



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

REPORT DATE: 07/24/2023

MEETING DATE: 08/17/23

APPLICANT INFORMATION

APPLICANT NAME: Ryan Nelson

APPLICANT ADDRESS: 2601 6th Avenue Southeast, Willmar, MN 56201

SITE ADDRESS: 10316 Ash River Trail, Orr, MN 55771

LEGAL DESCRIPTION: PART OF LOT 6 BEG 614 FT S AND 5 FT SW OF SE CORNER OF LOT 2 THENCE SWLY 100 FT THENCE SELY 135 FT THENCE NELY 100 FT THENCE NWLY TO POINT OF BEGINNING, S5, T68N, R19W (Unorganized 68-19)

PARCEL IDENTIFICATION NUMBER (PIN): 731-0010-00727

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D, to allow a nonconforming principal structure to exceed allowed structure width facing the water, and to exceed allowed height for a structure located between the shore impact zone and the required shoreline setback.

PROPOSAL DETAILS: The applicant is proposing to construct a 2,160 square foot dwelling with a structure width facing the water of 44 feet where 40 feet is allowed, and at a structure height of 32 feet where 25 feet is allowed. There is an approved variance on file to allow a 2160 square foot nonconforming principal dwelling to be located at a reduced shoreline setback of 53 feet, and a reduced roadway setback of 36 feet that has not yet been constructed. The current variance request is in addition to the approved variance request from December 2021.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: ASH RIVER TRAIL
CSAH 129

ROAD FUNCTIONAL CLASS: LOCAL

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: ASH RIVER

RIVER CLASSIFICATION: Tributaries (TRI)

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains a garage and septic holding tank. The previous dwelling has been removed.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: 0.31 ACRES

LOT WIDTH: 100 FEET

FEET OF ROAD FRONTAGE: 100 FEET

FEET OF SHORELINE FRONTAGE: 100 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The area between the proposed dwelling and river has limited screening. It is recommended that a planting plan be submitted to increase vegetation should a variance be approved.

TOPOGRAPHY: There is an elevation change of 10 feet, sloping gently towards the riverbank.

FLOODPLAIN ISSUES: The parcel is located within the floodplain and all structures will need to meet floodplain requirements.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: The area consists of small parcels with small nonconforming cabins.

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D allows a nonconforming structure to have a width facing the shoreline of 40 percent of the lot width if located within the shoreline setback. The applicant is proposing 44 feet of the structure to face the shoreline where 40 feet is allowed.
2. St. Louis County Zoning Ordinance 62 Article IV, Section 4.3 D allows a nonconforming structure up to 25 feet in height maximum if all or any part of the structure is between the shore impact zone and the required setback. The applicant is proposing a structure height of 32 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 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. There is an approved variance on file from 2021 and the applicant could proceed with the approved variance proposal.
 - a. Approved Variance from December 2021 to create a 2,160 square foot dwelling at a reduced shoreline setback of 53 feet, and a reduced roadway setback of 36 feet from the centerline.
 - b. The approved structure was proposed to have a width of 30 feet, and a height of 22 feet.
 - c. The previous variance request did not include a request for height or structure width facing the water.
2. Reducing the size and configuration of the structure could eliminate and reduce the request for variances. As proposed, the structure size and configuration is considered a self-created practical difficulty.

C. Essential Character of the Locality:

1. The neighborhood consists of nonconforming parcels with small cabins at reduced setbacks.

2. The applicant is not proposing a new use to the area.
3. There have been no similar variance requests approved in the neighborhood.

D. Other Factor(s):

1. 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.
2. The applicant did not include structure height or width facing the shoreline in the previous variance request.

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 a 2,160 square foot nonconforming dwelling with a structure width facing the water of 44 feet parallel to the shoreline where 40 feet is allowed and a height of 32 feet where 25 feet is allowed as proposed include, but are not limited to:

1. A plan to enhance vegetation and protect the shore impact zone shall be submitted prior to issuance of a land use permit.
2. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
3. Lot coverage of the parcel shall not exceed 25 percent.
4. The stormwater runoff from the proposed structure shall not directly discharge into the river or on adjacent lots.



