

Presenter

Ada Tse – Planner



Amy Heikes

4871 Breezy Point Road
Island Lake Reservoir



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COUNTY
M I N N E S O T A

Request

Requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4

- to allow a dwelling at a reduced shoreline setback.



Proposal Details

- The applicant is proposing to construct a 1,990 square foot dwelling located at a reduced shoreline setback of 75 feet where 100 feet is required.
 - There is an existing conforming 960 square foot dwelling on the property that will be converted into an accessory structure upon completion of the proposed dwelling.



St. Louis County

August BOA Meeting



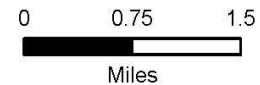
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 Map Created: 7/18/2023

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Location Map
660-6000-57250



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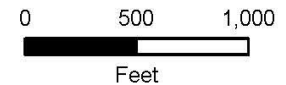
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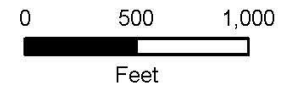
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Zoning Map
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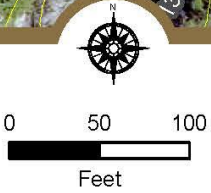
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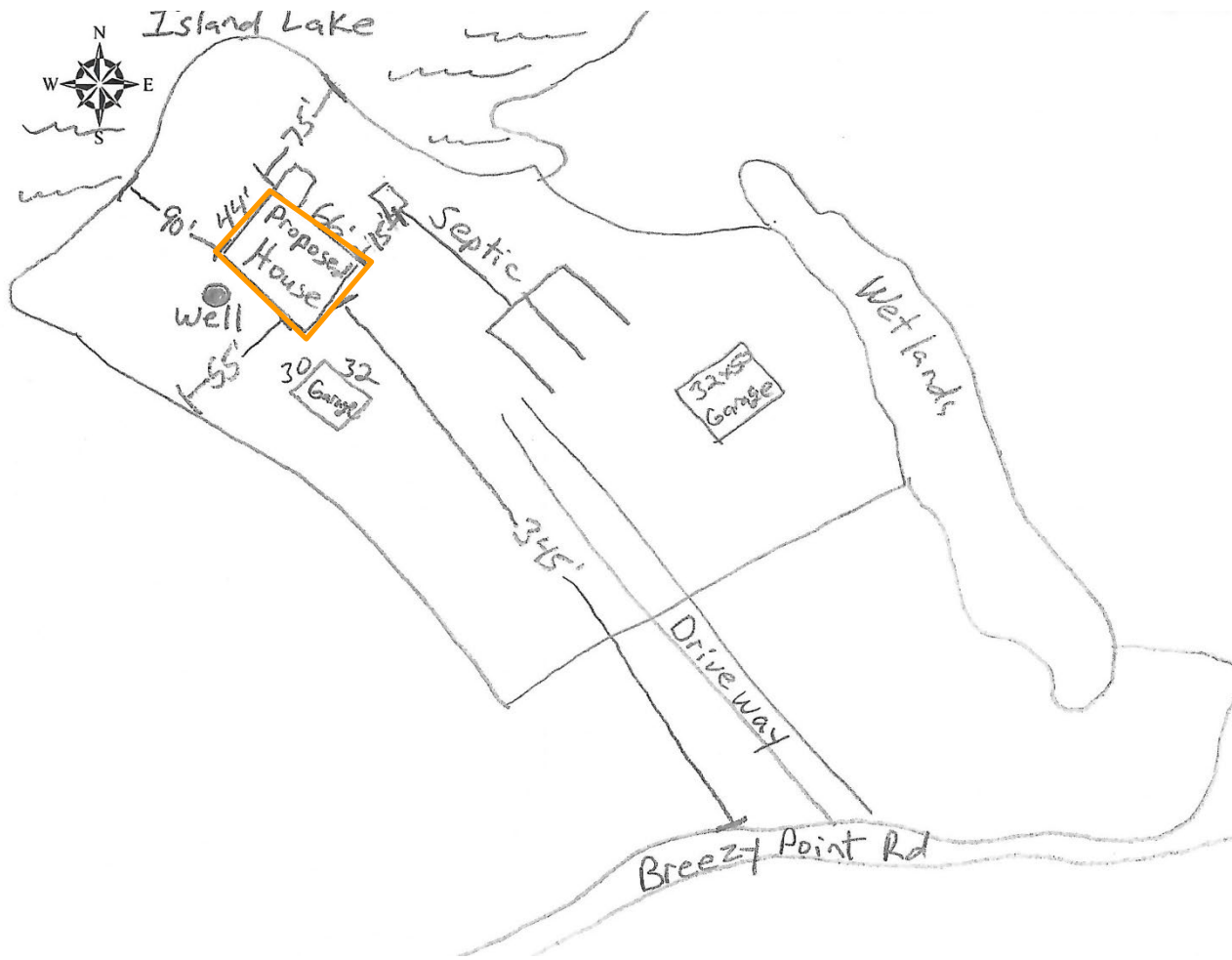
Site/Elevation Map

