



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: Glenn Harle

APPLICANT ADDRESS: 611 Aspen Grove, Hibbing, MN 55746

OWNER NAME: Harle Family Trust
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 4545 Bradley Road, Tower, MN 55790

LEGAL DESCRIPTION: PART OF E1/2 OF N1/2 OF LOT 2 BEG 871.44 FT N OF CENTER OF SAID LOT 2 THENCE N 78 DEG 10 MIN E 102.62 FT THENCE 102 DEG 58 MIN RIGHT 229.31 FT THENCE AT AN ANGLE OF 90 DEG RIGHT 100 FT TO N AND S DIVISION LINE OF LOT 2 THENCE 90 DEG RIGHT 206.29 FT TO PT OF BEG, S5, T62N, R16W (Greenwood)

PARCEL IDENTIFICATION NUMBER (PIN): 387-0010-00607

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 A., to allow a second water oriented accessory structure on a parcel where only one is allowed per minimum lot area and width requirements for the dimensional district.

PROPOSAL DETAILS: The applicant is requesting approval to allow a 72 square foot barrel sauna, which is considered the second water-oriented accessory structure on the property. The parcel is zoned SMU-9 which requires one acre per water-oriented accessory structure. The property is a lot of record at 0.5 acres with an existing 520 square foot boathouse as the one allowed water-oriented accessory structure.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Bradley Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Lake Vermilion

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains a dwelling, garage, boathouse, and permitted septic system.

ZONE DISTRICT: SMU 9

PARCEL ACREAGE: 0.50 ACRES

LOT WIDTH: APPROX. 100 FEET

FEET OF ROAD FRONTAGE: N/A

FEET OF SHORELINE FRONTAGE: 108 FEET

PARCEL AND SITE INFORMATION

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

TOPOGRAPHY: The parcel has an overall elevation change of 18 feet, sloping gently from the rear of the parcel towards the shoreline.

FLOODPLAIN ISSUES: The parcel is located within the floodplain. The proposal will not be affected.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 A., states that only one water oriented accessory structure is allowed by permit per minimum lot area and width requirement for the dimensional district and on a lot of record. There is a 520 square foot boathouse located on the property. The applicant is requesting a second water oriented accessory structure (barrel sauna) where only one is allowed.
 - a. The applicant's parcel is 0.5 acres, 100 feet wide where 2 acres and 300 feet in width is required to allow for two water oriented accessory structures.
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 applicants 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 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. A variance is not the only option as there are alternatives that would eliminate the need for a variance request:
 - a. A new sauna meeting all accessory structure standards, including a 75 foot shoreline setback, may be allowed with an approved land use permit.

C. Essential Character of the Locality:

1. The area consists of year-round and seasonal residential homes.
2. The area largely consists of developed lakeshore lots with conforming and nonconforming structures.
3. There have not been any similar requests within the area.

D. Other Factors:

1. The applicant spoke to the Land Use team regarding alternatives to avoid a variance request and chose to move forward with the variance request.
2. It was confirmed during the site visit on 6/10/2024 that the applicant moved forward with placing the structure on the property without variance approval or 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.

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 water oriented accessory structure where only one is allowed 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. All St. Louis County Onsite Wastewater SSTS standards shall be followed.
4. All local, state, and federal requirements shall be met.



Land Use Permit

APPLICATION St. Louis County, Minnesota

Permit # Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	387-0010-00607	Associated PIN																	
Associated PIN	387-0010-00608	Associated PIN																	

E.g. 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://gls.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo20051frame/>

APPLICANT

*Applicant Name **GLENN HARLE** I am a... Contractor Homeowner Other *Daytime # **218-929-4042** Date **5-14-2024**

*Applicant Address *Where to send permit.* **611 ASPEN GROVE** *City **HIBBING** *State **MN** *ZIP **55746**

Applicant Email **connie.harle@gmail.com**

Contact Person *If applicable.* Contact Person #

Mailing Address *If different than above.* City State ZIP

Email Address *Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.* **connie.harle@gmail.com**

SITE INFORMATION

Yes No *Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)

If yes above, please list site address: **4845 BRADLEY ROAD TOWER MN 55792**

Yes No *Is this leased property? If yes, leased from: MN Power MN DNR US Forest Service St Louis County Other

Yes No *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 Other **COUNTY 949 (BRADLEY ROAD)**

PROJECT INFORMATION

Yes No *Is this project on a parcel less than 2.5 acres?