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	731	-	0010	-	00727	Associated PIN														
Associated PIN						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://gis.stlouiscountymn.gov/landexplorer/>. Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name	<i>Ryan Nelson</i>	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	<i>701-361-7927</i>	Date
*Applicant Address <small>Where to send permit.</small>	<i>2601 6th Ave SE</i>	*City	<i>Willmar</i>	*State	<i>MN</i>
Applicant Email		*ZIP	<i>56201</i>		
Contact Person <small>If applicable.</small>		Contact Person #			
Mailing Address <small>If different than above.</small>		City		State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small>	<i>ryan.nelson@nelsonleasing.com</i>				

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: <i>10316 Ash River Trail Orr, MN 55771</i>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other	

PROJECT INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
# <i>3</i>	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: <i>Property has a well and a 1,500 gallon holding tank</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Buildings Less than/equal to 1,200 square feet-\$165
Greater than 1,200 square feet-\$325

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-\$85

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-\$60

Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$650

Conventional or Conservation Plat-Less than or equal to 3 lots-\$650

Conventional or Conservation Plat-Greater than 3 Lots-\$1,300

Lot Line Adjustment-\$85

Parcel Review-\$85

Performance Standard Subdivision-\$385

#4 Performance Standard-\$385
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-\$165

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$165

Wetland Delineation Review-\$385

Wetland Banking Plan Review-\$1,140

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,275

Environmental Assessment-\$1,140

Conditional Use Permit-\$650

Conditional Use Permit Rehearing-\$210

Interim Use Permit-\$650

Interim Use Permit Rehearing-\$210

General Purpose Borrow Pit-\$650

Variance-\$650

Variance Rehearing-\$210

Multiple Hearing (Variance/conditional use)-\$980

Rezoning-\$650

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)
	Cabin	Slab	Feet	44 Feet	2160 Sq. ft.	32 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 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, 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 **731-0010-00727**

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: **Ryan Nelson**
Address Line 1: **2601 6th Ave SE**
Address Line 2: **--**
City: **Willmar**
State: **MN**
Zip: **56201**
Primary Phone: **(701)361-7927**
Cell Phone: **(701)361-7927**
Fax: **--**
Email: **ryannelson@nelsonleasing.com**
Contact Person Name: **Ryan Nelson**
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 address? Yes

Name: **Ryan Nelson**
Address: **2601 6th Ave SE**

City: **Willmar**
State/Province: **MN**
Zip: **56201**
Primary Phone: **--**
Cell Phone: **(701)361-7927**
Fax: **--**
Email: **ryannelson@nelsonleasing.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? **Yes**
Site Address: **10316 Ash River Trail Orr, MN 55771**
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?

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.

3

Does this project include plumbing or pressurized water in proposed structure?

Yes

If Yes, please explain:

The property has a well and 1500 gallon holding tank.

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.

On 12-9-2021 I was approved road and river set backs at the Board of Adjustment hearing. At that hearing the road setback was approved 4' less than I asked for. This reduction forced me to move some of the garage to the side of the house making the total width 44'. Moving part of the garage to the side required a change to the roof pitch to better line up with the garage and manage snow load and snow shedding which changed the overall height to 32'. The steeper roof pitch will allow for not shoveling snow off the roof which is a safety factor.

Describe the intended/planned use of the property.

Year-round cabin / retirement home

Describe the current use of your property.

Seasonal Cabin

Describe other alternatives, if any.

Reduce the width of the house causing a floor plan redesign to get back to 2160 sq. ft. Reduce the height of the house requiring a much flatter roof pitch, which will require going on the roof to shovel snow off during the winter months.

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

The cabin next door is a very similar design but is within 25 feet of the river and almost 25 feet high. There are other cabins/homes on the river that are built to similar height as my is proposed. The lot next door has a garage within 6 feet of the road and there are several garages out building recently built across the road. There are cabins on the river that exceed the 40% width rule.

