

Presenter

Emily Anderson
Environmental Specialist



SAINT
LOUIS
COUNTY
MINNESOTA

Bodri Enterprises Inc.

1392 Walsh Road
Ely Mn



S A I N T
LOUIS
COUNTY
M I N N E S O T A

Request

- 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 shoreline setback from a Recreational Development lake where a minimum of 75 feet is required.



Proposal Details

- The applicant is proposing to install a new septic tank at a reduced shoreline setback of 60 feet where a 75 foot setback is required. The new tank will be replacing the noncompliant existing dry wells as required by the point-of-sale inspection requirements.

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.

Sewage Treatment System Setback Standards From Protected Waters	ISTS Setback
Natural Environment Lakes	150 feet
Recreation Development Lakes	75 feet
General Development Lakes	50 feet
Mine Pit Lakes	75 feet
Trout Streams	150 feet
DNR Remote Rivers*	150 feet
DNR Forested*	100 feet
SLC Primitive Rivers**	250 feet
SLC Remote Rivers**	150 feet
SLC Urban **	75 feet
Rural / Agricultural Rivers	150 feet
Recreational Rivers	150 feet
All other protected lakes and rivers	75 feet

- * Minnesota Department of Natural Resources
- ** St. Louis County



St. Louis County

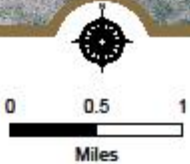
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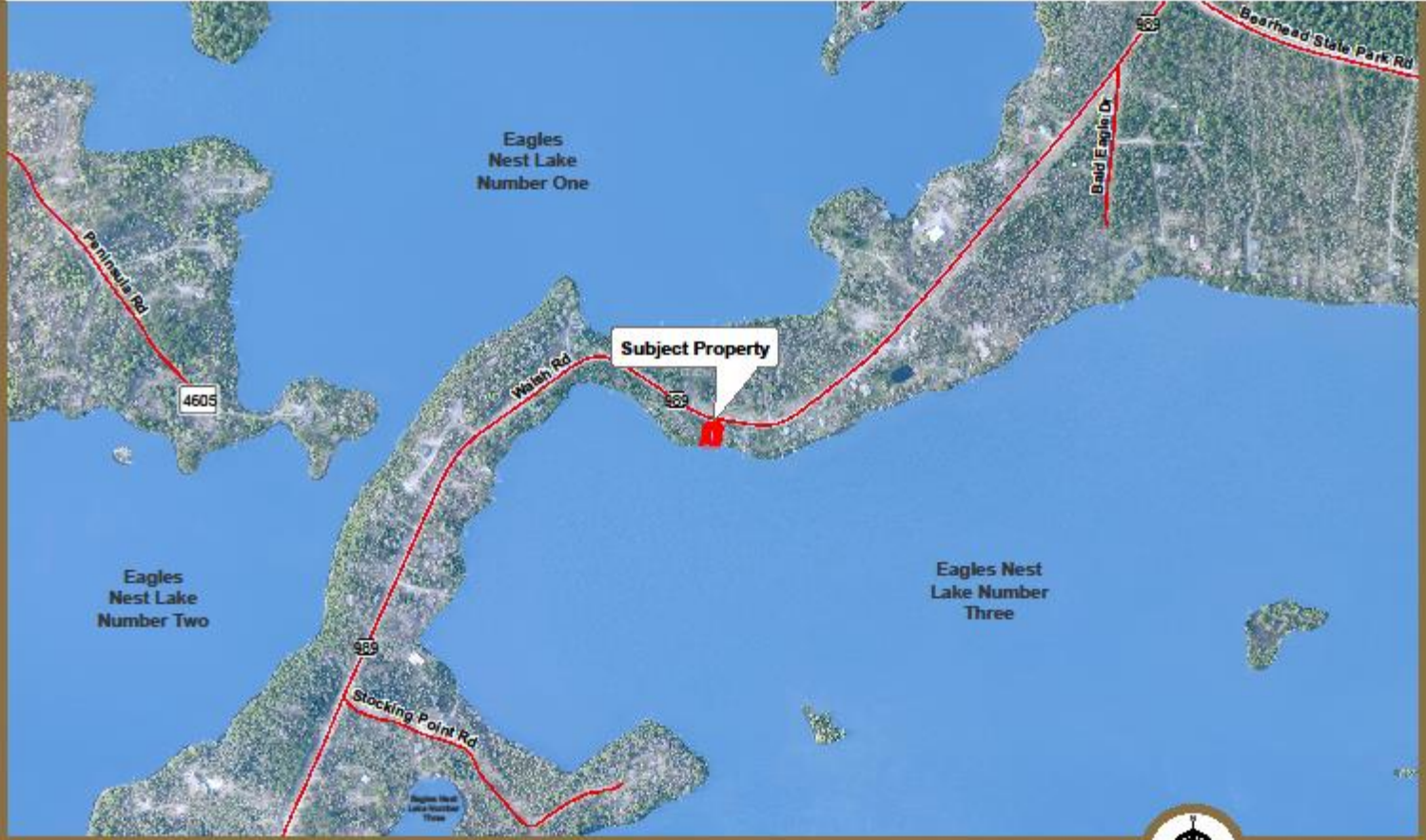


