INSPECTION DATE: 06/17/2024

REPORT DATE: 06/21/2024

MEETING DATE: 07/11/2024

APPLICANT INFORMATION

APPLICANT NAME: Adam Ryan

APPLICANT ADDRESS: 10440 Highway 92, Hibbing, MN 55746

OWNER NAME: Adam Ryan

SITE ADDRESS: 4301 Isle of Pines, Tower, MN 55790

LEGAL DESCRIPTION: Lot 001, Block 001, Isle of Pines Town of Greenwood, S3, T62N, R16W (Greenwood)

PARCEL IDENTIFICATION NUMBER (PIN): 387-0215-00010

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow an addition to a nonconforming principal dwelling at a reduced property line setback where 20 feet is required. The applicant is also requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., to allow an addition to a nonconforming principal dwelling located between 25 feet and the shore impact zone to exceed the 200 square feet allowed and to allow the proposed addition within the shore impact zone to exceed the maximum allowed height of 20 feet.

PROPOSAL DETAILS: The applicant is requesting to construct a 1,396 square foot addition to a nonconforming principal dwelling located 45 feet from the shoreline of Lake Vermilion where 75 feet is required. The proposed addition will be 11 feet from the east property line where 20 feet is required, and the proposed height will be 23 feet where a maximum of 20 feet is allowed.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Isle of Pines Dr ROAD FUNCTIONAL CLASS: Private

LAKE NAME: Lake Vermilion LAKE CLASSIFICATION: GD

RIVER NAME: N/A RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Current development consists of a dwelling, two storage

sheds, a sleeper cabin, septic system, and driveway.

ZONE DISTRICT: RES 8

PARCEL ACREAGE: 0.41 ACRES LOT WIDTH: 235 FEET

FEET OF ROAD FRONTAGE: 88 FEET FEET OF SHORELINE FRONTAGE: 235 FEET

VARIANCE

1

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is adequate vegetative screening from neighboring properties and from the shoreline.

TOPOGRAPHY: The proposed area for the addition is generally flat; however, elevation outside the proposed area towards the lake is steep slope.

FLOODPLAIN ISSUES: Parcel contains mapped floodplain. The proposed addition location will be outside floodplain area and meets FEMA floodplain requirements.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL:

FACTS AND FINDINGS

A. Official Controls:

- 1. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow an addition to a nonconforming principal structure at a reduced property line setback where 20 feet is required.
 - a. The proposed addition will be 11 feet from the east property line where 20 feet is required.
- 2. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., to allow an addition to a nonconforming principal dwelling located between 25 feet and the shore impact zone to exceed the 200 square feet allowed and to allow the proposed addition within the shore impact zone to exceed the maximum allowed height of 20 feet.
 - a. The current dwelling has a shoreline setback of 45 feet where 75 feet is required.
 - b. The proposed additions will not increase the current shoreline nonconformity.
- 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 applicants 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 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 Statue 394.22 Subd. 10.

B. Practical Difficulty:

- 1. A variance is not the only option as reducing the size and configuration of the addition may eliminate the request for a variance.
 - a. An addition of 200 square feet may be allowed with a performance standard permit if all requirements are met.

C. Essential Character of the Locality:

- 1. The neighborhood consists of developed parcels.
- 2. The applicant is not proposing a new use to the area.
- 3. There have been no similar variance requests in the area.

D. Other Factors:

- 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. Ordinance 62 states that "practical difficulties" as used in connection with granting a variance means that the property in question cannot be put to a reasonable use under the conditions allowed by this ordinance.

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 1,396 square foot addition to a nonconforming principal dwelling to exceed the allowed 200 square feet, be located at a reduced property line setback of 11 feet and a structure height of 23 feet 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.
- 3. All St. Louis County Onsite Wastewater SSTS standards shall be followed.

ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Duluth Virginia

Government Services Center Government Services

Center

320 West 2nd Street, Suite 301 201 South 3rd Avenue West

Duluth, MN 55802 Virginia, MN 55792 (218) 725-5000 (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 387-0215-00010

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: **Adam Ryan**

Address Line 1: **4301 Isle of Pines Drive**

Address Line 2: City: **Tower** State: MN Zip: 55790

Primary Phone: (218)969-4985

Cell Phone: Fax:

Email: jkr5546@yahoo.com

Contact Person Name: Julie Ryan Contact Person Phone: (218)969-4985

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

Yes

address? Name:

Adam Ryan

4301 Isle of Pines Drive Address:

Fax:

City: Tower
State/Province: MN
Zip: 55790
Primary Phone: -Cell Phone: --

Email: jkr5546@yahoo.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

Yes

for this property?

Site Address: same
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.

No

Total # of bedrooms on property after project completion.

