



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

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: SMU 8

PARCEL ACREAGE: 0.42 ACRES

LOT WIDTH: 235 FEET

FEET OF ROAD FRONTAGE: 88 FEET

FEET OF SHORELINE FRONTAGE: 235 FEET

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

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 **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
address? Yes

Name: **Adam Ryan**
 Address: **4301 Isle of Pines Drive**

City: **Tower**
 State/Province: **MN**
 Zip: **55790**
 Primary Phone: **--**
 Cell Phone: **--**
 Fax: **--**
 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 for this property? **Yes**

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 --

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: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement above.

I agree



Variance

Worksheet St. Louis County, Minnesota

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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Square footage - requesting a variance to allow for an additional 1396 square feet where 200 feet is allowed. Of this, 374 square feet would be additional living space, 96 square feet would be a covered porch and 926 square feet would be garage space and storage.

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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.

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3. Describe the current use of your property.

The property currently functions as a seasonal cabin.

4. Describe other alternatives, if any.

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7. 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 rain water run off.

8. 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 with additional storage space. This will allow us to remove the sheds that are currently on the property. The 2nd story will allow for a guest bedroom, additional bathroom and living space. The 2nd story will be outside of the shore impact zone.

9. Include additional comments that will clarify your request for the Planning and Zoning 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 square 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.

OFFICE USE ONLY

Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other
<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> 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-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 _____



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-\$175
Greater than 1,200 square feet-\$345

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-\$90

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-\$65

Permit extension beyond 2 years

#4 Performance Standard-\$410
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-\$175

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$175

Wetland Delineation Review-\$410

Wetland Banking Plan Review-\$1,340

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$685

Conventional or Conservation Plat-Less than or equal to 3 lots-\$685

Conventional or Conservation Plat-Greater than 3 Lots-\$1,375

Lot Line Adjustment-\$90

Parcel Review-\$90

Performance Standard Subdivision-\$410

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,350

Environmental Assessment-\$1,200

Conditional Use Permit-\$685

Conditional Use Permit Rehearing-\$220

Interim Use Permit-\$685

Interim Use Permit Rehearing-\$220

General Purpose Borrow Pit-\$685

Variance-\$685

Variance Rehearing-\$220

Multiple Hearing (Variance/conditional use)-\$1,020

Rezoning-\$685

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

<input 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)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input checked="" 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)
	Addition	Slab	50 Feet	26 Feet	1300 Sq. ft.	23 Feet
	Covered Porch	Post Frame	8 Feet	12 Feet	96 Sq. ft.	23 Feet
	Deck	Post	5.5 Feet	12 Feet	66 Sq. ft.	N/A Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Zoning Department

Technical Assistance
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 Land Use Information
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Duluth
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 Government Services Center
 201 South 3rd Avenue West
 Virginia, MN 55792
 (218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

4301

ISLE of PINES DR.

387-215-10

33281

NO. ~~05432~~

FoIm 3-31

PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

Date of issue 11-6-67

Plans and specifications submitted on Nov. 6 1967

by (Name) Vernon M. Jordal

(Address) Apt. 412, 3028 Ewing Ave. South, Minneapolis, Minn. 55416

for the construction of a sewage disposal system at (legal description of property) Lot 1, Block 1,

Isle of Pines Twp 62, Range 16

are hereby approved and permission is granted for the construction of this system in accordance with these approved plans.

ST. LOUIS COUNTY HEALTH DEPARTMENT

By Robert E. Sharp

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

Auditors Receipt # 45720

Dated 12/12/67

Township 62-16

Permit # 05432

APPLICATION FOR PERMIT SEWAGE DISPOSAL SYSTEM CONSTRUCTION

ST. LOUIS COUNTY HEALTH DEPARTMENT

Name of (Applicant) (Owner): Vernon M. Jordal Phone: 920-5819
Margaret M. Jordal
 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(2) Isle of Pines
ST LOUIS County Minnesota, Twp. 62-16
 Direction to site: Arrowhead point, Lake Vermillion

Will this system serve a structure financed by FHA or VA Loan? NO

The following named person(s) as (owner, installer) will assume responsibility for the correct installation of this system in accordance with approved plans.
George Desannoy, Tower Minnesota

Dated: 3 November, 1967 by: Vernon M. Jordal
Signature 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 (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>)
Dated: <u>June 4</u> 19 <u>68</u>
Signature: <u>R. Sharp</u>
Title: <u>San.</u>

The following information is necessary to evaluate the adequacy of the proposed design. The applicant is encouraged to fill out as many of the answers as possible.

TYPE OF BUILDING: Use? Summer Cabin Number of stories? 1
Number of apartments? None Number of bedrooms? 2 Number of
bathrooms? 1 Can attic or other area be made into additional bedrooms? NO
How many? 1 Distance to city sewer? Not available Distance to city
water? Not available

LOT SIZE: Width (frontage) 275 ft. Depth 125 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 ground surface? _____ feet
Location of pump? _____ Diameter of casing _____ Inches
Is top of casing sealed? () Yes () No

SEWAGE DISPOSAL: Where do footing drains discharge? _____ Downspouts?
Run off on lot Is there a separate sump for laundry wastes? NO
Will a sump pump be used to lift basement wastes to the sewer line? No Basement
If reconstruction is proposed on an existing system, do kitchen and ? or laundry
wastes by-pass the septic tank? _____ Will a garbage grinder be used? NO

SEPTIC TANK: Distance to nearest well or water suction line? 75' to lake Material
to be used? steel () concrete block () precast concrete () Tank manufacturer
Armon System (Fiber Glass Tank) Dimensions, rectangular tank, inside length? _____
inside width? _____ liquid depth? _____ Circular tank, diameter? 6' approx
liquid depth? 6' Depth of bottom of inlet baffle or tee below liquid level?
_____ in. Depth of bottom of outlet baffle or tee below liquid level? _____ in.

EFFLUENT DISPOSAL METHOD consists of () distribution box () tile Field (X) seepage pit

Not applicable

TILE FIELD: Distance from nearest well or water suction line? _____ ft. Number
of lines? _____ length of individual lines? _____ Total length of tile
lines? _____ t. Distance between lines? _____ ft. Width of trenches?
_____ in. Type of tile material? _____ Diameter of tile pipe? _____ in.
Depth of gravel below tile lines? _____ in. Depth of earth cover over
gravel? _____ in. Shortest distance from any point of tile field to nearest lot
line? _____ ft.

