



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 06/10/2024

REPORT DATE: 06/21/2024

MEETING DATE: 07/11/2024

APPLICANT INFORMATION

APPLICANT NAME: Anthony Miller

APPLICANT ADDRESS: 4828 Tioga Street, Duluth, MN 55804

OWNER NAME: Randy Cernohlavek
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: Unassigned

LEGAL DESCRIPTION: SW1/4 OF NW1/4 EX WLY 900 FT & EX COMM AT NE COR OF SW1/4 OF NW1/4 THENCE S89DEG40'13"W ALONG N LINE OF SW1/4 OF NW1/4 203.57 FT TO PT OF BEG THENCE S00DEG13'25"E 1347.06 FT TO S LINE THENCE N88DEG19'01"W ALONG S LINE 201.51 FT TO E LINE OF W 900 FT OF SW1/4 OF NW1/4 THENCE N0018'59"W ALONG SAID E LINE 1339.98 FT TO N LINE THENCE N89DEG40'13"E ALONG N LINE 203.57 FT TO PT OF BEG, S8, T61N, R15W (Kugler)

PARCEL IDENTIFICATION NUMBER (PIN): 410-0010-01240

VARIANCE REQUEST: The applicant is requesting after-the-fact relief from St. Louis County Zoning Ordinance 62, Article III, Sections 3.2 and 3.4, to allow a principal dwelling at a reduced property line setback where 50 feet is required and a reduced shoreline setback where 150 feet is required.

PROPOSAL DETAILS: The applicant is proposing an after-the-fact variance for an existing 192 square foot dwelling to be located at a reduced shoreline setback of 130 feet where 150 feet is required, and at a reduced property line setback of 35 feet where 50 feet is required.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Rivers Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: West Two River

RIVER CLASSIFICATION: Trout Stream (TRO)

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is currently developed with a dwelling.

ZONE DISTRICT: RES 3

PARCEL ACREAGE: 6.35 ACRES

LOT WIDTH: 200 FEET

FEET OF ROAD FRONTAGE: N/A

FEET OF SHORELINE FRONTAGE: APPROX. 300 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is sufficient vegetative screening from the roadway, shoreline, and neighboring properties.

TOPOGRAPHY: There is an overall elevation change of 36 feet sloping from the rear of the parcel towards the river.

FLOODPLAIN ISSUES: The property is located within the floodplain. The structure will not be affected.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62, Article III, Section 3.2, states that the property line setback for a principal structure is 50 feet in Residential – 3 zone districts. The existing dwelling is located at a nonconforming property line setback of 35 feet.
2. Zoning Ordinance 62, Article III, Section 3.4, states that the shoreline setback on a trout stream is 150 feet. The existing dwelling is located at a nonconforming shoreline setback of 130 feet.
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.

B. Practical Difficulty:

1. The property owner placed the dwelling on the property without benefit of a land use permit.
2. A variance is not the only option:
 - a. Move the existing dwelling to a conforming location with an approved land use permit.
 - b. Construct a new dwelling at a conforming location with an approved land use permit.
3. Zoning Ordinance 62, Article VIII, Section 8.6 B(4)b.ii states:
 - a. "The plight of the landowner is due to circumstances unique to the property not created by the landowner." Placing the structure on the property without benefit of a Land Use Permit is a self-created difficulty.
 - b. "Economic considerations alone shall not constitute practical difficulties if a reasonable use for the property exists under the terms of this ordinance."
4. Zoning Ordinance 62, Article VIII, Section 8.6 B(4)b.vi states:
 - a. "When an applicant seeks a variance for additions or alterations to a lot or structure that have already commenced, it shall be presumed that the changes to the lot or structure were intentional and the plight of the landowner was self-created, as per MN Statutes, section 394.27 subdivision 7 and all acts amendatory thereof."

C. Essential Character of the Locality:

- 1. The area consists of year-round and seasonal residential homes.
- 2. There have been no similar variance requests within the area.

D. Other Factors:

- 1. The property is in the process of being sold per the applicant.
- 2. St. Louis County Onsite Wastewater Division did not pass the record review of the proposal.
 - a. If the variance request is approved, the applicant will need to work with St. Louis County Onsite Wastewater Division to obtain a septic permit prior to the issuance of a land use permit.
- 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.

E. Was the construction completed prior to applying for the variance? If not, what extent of the construction has been completed?