2

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

Yes

If Yes, please explain: standard water and plumbing to accommodate a year round dwelling

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.

We are requesting a variance to the following: Square footage - requesting a variance to allow for an additional 1396 square feet where 200 feet is allowed. Of this, 374 would be additional living space, 96 square feet would be a covered porch and 926 square feet would be garage space and storage. Property line setback - asking for 11 feet where 20 feet is required. Shoreline Setback - asking for 57 feet where 75 feet is required. Will not reduce the current setback. Height variance - we are asking for 23 feet where 20 feet is allowed. This is a very irregularly shaped lot with water on 2 sides, a road and water on the 3rd side and a neighboring property on the 4th side. It also consists of large amounts of ledge stone that makes excavation difficult.

Describe the intended/planned use of the property.

This will be our primary year round residence (only residence).

Describe the current use of your property.

The property currently functions as a seasonal cabin.

Describe other alternatives, if any.

Due to the irregular shape of the lot and the large amount of ledgestone there are no other viable options. Excavating down for a basement would require a significant amount of blasting rock. We are doing our best to keep the footprint as small as possible while still providing a functional dwelling.

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

This property will fit in with surrounding properties that consist of seasonal and year round dwellings.

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

The variance request should have little to no impact on neighboring properties. It will not hinder the view of any other properties. If anything, it will provide more privacy for the neighboring property to the east.

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

Very few trees will need to be removed to provide room for the addition and minimal excavating will need to be done. Gutters will be used to divert water run off.

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

The requested variances will allow this property to go from a seasonal cabin to a functional year round home. The additional square footage will provide enough space on the main level for a primary bedroom with bathroom, a much needed mechanical room which the cabin does not have, laundry area and ample closet space. It will also provide a 2 car attached garage and additional storage space. This will allow us to remove sheds that are currently on the property. The 2nd story will allow for a quest bedroom, additional bathroom and living space. The 2nd story will be outside the shore impact zone.

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

This property has been in the family for over 55 years. We have lived on the Iron Range our entire lives. We are hoping to make this our year round home and have designed it in a way that will also work for us as we age. We are hoping to add 374 square feet of additional space to the main floor, 926 square feet garage/storage space and a partial second story consisting of 495 feet, the addition will be to the rear of the structure and will not decrease the shoreline setback. In accordance with our onsite SSTS design, we need to keep our livable square footage under 1600 square feet.

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 --

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: -Address: -City: -State: -Postal Code: --

I have read and agree to the statement above.

☐ I agree

Email Address:

About 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 Zoning 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, check out our website at:

www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance.

APPLICANT

Applicant Name (Last, First)

Ryan, Adam

VARIANCE REQUEST Complete this form along with the Land Use Permit Application

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

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Shoreline Setback - asking for 57 feet where 75 feet is required. Will not reduce the current setback.

Height variance - we are asking for 23 feet where 20 feet is allowed

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2. Describe the intended/planned use of the property.

This will be our primary year round residence (only residence).

3. Describe the current use of your property.

The property currently functions as a seasonal cabin.

4. Describe other alternatives, if any.

Due to the irregular shape of the lot and the large amount of ledgestone there are no other viable options. Excavating down for a basement would require a significant amount of blasting rock. We are doing our best to keep the footprint as small as possible while still providing a functional dwelling.

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

This property will fit in with surrounding properties that consist of seasonal and year round dwellings.