SEEPAGE PITS: Number of pits? 1 (Around Tank) Diameter? _____ Depth of pit be-
low inlet pipe? _____ ft. Distance of any part of seepage pit to nearest well or
water suction line? 75' to lake ft. Nearest lot line? _____ ft. Depth of nearby well
casings: _____ construction material of seepage pit walls? _____
Size of manhole cover? _____ in. Depth of manhole cover below ground surface?
_____ in.

PERCOLATION TESTS

Average time for fall of one inch: #1 #2 (Show location of
see chart

 test holes on
sketch.)

Percolation test was run by: Bob Sharp Phone 365-3284

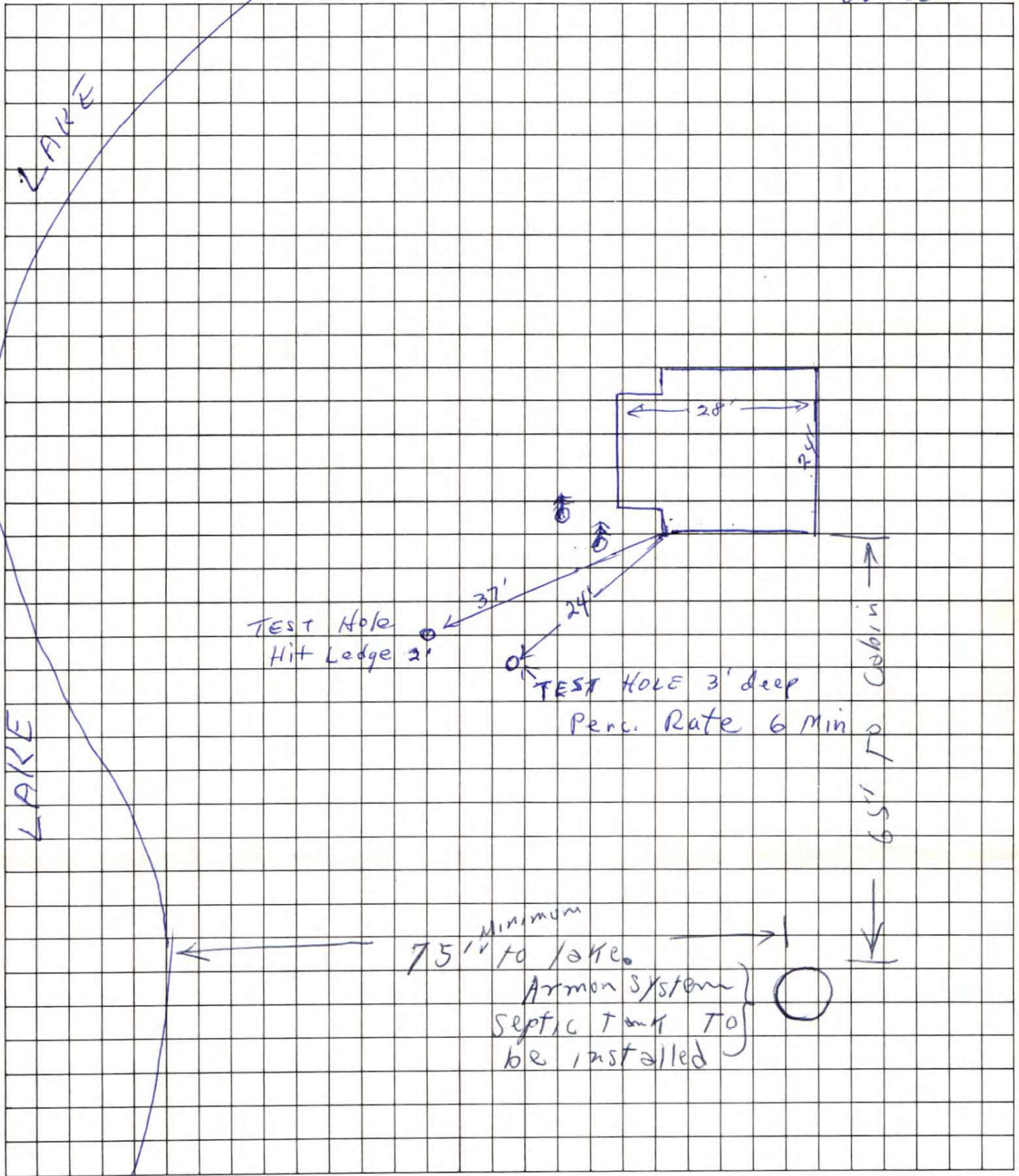
Address: ELY CITY Hall, ELY Minnesota

NOTE: If average time for 1 inch seepage is over 60 minutes, consult the St. Louis
County Health Department.

JORDAL

USE THIS SPACE FOR LAYOUT SKETCH

See Notes on Reverse



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

For Seasonal Use Page 12 book

Can use a 500 gal Septic tank, 500 gal seepage
pit

and for year around use { 750 gal for 2 bed room
900 " " 3 bedrooms

{ with 250 sq ft seepage area per 2 bed room
375 sq ft " " 3 " "

An Armon system is acceptable if
sufficient depth can be found to
properly install it.

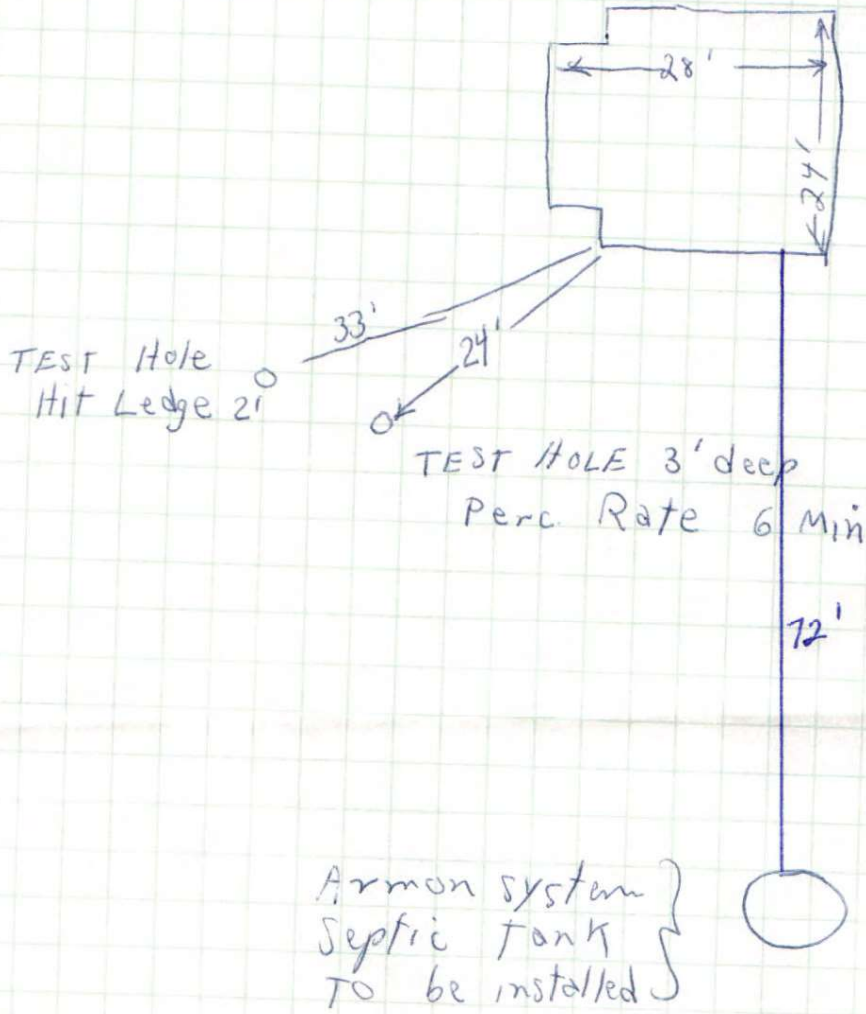
Note - Complete the drawing with
the type of system you propose