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

It should not impact the neighboring properties because it is a similar size and use. The existing structure has always been a seasonal cabin.

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

There should be no additional environmental impact over the existing structure because the structure is larger but is expanding onto the existing driveway. The runoff currently goes to the road ditch and not to the river and will continue to go to the road ditch after construction.

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

It will allow for a more efficient and livable structure with an attached garage. It will be designed for year around living for summer and winter activity. Eventually it will be a retirement home that be easy for a senior to live in and maintain. The garage will allow inside storage for a car and boat so they are not stored outside.

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

After the last Board of Adjustment meeting, I had to adjust the layout of the garage, this was discussed in the meeting. Not being a code expert, I thought I was working with a conforming structure and was not aware of the non-conforming requirements. At 2160 sq.ft. the proposed structure meets the 15% coverage rule and was approved at the 12-9-2021 meeting.

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.

--

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?

Yes

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: **Ryan Nelson**
Address: **2601 6th Ave SE**
City: **Willmar**
State: **MN**
Postal Code: **56201**
Email Address: **ryannelson@nelsonleasing.com**

I have read and agree to the statement above.

I agree

Site Sketch Form

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

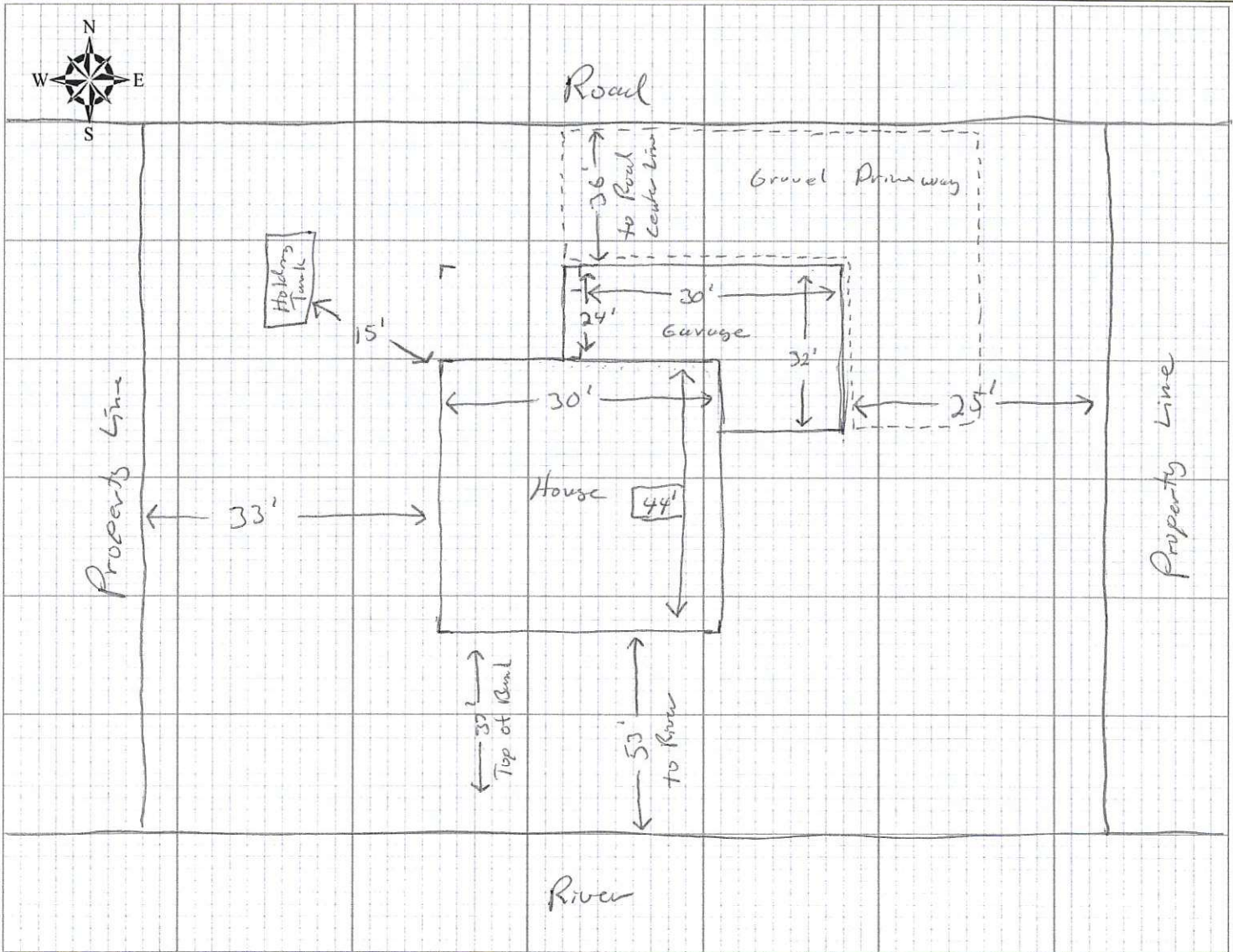
Draw and Label on Sketch (in feet)