6. Describe how neighboring	ng properties and the use of th	ose properties will be impac	ted by the proposed use with	the variance.		
	st should have little to no in ng, it will provide more priva			he view of any other		
7. Describe how negative in	mpact to the local environment	t and landscape will be avoic	ded.			
Very few trees will ne Gutters will be used t	eed to be removed to provide to divert rain water run off.	de room for the addition a	and minimal excavating w	ill need to be done.		
8. Describe the expected b	enefits of a variance to use of	this property.				
additional square foot needed mechanical ro car attached garage w	ces will allow this property to age will provide enough spoom which the cabin does re with additional storage spacing will allow for a guest bed inpact zone.	ace on the main level for not have, laundry area, an e. This will allow us to re	a primary bedroom with land ample closet space. It move the sheds that are	bathroom, a much will also provide a 2 currently on the		
9. Include additional comm	ents that will clarify your requ	est for the Planning and Zon	ing staff members and the B	oard of Adjustment.		
make this our year rour 374 square feet of addi consisting of 495 squar	in the family for over 55 yeard home and have designer tional space to the main florer feet. The addition will be onsite SSTS design, we no	d it in a way that will also or, 926 square feet garag to the rear of the structur	work for us as we age. V ge/storage space and a p re and will not decrease t	Ve are hoping to add artial second story he shoreline setback.		
Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other		
Shoreline Setback Property Line Setback Lot Width Height Limit 40% of Lot Width 55% of Lot Width Bluff 2nd Principal Structure % Lot Coverage Road Centerline Setback Road Right-of-Way Setback Lot width and/or Area	Shoreline Setback Road Centerline Setback Road Right-of-Way Setback Property Line Setback One Addition Allowed Allowable Size Exceeded 40% of Lot Width 55% of Lot Width Height Limit Foundation from Lake Lot width and/or Area	Shoreline Setback Road Centerline Setback Road Right-of-Way Setback Property Line Setback Lot Width and/or Area Height Limit Allowable Size Exceeded Bluff	☐ Shoreline Setback ☐ Road Centerline Setback ☐ Road Right-of-Way Setback ☐ Property Line Setback ☐ Allowable Size Exceeded ☐ Height Limit ☐ Lot width and/or Area	☐ Subdivision Plat ☐ Exceeding Lot Coverage ☐ Exceeding Maximum Buildable Area ☐ Other Standard Not Listed (Explain below)		
CONTACT: Planning and	Zoning Department					
Technical Assistance Toll Free: 1-800-450-9777 Land Use Information www.stlouiscountymn.gov/land	Duluth Government Services Center	Virginia Government Services Center 201 South 3 rd Avenue West Virginia, MN 55792 (218) 749-7103	Office Use Only Receipt # Receipt Date Payment Amount Paid By			

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If yes al	oove, plea	se list	site a	ddress		4.	301	sle o	t Pi	nes	S Drive, Tower N	IN 5579	90					
☐ Yes	X No	*Is t	*Is this leased property? If yes, leased from: MN Power MN DNR US Forest Service St Louis County Other															
☐ Yes	☐ No	*Do	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.															
*How is	the prope	erty ac	cesse	d? □ Pu	blic Ro	ad 🛚	Private	e Road		Ease	ment Water (Other						
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X Yes	□No	*Is t	his pr	oject w	ithin	300 fe	et of	a stre	eam,	/riv	er or 1,000 feet of	a lake?						
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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.

Standard water and plumbing to accommodate a year round dwelling.

*Is the property connected to a municipal or sanitary district system?

AGREEMENT

X No

Yes

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 authorized set. 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.