- 1. Construction was completed prior to applying for variance.
- 2. The applicant was made aware of and discussed the alternatives that do not require a variance with staff and elected to pursue a variance instead of bringing the property into compliance.

F. How would the county benefit by enforcement of the ordinance if compliance were required?

- 1. The county would benefit by enforcement of the Ordinance because it would promote the regulation of setbacks and land use in accordance with the St. Louis County Comprehensive Land Use Plan and Zoning Ordinance 62.
- 2. Approval of an after-the-fact variance for a structure without sufficient practical difficulty is not in keeping with the intent of the St. Louis County Zoning Ordinance or St. Louis County Comprehensive Land Use Plan.

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 after-the-fact variance for a dwelling to be located at a reduced shoreline setback and a reduced property line setback as proposed include, but are not limited to:

- 1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
- 2. All St. Louis County Onsite Wastewater SSTS standards shall be followed.
- 3. All local, state, and federal requirements shall be met.

**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 are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://www.stlouiscountymn.gov/explorer>
Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **410-0010-01240**

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 Information

I am a: **Landowner**
Applicant Name: **Anthony Miller**
Address Line 1: **4828 Tioga St**
Address Line 2: **--**
City: **Duluth**
State: **MN**
Zip: **55804**
Primary Phone: **(218)393-1807**
Cell Phone: **--**
Fax: **--**
Email: **anthony.duluth@gmail.com**
Contact Person Name: **Anthony Miller**
Contact Person Phone: **(218)393-1807**

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 **Yes**
address?

Name: **Anthony Miller**
Address: **4828 Tioga St**

City: **Duluth**
State/Province: **MN**
Zip: **55804**
Primary Phone: --
Cell Phone: --
Fax: --
Email: **anthony.duluth@gmail.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **No**

Site Address: --

Is this leased property? **No**

Leased From? --

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

Private Road

Easement

Water

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?

No

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.

0

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 After the Fact 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.

Looking for a land use permit allowing the current structure to remain, listed as an accessory structure with a set-back of 130 ft from the river. An outhouse will be added as part of this process.

Describe the intended/planned use of the property.

The idea was to build a building to store things in and stay in if necessary while i work on the property and build an actual house.

Describe the current use of your property.

Currently being sold. Vacant. The buyer is aware that we are applying for a variance and has agreed to add an outhouse.

Describe other alternatives, if any.

N/A

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

This is a secluded cabin on 9 acres. Can't see any neighbors from the cabin.

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

They will be unaffected as far as I'm aware.

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

There is no septic or running water. Outhouse to be added.

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

The benefits include not tearing down or moving the structure. Doing so poses more environmental risk than leaving it as is and adding an outhouse.

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

N/A

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

Describe your reasons county zoning ordinance requirements were not followed.

N/A

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

N/A

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

N/A

If there was construction or repair, on what date did it begin? What date did it end?

Start Date **5/1/2022**

End Date **5/26/2024**

Who performed the construction or repair work?

N/A

Was a survey of your property boundaries obtained?

No

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

No

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: **Anthony Miller**
Address: **4828 Tioga St.**
City: **Duluth**
State: **MN**
Postal Code: **55804**
Email Address: **anthony@winnerswindowcleaning.com**

I have read and agree to the statement above.

I agree

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

From my understanding, they won't be.

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

If required I will pull a permit for an outhouse. There is currently a compost toilet in the cabin, so that shouldn't be necessary.

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

Leaving the structure as is will preserve the property as the cabin cannot be moved and demolition is destructive.

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

The cabin is 135' from the river and isn't an environmental concern.

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

10. Describe your reasons county zoning ordinance requirements were not followed.

Prior to building I consulted a local builder out of Cook, MN. I was told if I put a small structure on stilts I don't need to pull a permit. It sounds like I was ^{misinformed} ^{need to} moving forward.

11. Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits. I will be sure to pull permits if I decide to build again.

NA

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

Just the building of the structure and some brush/small tree clearing.

13. If there was construction or repair, on what date did it begin?

April 2022

14. If there was construction or repair, on what date did it end?

N/A No improvement have been made since March 2023

15. Who performed the construction or repair work?

Myself, Mainly. Minimal help from friends.

16. Was a survey of your property boundaries obtained?

No.

17. Prior to the construction or repair work did you speak with anyone from the Planning and Zoning Department?

No, this was my mistake. Like I said prior, I will ensure that I do so if indeed I decide to build.