Vernon Jordal



LAKE

LAKE



Roadway - Isle of Pines -

CERTIFICATE OF SURVEY

Lot 1, Block 1, in the Plat of
ISLE OF PINES,
Section 3,
Township 62 North, Range 16 West,
St. Louis County, Minnesota

Parcel Description Doc. #1077463

Lot 1, Block 1, ISLE OF PINES, with an easement for ingress and egress thereto and therefrom over and upon the West 10 feet of the South 76 feet of Lot 2, Block 1, ISLE OF PINES, which easement will run with the land in accordance with the recorded plat thereof on file and of record in the office of the Register of Deeds.

Surveyor's Note:
This survey is based upon original notes and a record survey completed by Russ Barka (PLS #6336). See his survey for additional information.

LEGEND

- Gapped Rebar set, marked PLS #61766
- Found 1" Rebar
- Found Capped Rebar, marked PLS #65266

Parcel is Zoned Res-8
Side Line Setback = 20'
Lake Vermilion is class as
General Development
Shore Line Setback = 75'

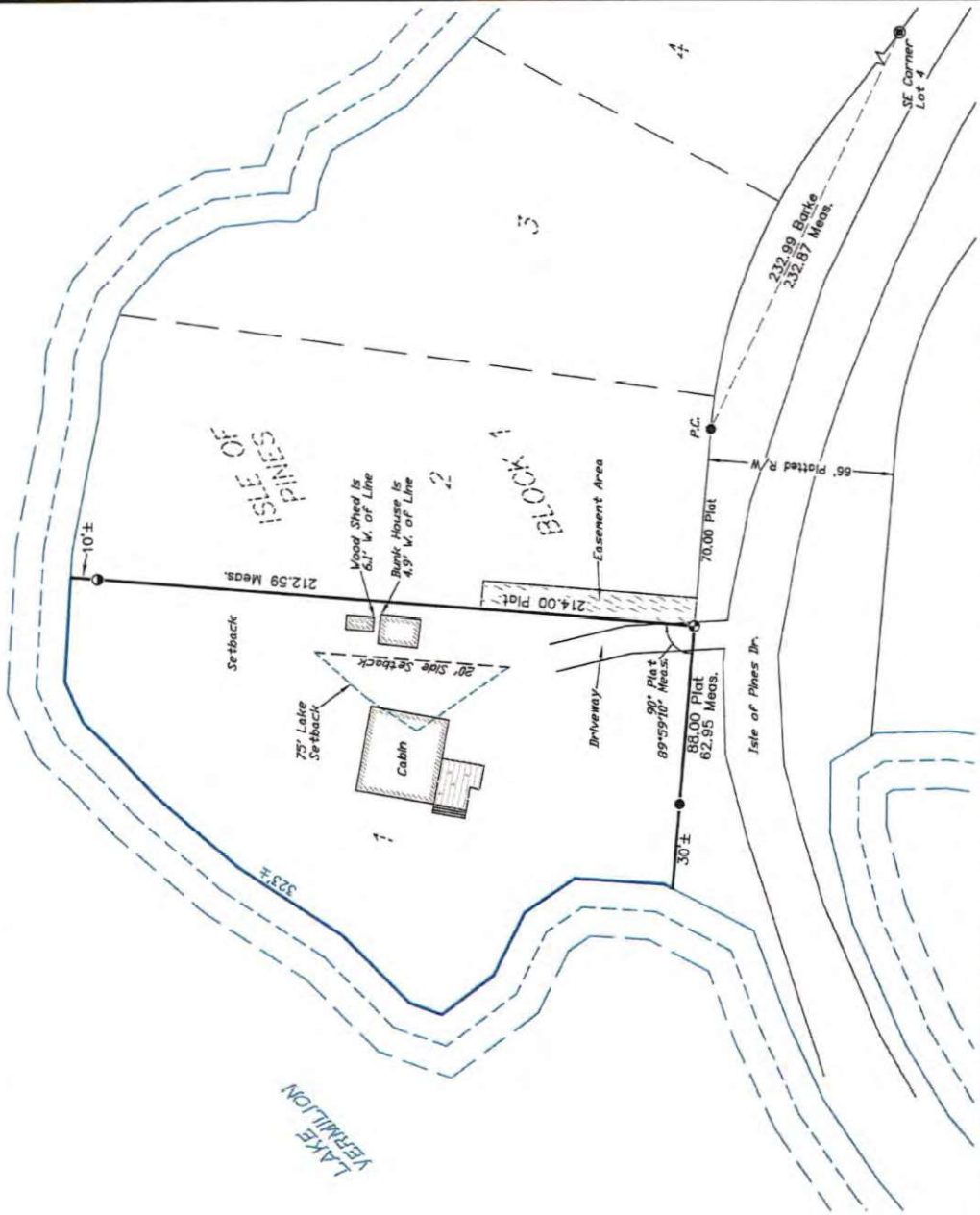
NORTHERN LIGHTS SERVICES
611 9th St. No. 200
Virginia, MN 55780
Phone: (828) 7-0275
northernlightsurvey.com

