



# ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

**INSPECTION DATE:** 06/12/2024

**REPORT DATE:** 06/21/2024

**MEETING DATE:** 07/11/2024

## APPLICANT INFORMATION

**APPLICANT NAME:** Penny Scheer

**APPLICANT ADDRESS:** 1 Belknap Shores, Superior, WI 54880

**OWNER NAME:** Same As Above  
(IF DIFFERENT THAN ABOVE)

**SITE ADDRESS:** 5970 Fish Lake Shores Road, Saginaw, MN 55779

**LEGAL DESCRIPTION:** Lot 8, Block 1, INC AN UND 1/3 Interest in Outlot A, Fish Lake Beach 1<sup>st</sup> Addition, S36, T52N, R16W (Grand Lake)

**PARCEL IDENTIFICATION NUMBER (PIN):** 380-0082-00080

**VARIANCE REQUEST:** The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Sections 3.2 and 3.4, to allow a replacement principal dwelling at a reduced property line setback where 20 feet is required and reduced shoreline setback where 100 feet is required; and Article IV, Section 4.3 D., to allow a principal structure width facing the water to exceed 40 percent of the lot width within the shoreline setback.

**PROPOSAL DETAILS:** The applicant is proposing a 52 foot by 27 foot replacement principal dwelling at a reduced property line setback of 7 feet where 20 feet is required and a reduced shoreline setback of 39 feet (field measurement) where 100 feet is required. The existing dwelling is 28 feet by 24 feet located at 7 feet from the property line and 39 feet from the shoreline. The proposed replacement principal dwelling has a structure width facing the water of 52 feet (68 percent) where 31 feet (40 percent) is allowed.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** Fish Lake Shores Rd    **ROAD FUNCTIONAL CLASS:** Private

**LAKE NAME:** Fish Lake Reservoir    **LAKE CLASSIFICATION:** RD

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

**DESCRIPTION OF DEVELOPMENT ON PARCEL:** The property currently contains a principal dwelling, water oriented accessory structure, and a private septic system.

**ZONE DISTRICT:** SMU 6

**PARCEL ACREAGE:** 0.57 ACRES

**LOT WIDTH:** 77 FEET

**FEET OF ROAD FRONTAGE:** 122 FEET

**FEET OF SHORELINE FRONTAGE:** 87 FEET

## PARCEL AND SITE INFORMATION

**VEGETATIVE COVER/SCREENING:** There is good screening from most sides of the property.

**TOPOGRAPHY:** There is a gradual slope from the dwelling to the shore with an elevation change of four feet.

**FLOODPLAIN ISSUES:** The lowest floor will be above the Regulatory Flood Protection Elevation.

**WETLAND ISSUES:** There are wetlands on the north side of the property that will not be impacted by the proposed project.

**ADDITIONAL COMMENTS ON PARCEL:** The parcel is accessed by an easement agreement through Outlot A.

## FACTS AND FINDINGS

### A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, states the property line setback standards for a Principal Dwelling in District Number 6 is 20 feet.
  - a. The applicant is requesting a setback of 7 feet where 20 feet is required.
  - b. The proposed project will not increase the current property line nonconformity.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, requires a setback of 100 feet from Recreation Development lakes.
  - a. The applicant is proposing a 39 foot (field measurement) setback where 100 feet is required.
  - b. The proposed project will not increase the current shoreline nonconformity.
3. 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.
  - a. The applicant is proposing 52 feet of the structure to face the shoreline (68 percent) where 31 feet is allowed (40 percent).
  - b. The current principal dwelling with an adjacent screen porch totals 28 feet (36 percent).
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. There is no conforming buildable area on the lot.
2. Reduction of size and change in configuration may result in a decrease in the number of variance requests.
3. No practical difficulty has been presented for exceeding lot width requirements.
4. A variance is not the only option. A replacement dwelling meeting all performance standard requirements may be allowed with an approved performance standard permit.

**C. Essential Character of the Locality:**

- 1. The applicant is not proposing a new use to the area. The Fish Lake Beach 1<sup>st</sup> Addition plat is developed with many seasonal and year-round residential uses.
- 2. The area consists of developed lakeshore lots with both conforming and nonconforming structures.
- 3. There have been three approved variance cases in the area to allow for a reduced shoreline setback.