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% 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/landuse

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 _____



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 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 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)
	Accessory Dwelling/Structure	Pier	16 Feet	12 Feet	192 Sq. ft.	20 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

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 Toll Free: 1-800-450-9777
 Land Use Information
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 201 South 3rd Avenue West
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 (218) 749-7103

Office Use Only

Receipt # _____
 Receipt Date _____
 Payment Amount _____
 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

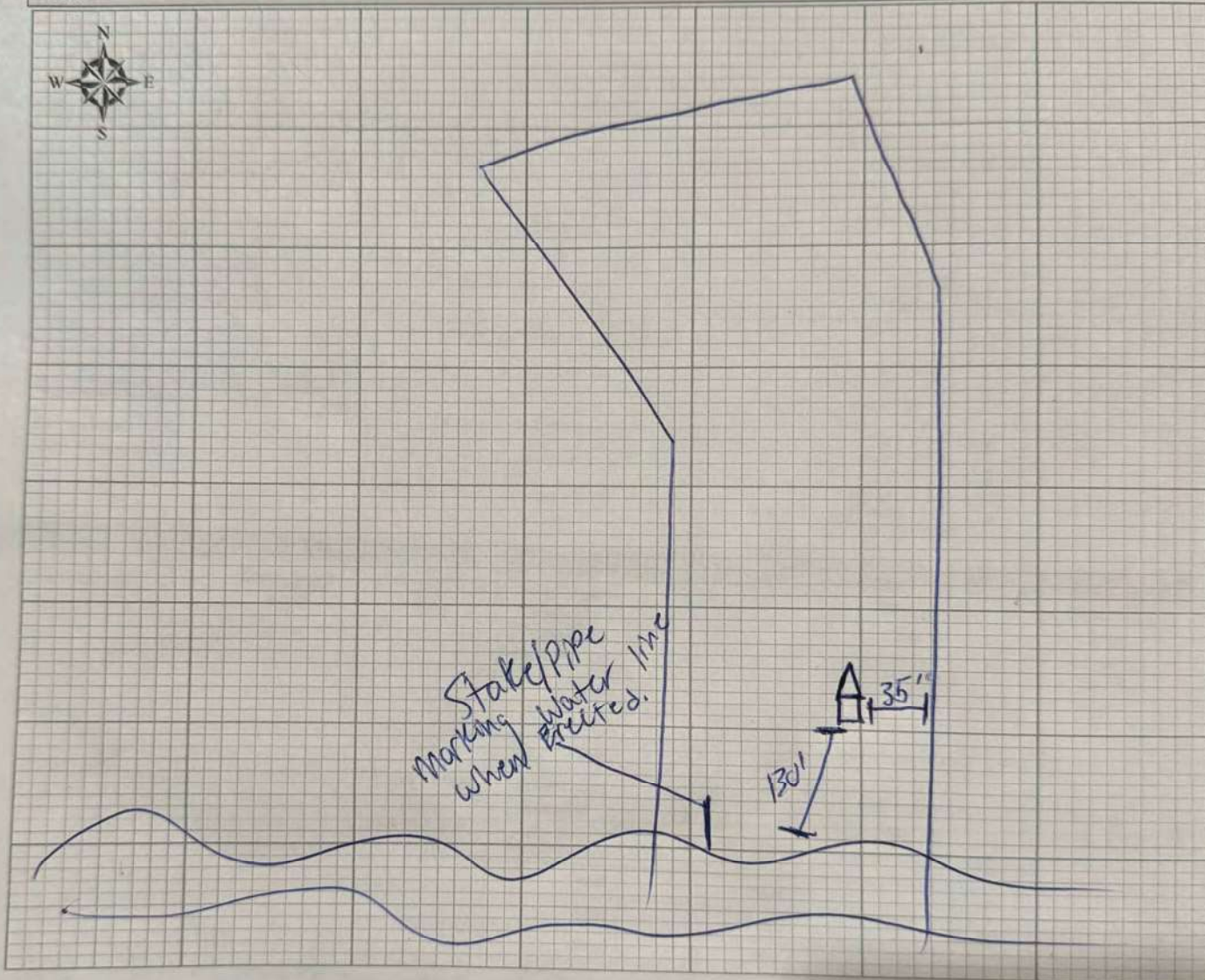
- *Distance of Proposed Structures to Shoreline (Closest Point)
- *Distance of Proposed Structures to Septic System and Tank
- *Distance of Proposed Structures to Property Lines
- *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name:

*Site Address:

*PIN:



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? Yes No

Sign off:

Signature _____ Title _____

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: [redacted]

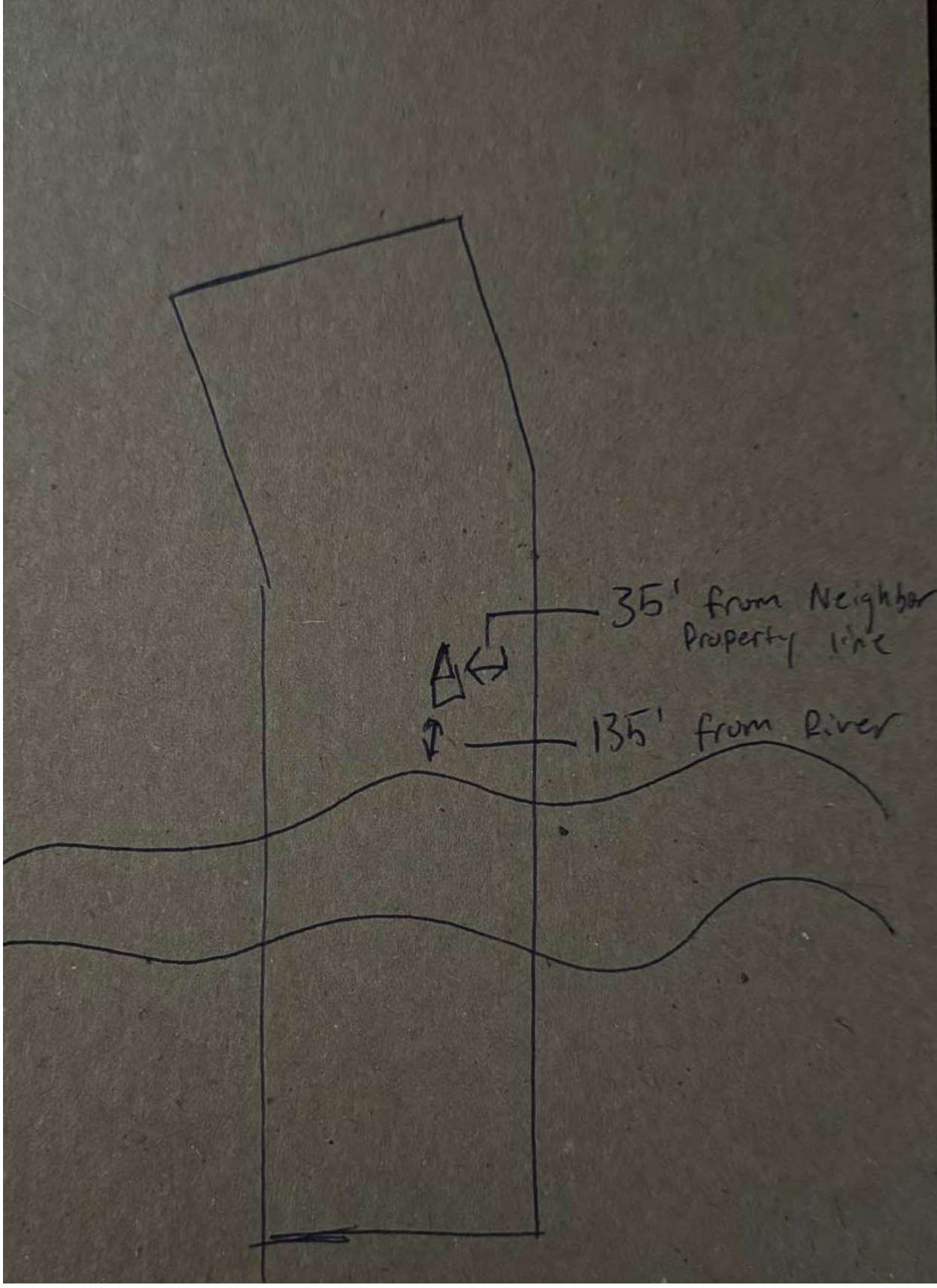
WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Mark,

Does this work for a deed?

Also, the guy I bought the property from is wondering where he can send a letter of support for the variance going through?