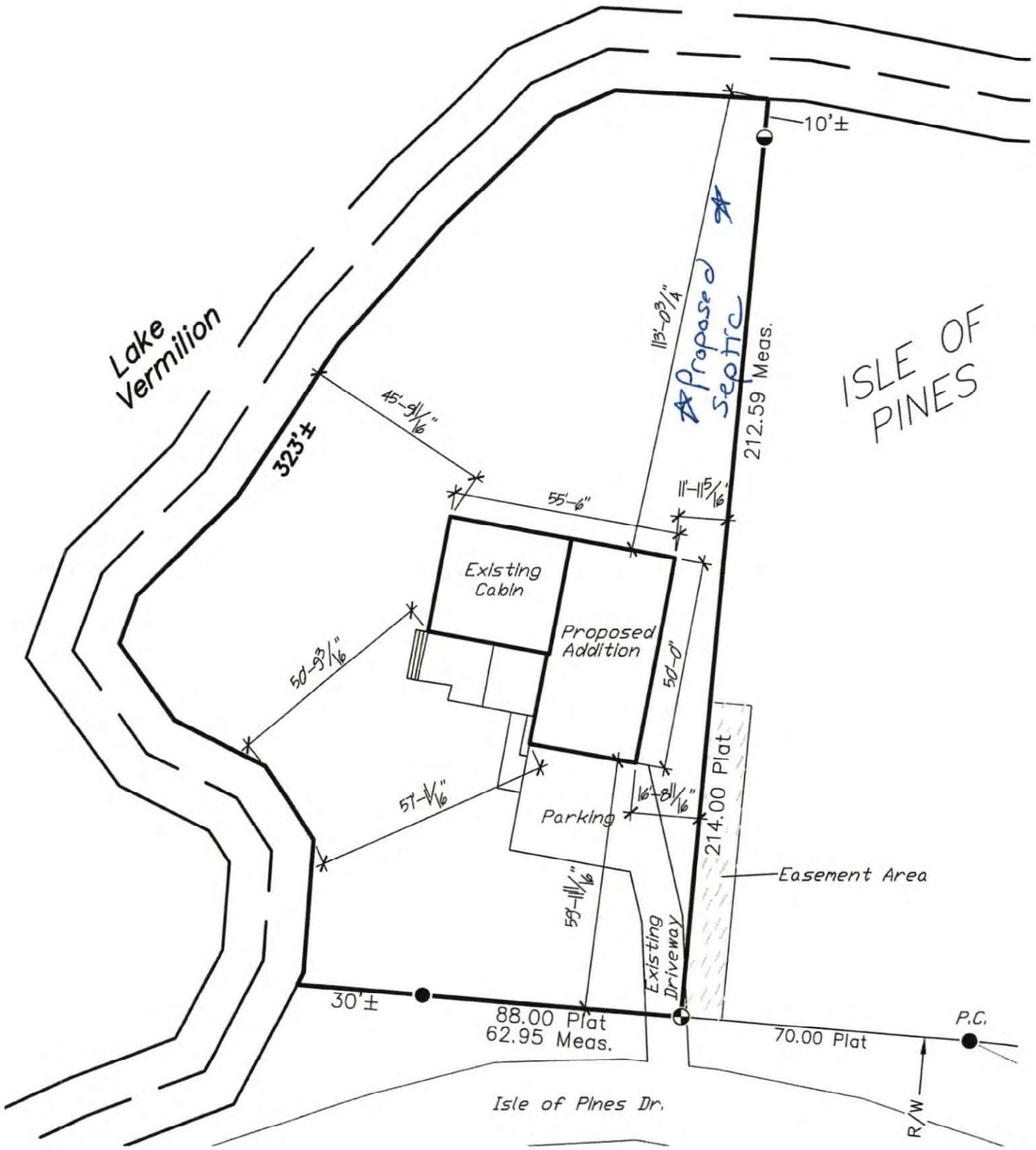
PREPARED FOR:
Julie Ryan

SECTION 3
TOWNSHIP 62 NORTH
RANGE 16 WEST
COUNTY St. Louis
DATE: 4-17-2024
DRAWN BY: TDT
JOB NO.: Y2024-080
DRAWING NO.: Y2024-080

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.

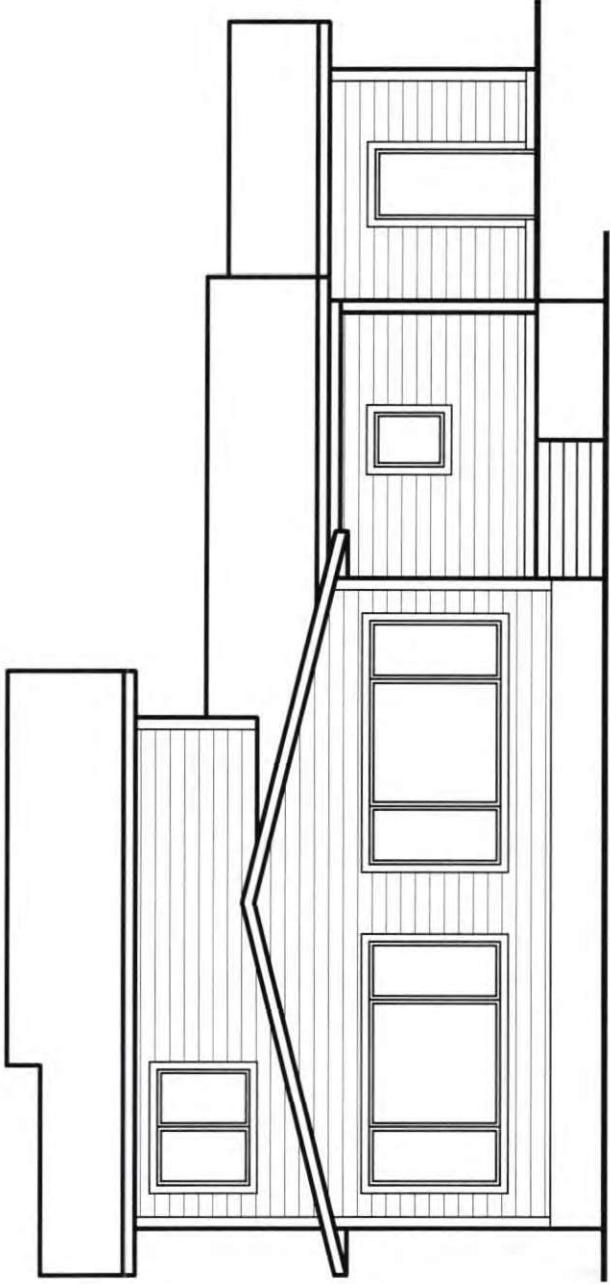
Chris Mattila
Date: 4-17-24 License No. 61766