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

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WHAT ARE YOU APP										
#1 New Buildings Less to 1,200 square feet-\$175	nan/equal to	#2 Other Consti	ruction/Change in	Use-\$90	#4 Performance Standard-\$410 Additional Worksheets Required					
Greater than 1,200 square	re feet-\$345	☐ Addition(s) to			☐ Borrow/Gravel Pit					
Dwelling-Home, Mobile Ho Cabin. (Includes attached de		If Yes above, do shoreline setbac	es the structure me k? Yes No If	No, structure does	☐ Home Business ☐ Land Alteration ☐ Nonconforming Structure Replacement					
Replacement of Existing Mobile Home, Hunting Shac Will the old dwelling be re property? Yes No	k, or Cabin.	permit or varian Addition(s) to	ce may be required. Accessory Structure	erformance standard See box #4 or #7.	□ Addition to a structure that does not meet shoreline setback □ Other					
property? Yes No		☐ New Deck Only	or Deck Replaceme	ent	#5 Site Evaluation	vonese				
If yes, an affidavit must be when the old dwelling will be		☐ Moving a Struc	ture	the same structure	#6 Wetland Reviews Additional Worksheets Required No Loss/Exemption/Replacement Plan-\$175 Wetland Delineation Review-\$410 Wetland Banking Plan Review-\$1,340					
If this dwelling is a mobile special mobile home affiday		Change in Use storage)	ation or Component (i.e. converting an	old cabin to						
Accessory Dwelling-Guest bunkhouse. Must follow adm		Explain the concent:	v use of the structu urrent and proposed Prop							
Accessory Structure- Gar shed, sauna, screenhouse or meets lake or river setback or	gazebo that either	Other-\$65 Permit extension								
shoreland area.			/Parcel Reviews orksheets Require	<u>ed</u>	#7 Public Hearings Additional Worksheets Required					
Water-oriented Accessor Boathouse, Sauna, Screenho or river located at reduced s Must follow administrative si	horeline setback.	to 3 lots-\$685	r Conservation Plate	Less than or equal	Administrative Appeal-\$1,350 Environmental Assessment-\$1,200 Conditional Use Permit-\$685 Conditional Use Permit Rehearing-\$220					
☐ Commercial Structure		\$1,375			☐ Interim Use Peri	mit-\$685				
☐ Other Principal Structure		☐ Lot Line Adjust ☐ Parcel Review-			☐ Interim Use Peri ☐ General Purpose					
			tandard Subdivision	\$410	□ Variance-\$685					
					☐ Variance Rehearing-\$220 ☐ Multiple Hearing (Variance/conditional use)-\$1,020					
					Rezoning-\$685					
TYPE OF PROPOSED S	TRUCTURES	Check all that app	ply to the project.		Rezoning-\$685					
TYPE OF PROPOSED S	*Structure	Check all that app	oly to the project. *Maximum	*Maximum	Rezoning-\$685	m	*Maxi	mum		
TYPE OF PROPOSED S New Structure(s)				*Maximum Width	EXTERNAL	m	*Maxii Heig			
	*Structure	*Foundation	*Maximum		*Maximu			tht evel to		
	*Structure Type (Same as box #1 or	*Foundation Type (Basement, Slab,	*Maximum Length (Exterior	Width (Exterior	*Maximum Sq. ft (Exterior footprint		Heig (Ground L	tht evel to		
	*Structure Type (Same as box #1 or	*Foundation Type (Basement, Slab,	*Maximum Length (Exterior Footprint Only)	Width (Exterior Footprint Only)	*Maximumum Sq. ft (Exterior footprint	only)	Heig (Ground L	eak)		
	*Structure Type (Same as box #1 or	*Foundation Type (Basement, Slab,	*Maximum Length (Exterior Footprint Only)	Width (Exterior Footprint Only) Feet	*Maximul Sq. ft (Exterior footprint	only) Sq. ft.	Heig (Ground L	evel to eak)		
☐ New Structure(s)	*Structure Type (Same as box #1 or	*Foundation Type (Basement, Slab,	*Maximum Length (Exterior Footprint Only) Feet Feet	Width (Exterior Footprint Only) Feet Feet	*Maximul Sq. ft (Exterior footprint	Sq. ft. Sq. ft. Sq. ft.	Heig (Ground L	evel to eak) Feet Feet Feet		
	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only) Feet Feet Feet	Width (Exterior Footprint Only) Feet Feet Feet	*Maximumum Sq. ft (Exterior footprint	Sq. ft. Sq. ft. Sq. ft.	Heig (Ground L Roof P	reat Feet Feet Feet Feut		
☐ New Structure(s)	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab,	*Maximum Length (Exterior Footprint Only) Feet Feet Feet *Maximum Length (Exterior	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior	*Maximum Sq. ft (Exterior footprint	Sq. ft. Sq. ft. Sq. ft.	Heig (Ground L Roof P *Maxin Heig (Ground L	reet Feet Feet Feet mum pht evel to		