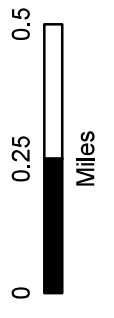
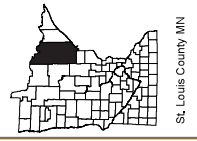
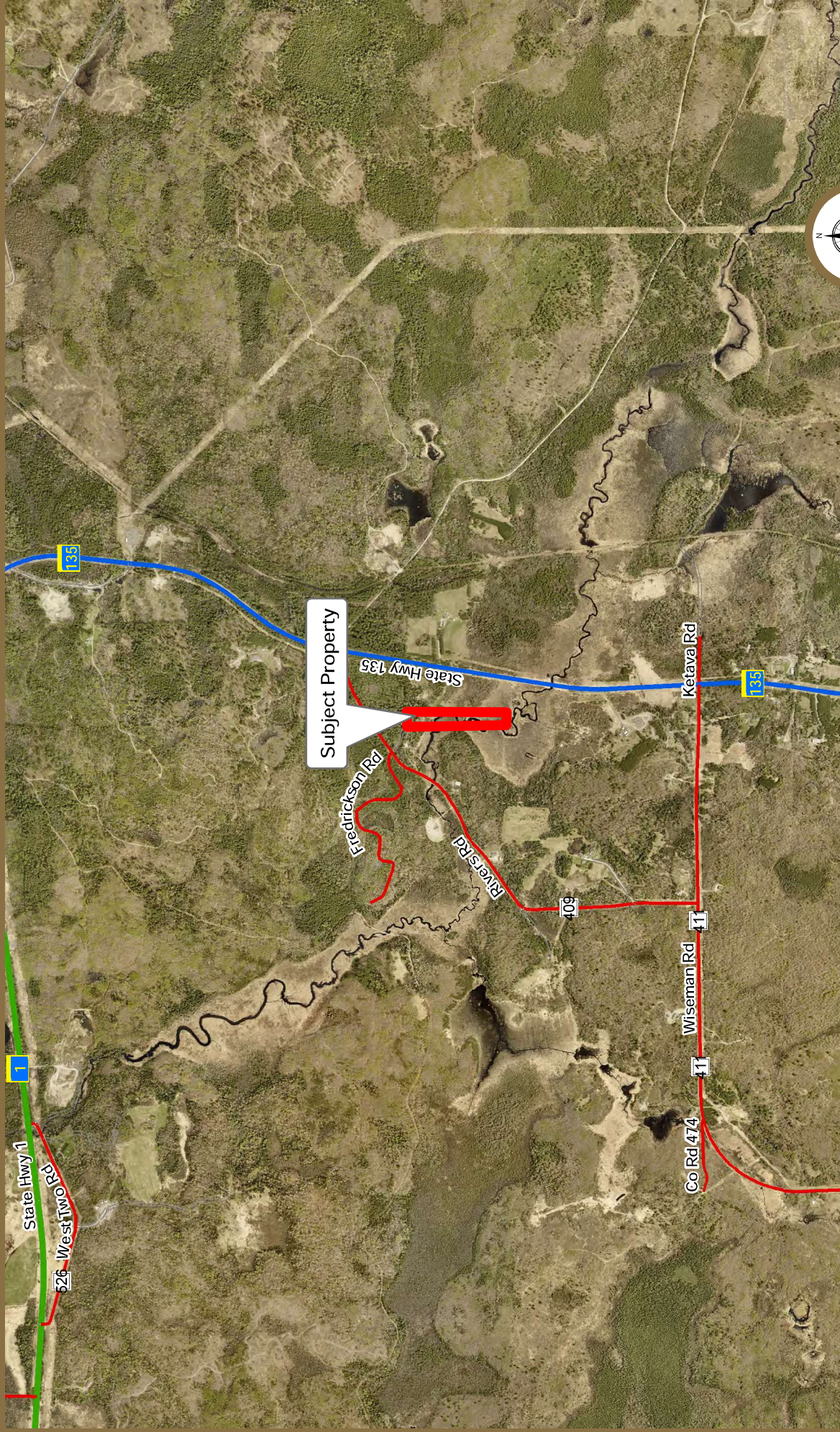
Thanks much,



