



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 07/24/23

REPORT DATE: 07/24/2023

MEETING DATE: 08/17/2023

APPLICANT INFORMATION

APPLICANT NAME: Joseph Cybert

APPLICANT ADDRESS: 4639 Bluebell Trail North, Medina, MN 55340

SITE ADDRESS: 2515 Soderholm Beach Road South, Cook, MN 55723

LEGAL DESCRIPTION: Lot: 0095, Soderholm Beach Plat, S36, T63N, R18W (Beatty)

PARCEL IDENTIFICATION NUMBER (PIN): 250-0082-00900

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, and Article IV, Section 4.3 D., to allow a dwelling at a reduced shoreline setback, 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 new 1,920 square foot dwelling at a reduced shoreline setback, that will exceed the allowed structure width of 40% of the lot width and exceed the maximum height allowed. The new dwelling will be setback at 50 feet from the shoreline where 75 feet is required. The applicant is proposing to create a new dwelling with 50 feet of the structure facing the shoreline where 40 feet is allowed and a structure height of 30 feet where 25 feet is allowed.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: SODERHOLM BEACH
ROAD SOUTH

ROAD FUNCTIONAL CLASS: PRIVATE

LAKE NAME: LAKE VERMILION

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is developed with a 3-season cabin serviced by a permitted septic holding tank, and a sauna.

ZONE DISTRICT: RES 9

PARCEL ACREAGE: APPROX. 0.87 ACRES

LOT WIDTH: 100 FEET

FEET OF ROAD FRONTAGE: APPROX. 130 FEET

FEET OF SHORELINE FRONTAGE: 125 FEET

PARCEL AND SITE INFORMATION

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

TOPOGRAPHY: There is an elevation change of approximately 14 feet, with steep slope area along the shoreline.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: The parcel is part of the Soderholm Beach Plat, approved in 1946.

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62, Article III, Section 3.4 states that the shoreline setback on a General Development lake is 75 feet. The applicant is requesting a dwelling setback of 50 feet from the lake.
2. 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 50 feet of the structure to face the shoreline where 40 feet is allowed.
3. 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 30 feet.
4. 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.
5. 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.
6. 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. With a right-of-way setback of 15 feet and shoreline setback of 75 feet, there is limited area on the riparian portion of the property where the proposed structure could meet both setbacks.
2. Reducing the size and configuration of the structure could eliminate and reduce the request for variances.
3. A variance is not the only option, as there are alternatives:
 - A 400 square foot addition up to 25 feet in height would be allowed through a Performance Standard Permit.
 - Relocate the proposed dwelling to a location that conforms to all required setbacks on the non-riparian area of the parcel. The proposal would then be allowed with a land use permit.

C. Essential Character of the Locality:

- 1. The neighborhood consists of nonconforming parcels with dwellings at reduced shoreline setbacks.
- 2. The applicant is not proposing a new use to the area.
- 3. There have been no similar variance requests within the plat.

D. Other Factor(s):

- 1. The structure will conform to property line, roadway, and septic tank setbacks.
- 2. St. Louis County On-Site 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 On-Site 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.

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 dwelling at a shoreline setback of 50 feet where 75 feet is required, a structure width facing the water of 50 feet parallel to the shoreline where 40 feet is allowed, and a height of 30 feet where 25 feet 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. St. Louis County On-site Wastewater SSTS standards shall be followed.
- 4. The structure shall be placed at a shoreline setback of 50 feet or greater to maximize setbacks to the greatest extent possible.