Yes No *Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes No *Is this project adding a bedroom? **Include home, garage, & accessory dwelling.**

*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 No *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 falsification 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 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 APPLYING FOR *Check all that apply to the project.* **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Building (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 checked="" 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)
	BARREL	CRADLE	6 Feet	12 Feet	72 Sq. ft.	6 Feet
	SAUNA		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

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 _____



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.

It is advisable that you discuss your request with Planning and Zoning 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, check out our website at:

www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#ja-101571443-variance.

APPLICANT

Applicant Name (Last, First)

Harle, Glenn

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

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

We propose to install a Barrel Sauna, mounted on a cradle (dry sauna) at a 50' setback versus the required 75' setback from the shoreline. All surfaces on the lot are terraced on all sides to allow for gentle water drainage / runoff. See sketch. There is only one flat surface area on which to install the sauna.

2. Describe the intended/planned use of the property.

Plan to install a Barrel Sauna, 6'x12', 50 feet from the water. This is a dry sauna without a pressurized water system.

3. Describe the current use of your property.

We currently have a seasonal recreational cabin with a water-oriented boathouse. We use the property on weekends and during vacation periods.

4. Describe other alternatives, if any.

Given the terraced nature of the lot, there are no other flat surfaces wide enough on which to install the sauna.

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

Our property is forested from view of the neighboring properties. Our shoreline also has adequate tree cover. The sauna would be tucked in behind the boathouse, making it invisible from neighbors and nearly invisible when approaching our property from the lake. Sauna is cedar with a dark brown roof to match our other buildings.

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.
 There should be zero impact to neighboring property owners. All lots are heavily forested. Our property has adequate tree cover along our shoreline to shield our entire property from sight. The sauna would be only visible from our cabin as it would be tucked behind our boat house.

7. Describe how negative impact to the local environment and landscape will be avoided.
 The sauna structure is made of cedar with a dark brown shingled roof. We plan to add ornamental grasses along the 12' sides of the sauna. We don't intend to negatively impact our property or any neighboring properties. This sauna is for our personal use, not for loud obnoxious parties.

8. Describe the expected benefits of a variance to use of this property.
 The benefits of a variance will be enjoyment of a sauna bath for our family. There are no other options for placement of this structure.

9. Include additional comments that will clarify your request for the Planning and Zoning staff members and the Board of Adjustment.
 We respectfully ask that you grant us a variance. We have searched and searched, but there are no other options for a sauna. Thank you very much for hearing our request. Glenn & Connie Harle

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% of 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/land-use

Duluth
 Government Services Center
 320 West 2nd Street,
 Suite 301
 Duluth, MN 55802
 (218) 725-5000