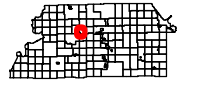


St. Louis County

July BOA Meeting



Anthony Miller
Location Map
410-0010-01240



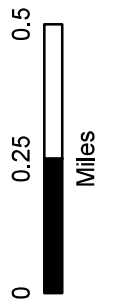
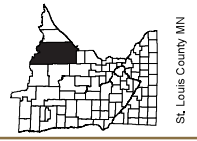
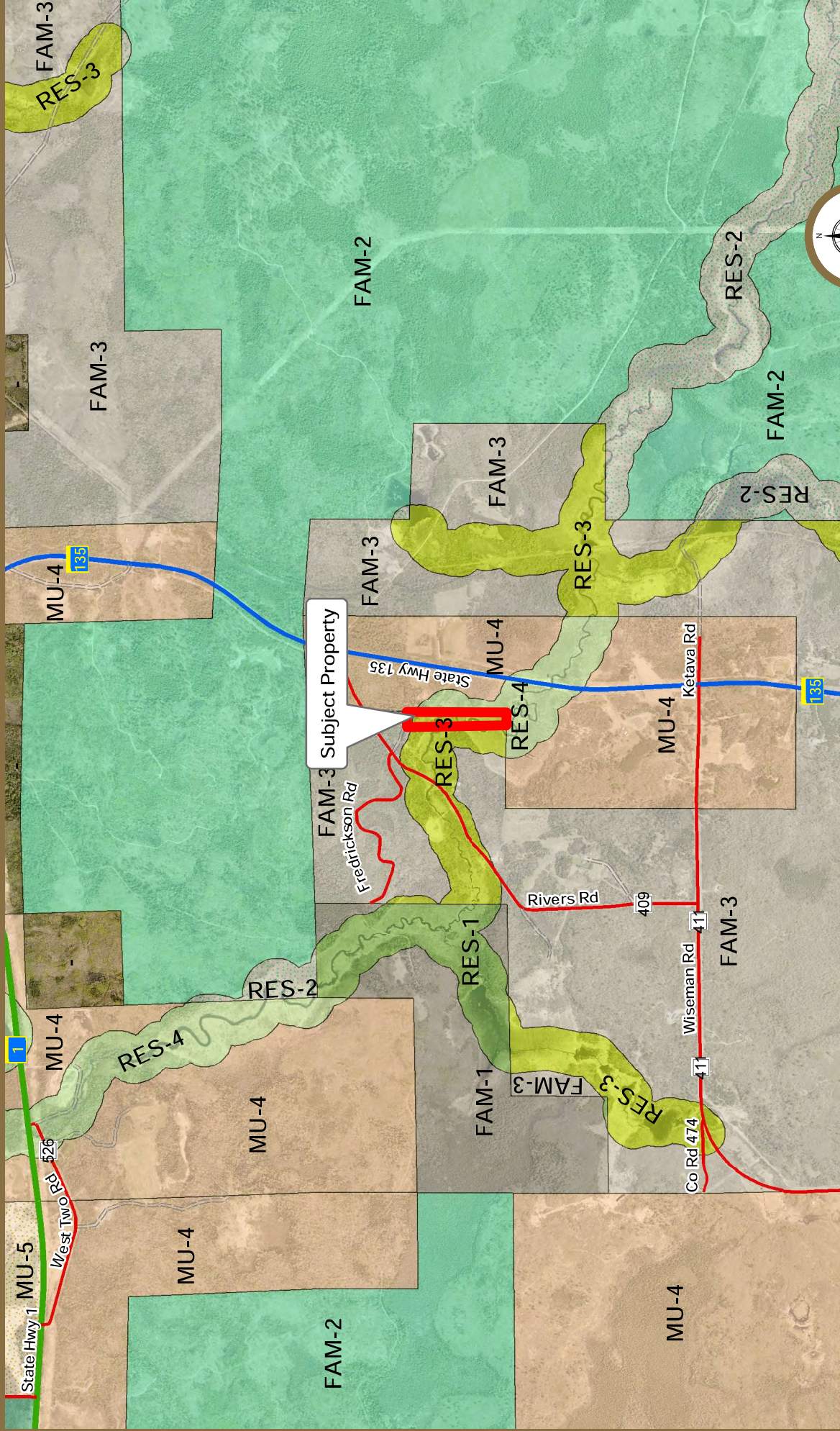
Prepared By: Planning & Zoning
Department
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 6/17/2024

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.