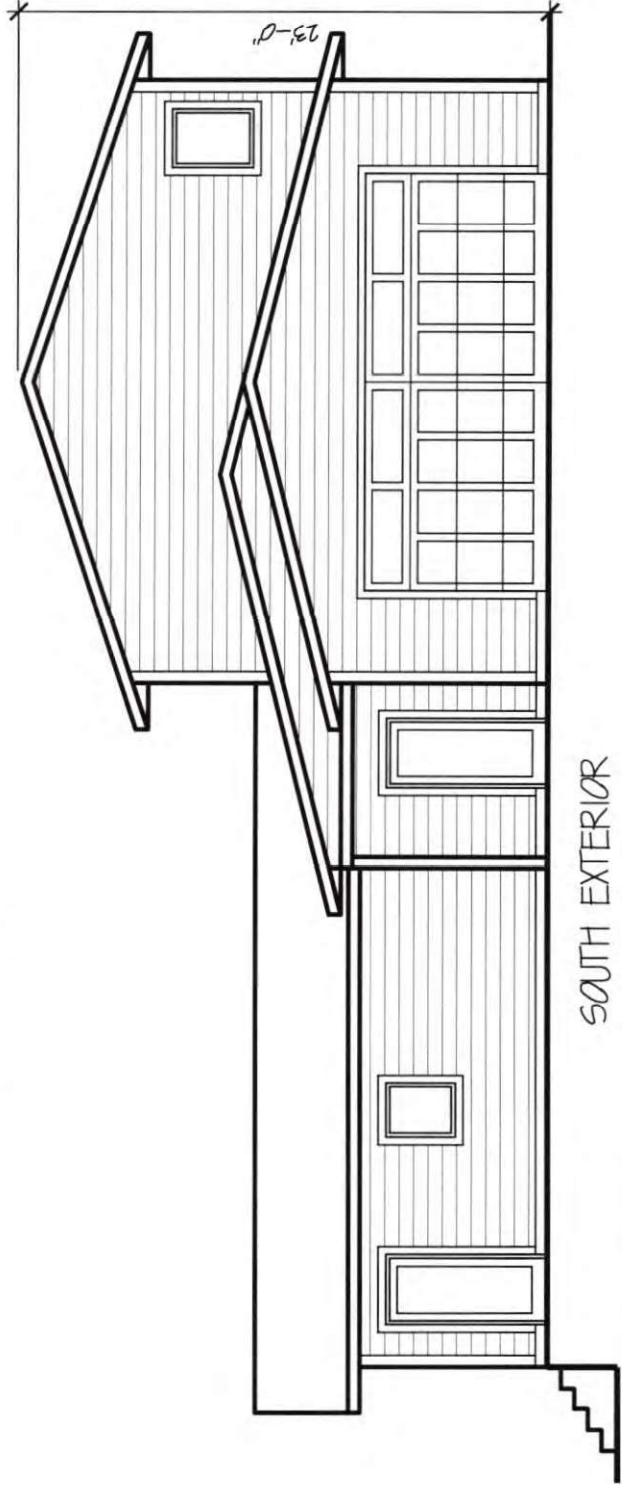


Ryan cabin
4301 Isle of Pines Drive
Tower, MN

PRELIMINARY REV 4
May 30, 2024



WEST EXTERIOR



SOUTH EXTERIOR

Ryan cabin

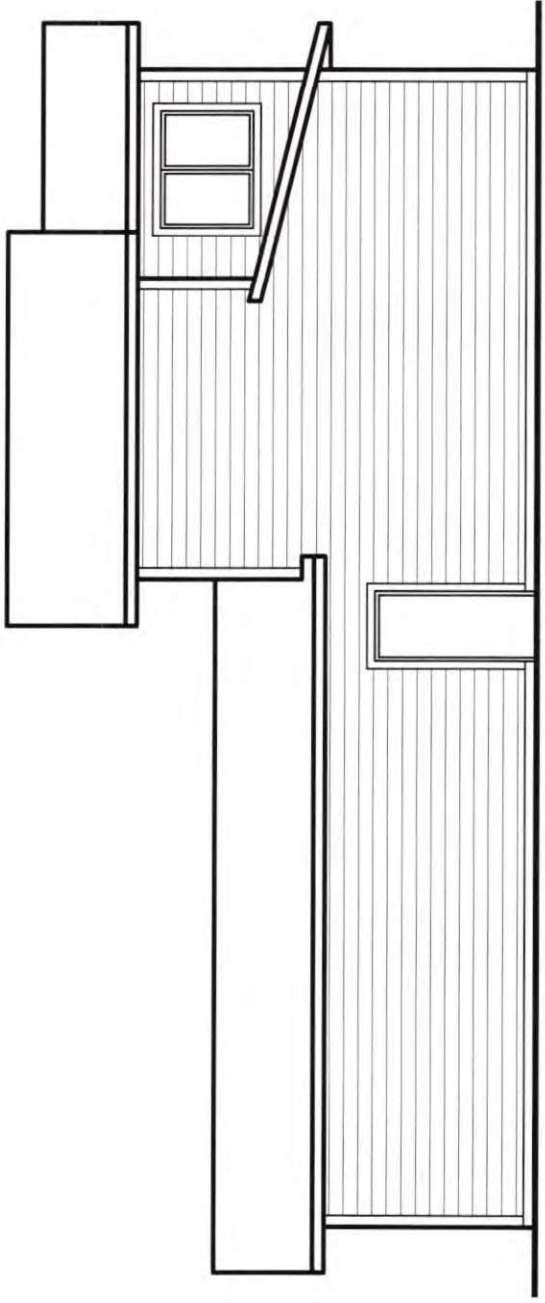
4301 Isle of Pines Drive
Tower, MN

PRELIMINARY REV 5

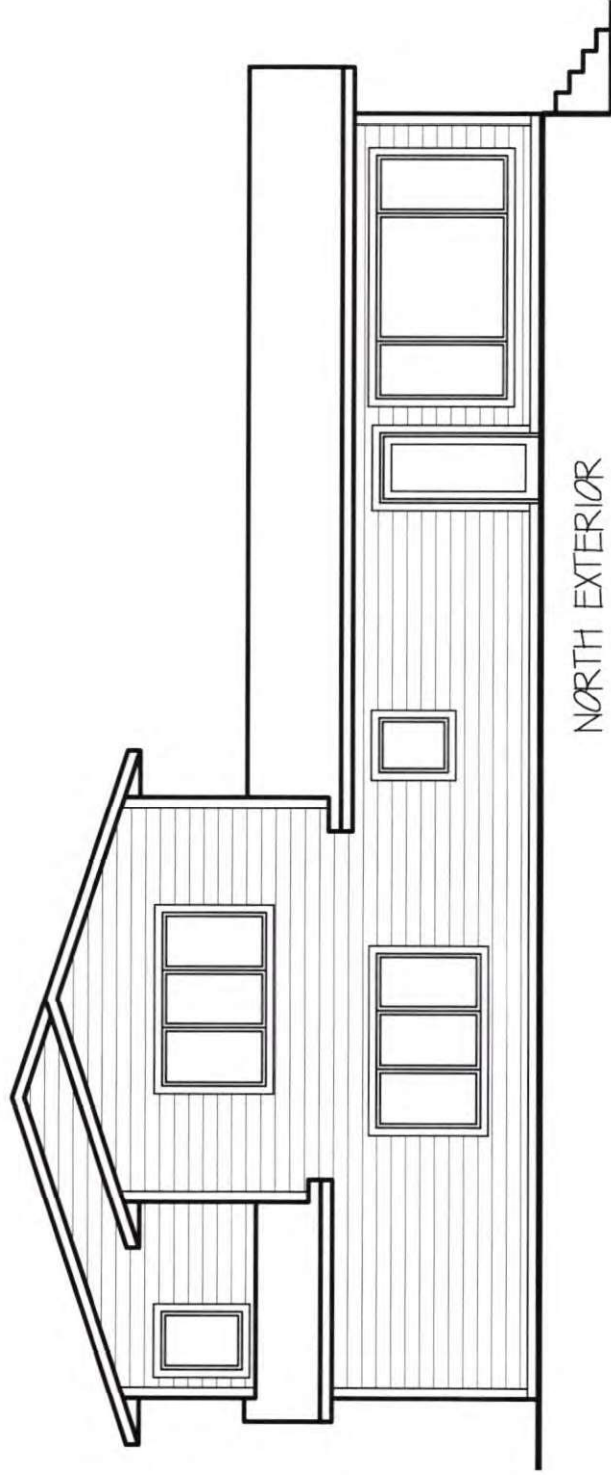
May 31, 2024




(218) 391-7466
heather@hinerhomedesigns.com
hinerhomedesigns.com



EAST EXTERIOR