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

#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

#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

#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)
	Replacement of existing dwelling with deck	Basement	40 Feet	48 Feet	1920 Sq. ft.	30 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

VirginiaGovernment 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 **250-0082-00900**

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: **Joseph Cybert**
 Address Line 1: **2515 Soderholm Beach Road S**
 Address Line 2: **--**
 City: **Cook**
 State: **MN**
 Zip: **55723**
 Primary Phone: **(763)688-4164**
 Cell Phone: **763-688-4164**
 Fax: **--**
 Email: **jtcybert@gmail.com**
 Contact Person Name: **Chris "CJ" Gunderson**
 Contact Person Phone: **(218)742-6072**

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: **Joseph Cybert**
 Address: **4639 Bluebell Trail N**

City: **Medina**
 State/Province: **Minnesota**
 Zip: **55340**
 Primary Phone: **(763)688-4164**
 Cell Phone: **763-688-4164**
 Fax: **--**
 Email: **jtcybert@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? **Yes**

Site Address: **2515 Soderholm Beach Road S. Cook, MN 55723**

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 Other

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.

Yes

Total # of bedrooms on property after project completion.

4

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

Yes

If Yes, please explain:

The proposed dwelling will be transitioned to run on well water and discontinue the use of lake water. Septic use will continue.

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.

I am requesting a variance for reduced setback from the shore, increasing the dwelling with an attached screen porch to 50% of the lot width and increasing the maximum height to 30 feet. When the shared driveway for my lot and the adjacent lots was developed instead of the platted road, the driveway cut diagonally across the length of my lot starting near the midpoint of the west line proceeding southeast to about 1/3 of the lot back from the shoreline. With the current setbacks, the buildable area is a triangle with legs of approximately 60'x60'x85' and it is not possible to fit the proposed dwelling and garage into this small triangle. I am trying to avoid the height variance by building a basement rather than designating living space on a second floor. I will not know if the basement is possible until we start the project and excavate the site. If the basement is possible, I will need to build the dwelling as a walkout. My father will be a primary user of the dwelling and is mobility impaired with 99% disability. If there was a need to escape from the dwelling in an emergency, it needs to accommodate his capabilities. For this reason, I am proposing a dwelling location variance to be within the shore setback, but not less than 50 feet from the shore. If the site is not able to be excavated, I will need the second floor as depicted in the plans. The width variance is requested as the attached screen porch to the dwelling would exceed the permissible width by ten feet.

Describe the intended/planned use of the property.

This property will remain a family cabin; just one that can accommodate three generations and with ADA accommodations. My father's mobility impairment is the reason I would like to build a garage in close proximity to the dwelling. One notable change is the dwelling will transition from use during three seasons to year-round use. This property will be our weekend retreat from the Twin Cities where we will enjoy boating, fishing, hunting, downhill skiing and local tourism within St. Louis County. My parents will likely spend more time at this dwelling than in the past and at intervals of a week or longer.

Describe the current use of your property.

Since 1987 when my mother and father purchased this property, the property has always been used as a family cabin primarily during the weekends from late spring to late fall. I spent almost every weekend of my childhood from April through November enjoying this property and all that Lake Vermilion and the Superior National Forrest have to offer. I want the same for my family and for generations to come. Unfortunately, the property is in need of being updated due to deteriorating conditions of the dwelling. Instead of renovating the existing dwelling and freshening that space up, it is my preference to rebuild a new structure with modern conveniences and technologies as well as bringing the dwelling into compliance with updated building codes. A 1500-gallon septic tank was added in 2014 to replace the deteriorating old system.

Describe other alternatives, if any.

The proposed build site option 1 would be within the property line and private driveway setbacks, but would encroach into the shore setback. The dwelling for site option 1 would be positioned similar to the existing dwelling only more centered east to west on the property. The dwelling's SW and SE corners would be no closer than 50' to the shore. Site option 2 is the alternative. The dwelling for site option 2 would be positioned along the west side of the property with the dwelling's SW corner no closer than 50' to the shore and the SE corner approximately 59' to the shore. This site option will not allow the garage to be built on the same side as the dwelling, west of Soderholm Beach Road. Both options are positioned to allow for a walkout basement to accommodate my father's impairment.

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

The dwelling and garage will be similar in design/appearance to other dwellings recently rebuilt in the area. The dwelling and garage will use natural colors/earth tones so they blend in with the wilderness surrounding the dwelling and will be positioned farther back from the lake than the existing dwelling. I am trying to minimize the height of the structure, but that is dependent on the ability to excavate the site to accommodate a walkout basement.