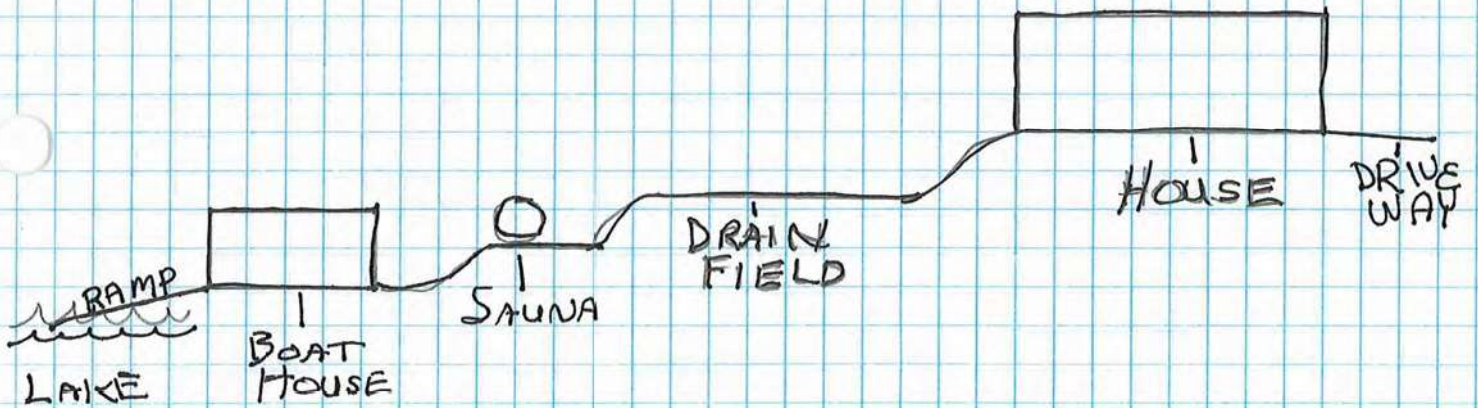
Virginia
 Government Services Center
 201 South 3rd Avenue West
 Virginia, MN 55792
 (218) 749-7103

Office Use Only
 Receipt # _____
 Receipt Date _____
 Payment Amount _____
 Paid By _____

LEFT SIDE ELEVATION

4545 BRADLEY ROAD
TOWER MN 55746

OWNER
GLENN F. HARLE
61 ASPEN GROVE
HIBBING MN 55746
(218) 929-4042,