**D. Other Factors:**

- 1. A variance for a 54 foot x 27 foot replacement home was denied without prejudice in 2006 on this parcel.
- 2. St. Louis County Onsite 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 Onsite Wastewater Division to meet their requirements before the issuance of a land use permit.
- 3. It is recommended that erosion control practices shall be implemented before, during, and after construction until vegetation becomes established due to the structure’s proximity to the lakeshore.

**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 replacement principal dwelling at a reduced property line and shoreline line setback and to exceed the allowed structure width facing the water 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 directly discharge into the lake or on adjacent lots.
- 3. Demolition waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
- 4. All FEMA and St. Louis County Floodplain standards shall be met.
- 5. St. Louis County Onsite Wastewater SSTS standards shall be followed.



# Land Use Permit

## APPLICATION St. Louis County, Minnesota

Permit # Permit # 

**About:** This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: [www.stlouiscountymn.gov/land-use](http://www.stlouiscountymn.gov/land-use)

### PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	380 - 0082 - 00080	Associated PIN	-
Associated PIN	-	Associated PIN	-

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://qls.stlouiscountymn.gov/landexplorer/>. Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

### APPLICANT

*Applicant Name	<i>Penny Scheer</i>	I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	Date	
			<i>218 3481824</i>	<i>6/4/24</i>	
*Applicant Address <small>Where to send permit.</small>	<i>1 Belknap Shores</i>		*City	*State	*ZIP
			<i>Superior</i>	<i>WI</i>	<i>54880</i>
Applicant Email <i>Scheer.Dan@gmail.com</i>					
Contact Person <small>If applicable.</small>			Contact Person #		
Mailing Address <small>If different than above.</small>			City	State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small>					
<i>Scheer.Dan@gmail.com</i>					

### SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: <i>5970 Fish lakes Shores Road</i>		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

### PROJECT INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project adding a bedroom? <b>Include home, garage, &amp; accessory dwelling.</b>
# <i>2</i>		*Total # of bedrooms on property after project completion. <b>Include home, garage, &amp; accessory dwelling.</b>
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

### AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

**\*Indicates required field. Incomplete applications will be returned.**



# Land Use Permit WORKSHEET

St. Louis County, Minnesota

**About:** Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: [www.stlouiscountymn.gov/land-use](http://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: *run down summer cabin* Proposed: *more modern summer cabin*

**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 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)
	<i>Mobile</i>	<i>Slab</i>	<i>52</i> Feet	<i>26.8</i> Feet	<i>1387</i> Sq. ft.	<i>13</i> 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 Zoning Department

**Technical Assistance**  
 Toll Free: 1-800-450-9777  
 Land Use Information  
[www.stlouiscountymn.gov/land-use](http://www.stlouiscountymn.gov/land-use)

**Duluth**  
 Government Services Center  
 320 West 2<sup>nd</sup> Street, Suite 301  
 Duluth, MN 55802  
 (218) 725-5000

**Virginia**  
 Government Services Center  
 201 South 3<sup>rd</sup> Avenue West  
 Virginia, MN 55792  
 (218) 749-7103

**Office Use Only**  
 Receipt # \_\_\_\_\_  
 Receipt Date \_\_\_\_\_  
 Payment Amount \_\_\_\_\_  
 Paid By \_\_\_\_\_



# 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.

Variations 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](http://www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance).

## APPLICANT

Applicant Name (Last, First)

Scheer Penny

## 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?

Currently 56 feet from Shore line, Swamp water hazard on one side, neighboring property line on other side practical difficulty

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

Summer Cabin

3. Describe the current use of your property.

Summer Cabin

4. Describe other alternatives, if any.

may be possible to move back another 15 feet

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

last cabin in the area to upgrade  
All cabins in this area have been upgraded to new Builders  
estetically pleasing

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

Should have no restrictive impact  
Improvement will be greatly appreciated

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

It will be an upgrade to the existing property  
New build new growth should not effect negatively

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

Upgrade to property  
clean up and relandscape  
area around structure

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

want to upgrade to a new modern structure

**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](http://www.stlouiscountymn.gov/land-use)

**Duluth**  
Government Services Center  
320 West 2<sup>nd</sup> Street,  
Suite 301  
Duluth, MN 55802  
(218) 725-5000