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

The impact will be the construction noise during construction. I have planned for the project to be completed primarily over the winter months with site excavation and foundation work occurring in late August or early September, provided the variance is approved and necessary permits issued. Site option one is preferred as it is in a central location relative to the adjacent dwellings. Both site options position the dwelling farther back than the existing dwelling, so there will be no additional impact with respect to the dwelling location.

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

The contractor for this project works routinely on Lake Vermilion and takes the necessary steps to ensure the local environment and landscape are not negatively impacted. As previously mentioned, the septic system was updated in 2014 and if necessary, will be added on to. Temporary construction fencing will be added to mitigate the potential of construction debris leaving the build site.

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

I am requesting your approval to build a new dwelling where my immediate and extended family can gather together. My primary goal of this project is to provide a safe, more accessible dwelling and property for my father who has enjoyed this property since 1987 but is now disabled. This new dwelling will allow him to move independently around the dwelling and grounds of the property with safe egress points in the event of an emergency. Further, the existing dwelling uses electrical that is outdated and poses a hazard. The dwelling is also currently drawing lake water which will be converted to well water.

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

This proposal is to remove the existing two-bedroom, one bath 28' x 20' dwelling and rebuild a two-story dwelling that is 30' x 40' with four bedrooms and two- and one-half baths that is able to be used all seasons. Additionally, I plan to build an attached 20' x 18' screen porch to enable a more indoor-outdoor living concept. Because we will be using this dwelling during the winter months, a 28' x 30' garage is planned to be built to accommodate boat storage and vehicles during the winter months and inclement weather. All the improvements to this property are being designed to accommodate my father who is mobility impaired.

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?

--

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.

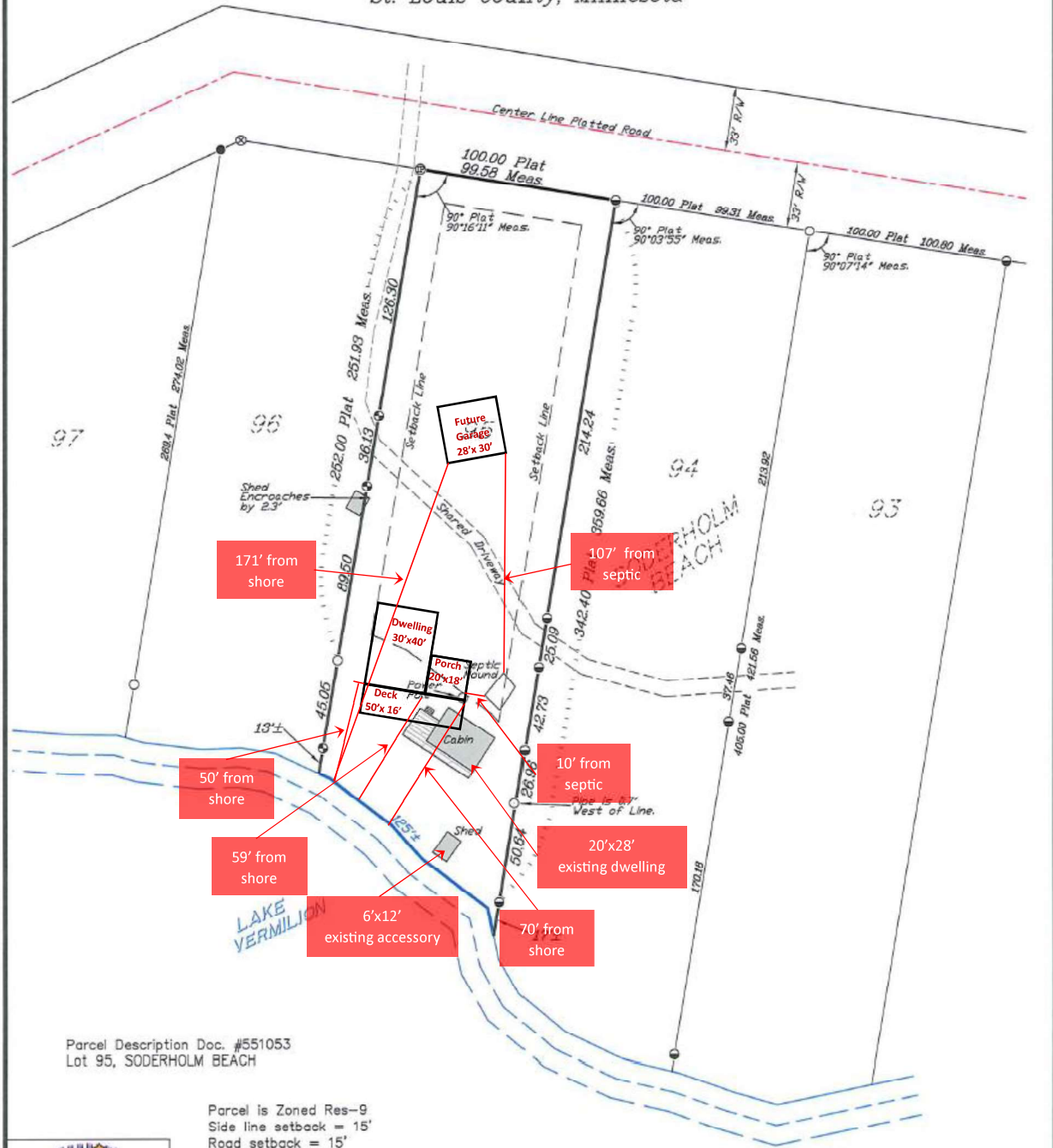
Submitted By: **Joseph Cybert**
Address: **4639 Bluebell Trail N**
City: **Medina**
State: **MN**
Postal Code: **55340**
Email Address: **jtcybert@gmail.com**