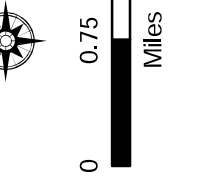
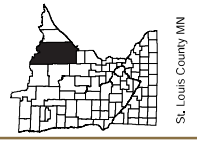
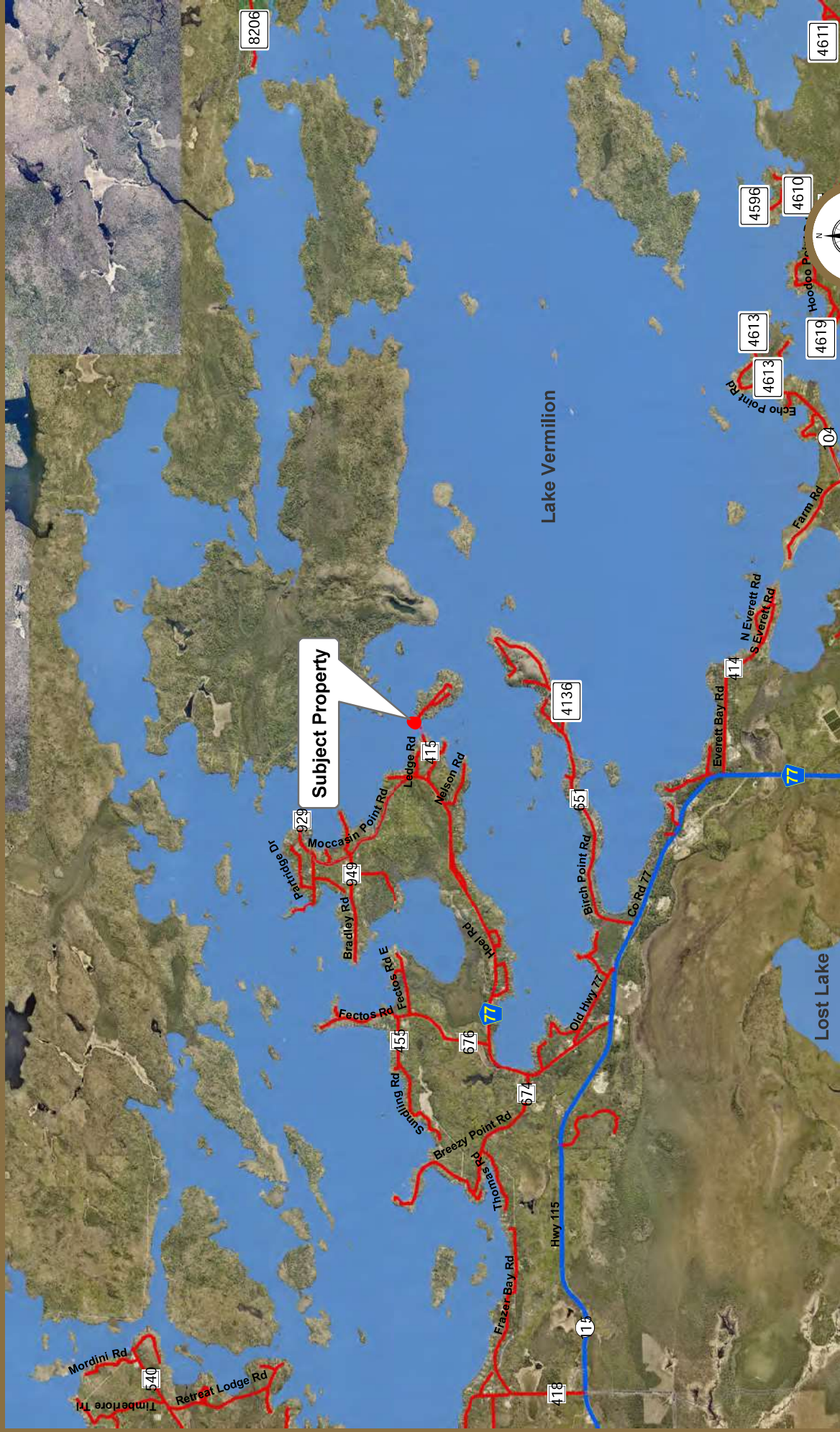
NORTH EXTERIOR

 <p>(218) 391-7466 heather@hinerhomedesigns.com hinerhomedesigns.com</p>	<p>Ryan cabin 4301 Isle of Pines Drive Tower, MN</p> <p>PRELIMINARY REV 5 May 31, 2024</p>
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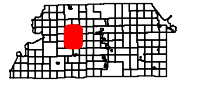


