

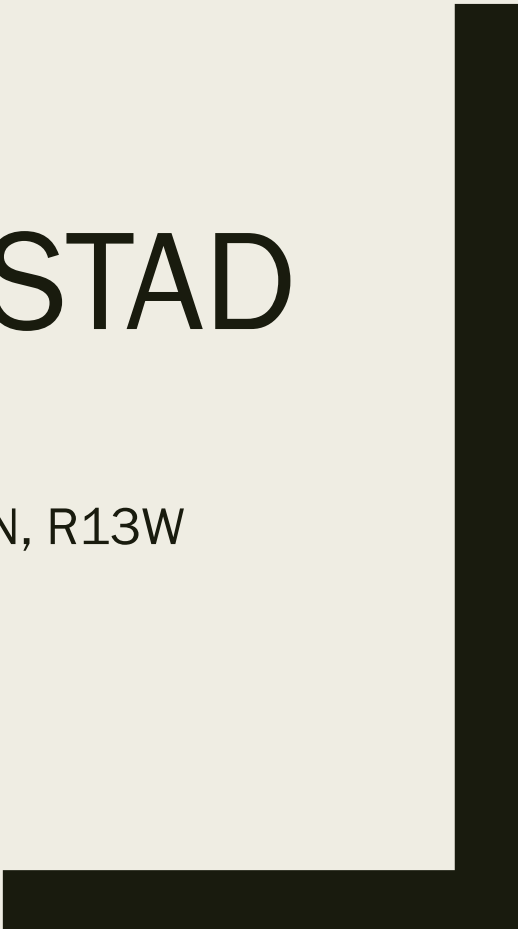
Presenter

Mark Lindhorst
Senior Planner



RICHARD EVENSTAD

Part of the NW1/4 of SE1/4, S14, T61N, R13W
Unorganized Twp.



Variance Request

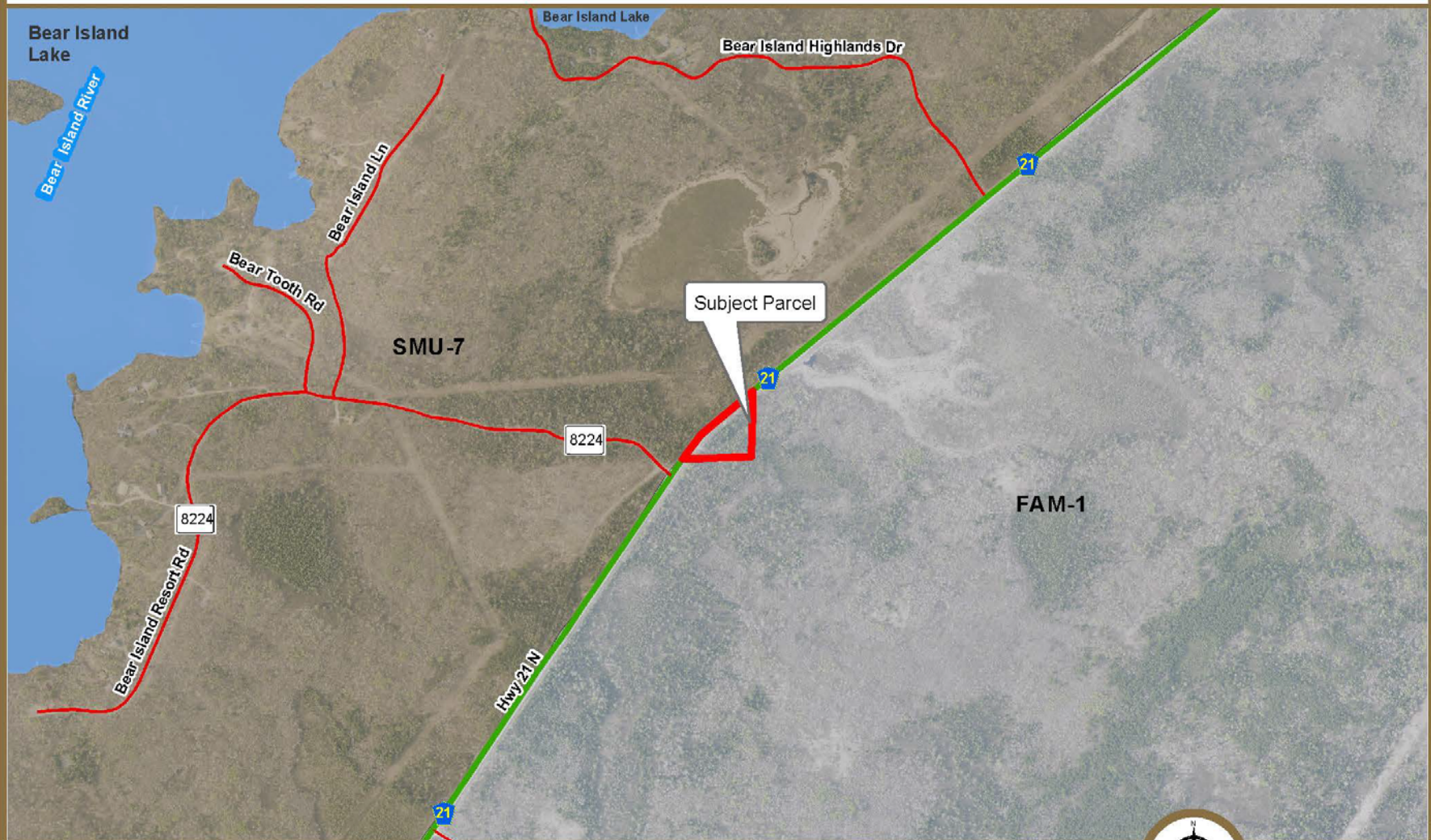
- The applicant is requesting approval to allow the lot coverage to exceed two percent of the lot area
 - The proposed lot coverage would be approximately 8,900 square feet where 1,045 square feet is allowed.