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Applicant Site Sketch



Applicant Site Sketch



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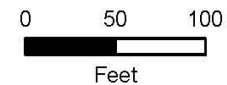
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Proposal Map

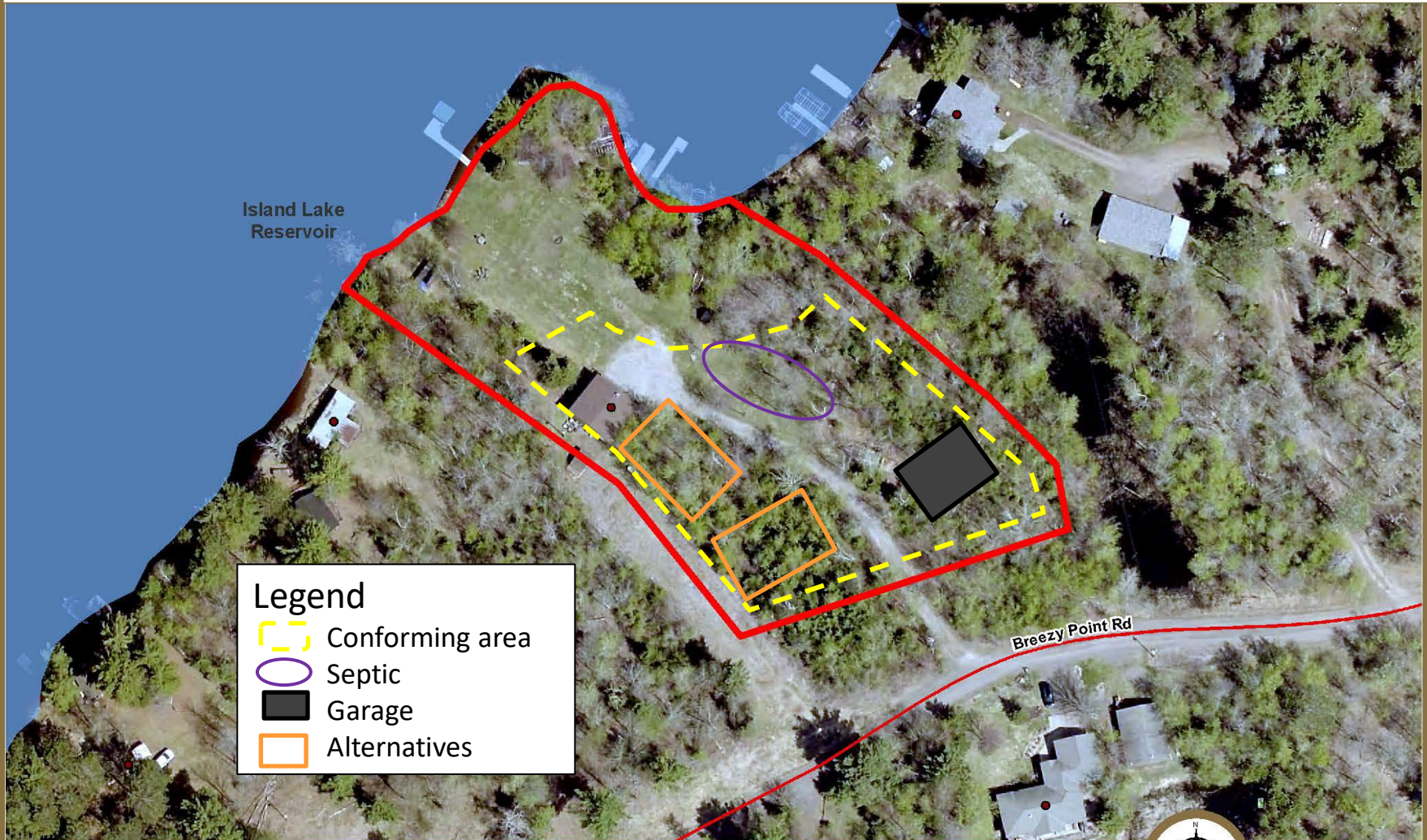
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Legend