☐ New Structure(s)	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only) Feet Feet Feet *Maximum Length (Exterior Footprint Only)	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint)	sq. ft. Sq. ft. Sq. ft. m	*Maxil Heig (Ground L Roof P	Feet Feet Feet mum pht Level to eak)		
☐ New Structure(s)	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab	*Maximum Length (Exterior Footprint Only) Feet Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300	Sq. ft. Sq. ft. Sq. ft. m conly)	*Maxin Heig (Ground L Roof Po	Feet Feet Feet Fundamental transfer for the second		
☐ New Structure(s)	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxil Heig (Ground L Roof P	Feet Feet Feet mum pht Level to eak)		
☐ New Structure(s)	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet 12 Feet	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66	Sq. ft. Sq. ft. Sq. ft. m conly)	*Maxin Heig (Ground L Roof Po	Feet Feet Feet Fundamental transfer for the second		
□ New Structure(s) ☑ Structure Additions	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck *Indi	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame Post	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxin Heig (Ground L Roof P) *Maxin Heig (Ground L Roof P) 23 23	Feet Feet Feet Feet Feet Feet Feet Feet		
□ New Structure(s) ☑ Structure Additions CONTACT: Planning a	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck *Indi nd Zoning Depar	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame Post	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet Id. Incomplete ap	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet 12 Feet	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxin Heig (Ground L Roof P) *Maxin Heig (Ground L Roof P) 23 23	Feet Feet Feet Feet Feet Feet Feet Feet		
□ New Structure(s) □ Structure Additions CONTACT: Planning at Technical Assistance	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck *Indi nd Zoning Depar	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame Post Frame cates required fietment	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet Id. Incomplete ap	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet 12 Feet plications will be ret	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxin Heig (Ground L Roof P) *Maxin Heig (Ground L Roof P) 23 23	Feet Feet Feet Feet Feet Feet Feet Feet		
New Structure(s) Structure Additions CONTACT: Planning a Technical Assistance Toll Free: 1-800-450-9777 Land Use Information	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck *Indi nd Zoning Depar Duluth Government 320 West 2n	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame Post Frame cates required fietment Services Center	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet Id. Incomplete ap Virginia Government S 201 South 3rd	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet 12 Feet 12 Feet plications will be reference Services Center Avenue West	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxin Heig (Ground L Roof P) *Maxin Heig (Ground L Roof P) 23 23	Feet Feet Feet Feet Feet Feet Feet Feet		
□ New Structure(s) □ Structure Additions CONTACT: Planning at Technical Assistance Toll Free: 1-800-450-9777	*Structure Type (Same as box #1 or 2 above) *Structure Type (Same as box #2 above) Addition Covered Porch Deck *Indi nd Zoning Depar Duluth Government 320 West 20	*Foundation Type (Basement, Slab, Pier, etc) *Foundation Type (Basement, Slab, Pier, etc) Slab Post Frame Cates required fietment Services Center Street, Suite 301 55802	*Maximum Length (Exterior Footprint Only) Feet Feet *Maximum Length (Exterior Footprint Only) 50 Feet 8 Feet 5.5 Feet Id. Incomplete ap Virginia Government S	Width (Exterior Footprint Only) Feet Feet *Maximum Width (Exterior Footprint Only) 26 Feet 12 Feet 12 Feet 12 Feet plications will be reference Center Avenue West 5792	*Maximum Sq. ft (Exterior footprint *Maximum Sq. ft (Exterior footprint 1300 96 66 curned.	sq. ft. Sq. ft. Sq. ft. m sq. only) Sq. ft. Sq. ft.	*Maxin Heig (Ground L Roof P) *Maxin Heig (Ground L Roof P) 23 23	Feet Feet Feet Feet Feet Feet Feet Feet		