I have read and agree to the statement above.

I agree

CERTIFICATE OF SURVEY

Joe Cybert
 Lot 95, Plat of
 SODERHOLM BEACH,
 Section 25,
 Township 63 North, Range 18 West,
 St. Louis County, Minnesota



Parcel Description Doc. #551053
 Lot 95, SODERHOLM BEACH

Parcel is Zoned Res-9
 Side line setback = 15'
 Road setback = 15'

Lake Vermillion is classed as
 a General Development Lake
 Shoreline setback = 75'

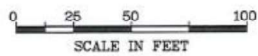


PREPARED FOR:
 Joe Cybert

SECTION: 25
 TOWNSHIP: 63 NORTH
 RANGE: 18 WEST
 COUNTY: St. Louis
 DATE: 12/8/2022
 DRAWN BY: TDT
 JOB NO: V2022-194
 DRAWING NO: V2022194

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Mattila
 Date: 12-8-22 License No. 51766

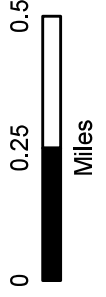
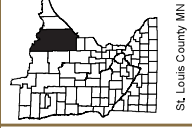


LEGEND

- ⊕ Capped Rebar set, marked PLS #51766
- ⊙ Found 2" Iron Pipe
- Found 1" Iron Pipe
- ⊙ Found Capped Rebar, marked PLS #23683
- Found 5/8" Rebar
- ⊗ Calculated Position