connie.harle@gmail.com



CERTIFICATE OF SURVEY

A Boundary Survey within
the East 1/2 of the North 1/2
of Government Lot 2, Section 5,
Township 62 North, Range 16 West,
St. Louis County, Minnesota

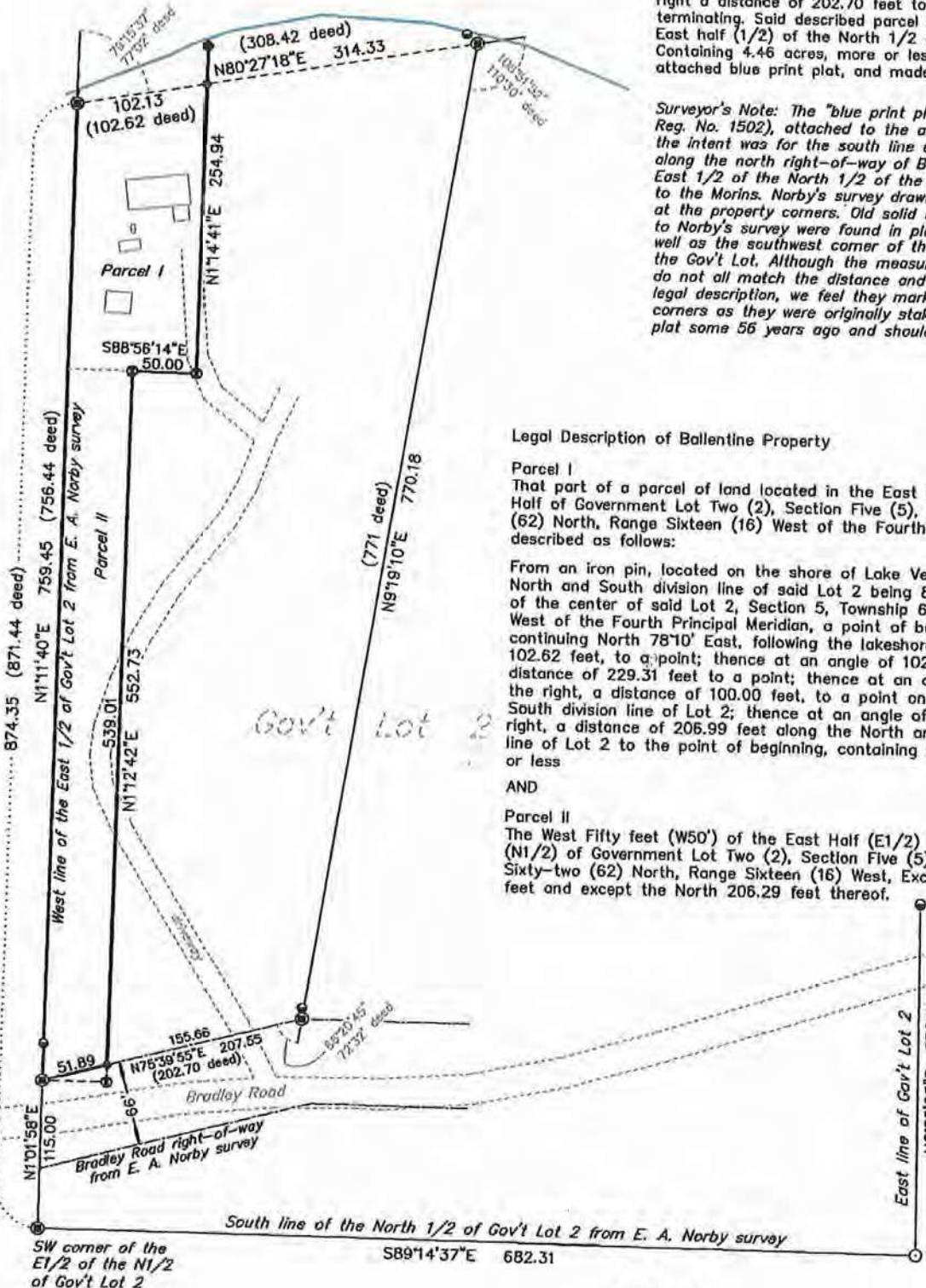
Legal Description for original Morin parcel (parent parcel) from
Warranty Deed 1004, Page 160, dated July 29, 1957 (Lilja to Morin)