Paid By_

4301 ISLE OF PINES DR.

Form 3-31

PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

381-215-10

33381

(Address) Apt. 412, 3028 Ewing Ave. South Minneapolis, Minn. 55416	The second secon	
0 + 1	1 Ast. 412 3028	Minneapolis, Minn. 554
for the construction of a sewage disposal system at (legal description of property) 407 1	e construction of a sewage disposal system at (legal description	of property) Lot 1, 8lock 1,
1ste of Pines Two 62 Range 16	e of Pines Two 62 Range	9/

ST. LOUIS COUNTY HEALTH DEPARTMENT

By Ogobert & Shoups

NOTICE: Unless contsruction is under way this permit expires one year after the date of issue. It is not transferable.

Auditors Receipt # 45720 Duted 12/12/67

APPLICATION FOR PERMIT SEWAGE DISPOSAL SYSTEM CONSTRUCTION

ST. LOUIS COUNTY HEALTH DEPARTMENT

Name of (Applicant) (Owner): Margaret M. Jordal Phone: 920-5819
Address of (Applicant) (Owner): APT 412, 3028 EWING AVE South Minneapolis, Minnesota 55416
Property Address: Isle of Pines, Lake Vermillion, Tower, Minn
Legal Description: Lot one (1), Block One (1) Isle of Pines
ST Louis County Minnesota, Two 62-16
Direction to site: Arrowhead point, Lake Vermillion
Will this system serve a structure financed by FHA or VA Loan?
The following named person(s, as (owner, installer) will assume responsibility for the correct installation of this system in accordance with approved plans. Searge Desannoy, Tower Minnesota
Dated: 3 November, 1967 by: Nemon M. Jordal
Signature (X) Owner () Installer - License No

Permit fee of \$15.00 (check or money order) payable to County Treasurer must be submitted with this completed application.

SKETCH LAYOUT WITH DIMENSIONS ON ATTACHED SHEET!

Report of Township Inspector
Approved: Yes (V) No ().
Dated: June 4 1968
Signature: Resharp
Title: Jan.

	design. The applicant is encouraged to fill out as many of the answers as possible.
	Number of apartments? Number of apartments? Number of bedrooms? Can attic or other area be made into additional bedrooms? Number of bedrooms? Number of bedrooms? Number of bedrooms? Number of bedrooms? Nor available Distance to city water? Nor available
	LOT SIZE: Width (frontage) 275 ft. Depth /25 ft. Area 34375 square feet
	WATER SUPPLY: () Public () Community () Individual (X) Lake Water () Well Water Type of well: () Dug () Drilled () Driven () Other. Type of Casing Depth of well? feet Static water level from fround surface? feet Location of pump? Diameter of casing Inches Is top of casing sealed? () Yes () No
	SEWAGE DISPOSAL: Where do footing drains discharge? Downspouts'
	SEWAGE DISPOSAL: Where do footing drains discharge? Jan of On On Is there a separate sump for laundry wastes? No
	SEPTIC TANK: Distance to nearest well or water suction line? To have Material to be used? steel () concrete block () precase concrete () Tank manufacturer Armon System (Fiber Glass Tank) Dimensions, rectangular tank, inside length? inside width? iquid depth? Circular tank, diameter? 6' APProliquid depth? better the below liquid level in. Depth of bottom of outlet baffle or tee below liquid level? in.
10	EFFLUENT DISPOSAL METHOD consists of ()distribution box ()tile Field (Seepage pit
000110061	of lines?
	PERCOLATION TESTS
	Average time for fall of one inch: #1 #2 (Show location of test holes on sketch.)
	Percolation test was run by: Bob Sha-p Phone 365-3284
	Address: ELY CITY Hall, ELY Minnesota
	NOTE: If average time for 1 inch seepage is over 60 minutes, consult the St. Louis County Health Department.

