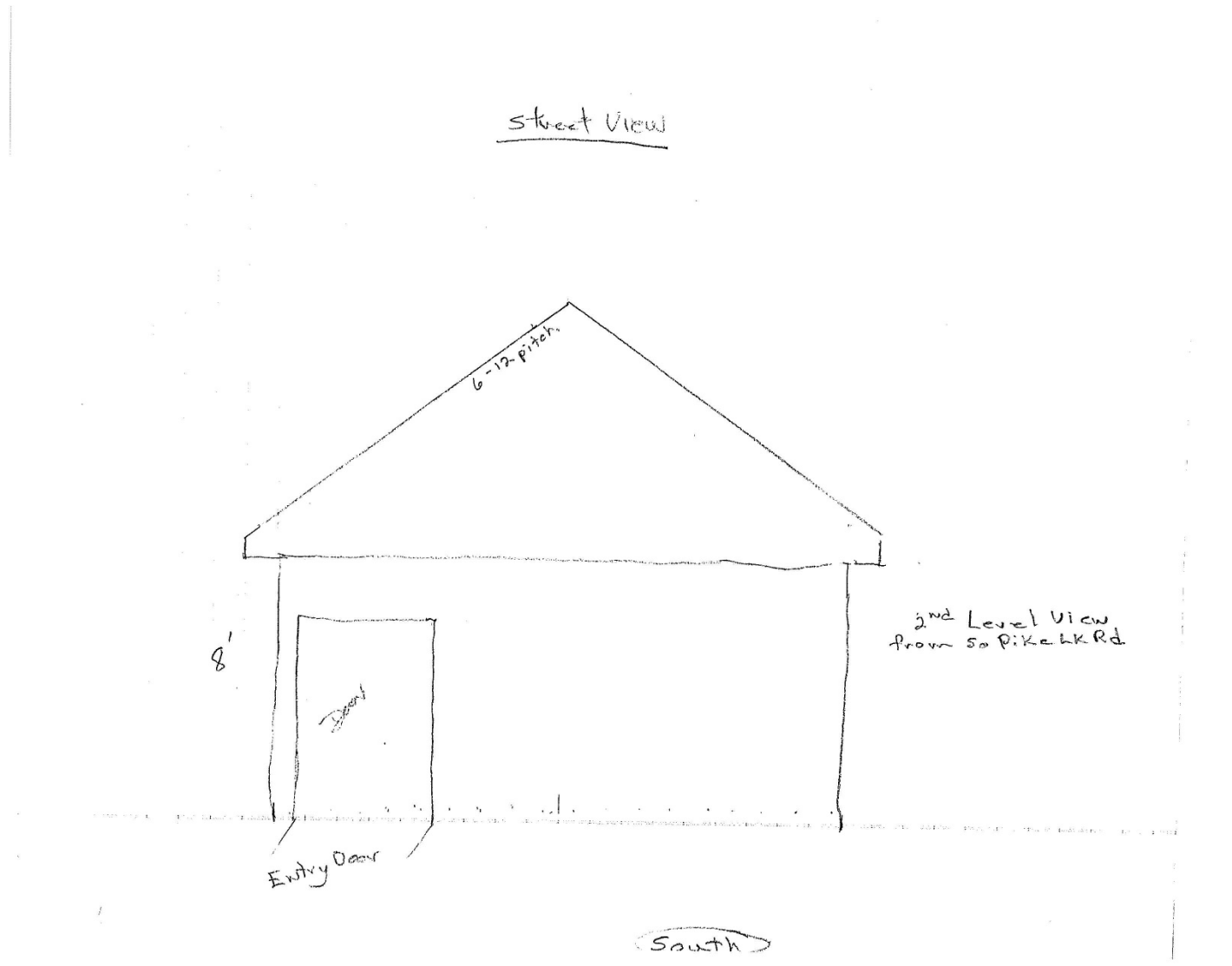
Westerly One Hundred Feet (W'ly 100') of Easterly One Hundred Eighty-one and one-half Feet (E'ly 181 1/2') of Westerly Six Hundred Eighteen and Three-fourths Feet (W'ly 618 3/4') of Lot Three (3) of Section Thirty-six (36) in Township Fifty-one (51) North of Range Sixteen (16), Except that part which lies between the Thill Road and Old Miller Trunk Highway AND that part which lies South of North line of Old Miller Trunk Highway. according to the United States Government Survey thereof.