- *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: Ryan Nelson
 *Site Address: 10316 Ash River Trail Orr, MN 55771
 *PIN: 731-0010-00727



Sanitary Authority Use Only

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

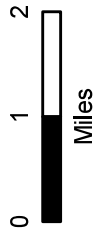
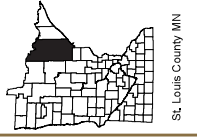
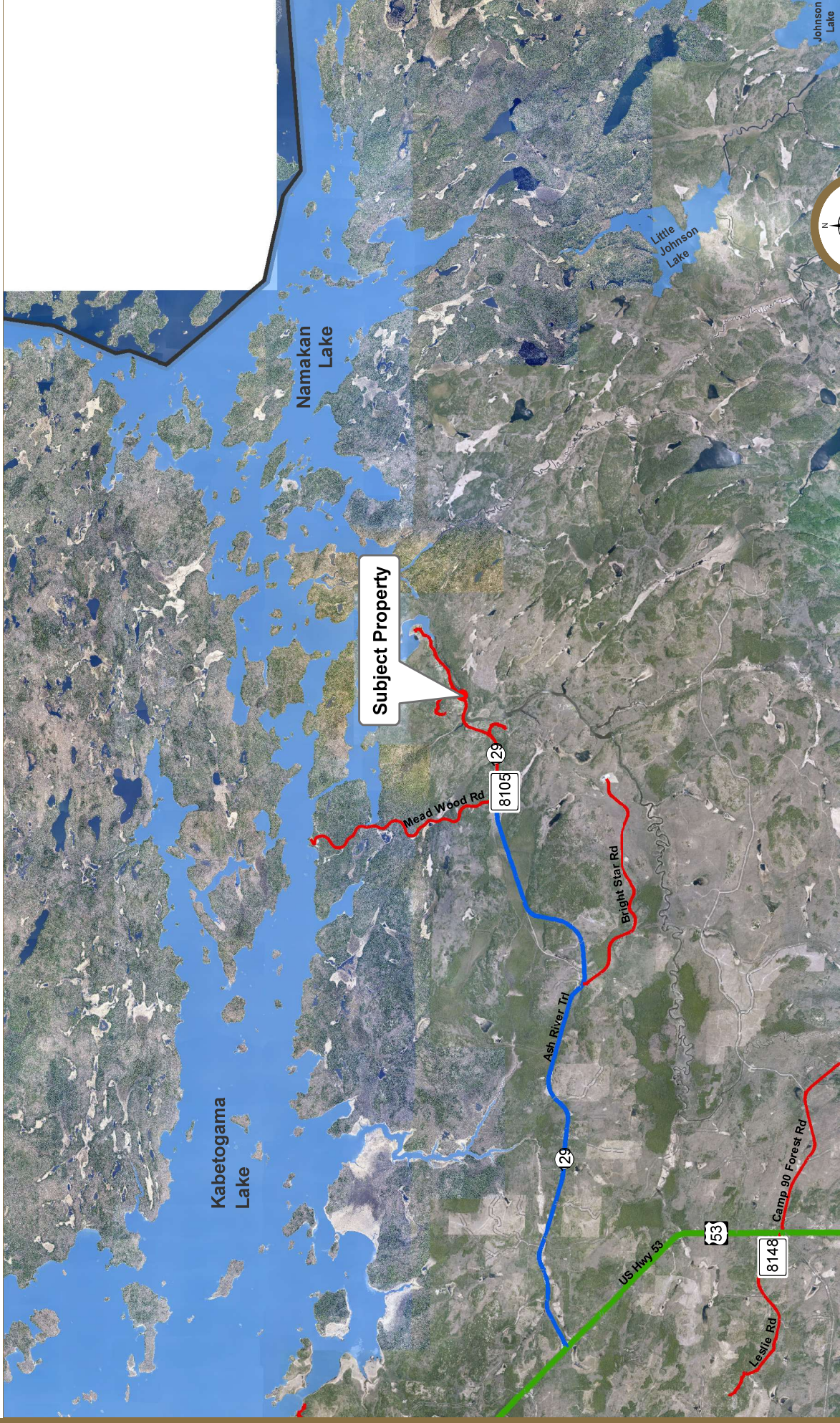
Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? Yes No