St. Louis County

August PC Meeting



Joseph Cybert
Location Map
250-0082-00900

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

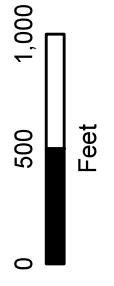
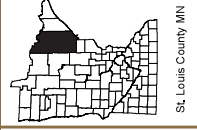
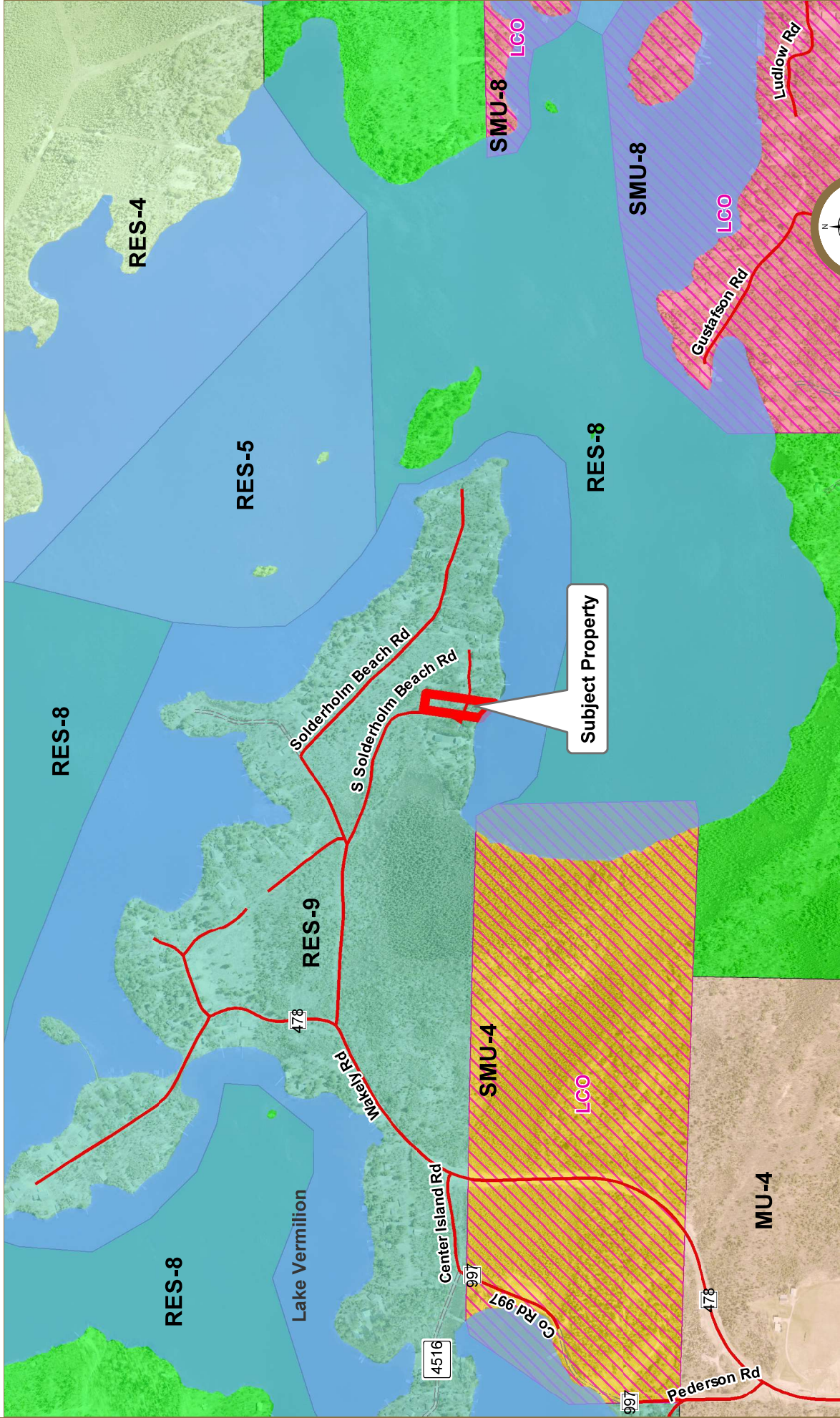
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St. Louis County

August PC Meeting



Joseph Cybert
Zoning Map
250-0082-00900

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



Lake ID: 69037800
LAKE VERMILION
Class: GD

Soderholm Beach Rd S



Joseph Cybert

Site Map
PIN: 250-0082-00900



Prepared By: **Planning & Community Development**
(218) 728-5000
www.stlouiscountymn.gov

Source: St. Louis County

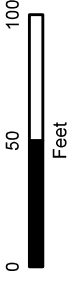
Map Created: 7/12/2023

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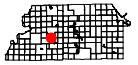
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St. Louis County