**Virginia**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
(218) 749-7103

**Office Use Only**

Receipt # \_\_\_\_\_  
Receipt Date \_\_\_\_\_  
Payment Amount \_\_\_\_\_  
Paid By \_\_\_\_\_



St. Louis County, MN

# Land Use Map

St. Louis County, Minnesota



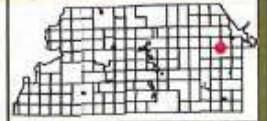
Prepared By: Planning & Community Development  
(218) 725-5000  
www.stlouiscountymn.gov

Source: St. Louis County, MN

Map Created: 6/10/2024

**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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Lake ID: 69049100  
FISH LAKE RESERVOIR  
Class: RD

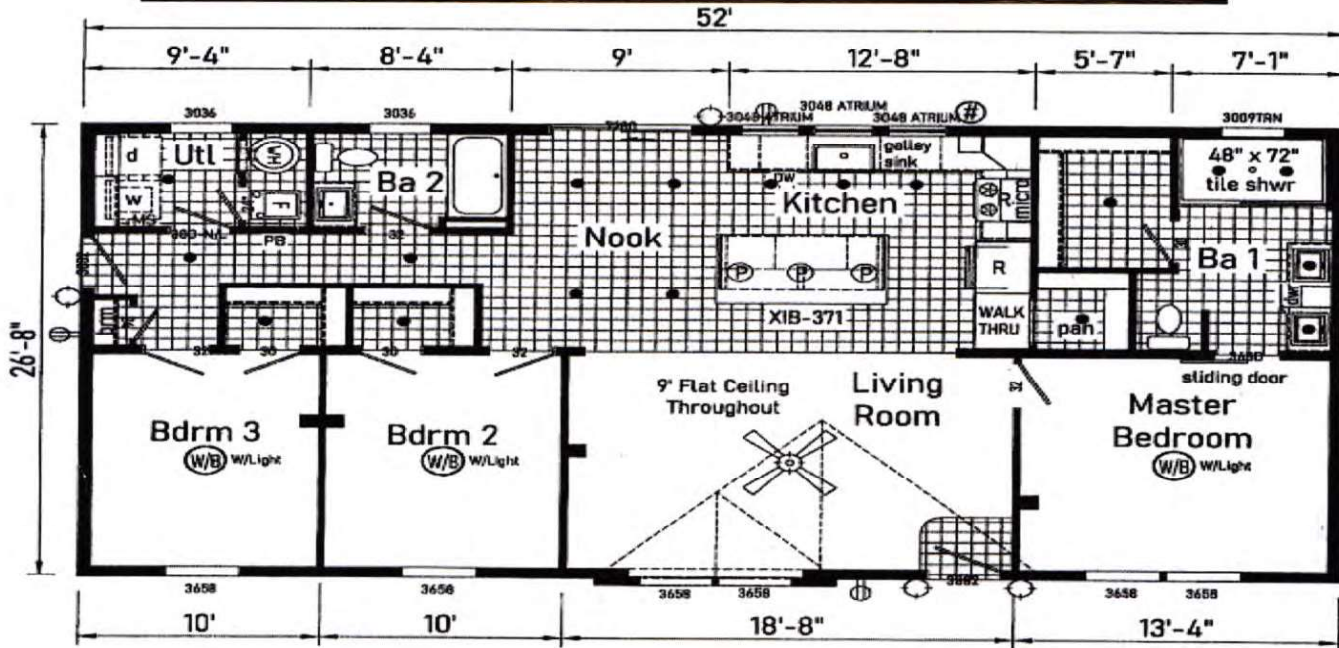
380-0020-06140

St. Louis County, MN - Sotomayor GIS, SGIS



# MidCountry Homes – Sapphire

28 x 52 | 1387 Sq. Ft. | 3 Bed, 2 Bath | HUD Code



***This model has many upgraded features including:***

- Vinyl Market Square Dutch Lap Siding
- Box Bay Wide Twin Peak Dormer
- Shake Accent 18'8" Dormer
- Doors – Both Front & Rear Half Lite
- Door Sliding Glass Vinyl 6'
- Windows Vinyl 30 x 36" (Utility & 2 Bath)
- Deluxe White Living Room Ceiling Fan
- Shake It Up 25 oz. Carpet
- Insulation R-50 AVG Ceiling
- Insulation Floor R-22-LF
- Insulation R21 Insulation High
- Furnace 95 Plus Gas High Efficiency w/5/12 Roof Pitch
- Water Heater 50 Gallon Electric
- Refer Whirlpool 25 CF Bottom Freezer; French Door w/Water and Ice Stainless Steel Gas SS
- Dishwasher Whirlpool Over the Range 1.7 CF 1000 Watt SS (Opal/Pearl/Emerald)
- Structured Flow Black Faucets
- Maple Painted Bath & Utility Cabinets
- Cabinets 30" & Wire Shelf Over Laundry
- 200 AMP Service



Sales Center: 3680 Alan Syverson Dr. | Barnum, MN 55707  
218-389-3335 | [www.idealhomesmn.com](http://www.idealhomesmn.com)

April 2024



## Manufactured Home Features

### Interior

Primed Drywall Throughout  
Orange Peel Finish  
8'-0" Flat Ceiling  
Orange Peel Finish  
Recessed LED Lights  
Black Dining Room Light  
2-Panel White Painted  
Craftsman Interior Doors  
Pre-Hung Doors with Mortise Hinges  
Metal Interior Passage Sets  
Window Valances  