St. Louis County

July BOA Meeting



Adam Ryan
 Location Map
 387-0215-00010



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

Source: St. Louis County

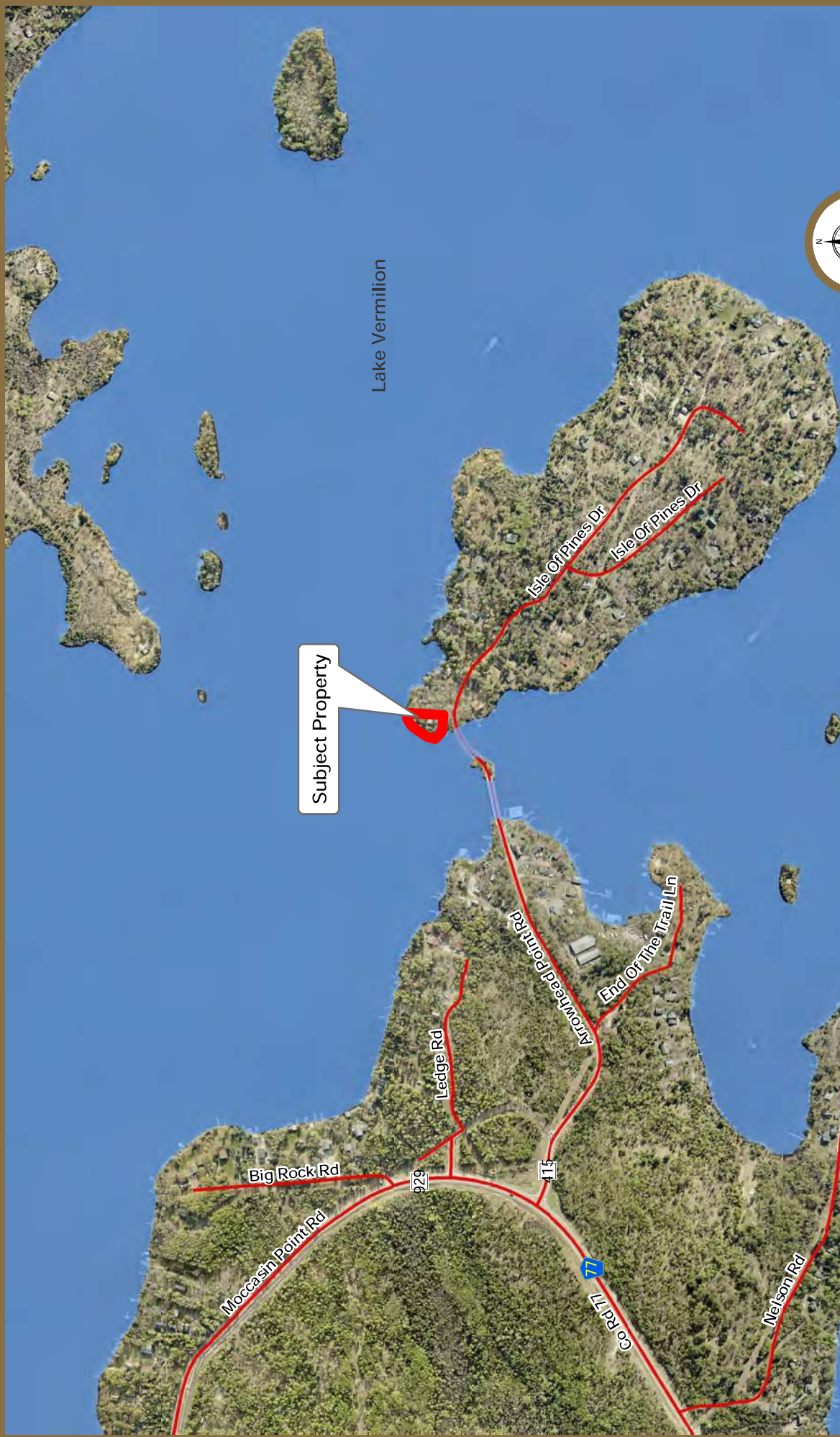
Map Created: 6/13/2024

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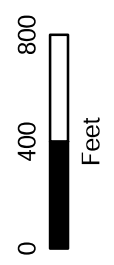
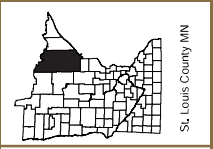
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St. Louis County

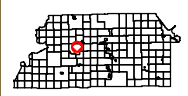
July BOA Meeting



Subject Property



Adam Ryan
Location Map
387-0215-00010



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July BOA Meeting

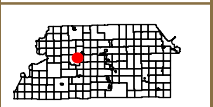


Lake Vermilion

0 20 40
Feet

Adam Ryan Site Map

387-0215-00010



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Department
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Source: St. Louis County

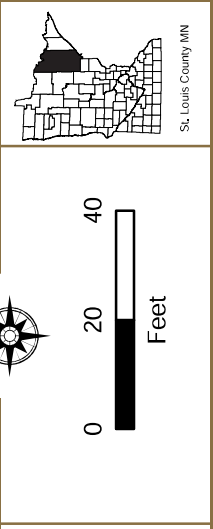
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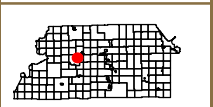
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St. Louis County