JORDAL

See Notes on Reverse. USE THIS SPACE FOR LAYOUT SKETCH Hole Ledge 2 HOLE TEST 3 deep Rate

Scale to be used: 1 square equals 5 feet—1 inch equals 20 feet.

Ear Seasonal Use Page 12 book

Can Use a 500 gal Septri tank, 500 gal seepage

and for year around use 5 750 gal for 2 belkoom

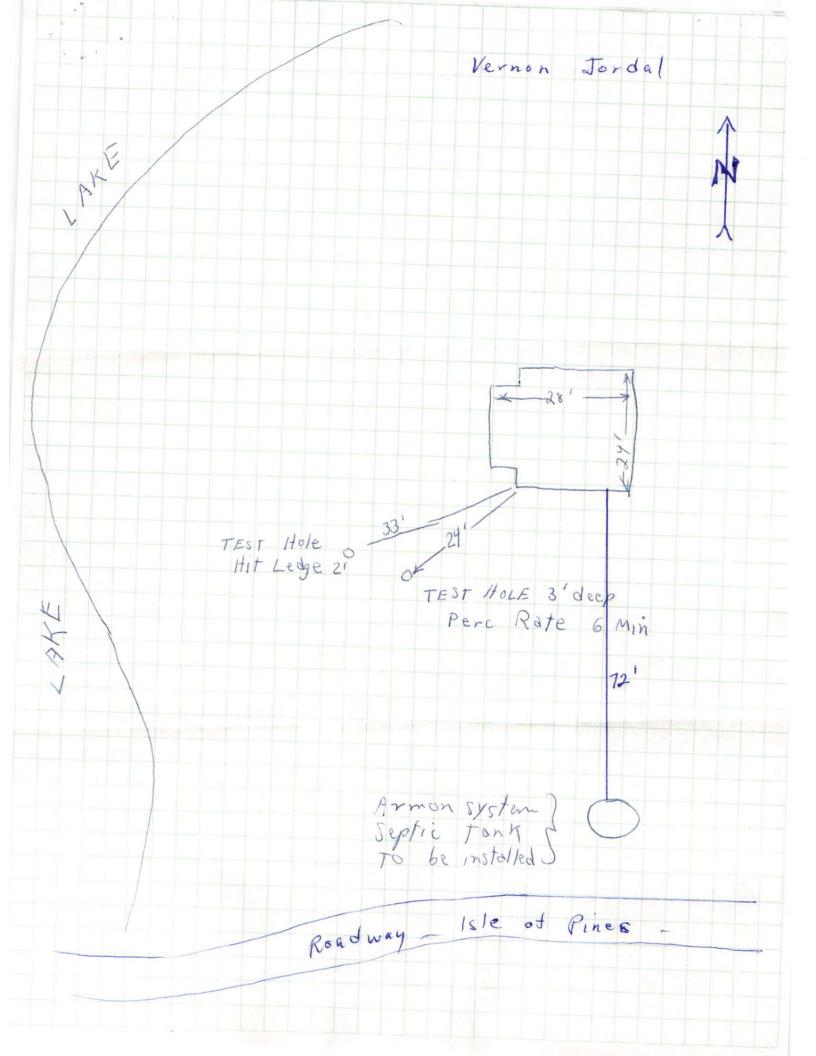
[900 " " 3 bed rooms

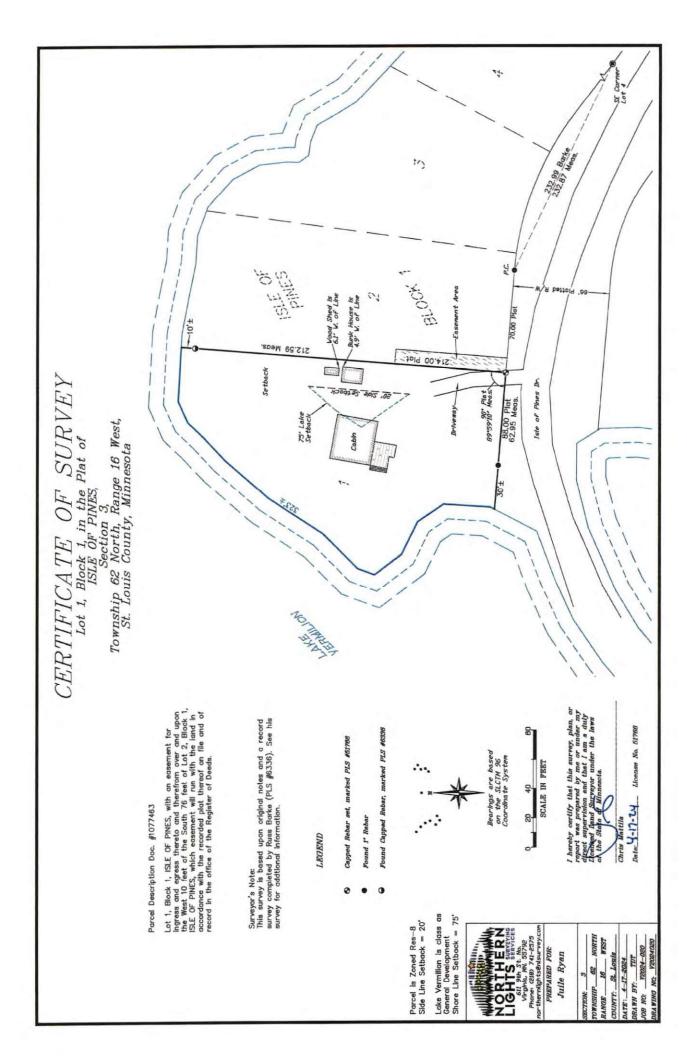
S with 250 sq ft seepage area per 2 bed room

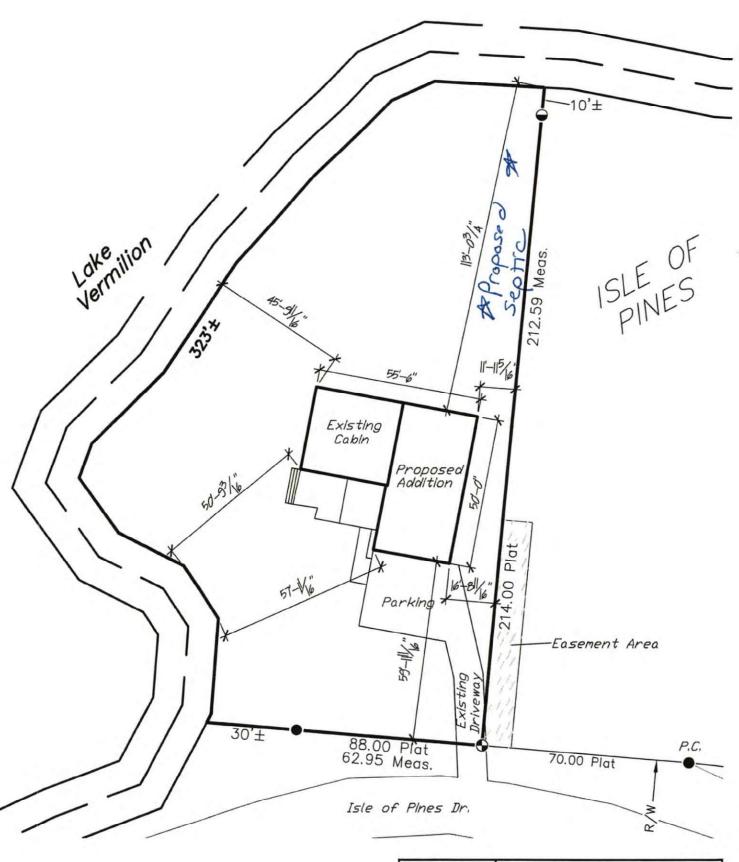
375 sq ft " " 3" 4"

an armon system is acceptable if sufficient depth can be found to properly install it.

