

Presenter

Emily Anderson  
Environmental Specialist



SAINT  
**LOUIS** ♦  
**COUNTY**  
MINNESOTA

# Christopher Soares

3611 Fectos Road  
Tower MN



# Request

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- The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2, Section F, Table VII, to allow a subsurface sewage treatment system installation at a reduced road right-of-way (ROW) setback and a reduced structure setback.



# Proposal Details

- The applicant is requesting to replace a septic tank at a 0 foot right of way setback where 10 feet is required, and at a 2 foot structure setback where 10 feet is required. This system is a replacement to abandon an imminent public health threat (IPHT) tank that was inspected at point of sale.

TABLE VII

MINIMUM SETBACK DISTANCES (FEET)

Feature	Sewage tank, holding tank, or sealed privy	Absorption area or unsealed privy	Building sewer or supply pipes
Water supply wells	*	*	*
Buried water lines	*	*	*
Structures	10	20	
Property lines **	10	10	
Ordinary high water level of public waters	***	***	

\* Setbacks from buried water lines and water supply wells are governed by chapters 4715 and 4725, respectively.

\*\* Infringement on property line setbacks must be made through accepted local procedures.

\*\*\* Setbacks from lakes, rivers, and streams are governed by chapters 6105 and 6120.

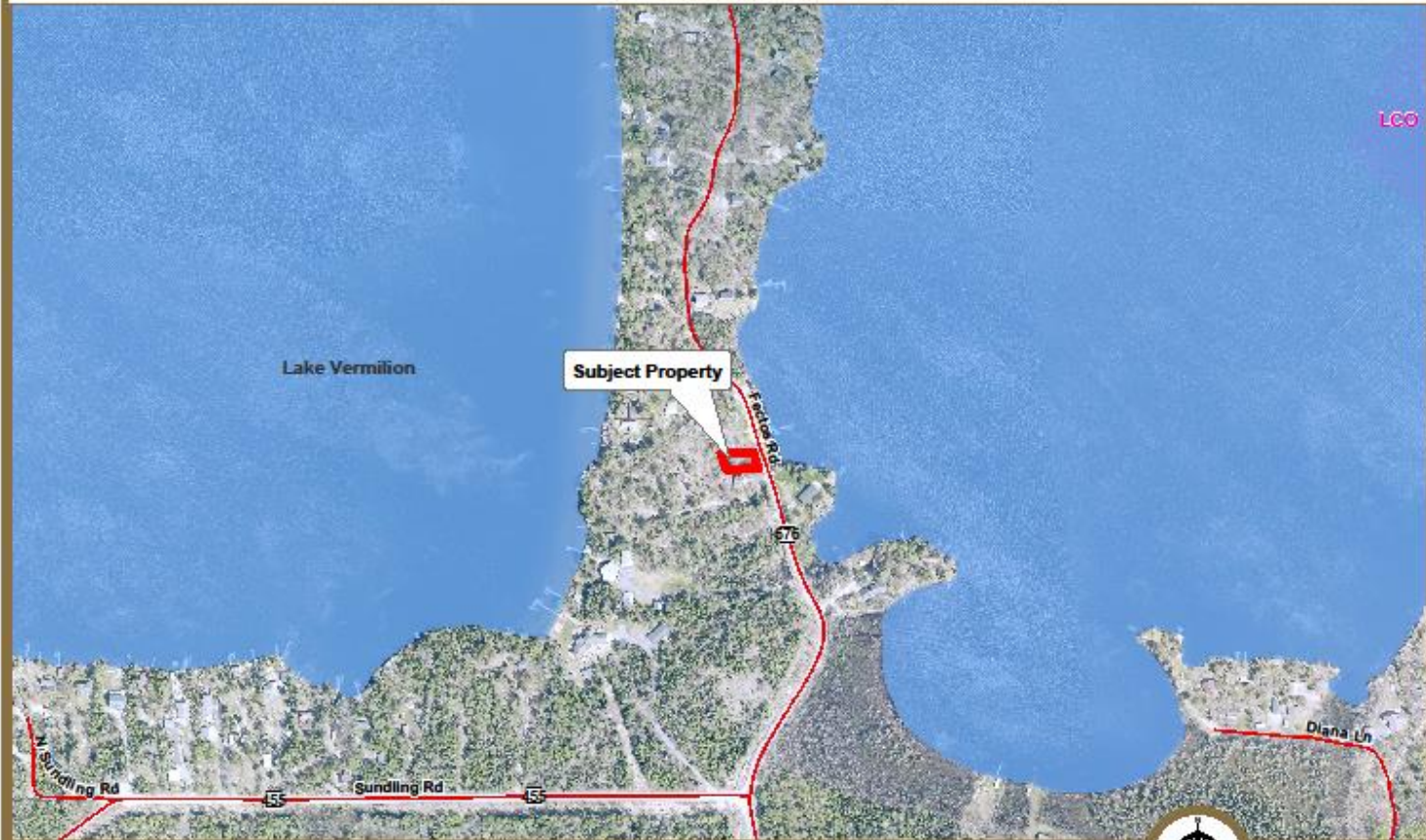






# St. Louis County

July BOA Meeting



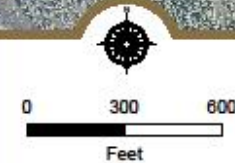
Prepared By: **Planning & Community Development**  
(314) 725-5000  
[www.stlouiscountytn.gov](http://www.stlouiscountytn.gov)  
Source: St. Louis County  
Map Created: 6/21/2023  
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.  
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## Christopher Soares