1" Mini Blinds Throughout  
Smoke Detectors with Battery Back-Up  
Wire Shelving in Closets  
White Painted Mouldings Throughout  
2 3/4" Window and Door Casing

### Exterior

Black Lantern Light at Front and Rear Door  
Vinyl Dutch Lap Siding  
Vinyl Insulated Windows with Low-E Glass  
Lineals Front Door Side  
GFI-Protected Exterior Receptacle at Each Exterior Door  
O.S.B. Sheathing  
Fixed Roof  
12" Overhangs & Eaves (Ranch)  
4" Overhangs & 12" Eaves (Single)  
3-Tab Shingles  
Ridge Vent Roof Ventilation System  
Ice Shield  
3/0x6/8 Fiberglass 6-Panel Front & Rear  
Door w/ Deadbolt Keyed Alike Locksets

### Kitchen

Empire Brushed Nickel High Rise Faucet  
Stainless Steel Sink 33x22x8  
One USB Receptacle  
30" Black Free-Standing Gas Range  
Power Range Hood with Fan & Light  
18 Cu. Ft. Black Frost-Free Double Door Refrigerator

### Baths

60" Fiberglass Tub/Showers  
Tub/Shower Curtain & Curved Rod  
1.6 Gallon Per Flush Elongated Toilets  
China Stool, Tank, & Lid  
Square China Sinks with Overflows & Pop-Up Drains  
Bevel Edge Mirrors  
Empire Brushed Nickel Faucets  
Anti-Scald Valves on Showers & Tubs

### Cabinetry

KCMA  
Premium Mission Cabinet Doors with Full Overlay  
Premium Cabinet Face Frames & Stiles  
Brushed Nickel Cabinet Hardware  
Hidden Cabinet Hinges  
30"/36" Staggered Overhead Cabinets  
Base & Wall Cabinets with Adjustable Shelves  
100# Undermount Soft Close Drawer Guides  
Laminate Countertops with Crescent Edge  
4" Laminate Backsplash  
36" High Vanities

### Utilities

100 AMP Electrical Service  
Plumb & Wire for Washer  
Wire & Vent for Dryer  
Water Shut Offs Throughout  
Main Water Shut-Off Valve  
One Exterior Water Faucet  
30 Gallon Electric Hot Water Heater with Pan  
Air Ready Gas Furnace  
5-Wire Thermostat  
Copper Wiring Throughout

### Insulation

Floor R-11 Fiberglass Insulation  
Walls R-19 Fiberglass Insulation  
Ceiling R-30 Avg. Blown Insulation

### Flooring

Take Away Shaw Carpet with ShawGuard Carpet Protector  
Rebond Carpet Pad with Tackstrip Carpet Installation  
LuxFlor No-Wax Vinyl Floor Coverings