Proposal Details

- The applicant is requesting to construct a 1,440 square foot accessory structure on a 1.2 acre nonconforming lot of record.
- The property is zoned FAM-1 which allows up to two percent maximum lot coverage (1,045 square feet).
- The request will also include the construction of a driveway and parking area for a total lot coverage of 8,900 square feet or 17 percent. The applicant is not proposing any further development on the property.

St. Louis County

October BOA Meeting



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

Source: St. Louis County

Map Created: 9/14/2020

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.



Richard Evenstad
Zoning Map

PIN:625-0010-01890



0 325 650 975

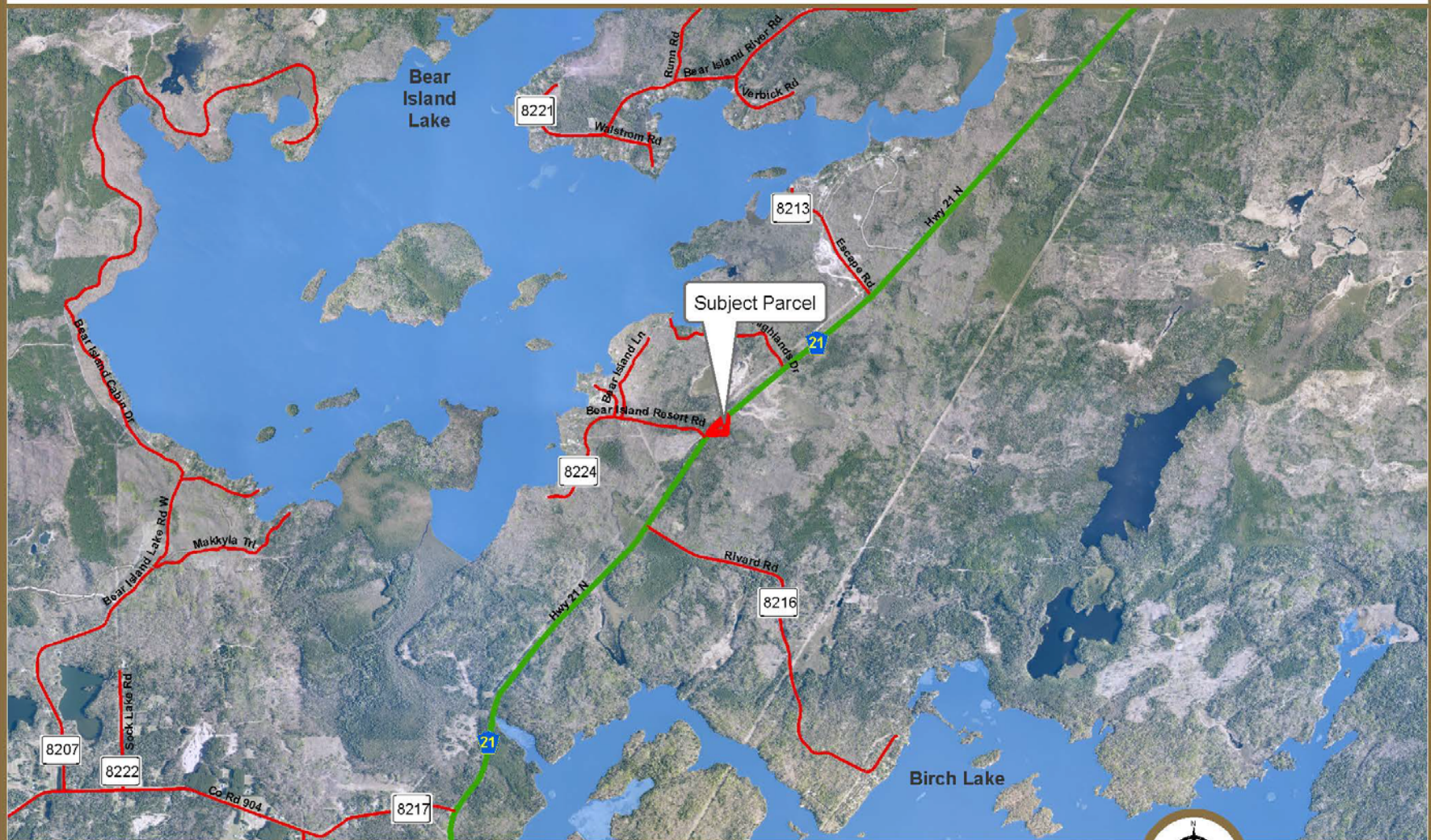
Feet



St. Louis County MN

St. Louis County

October BOA Meeting

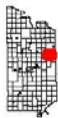


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Richard Evenstad Location Map

