ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT Case: 6292

INSPECTION DATE: 12-21-21

REPORT DATE: 12-27-21

MEETING DATE: 1-19-22

APPLICANT INFORMATION

APPLICANT NAME: John R. Chaulklin

APPLICANT ADDRESS: 1293 Vermilion Dr. Cook, MN 55723

OWNER NAME: John R. Chaulklin Jr.

SITE ADDRESS: 2544 Center Island Rd. Cook, MN 55723

LEGAL DESCRIPTION: Lot 15 of the Plat of Wakemup Point, S26, T63N, R18W (Beatty)

PARCEL IDENTIFICATION NUMBER (PIN): 250-0100-00160

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.7, to allow an accessory structure to be located at a reduced road right-of-way setback of a public road where 15 feet is required and a reduced road centerline setback where 48 feet is required.

PROPOSAL DETAILS: The applicant is requesting approval for a garage structure to be located zero feet from the cul-de-sac of a public road. The radius of the cul-de-sac of the road is 43 feet. The applicant is proposing the structure to be located 43' 2" from the center pin of the cul-de-sac. This will put the structure approximately two inches from the cul-de-sac (right-of-way). The center pin of the culde-sac is also considered the centerline of the road, so the proposed structure will also be located at a reduced road centerline setback of 43 feet where 48 feet is required.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Center Island Rd.

LAKE NAME: Lake Vermilion

LAKE CLASSIFICATION: GD

ROAD FUNCTIONAL CLASS: Local Public

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Development on the property consists of a dwelling, septic system, and a few small accessory structures. There is also an over-the-water boathouse at the shoreline.

ZONE DISTRICT: RES 9

PARCEL ACREAGE: 0.58 ACRES

FEET OF ROAD FRONTAGE: 55 FEET

LOT WIDTH: 145 FEET

FEET OF SHORELINE FRONTAGE: 250 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The areas within the shore impact zone and along the side property lines appears to have good vegetative screening.

TOPOGRAPHY: The property slopes from the road towards the lake at an average of 18 percent. The slope gradually gets steeper as you get towards the lake and the area within the shore impact zone has a slope of approximately 27 percent.

FLOODPLAIN ISSUES: The proposed development is several feet above the base flood elevation.

WETLAND ISSUES: It does not appear there are wetland issues on the property.

ADDITIONAL COMMENTS ON PARCEL: A dwelling was recently permitted on the property at the required setbacks. This structure does not appear on any of the recent aerial photos.

FACTS AND FINDINGS

A. Official Controls:

- 1. Zoning Ordinance 62 states that the required right-of-way setback for a public road is 15 feet; the applicant is requesting approval for setback of zero feet from the right-of-way.
- 2. Zoning Ordinance 62 states that the required road centerline setback for a public road is 48 feet; the applicant is requesting approval for a setback of 43 feet from the road centerline.
- 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. Objective LU-3.3 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 property is somewhat unique because it is located on a point with a cul-de-sac right-of-way and is somewhat pie shaped. As you move farther from the shoreline, there is less area to meet all setback requirements.
- 2. A cul-de-sac is unique in the fact that there isn't any through traffic at this point of the road.
 - a. Some of the neighboring property owners may use it to turn around, but the traffic is less than other portions of the road.
- 3. A garage that is attached the dwelling may allow for a greater road setback to be met.
 - a. Because there is limited space between the dwelling and the road right-of-way, a variance may still be required for this alternative.
 - b. The building site for the proposed garage is several feet above the elevation of the dwelling
 - i. An attached garage would require a significant amount of excavation and fill.
- 4. Moving the location of the garage slightly to the west may allow for a greater road setback to be met.

a. A setback of 10 feet from the side property line and 10 feet from the mound is required.

- 5. Area available for development may be limited due to the location of the septic system and the dwelling.
 - a. The setback of the proposed structure could be maximized.
- 6. Another alternative may be to vacate portions of the cul-de-sac. This alternative may involve other property owners and the Township working together in the vacation process. This

alternative may also still require a road setback variance depending on how much of the road or cul-de-sac would be vacated.