That part of a parcel of land located in the East half (1/2) of the
North half (1/2) of Lot 2, Section 5, Township 62 N. Range 16 W.,
of the 4th P.M. described as follows:

From an iron pin, located on the North and South division line
of said Lot 2, and on the North side of right of way line of the Bradley
Road, known as County Highway No. 949, being 115 feet north of
the center of said Lot 2, Section 5 T62N R16W, a point of beginning;

Thence continuing north on said north and south line to the shore
of Vermilion Lake, a distance of 756.44 feet; thence at an angle
of 77° 02' to the right, following the lake shore, a distance of
308.42 feet; thence at an angle of 110° 30' to the right, a
distance of 771 feet; thence at an angle of 72° 32' to the
right a distance of 202.70 feet to the point of beginning and there
terminating. Said described parcel of land lying wholly within the
East half (1/2) of the North 1/2 of Lot 2, Section 5, T62N, R16W,
Containing 4.46 acres, more or less, more fully shown in red on
attached blue print plat, and made a part hereof.

*Surveyor's Note: The "blue print plat", (a survey done by E. A. Norby,
Reg. No. 1502), attached to the above mentioned deed indicates that
the intent was for the south line of the parcel to run adjacent to and
along the north right-of-way of Bradley Road. Lilja's owned the entire
East 1/2 of the North 1/2 of the Gov't Lot at the time of the transfer
to the Morins. Norby's survey drawing shows solid iron rods in place
at the property corners. Old solid iron rods which we believe date back
to Norby's survey were found in place at all four corner locations as
well as the southwest corner of the East 1/2 of the North 1/2 of
the Gov't Lot. Although the measurements between the found iron rods
do not all match the distance and angle calls as written in the original
legal description, we feel they mark the actual locations of the property
corners as they were originally staked and depicted on the blue print
plat some 56 years ago and should be accepted as such.*



Legal Description of Ballentine Property

Parcel I

That part of a parcel of land located in the East Half of the North
Half of Government Lot Two (2), Section Five (5), Township Sixty-two
(62) North, Range Sixteen (16) West of the Fourth Principal Meridian,
described as follows:

From an iron pin, located on the shore of Lake Vermilion and on the
North and South division line of said Lot 2 being 871.44 feet North
of the center of said Lot 2, Section 5, Township 62 North, Range 16
West of the Fourth Principal Meridian, a point of beginning; thence
continuing North 78°10' East, following the lakeshore, a distance of
102.62 feet, to a point; thence at an angle of 102°58' to the right,
a distance of 229.31 feet to a point; thence at an angle of 90°00' to
the right, a distance of 100.00 feet, to a point on the North and
South division line of Lot 2; thence at an angle of 90°00' to the
right, a distance of 206.99 feet along the North and South division
line of Lot 2 to the point of beginning, containing 0.50 acre, more
or less

AND

Parcel II

The West Fifty feet (W50') of the East Half (E1/2) of the North Half
(N1/2) of Government Lot Two (2), Section Five (5), Township
Sixty-two (62) North, Range Sixteen (16) West, Except the South 115
feet and except the North 206.29 feet thereof.

LEGEND



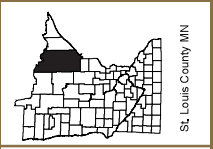
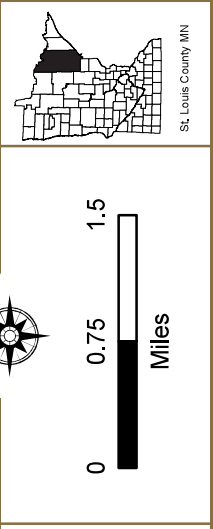
Bearings are based on
project coordinates.



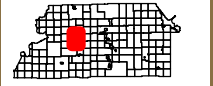
1518 8th St. So.
Virginia, MN, 55792
Phone: (218) 741-2575

St. Louis County

July BOA Meeting



Glenn Harle
Location Map
387-0010-00607



Prepared By: **Planning & Zoning**

Department
 (218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 6/13/2024

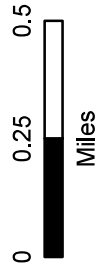
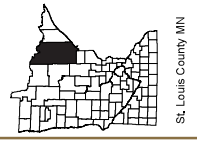
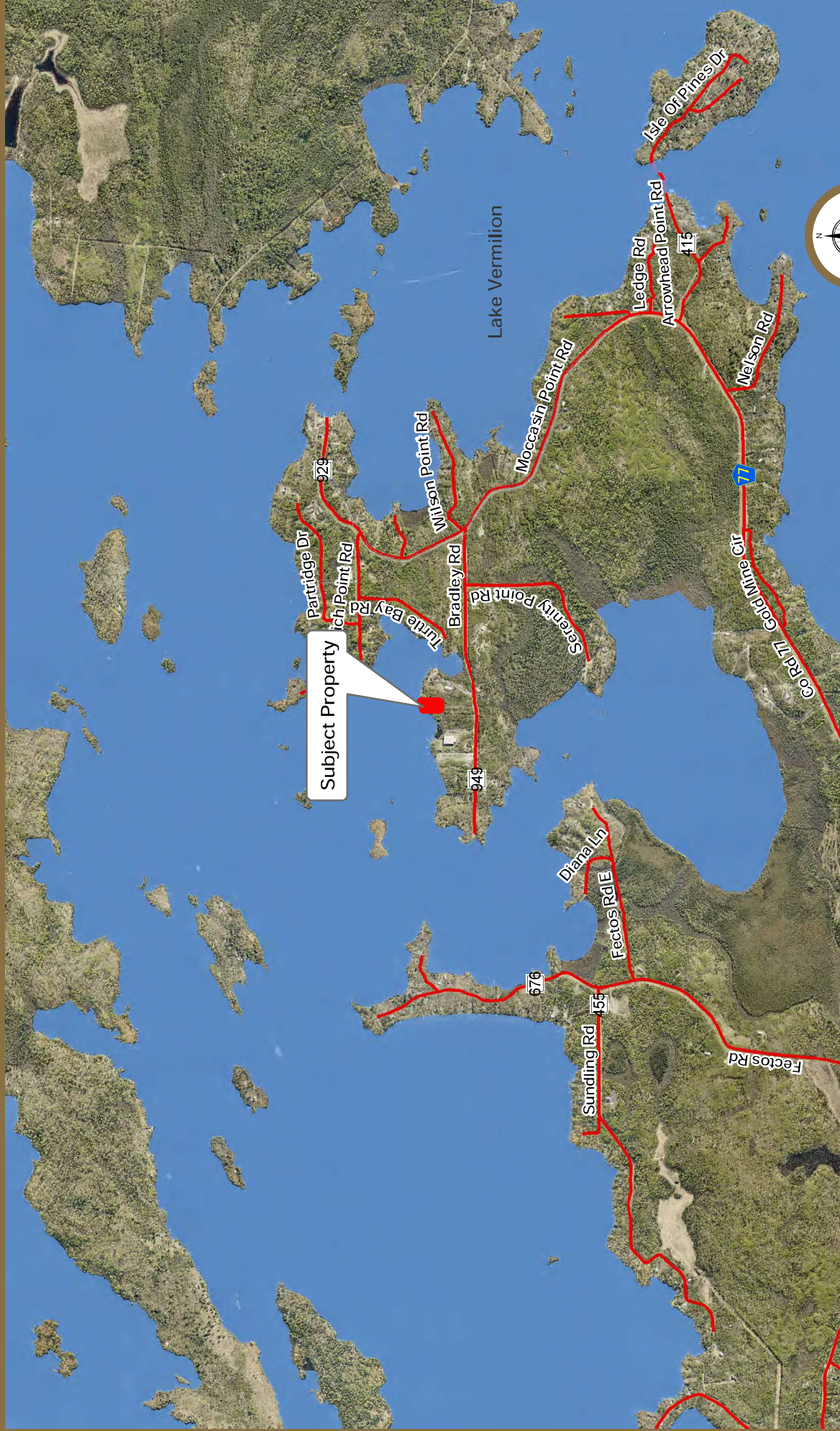
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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St. Louis County