Applicant Site Sketch

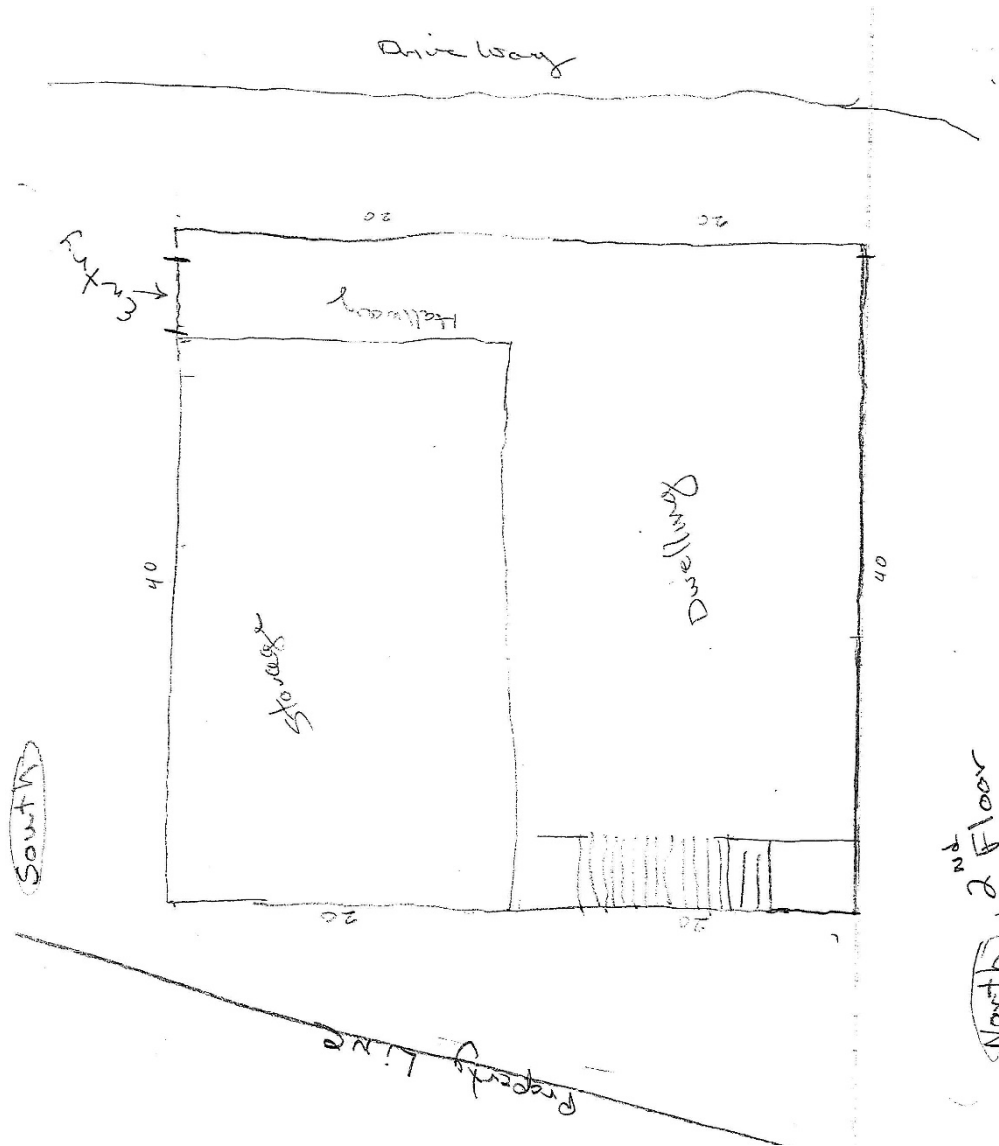


Applicant Site Sketch



Hand-drawn site plan of a rectangular building. The plan shows a large rectangle with a smaller rectangle attached to the bottom right corner. The top wall is labeled "ICF" and has a dimension of "40'" written vertically to its left. The right wall is labeled "ICF" and has a dimension of "3'" written vertically to its right. The bottom wall is labeled "16' Air Door" and has a dimension of "2'" written vertically to its right. The left wall is labeled "40'" and has a dimension of "16'" written vertically to its left. A diagonal line labeled "Staircase" runs from the top right corner towards the bottom right corner. A hatched rectangular area is located at the bottom right corner, adjacent to the 16' Air Door. The plan is oriented with "North" at the top and "Ground Floor" at the bottom.