August BOA Meeting



Joseph Cybert
 Site & Elevation Map
 PIN: 250-0082-00900



Prepared By: **Planning & Community Development**
 (216) 728-5000
www.stlouiscountrymn.gov
 Source: St. Louis County

Map Created: 7/12/2023

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



Joseph Cybert
Setbacks Map
 PIN: 250-0082-00900



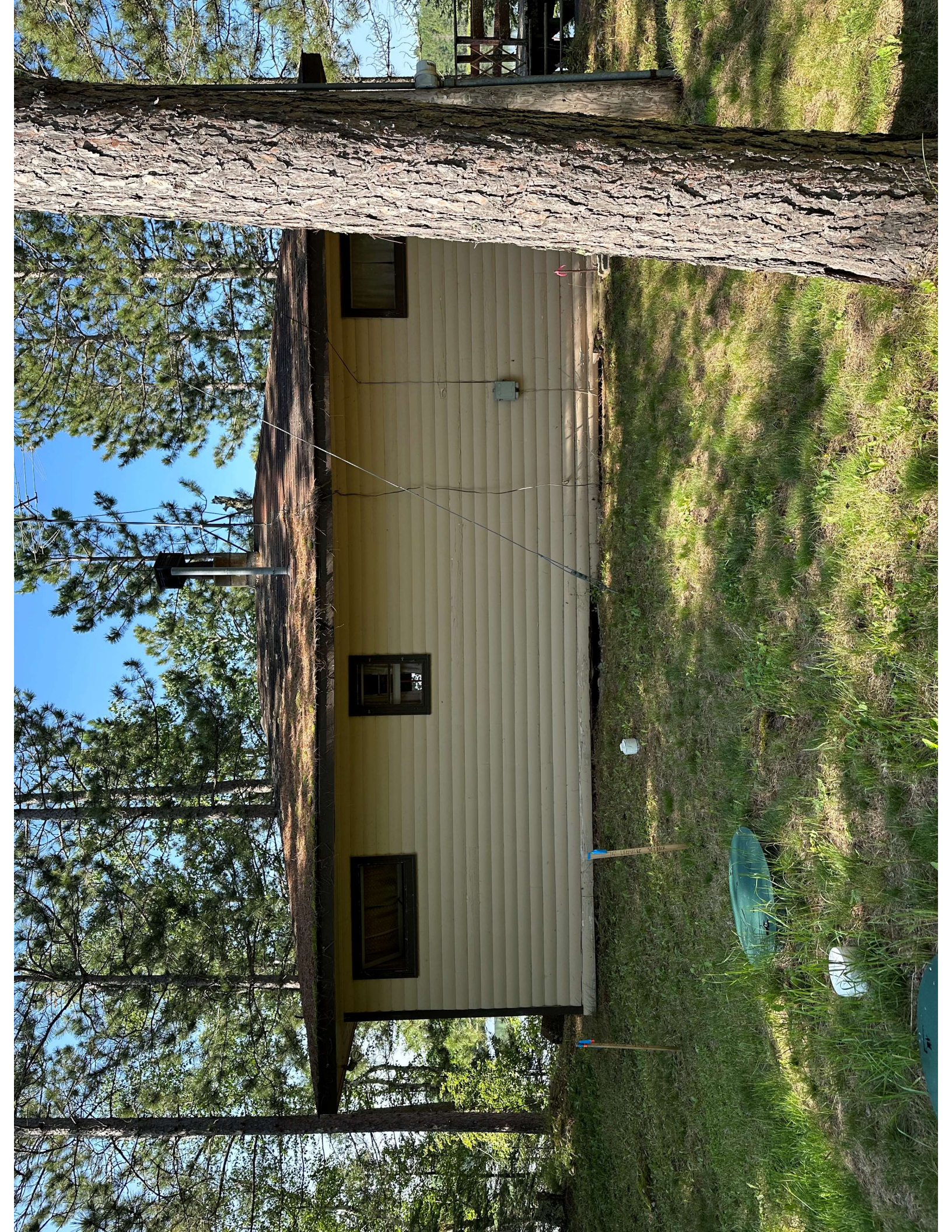
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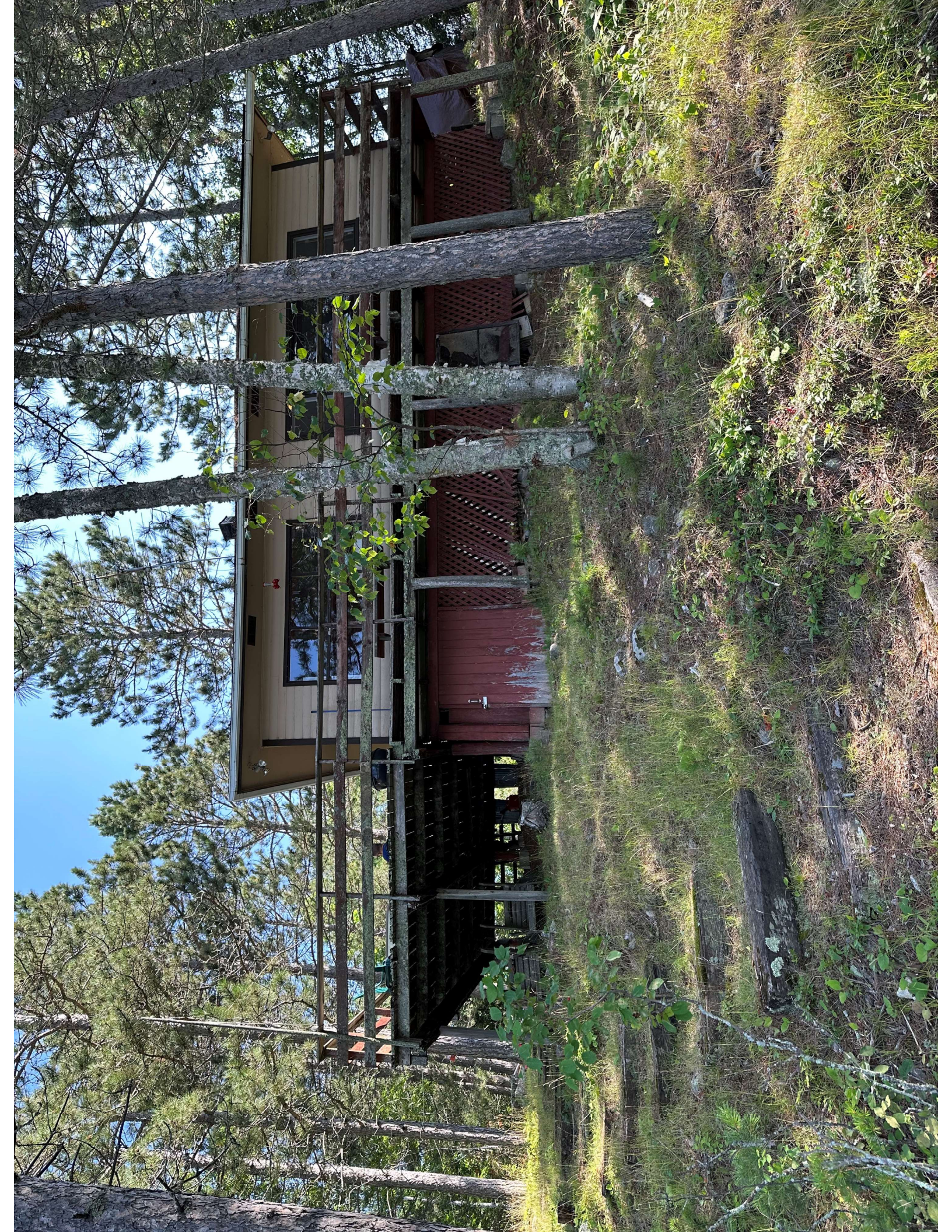
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75 Foot
Setback

Existing Dwelling
- Rear





Dwelling

Attached
Screen Porch