Bodri Enterprises Inc.
 Location Map
 317-0040-00410



St. Louis County

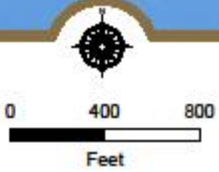
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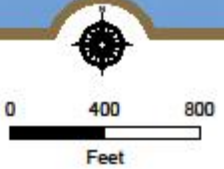
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Zoning Map
317-0040-00410



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Bodri Enterprises Inc Site Map

PIN: 317-0040-00410 & 317-0040-00420



0 10 20
Feet



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Bodri Enterprises Inc
Site & Elevation Map
PIN: 317-0040-00410 & 317-0040-00420

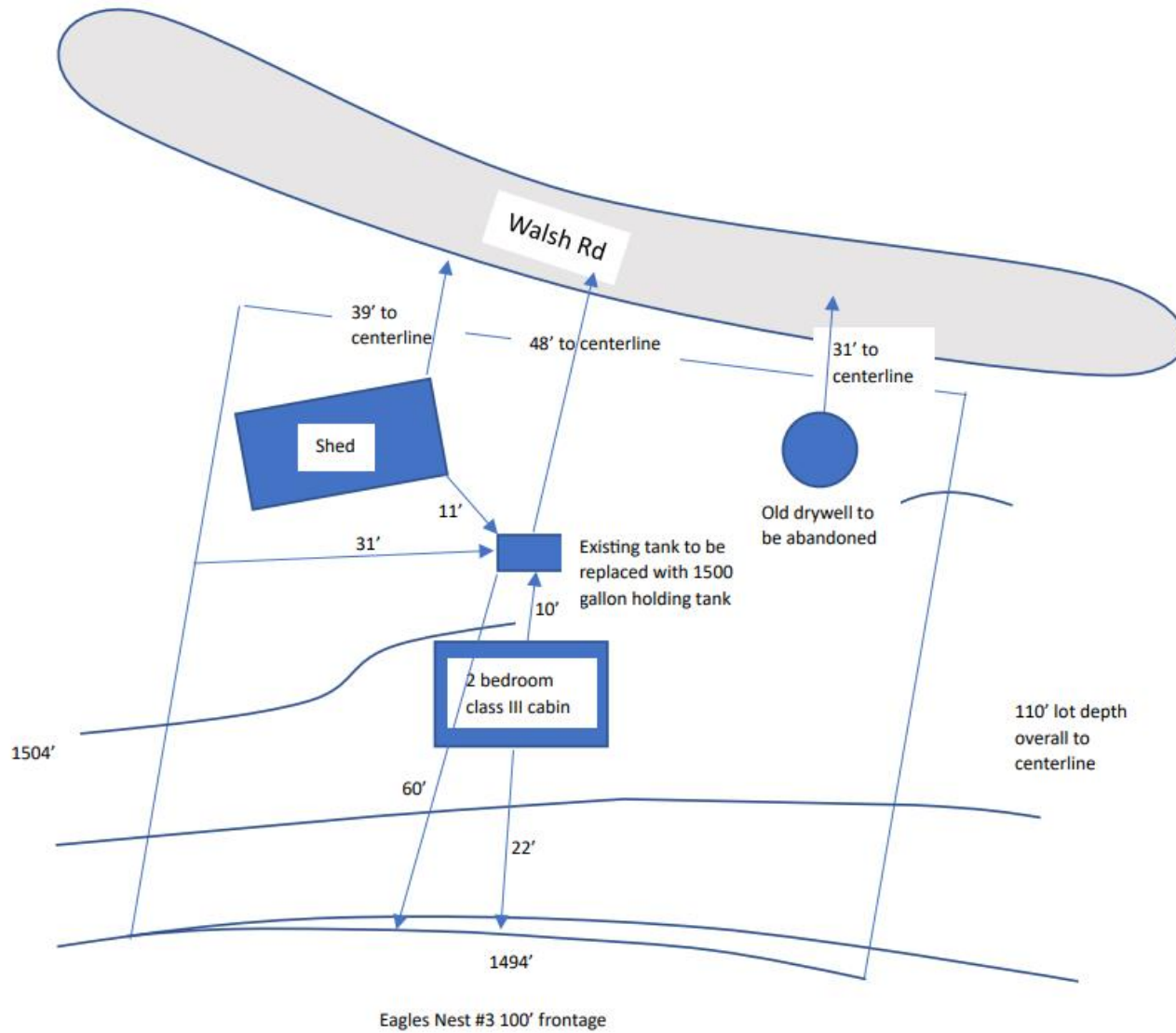


0 10 20
Feet

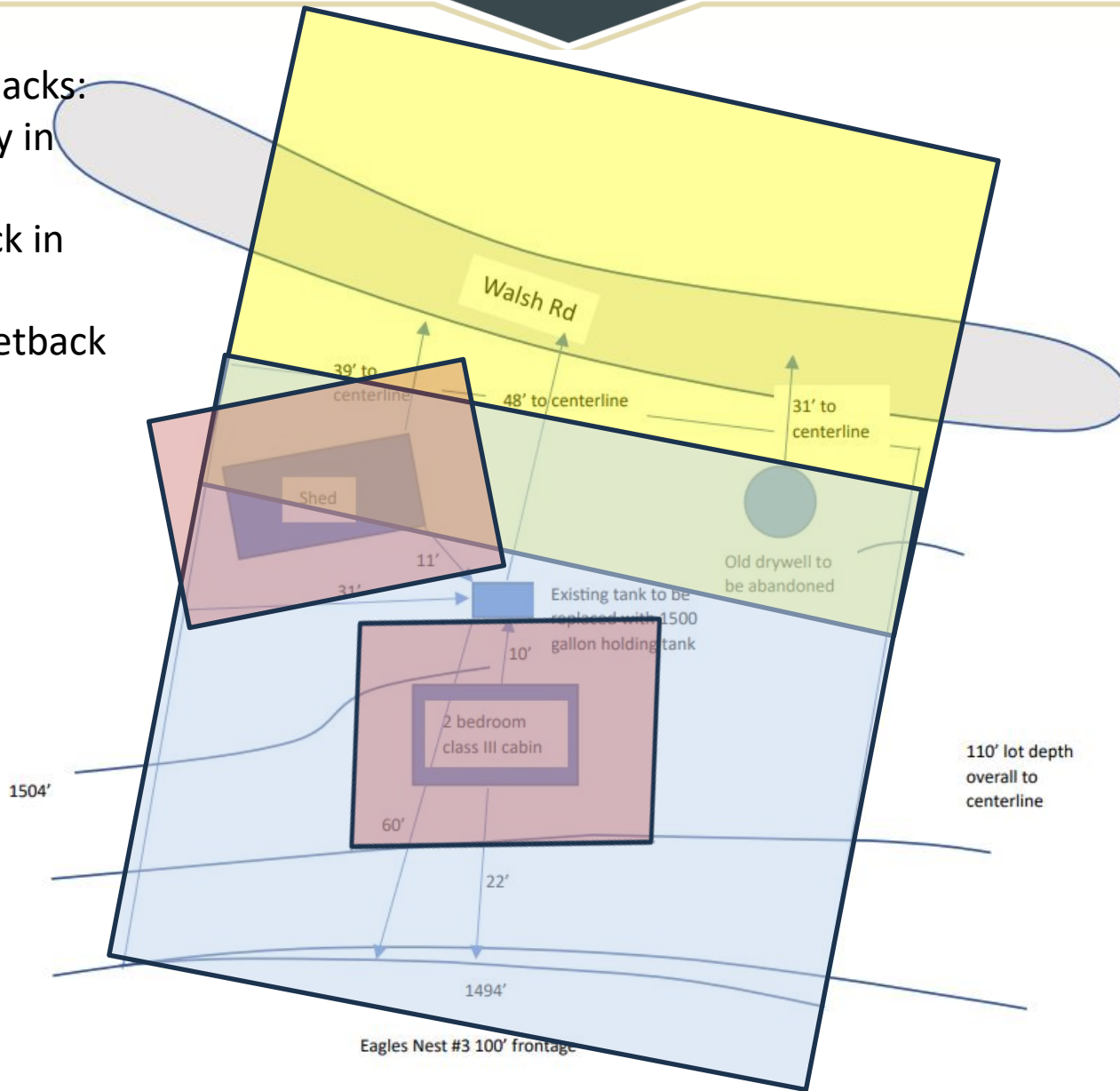


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- Required setbacks:
1. Right of Way in yellow
 2. Lake setback in blue
 3. Structure setback in red