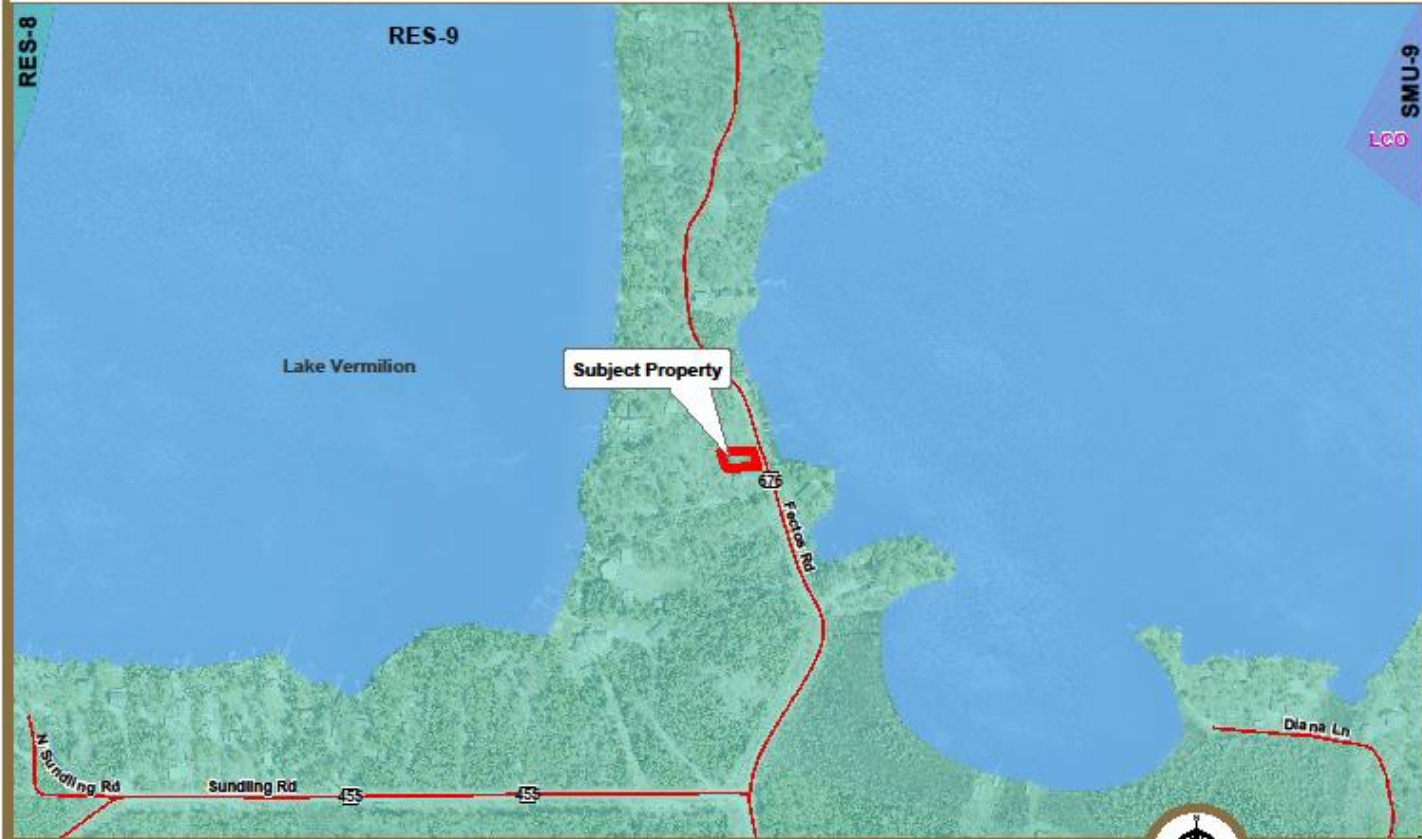
### Location Map

387-0360-00225



# St. Louis County

July BOA Meeting



Prepared By: Planning & Community Development  
(314) 725-5000  
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 8/21/2023

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