C. Essential Character of the Locality:

- 1. There are a number of accessory structures in this area that appear to be located at a reduced road right-of-way setback.
- 2. There have been five other variance approvals in this plat for structures to be located at reduced right-of-way and road centerline setbacks.
 - a. Setbacks at that time may have been more restrictive.
- 3. One variance was approved for a garage to be located 5 inches from the right-of-way and 15 feet from the centerline of the road in 2014 on a lot in this plat.
 - a. This lot is not on the cul-de-sac.

D. Other Factor(s):

- The cul-de-sac is a feature of the plat and has not been paved as was possibly intended.
 a. The road essentially ends at these few lots within the plat.
- 2. Some site prep for the proposed garage has already been done by creating a level space and a retaining wall behind the dwelling.
 - a. This site prep may have been done to create a parking area and to address stormwater around the dwelling.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

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 accessory structure to be located at a reduced road right-of-way setback of a public road where 15 feet is required and a reduced road centerline setback where 48 feet is required as proposed, include but are not limited to:

- 1. The applicant shall have the property surveyed and submit a copy of the certificate of survey before a land use permit is issued to ensure that the proposed structure will be located outside of the cul-de-sac.
- 2. Any apron or driveway work within the cul-de-sac shall be approved by the township.
- 3. The road setbacks of the structure shall be maximized to the greatest extent possible while meeting all other setbacks.

ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

VARIANCE REQUEST PERMIT APPLICATION

General - This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at: www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS arelocated. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.County Land Explorer: https://www.stlouiscountymn.gov/explorerProperty Lookup: https://apps.stlouiscountymn.gov/auditor/parcelInfo2005IframePrimary PIN250-0100-00160

Associated PINs

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Variance Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Informat	tion
I am a:	Landowner
Applicant Name:	John R. Chaulklin Jr.
Address Line 1:	1923 Vermilion Dr
Address Line 2:	
City:	Cook
State:	MN
Zip:	55723
Primary Phone:	(218)410-6800
Cell Phone:	
Fax:	
Email:	johnchaulklin@aol.com
Contact Person Name:	
Contact Person Phone:	

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant	Νο
address?	
Name:	John R. Chaulklin
Address:	1923 Vermilion Dr

12/1/21, 2:46 PM

City:	Cook	
State/Province:	MN	
Zip:	55723	
Primary Phone:		
Cell Phone:		
Fax:		
Email:	johnchaulklin@aol.com	

Is there a site address Yes for this property?	ion will be forwarded to 911/Communications to assign one. r Island Rd. Cook, MN 55723		
US Forest Service	US Forest Service Superior National Forest 8901 Grand Avenue Place Duluth, MN 55808		
MN Power	MN Power Shore Land Traditions 30 West Superior Street Duluth, MN 55802		
MN DNR, Area Hydrologist	MN DNR, Area Hydrologist 7979 Highway 37 Eveleth, MN 55734		
MN DNR Land and Minerals	MN DNR Land and Minerals 1201 East Highway 2 Grand Rapids, MN 55744		
St. Louis County - Duluth	St. Louis County - Duluth Government Services Center 320 West 2nd Street, Suite 301 Duluth, MN 55802 (218) 725-5000		
St. Louis County - Virginia	St. Louis County - Virginia Land and Minerals 7820 Highway 135 Virginia, MN 55792 (218) 749-7103		

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

How is the property accessed? Public Road No No

No

No

Enter Project Information.

If you answered 'Yes' to any of the questions below, 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.

Is this project on a parcel less than 2.5 acres? Yes Is this project within 300 feet of a stream/river or 1,000 feet of a lake? Yes Is this project adding a bedroom? Include home, garage, and accessory dwelling. No Total # of bedrooms on property after project completion. 2 Does this project include plumbing or pressurized water in proposed structure? No If Yes, please explain: Is this project connected to a municipal or sanitary district system? No

VARIANCE REQUEST WORKSHEET

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 Community Development 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, please check our website at: www.stlouiscountymn.gov/VarianceRequired

VARIANCE REQUEST INFORMATION

Complete this form along with the Land Use Permit Application

What kind of variance request is this?