Sign off:

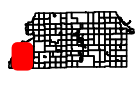
Signature _____ Title _____

St. Louis County

August BOA Meeting



Ryan Nelson
 Location Map
 731-0010-00727



Prepared By: **Planning & Community Development**
 (218) 725-5000
www.stlouiscountymn.gov
 Source: St. Louis County
 Map Created: 7/18/2023

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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St. Louis County

August BOA Meeting

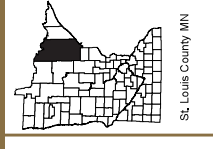
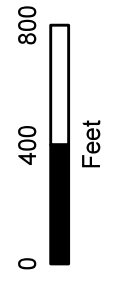


Prepared By: **Planning & Community Development**
 (216) 725-5000
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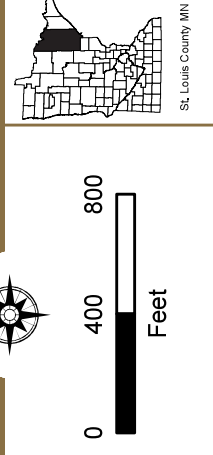
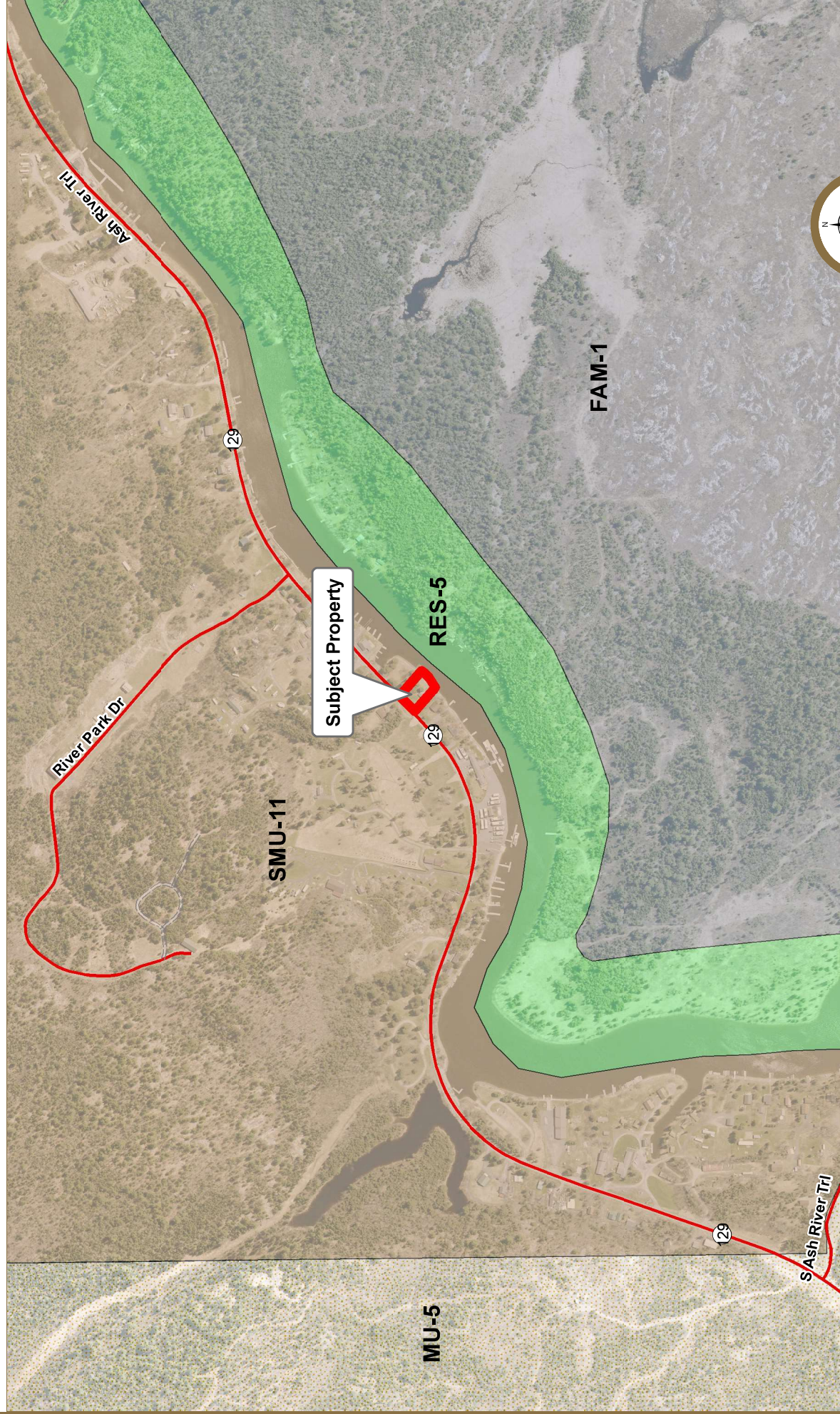


Ryan Nelson
 Location Map
 731-0010-00727



St. Louis County

August BOA Meeting



Ryan Nelson
Zoning Map
731-0010-00727

Prepared By: **Planning & Community Development**
 (218) 725-5000
www.stlouiscountymn.gov

Source: **St. Louis County**

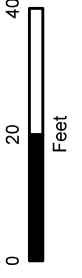
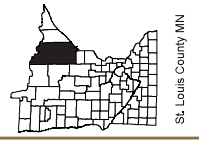
Map Created: **7/18/2023**

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St. Louis County

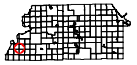
August BOA Meeting



Ryan Nelson

Site Map

PIN: 731-0010-00727



Prepared By: **Planning & Community Development**
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Source: St. Louis County

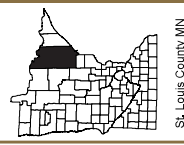
Map Created: 7/11/2023

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St. Louis County

August BOA Meeting



Ryan Nelson
 Site & Elevation Map
 PIN: 731-0010-00727

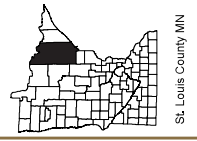


Prepared By: **Planning & Community Development**
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St. Louis County

August BOA Meeting



Ryan Nelson
Setbacks Map
PIN: 731-0010-00727



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NELSON



05/15/2023

Proposal





Previous Dwelling – Rear