Note. Comple the drawing with the type of system you propose





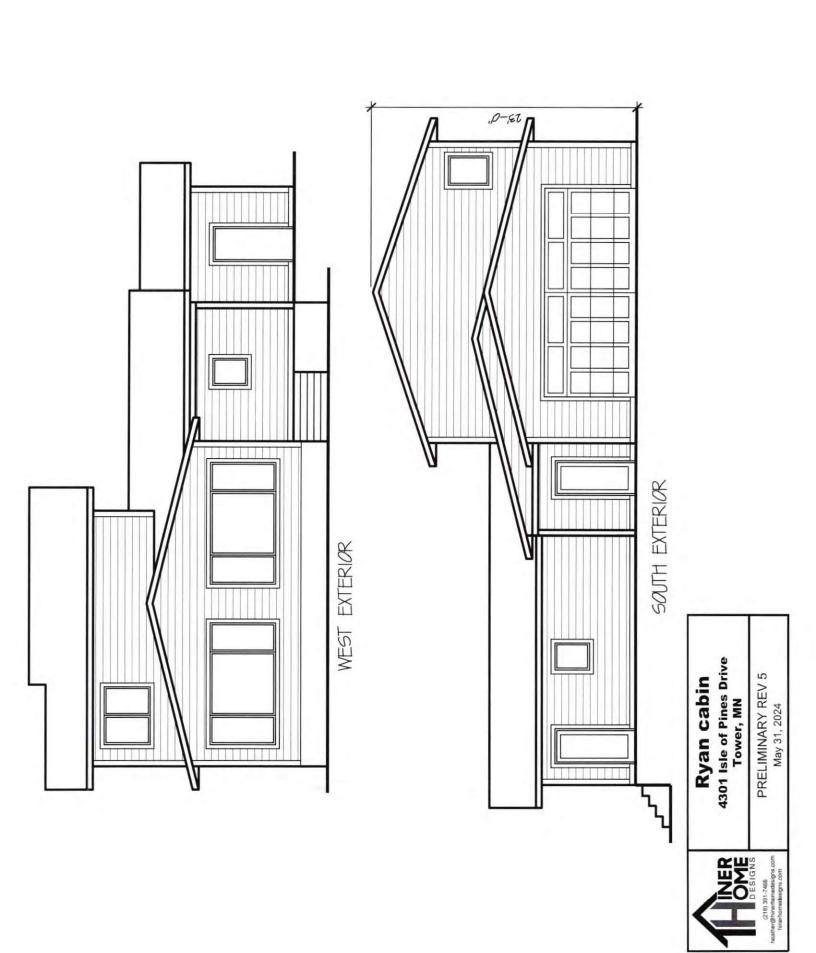


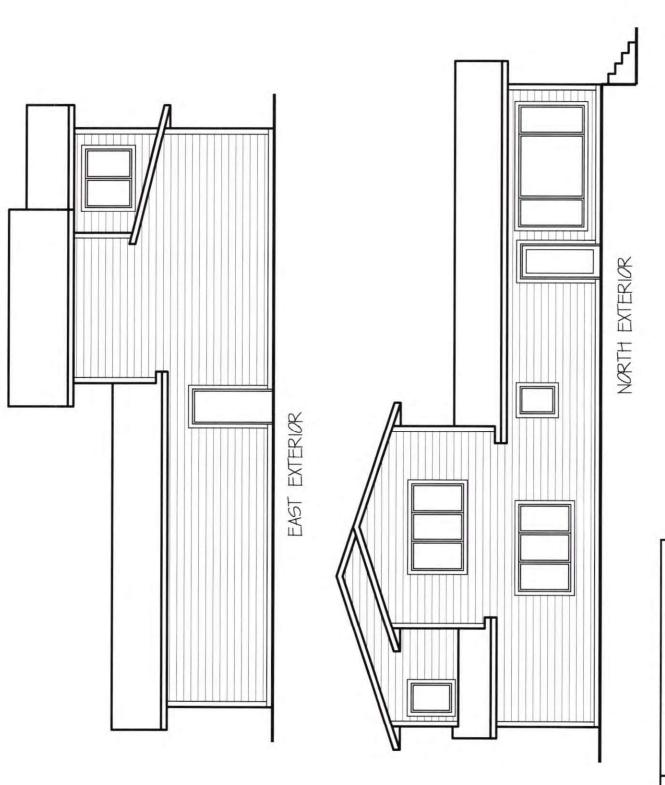


Ryan cabin

4301 Isle of Pines Drive Tower, MN

PRELIMINARY REV 4 May 30, 2024





Ryan cabin
4301 Isle of Pines Drive
Tower, MN
PRELIMINARY REV 5
May 31, 2024

4596 0.75 St. Louis County July BOA Meeting 387-0215-00010 **Adam Ryan** Location Map **Subject Property**

Lake Vermilion St. Louis County July BOA Meeting Adam Ryan Location Map 387-0215-00010 Subject Property

St. Louis County July BOA Meeting





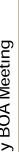
Planning & Zoning Department (218) 725-5000 www.stouiscountymn.gov St. Louis County

Prepared By:

Adam Ryan Site Map 387-0215-00010

Feet

St. Louis County July BOA Meeting







Planning & Zoning Department (218) 725-5000 www.stlouiscountymn.gov St. Louis County

Prepared By:

387-0215-00010 Adam Ryan Elevation Map

Feet

20