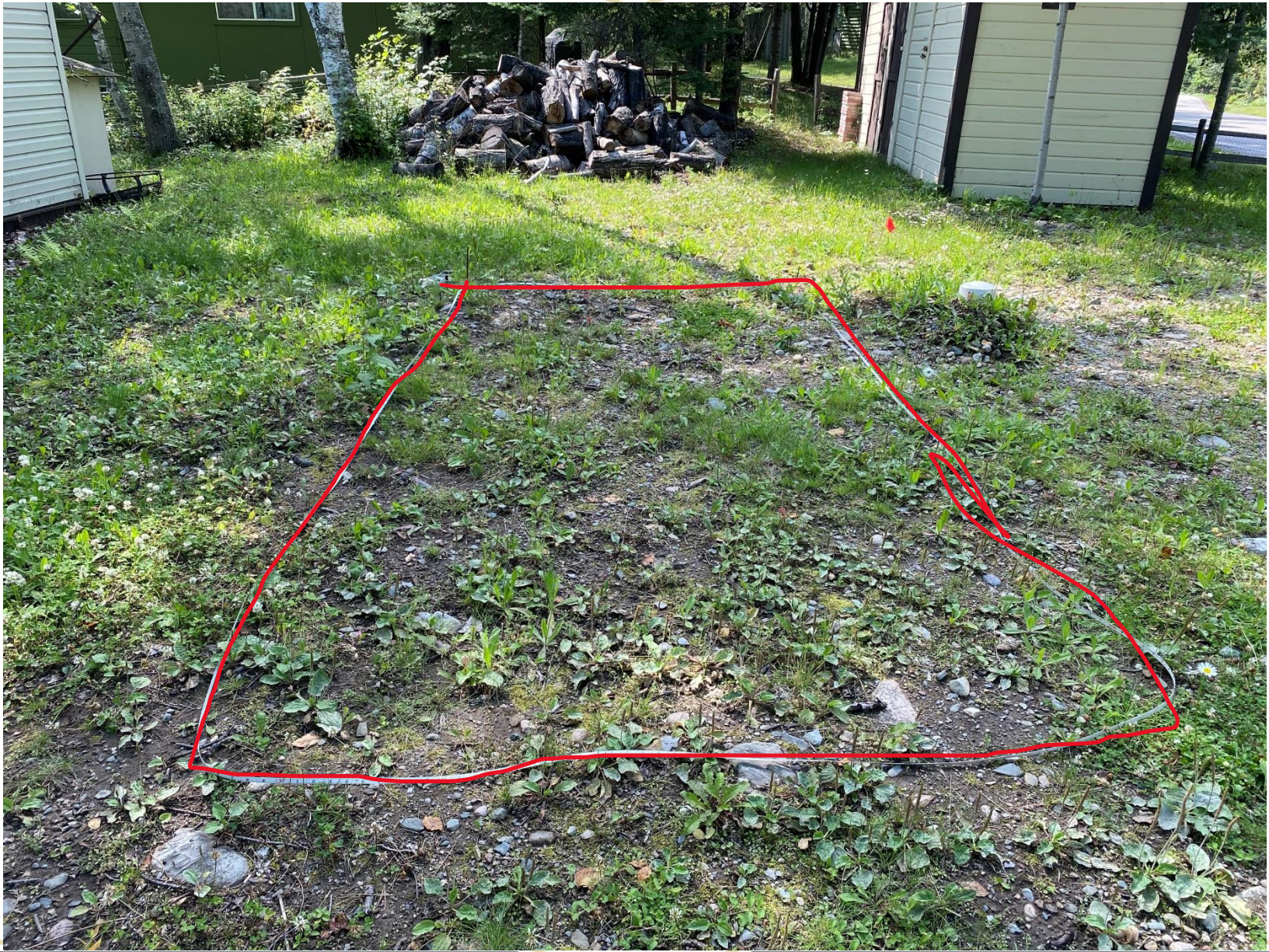




Site Photo of approximate tank location



Site Photo of approximate tank location



Site Photo of approximate tank location

Plans and Official Controls

1. 1. Ordinance 61 states that all SSTS components must be setback in accordance with Table VII of the SSTS Technical standards. The required setback for Eagle's Nest Lake No. 3 is 75 feet. The applicant is proposing to install the tank at a reduced setback of 60 feet.
2. 2. All other setbacks will be met.



Practical Difficulty

1. With a road right of way setback of 10 feet, and a shoreline setback of 75 feet there is no area on the parcel that conforms to both setback requirements.
 - The parcel is approximately 83 feet deep, limiting the conforming area for replacement.
 - The existing structure layout limits the conforming area for replacement.
2. The existing dry wells were found to be noncompliant when a point-of-sale inspection was done and are required to be replaced.



Essential Character

1. The plat is zoned Shoreland Multiple Use – 7 consisting of conforming and nonconforming residences.
2. There have been no similar variance requests within the plat.



Other Factors

1. There is no conforming septic replacement area due to shoreline and roadway setbacks.
2. The existing system is noncompliant has failed point-of-sale inspection.



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 relief from St. Louis County SSTS Ordinance 61 7080.2150 Subpart 2 Item F (Table VII) allow a subsurface sewage treatment system installation at a reduced shoreline setback as proposed include, but are not limited to:

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?