If this is a Variance After the Fact, you must answer additional questions below. Variance Request

Describe what you are varying from and the situation that makes it difficult to comply with county ordinances. If your proposal includes a structure, please also list the length, width and height of the structure.

This variance will be for a garage 24'x24' that will blend in the current surroundings and neighborhood and will fit inside the pie shape lot and will meet the required setbacks from the sewer, well and side

yards. The only setback we will miss is the right-of-way from the cul de sac and that is why we are applying for the variance. Within the plat there are several buildings that were constructed and given variances within the right-of-way and some were given the ok to build onto the actual platted road going into the cul de sac. Please see diagram provided for the setbacks of current proposed garage variance.

Describe the intended/planned use of the property.

This property will be used for Seasonal Recreational use. In five years we intend to live here year-round.

Describe the current use of your property.

We currently use this property as Seasonal Recreation.

Describe other alternatives, if any.

none

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

The garage will fit perfectly into the neighborhood and will be constructed similar in size of other garages on the plat. The garage will be constructed of natural earth tone colors.

Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

This garage will have zero impact on the properties next door. This garage will not impact either neighbor's site of the lake.

Describe how negative impact to the local environment and landscape will be avoided.

This building will be constructed to code and all measures will be taken into place as to not hurt the local environment and lake.

Describe the expected benefits of a variance to use of this property.

To have a small garage to put vehicles in and to have some storage.

Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

none

IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS

Describe your reasons county zoning ordinance requirements were not followed.

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

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Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

If there was construction or repair, on what date did it begin? What date did it end? Start Date --End Date -- Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

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 result 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.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By:	
Address:	
City:	
State:	
Postal Code:	
Email Address:	
T have read and agree t	a tha state

I have read and agree to the statement above.

SAINT I	OUTS	Land Use Permit		Permit #			
V.G	1	APPLICATION St. Louis County, Minnes	sota	Permit #			
	This appl	ication is used to apply for a Land Use Permit. Applicants will need to e information, see our website at: <u>www.stlouiscountymn.gov/land-u</u>	to attach the app	ropriate workshe	et(s) in order to		
COLUMN TWO IS NOT		DENTIFICATION NUMBER (PIN) PIN is found on your Prope					
*Primar	V	Accoriated					
PIN	ted 2	50-100-160 PIN Associated					
PIN E.g. 123-1	234-12345.	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 La	nd Explorer:	https://gis.stlouiscountymn.gov/iandexplorer/ Property Lookup: http://apps.stlouisco	ountymn.gov/auditor/	parcelInfo2005Iframe			
*Applica	ant Name	I am a 🗌 Contractor 🗷 Homeowner 🗌 Other	*Daytime #		Date		
	504-	R. Chan 141:~	218. 41	s - 6800	9-7-21		
*Applica	ant Addres	3 Vermilion Dr.	*City	s - 6700 *State MN	*ZIP 55723		
Applicar	IT Email		0	1110	3377		
Gradest	jo	hn chaulkin egol com					
Contact	Person If	applicable. Contact Person #	ŧ				
Mailing	Address If	different than above.	City	State	ZIP		
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	NEODI	John chay 141. Qaol. Lom					
X Yes		*Is there a site address for this property? (If no, the application will	he featured at a Ci				
		1,		1/Communications	to assign one.)		
T Yes	No	se list site address: 2544 Center Island *Is this leased property? If yes, leased from: IMN Power IMN DNI					
☐ Yes		*Do you have written authorization from the leased property own					
				ust attach writte	authorization form.		
Station of the local division of		erty accessed? TPublic Road Private Road Easement Water O ORMATION	ther				
Yes		*Is this project on a parcel less than 2.5 acres?					
X Yes	No						
Yes							
# Z *Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.							
□ Yes 🛛 No *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:							
Yes Yes 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 faisification 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	s 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