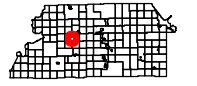
July BOA Meeting



Glenn Harle

Location Map

387-0010-00607

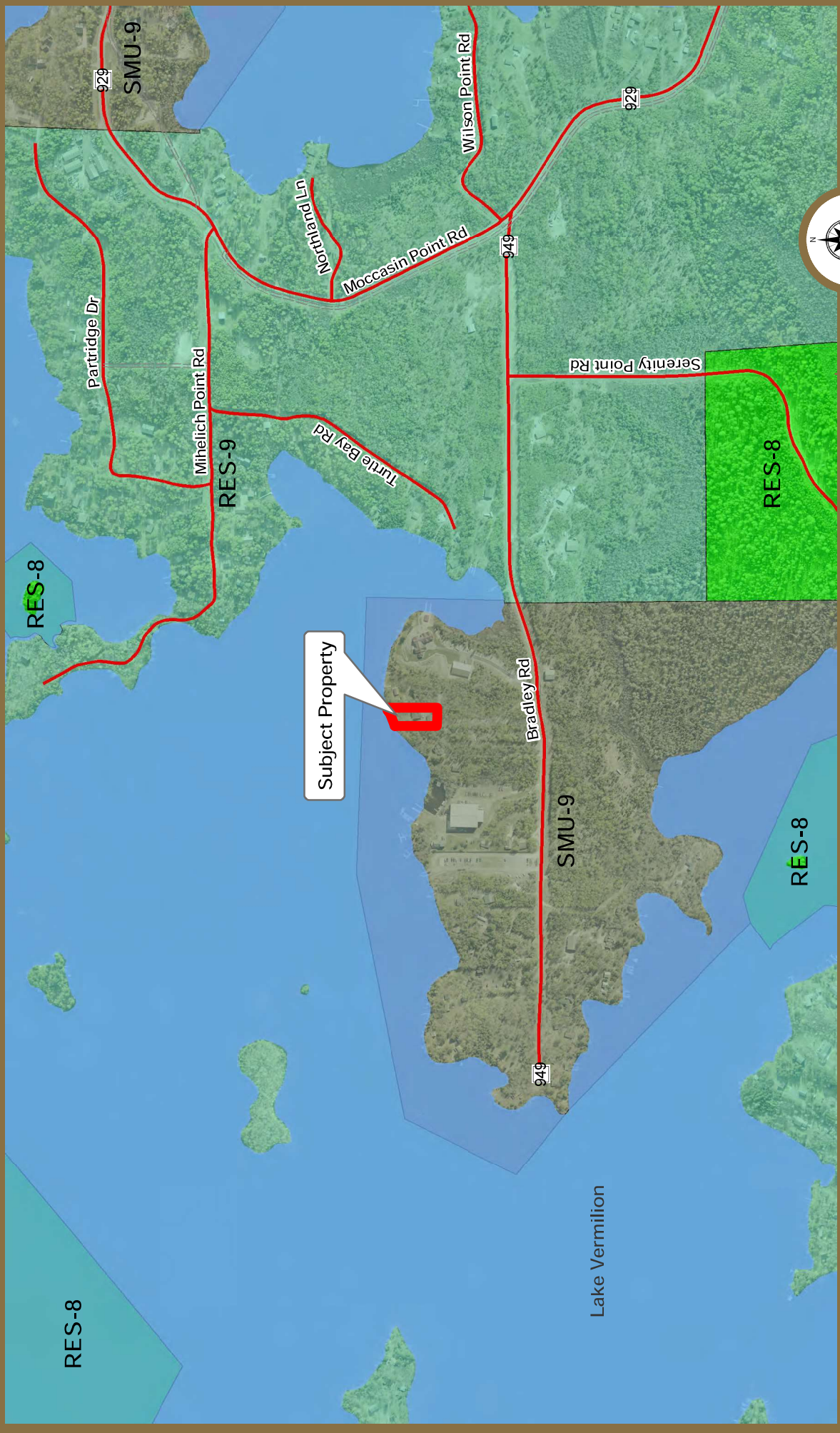


Prepared By: Planning & Zoning
Department
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 6/13/2024

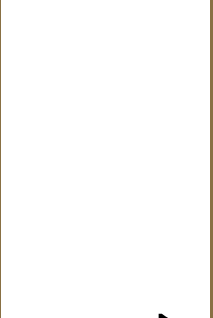
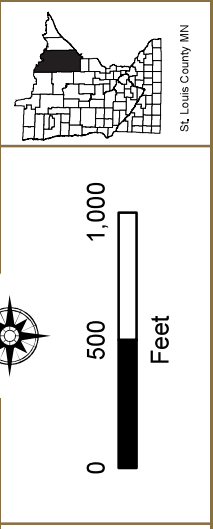
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St. Louis County

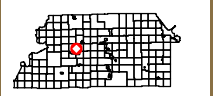
July BOA Meeting



Subject Property



Glenn Harle
Zoning Map
387-0010-00607



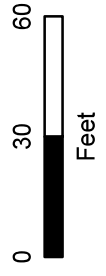
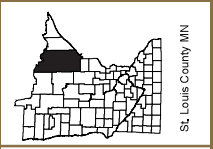
Prepared By: Planning & Zoning Department
 (218) 725-5000
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 Source: St. Louis County
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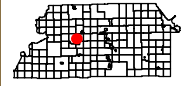
July BOA Meeting



Lake Vermilion



Glenn Harle Site Map 387-0010-00607



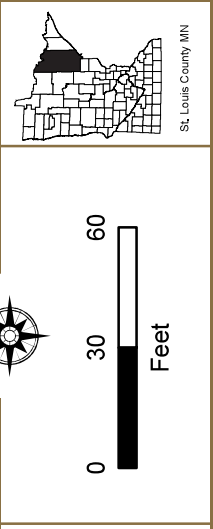
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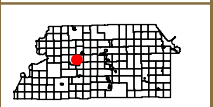
July BOA Meeting



Glenn Harle

Elevation Map

387-0010-00607



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