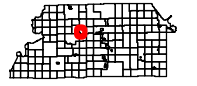
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St. Louis County

July BOA Meeting



Anthony Miller
Zoning Map
410-0010-01240



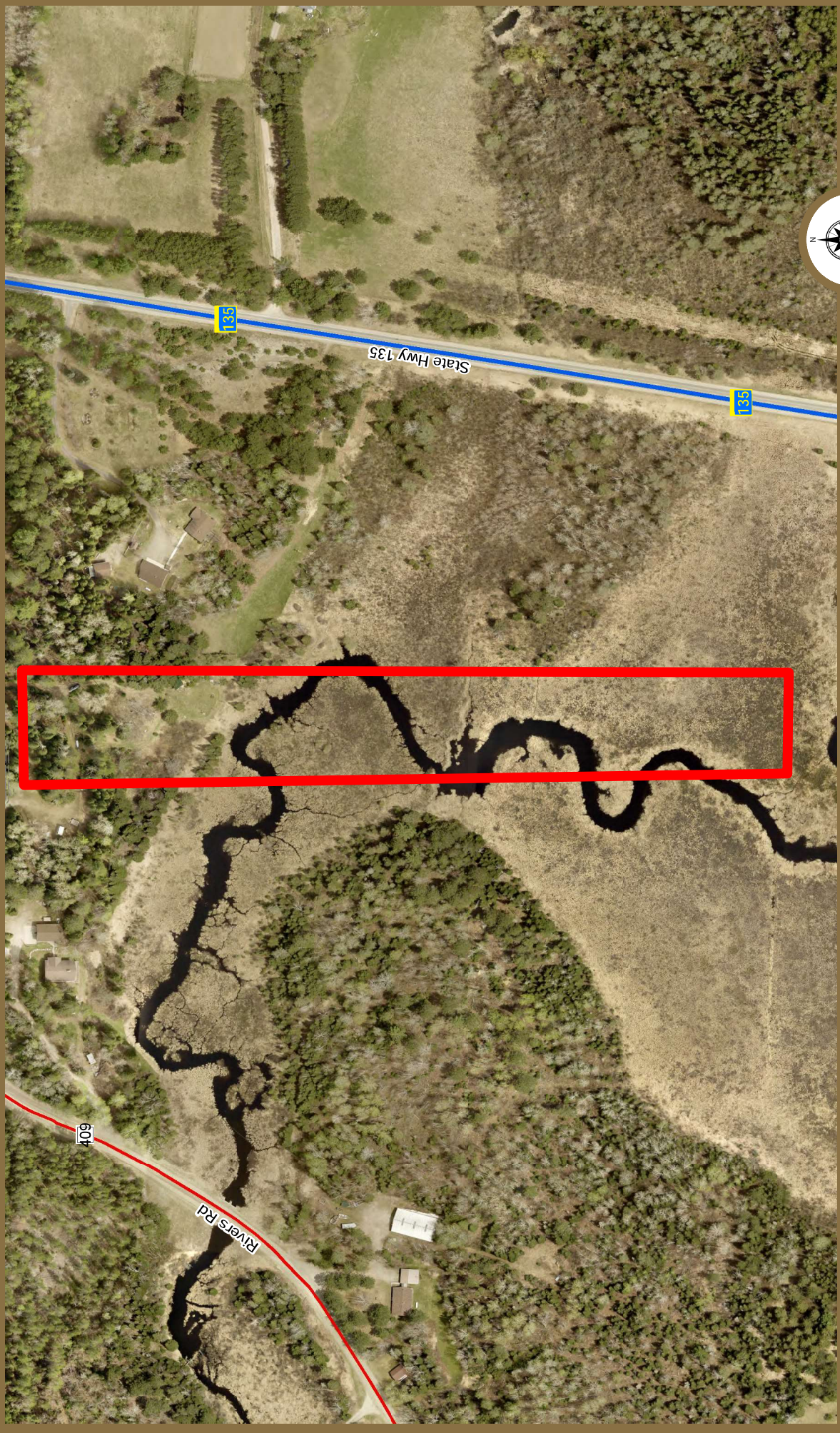
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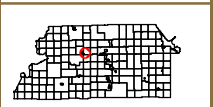
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Feet