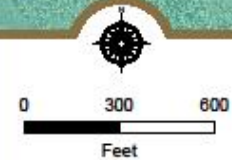
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## Christopher Soares

### Zoning Map

387-0360-00225







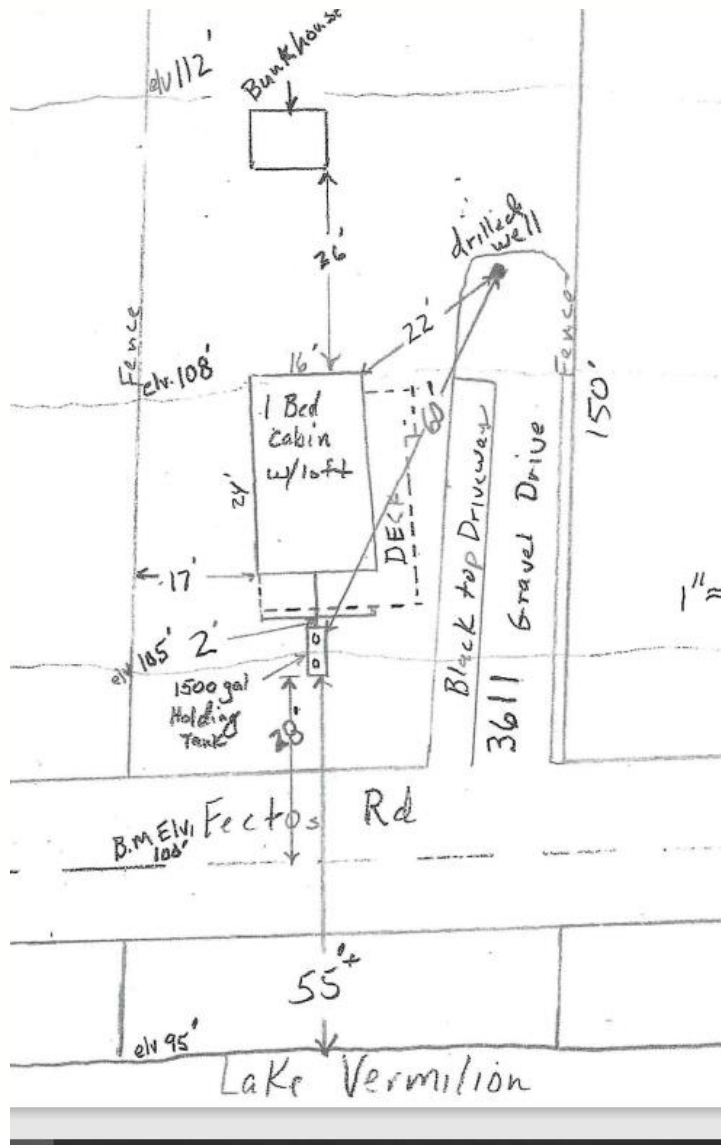
Site photo showing approx. 2 ft requested setback to structure (attached deck)