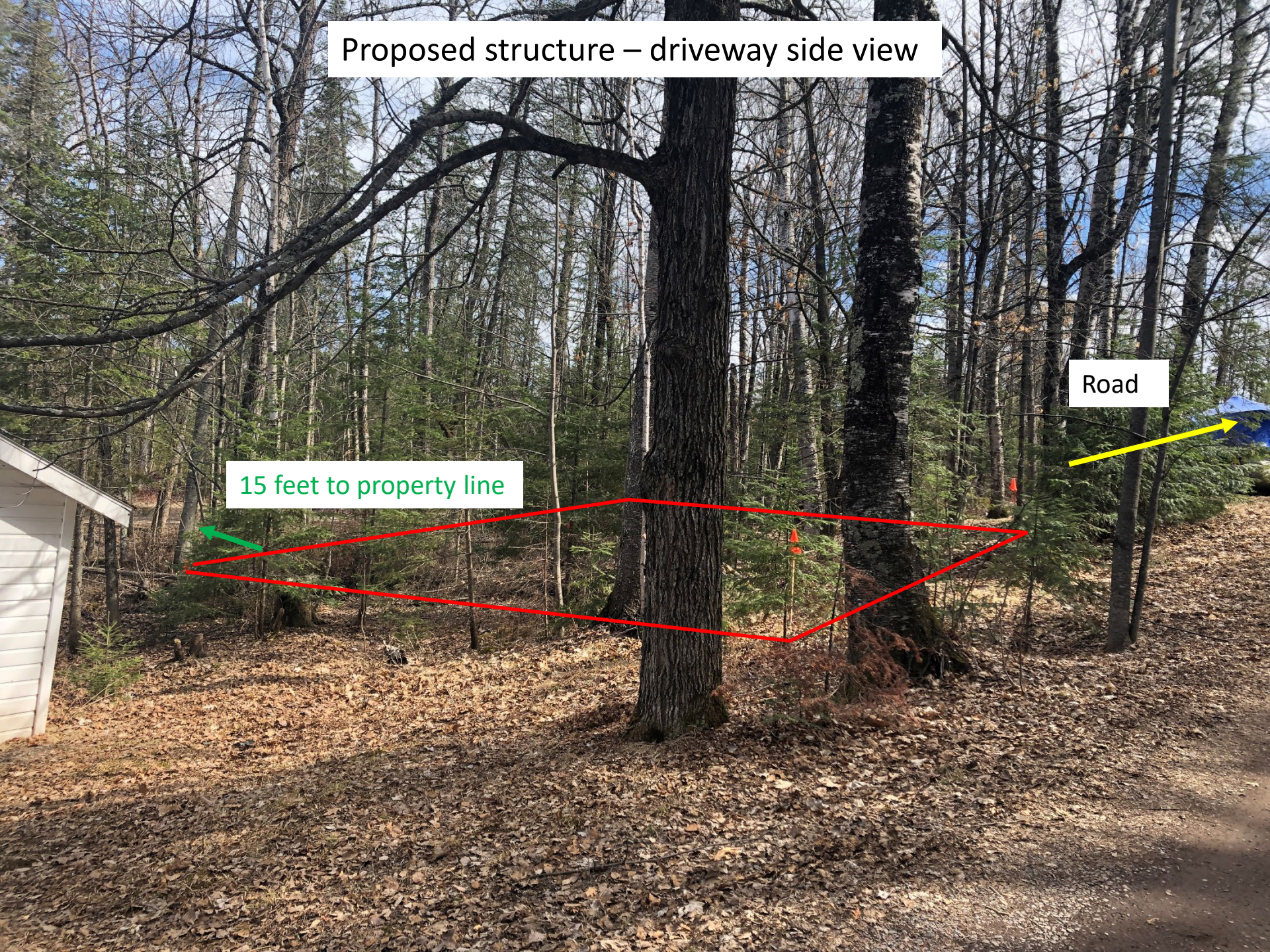
Applicant Proposed Design



Existing Dwelling



Proposed structure – driveway side view



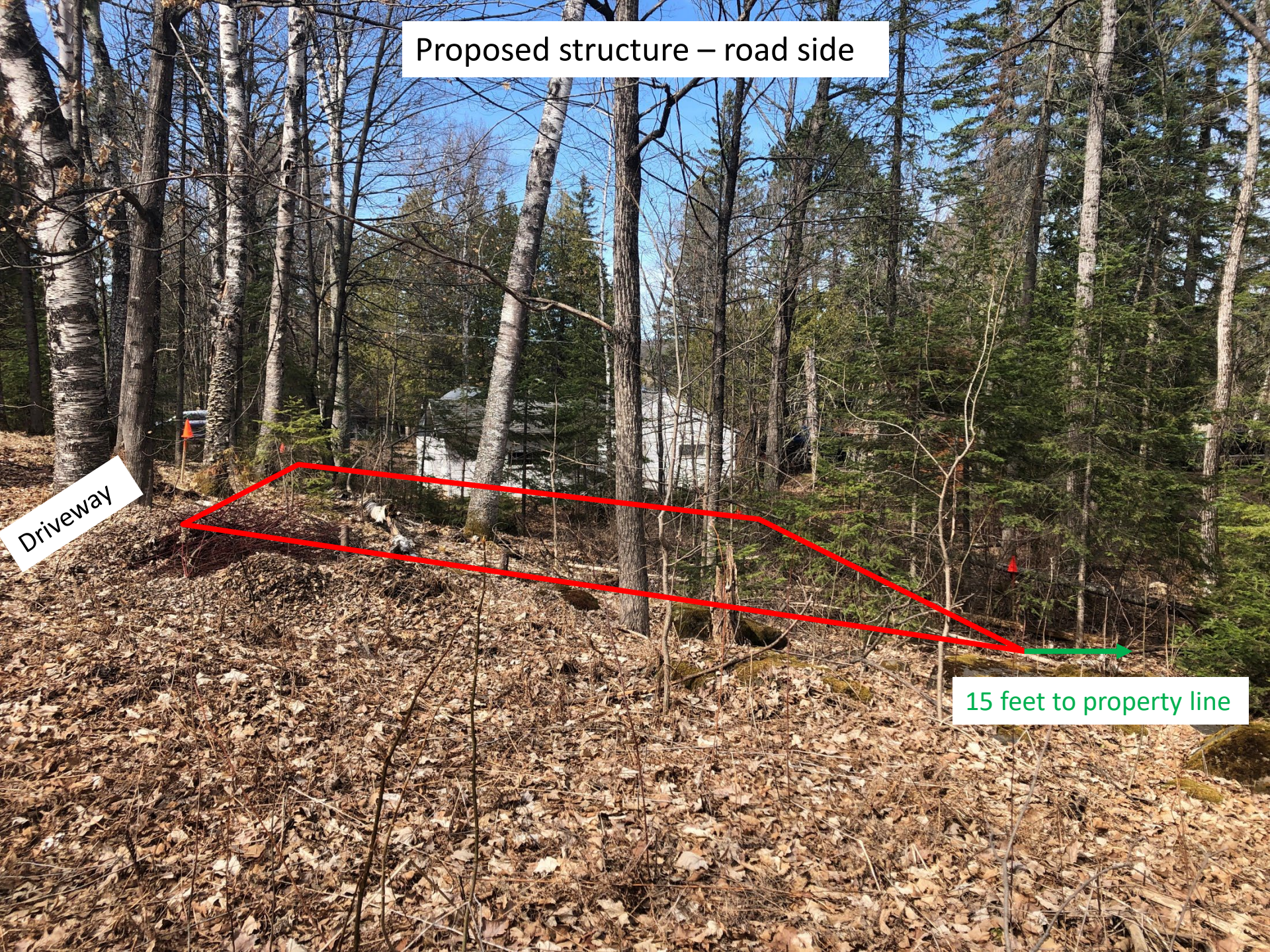
15 feet to property line

Road

Proposed structure – road side

Driveway

15 feet to property line



View from the shore – proposed structure
behind existing accessory structures



Staff Facts & Findings



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 RES-9 which requires one acre and 150 feet in lot width.
 - b. The property is nonconforming legal lot of record at one acre and 100 feet in width and only can accommodate one principal structure.



Official Controls

2. St. Louis County Comprehensive Land Use Plan:
 - a. Goal LU-3 is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