July BOA Meeting



Adam Ryan
Elevation Map
387-0215-00010



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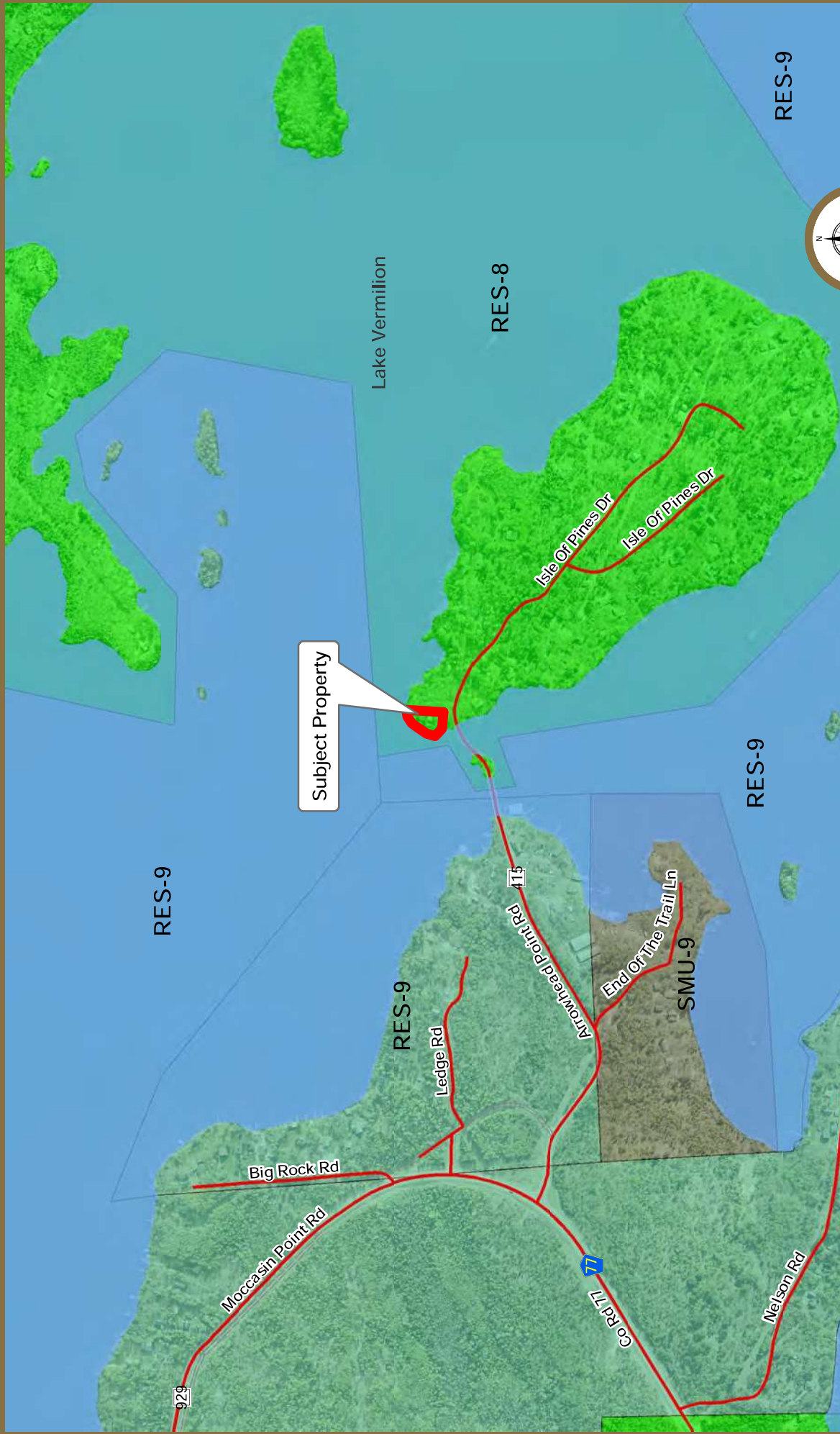
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St. Louis County

July BOA Meeting



0 400 800
Feet

Adam Ryan
Zoning Map
387-0215-00010

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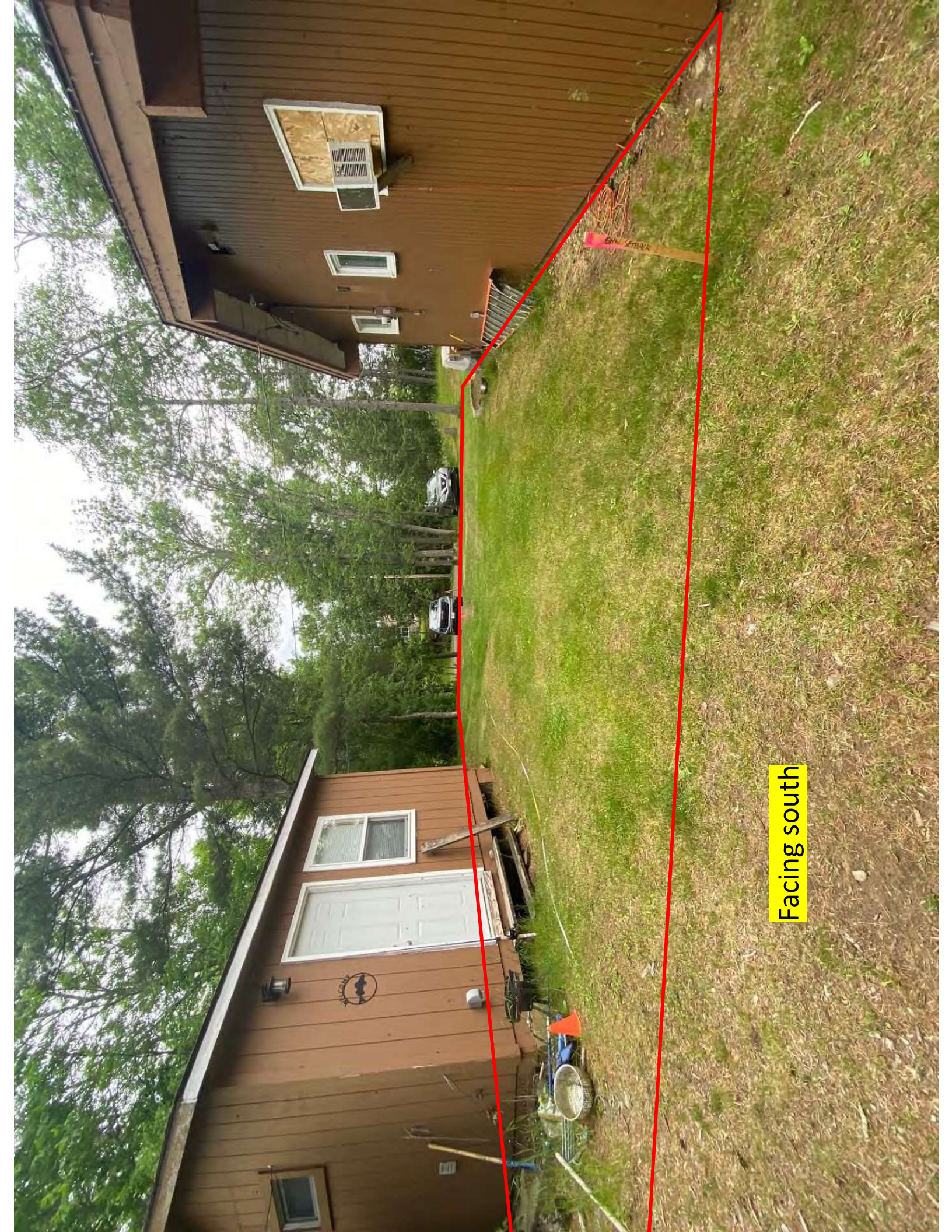
Facing North at driveway entrance

11 feet to the east property line





Facing northwest



Facing south



Facing southeast



45 feet to the lake

Facing southwest on northside of building



50 feet to the lake

Facing northwest on the southside of the building