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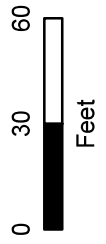
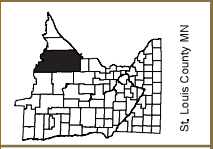
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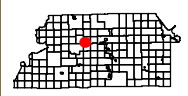
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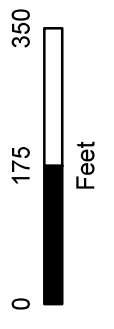
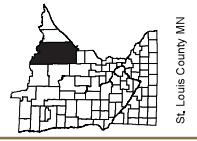
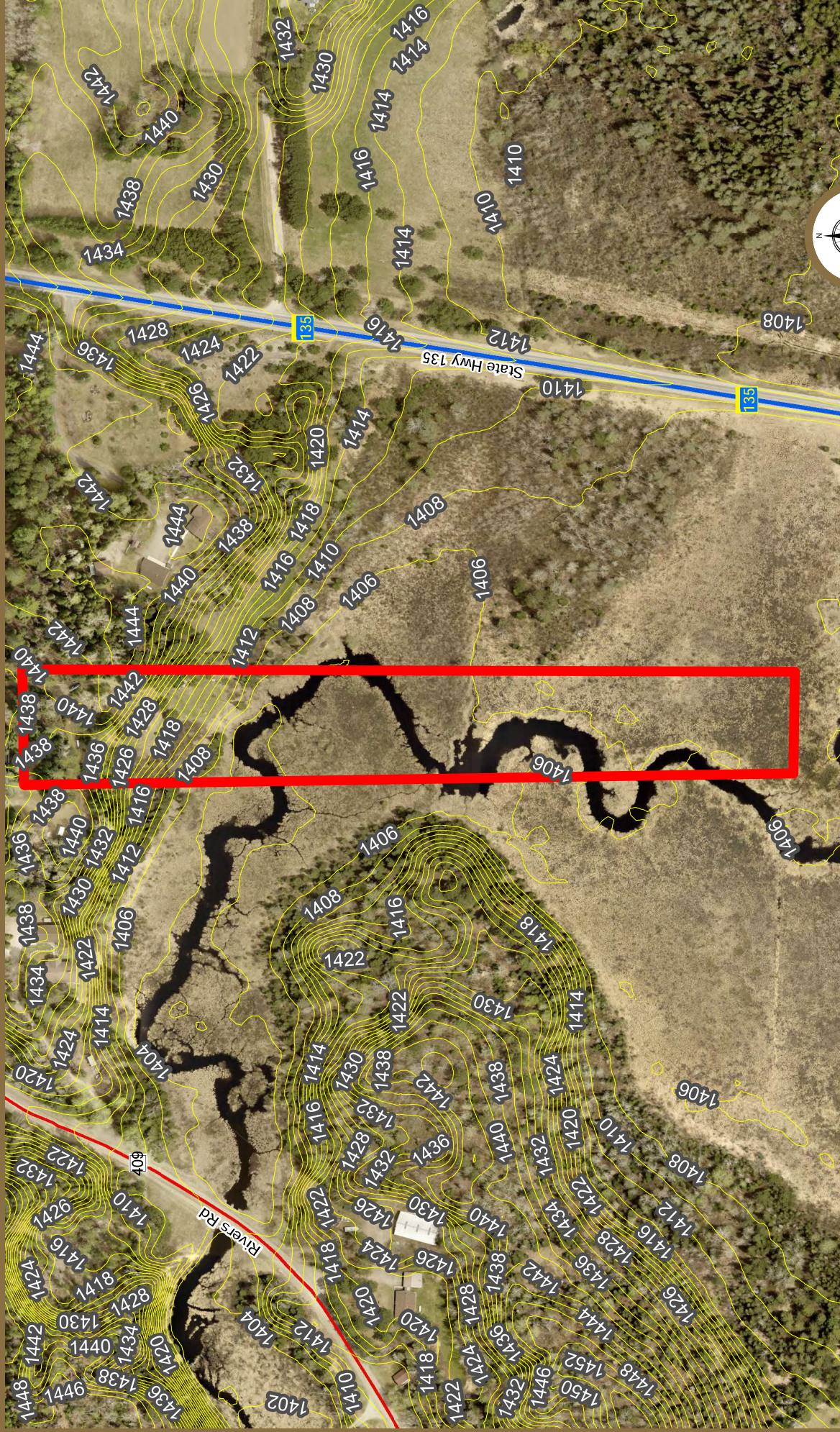
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