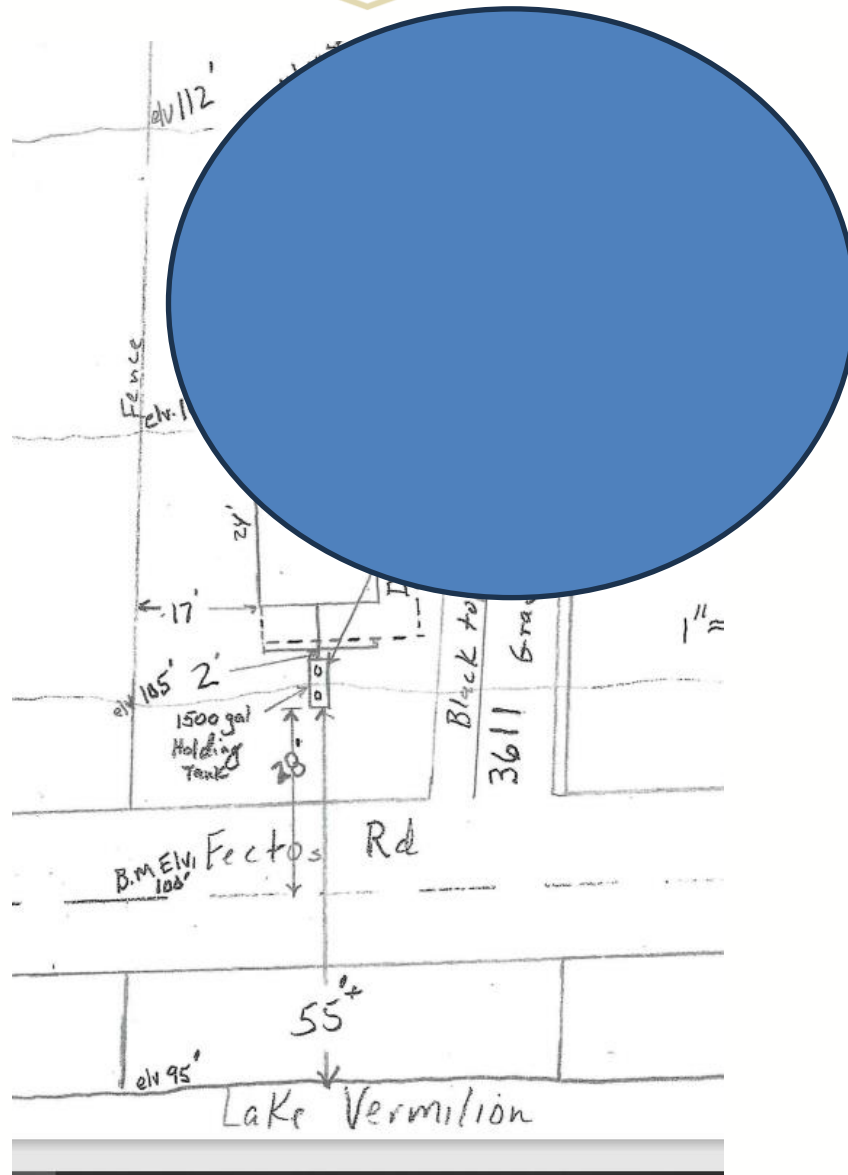
Site photo showing approximate edge of tank to ROW



Proposed site sketch with septic layout from designer









# Plans and Official Controls

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1. Ordinance 61 states that all ISTS components must be setback in accordance with Table VII of SSTS Technical Standards.
  - All other setbacks will be met.
  - The required setback from a ROW or existing structure is 10 feet.
  - The applicant is requesting a reduced setback from ROW at 0 feet and building setback at 2 feet.



# Practical Difficulty

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1. The parcel is zoned Residential – 9. The lot is 0.12 acres and 50 feet wide where 1.0 acre and 150 feet lot width is required.
2. The lot has a well which requires a 50 foot setback, which limits replacement area for the tank.



# Essential Character

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1. The plat is zoned Residential – 9 consisting of conforming and nonconforming residences.
2. There have been no similar variance requests within the plat.





# Other Factors

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1. There is limited septic replacement area due to the lot width and acreage.
2. A majority of the septic replacement area is occupied by the well.
3. This system is an Imminent Public Health Threat and the tank needs to be replaced with a new tank (this tank is unable to be repaired).



# BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

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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 relief from St. Louis County SSTS Ordinance 61 7080.2150 Subpart 2 Item F (Table VII) to replace a septic tank at a reduced roadway and building setback. as proposed include, but are not limited to:

The following condition(s) shall apply:

1. All other Onsite Wastewater SSTS standards shall be met.
2. Following system installation, an inspection shall be performed by a qualified inspector to ensure setbacks are met prior to issuing Certificate of Compliance.
3. All other local, county, state and federal regulations shall be met.





# Correspondence



# Board of Adjustment Questions?



# Public Questions?