- Conforming area
- Septic
- Garage
- Alternatives

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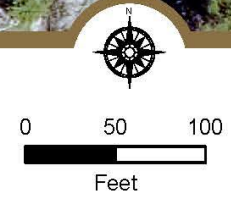
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Alternatives Map
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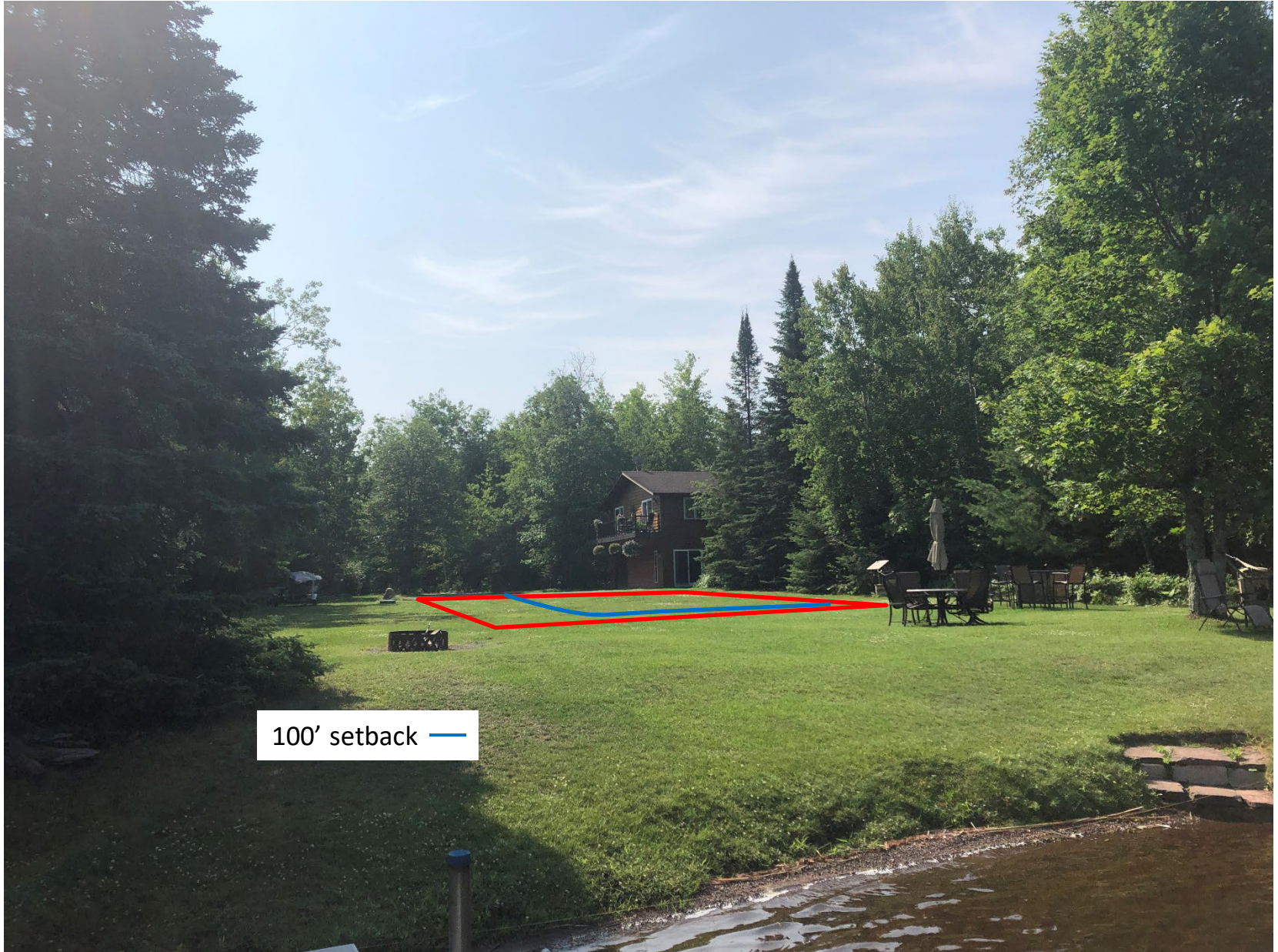


Existing Dwelling – driveway side

Existing Dwelling – lake side



Proposed Dwelling



100' setback —

Proposed Dwelling



100' setback —

Screening from the Lake



Staff Facts & Findings



Official Controls

1. Island Lake Reservoir is a Recreational Development Lake which requires a shoreline setback of 100 feet.
 - a. The applicant is requesting a dwelling to be located 75 feet from the shore at its closest point.



Official Controls

1. St. Louis County Comprehensive Land Use Plan:
 - a. Goal LU-3 is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
 - b. Objective LU-3.1 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.
 - c. Objective LU-3.3 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.



Practical Difficulty

1. There is shoreline on two sides of the property.
2. There are alternatives that exist that do not require variance.
 - a. Alternative: An addition to the existing dwelling that conforms to ordinance standards may be allowed with a land use permit.
 - b. Alternative: The proposed dwelling may be located at a conforming location. A dwelling at a conforming location would meet floodplain management requirements.



Essential Character of the Locality

1. The applicant is not proposing a new use to the area as there are other residential properties in the area.
2. The area consists of developed lakeshore lots with both conforming and nonconforming structures.
3. There have been two approved variances in the area to allow a structure at a shoreline setback – one variance for an accessory structure and one for a dwelling.



Other Factors

1. On-site Wastewater passed the record review for the proposed project.
2. This area is in the process of being platted. Subdivision Ordinance 60, Article VIII, Section 8.2.B states that all nonconforming structures and uses shall be brought into conformity during the subdivision process.



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 reduced shoreline setback as proposed include, but are not limited to:

1. The stormwater runoff from the structure shall not directly discharge into the lake or onto adjacent parcels.
2. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
3. St. Louis County On-site Wastewater SSTS standards shall be followed.
4. The lowest floor shall be at or above the Regulatory Flood Protection Elevation.
5. There shall only be one principal structure on the property.



Correspondence



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Board of Adjustment

Questions?



Public

Questions?