 - b. Objective LU-3.1 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.
 - c. Objective LU-3.3 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 area consists of many lots that do not meet width requirements.
2. The applicant received a variance to construct an addition to the existing nonconforming dwelling.
 - a. Any further living space expansion of the existing dwelling would require variance approval.
3. There are alternatives that do not require a variance:
 - a. A separate garage and an accessory dwelling of up to 700 square feet may be allowed with land use permits.



Essential Character of the Locality

1. The area consists of residential lakeshore lots.
2. There has been one approved variance to allow for a second principal structure in the area. In this case, there was sufficient area, but not lot width, to accommodate two principal structures.



Other Factors

1. There is a survey of the property with property lines located.
2. The project is within the Pike Lake Area Wastewater Collection System area.
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 to allow a second principal structure where the property does not have sufficient lot area per principal structure as proposed include, but are not limited to:

1. Pike Lake Area Wastewater Collection System standards shall be followed.
2. All local, state, and federal requirements shall be met.

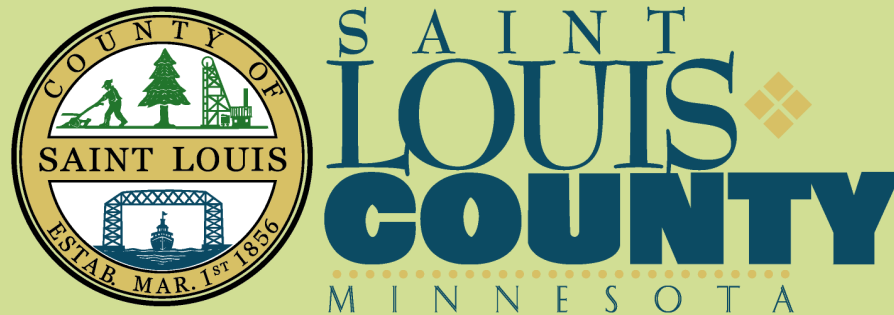


Correspondence



Board of Adjustment

Questions?



Public

Questions?



SAINT
LOUIS
COUNTY
MINNESOTA