WHAT ARE YOU APP	LYING FOR Che	eck all that apply to	the project. PLE	ASE MAKE CHECKS	O: ST. LOUIS COUNTY	AUDITOR
 #1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315 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 		<pre>#2 Other Const: Addition(s) to Is the dwelling I If Yes above, do shoreline setbac not meet the sh permit or varian Addition(s) to New Deck Only Combination A Moving a Struct Sign Structure Alter Change in Use storage) What will the new Explain the c Current: Other-\$55 Permit extension #3 Subdivisions Additional W Plat-Minor Sub Conventional F Conventional F Convertional F Lot Line Adjus: Parcel Review-</pre>	ruction/Change in Dwelling location on a lake or bes the structure m k? / △ Yes □ No I oreline setback, a p ice may be required Accessory Structury y or Deck Replacem (dition(s) & Deck of ture ration or Componen (i.e. converting an w use of the structur urrent and propose Pro beyond 2 years c/Parcel Reviews (orksheets Requin division-\$630 Plat-Less than or eq Plat-Greater than 3 Plat-\$1,260 tment-\$80	n Use-\$80 rr river? A Yes No eet the required f No, structure does berformance standard l. See box #4 or #7. e ent on the same structure t Replacement old cabin to ure be? d use. posed: red ual to 3 lots-\$630 Lots-\$1,260	 #4 Performance Standa Additional Workshee Borrow/Gravel Pit Home Business Land Alteration Nonconforming Structure shoreline setback Other #5 Site Evaluation Site Visit/Evaluation-\$1 #6 Wetland Reviews Additional Workshee No Loss/Exemption/Rep \$160 Wetland Delineation Re Wetland Banking Plan R #4 Munistrative Appeal-\$ Banking Plan R #7 Public Hearings Additional Use Permit Conditional Use Permit General Purpose Borrov Variance-\$630 Variance Rehearing-\$21 Multiple Hearing (Variature)-\$950 	rd-\$370 ts Required re Replacement that does not meet 60 ets Required lacement Plan- view-\$370 teview-\$1,100 \$630 Rehearing-\$200 0 earing-\$200 0 00 00 00 00 00 00 00 00
TYPE OF PROPOSED S		1	oly to the project.	*Maximum	*Maximum	*Maximum
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)
	2 20000	Slab	24' Feet	Zy' Feet	576 Sq. ft.	15 ' Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
Structure Additions	*Structure	*Foundation	*Maximum	*Maximum	*Maximum	*Maximum

		reet	reet	5q. n.	Feel
*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)
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		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
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*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance Toll Free: 1-800-450-9777 Land Use Information 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 _____

St. Louis County, Minnesota



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.

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APPLICANT

Applicant Name (Last, First) Chaulklin, JR. John

VARIANCE REQUEST Complete this form along with the Land Use Permit Application

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8. Describe the expected benefits of a variance to use of this property.

To have a small garage to put vehicles in and to have some storage.

(218) 725-5000

9. Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

OFFICE USE ONLY								
Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other				
Additions Addition Additio		 Shoreline Setback Road Centerline Setback Road Right-of-Way Setback Property Line Setback Lot Width and/or Area Height Limit Allowable Size Exceeded Bluff 	 Shoreline Setback Road Centerline Setback Road Right-of-Way Setback Property Line Setback Allowable Size Exceeded Height Limit Lot width and/or Area 	 Subdivision Plat Exceeding Lot Coverage Exceeding Maximum Buildable Area Other Standard Not Listed (Explain below) 				
CONTACT: Planning and Community Development Department								
Technical Assistance Toll Free: 1-800-450-9777 Land Use Information www.stlouiscountymn.gov/land	Duluth Government Services Center -use 320 West 2 nd Street, Suite 301 Duluth MN 55802	Virginia Government Services Center 201 South 3 rd Avenue West Virginia, MN 55792 (218) 749-7103						

Paid By ____

Site Sketch Form The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ***All** Structures on the Property and Dimensions
- *All Driveways, Access Roads, and Wetlands
- *All Proposed Structures and Dimensions

- ***Distance** of Proposed Structures to Shoreline (Closest Point)
- *Distance of Proposed Structures to Septic System and Tank
- *Distance of Proposed Structures to Property Lines
- **Distance** of Proposed Structures to Road Centerline and **Right-of Ways**