PIN:625-0010-01890



0 0.25 0.5 0.75



Miles



St. Louis County MN

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Site Map

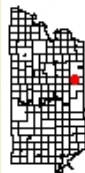


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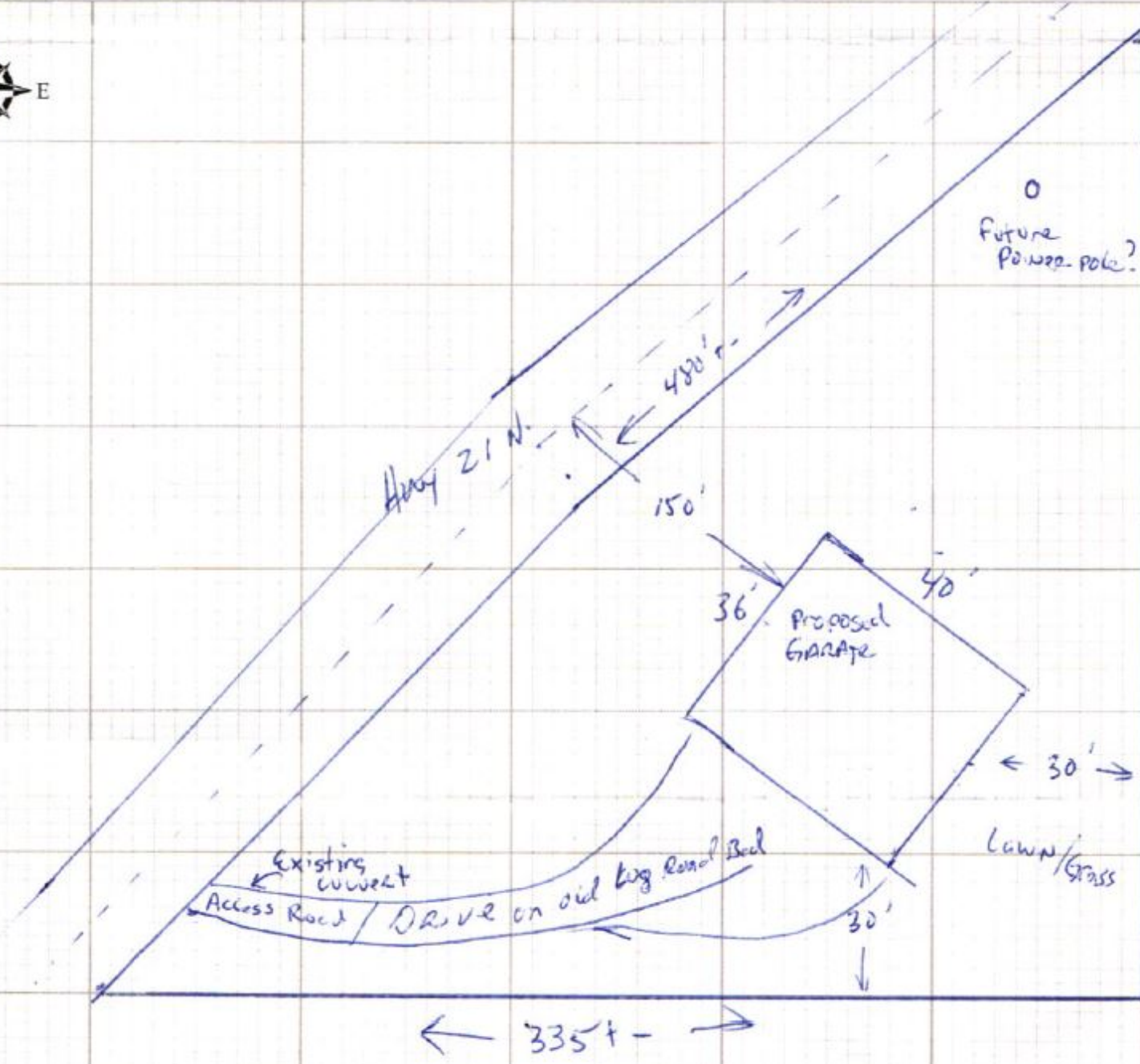
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0 30 60 90
Feet



St. Louis County MN



Facts and Findings

A. Official Controls:

1. Zoning Ordinance 62 states that the maximum allowed lot coverage in a FAM-1 zone district is 2 percent.
 - The applicant is requesting lot coverage of approximately 17 percent, which includes the driveway, parking area and the proposed garage.
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. Through the Land Use Goals, Objectives and Implementation sections, the Land Use Plan is meant to provide ways of improving the variance process and encourages adherence to existing criteria to ultimately reduce the volume of variance applications received by the county.

B. Practical Difficulty:

1. The current lot size and road classification limits the development potential to meet lot coverage. In addition, the parcel is surrounded by public land limiting the potential of adding property.
2. Moving the structure closer to the road to meet minimum setbacks would decrease the lot coverage being requested.

C. Essential Character of the Locality:

1. The existing neighborhood consist of large tracks of undeveloped public land. The parcel is located within a half file of Bear Island Lake that has established lakeshore development.

D. Other Factor(s):

1. Based on the size of the lot and the inability to add additional property, the applicant has met the burden of demonstrating a practical difficulty.
2. The property was part of 40 acre parcel prior to being split by CSAH 21. The remainder of the 40 is zoned SMU-7 allowing up to 25 percent lot coverage. Due to the small lot size of the subject parcel, allowing up to 25 percent lot coverage would be consistent with property of similar size that is zoned SMU-7.

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?

Recommended Conditions, If Approved

In the event that the Board of Adjustment determines that the proposal meets the criteria for granting a variance to allow maximum lot coverage to exceed two percent the following condition shall apply:

1. The lot coverage shall be minimized to the greatest extent possible.

Correspondence

Board of Adjustment

Questions?

Public

Questions?