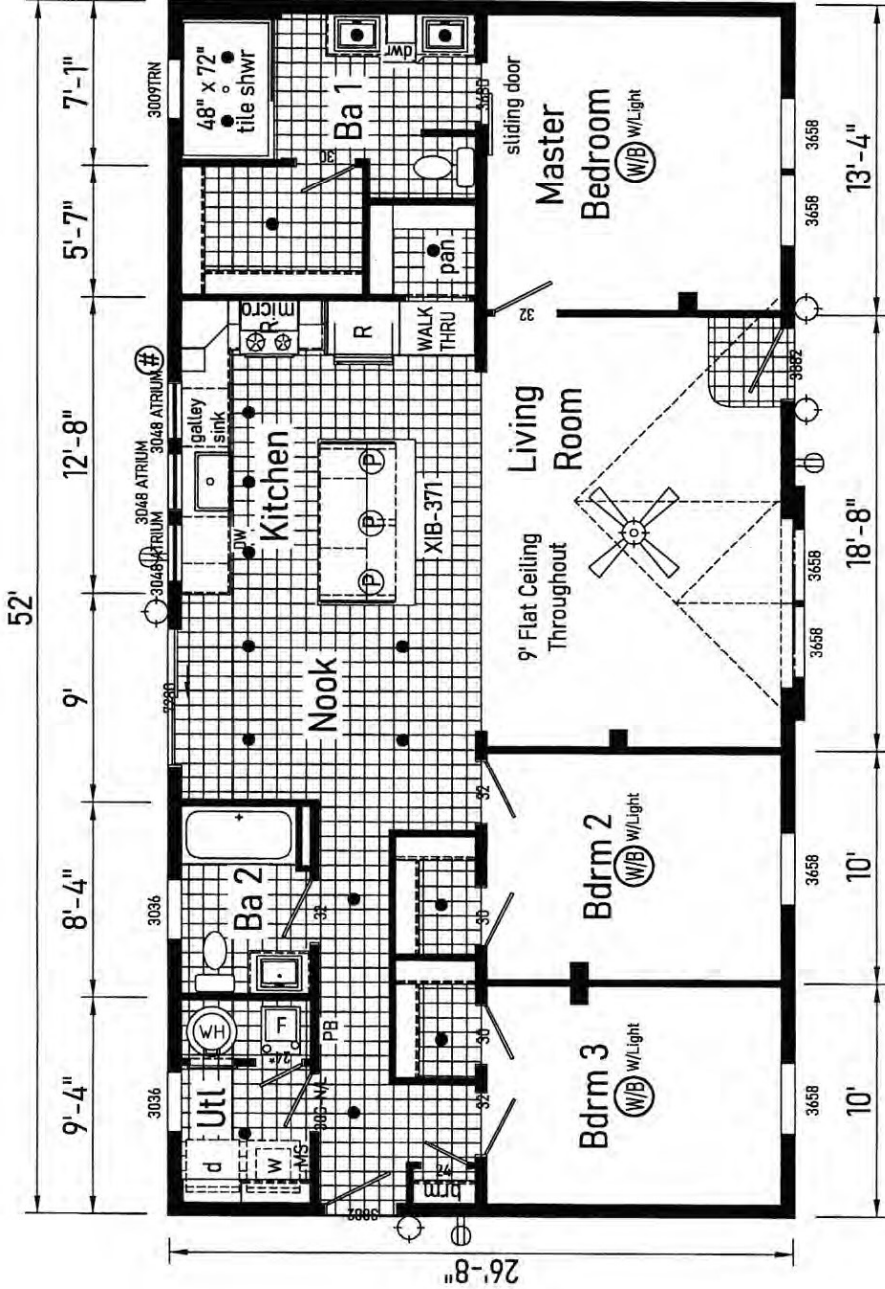
### Bedrooms

Wire Shelving in Closets  
Switched Light in All Walk-In Closets

### Construction

Transverse Floor System on 16" Centers\*\*  
3/4" OSB Decking\*\*  
2x6 Floor Joist on 14 & 28 Wide Models  
2x8 Floor Joists on 16 & 32 Wide Models  
2x6 Exterior Walls on 16" Centers\*\*  
82" Window Headers  
30# Roof Load





**IMPORTANT NOTES:**

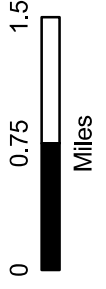
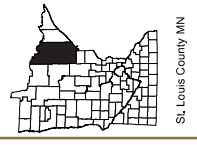
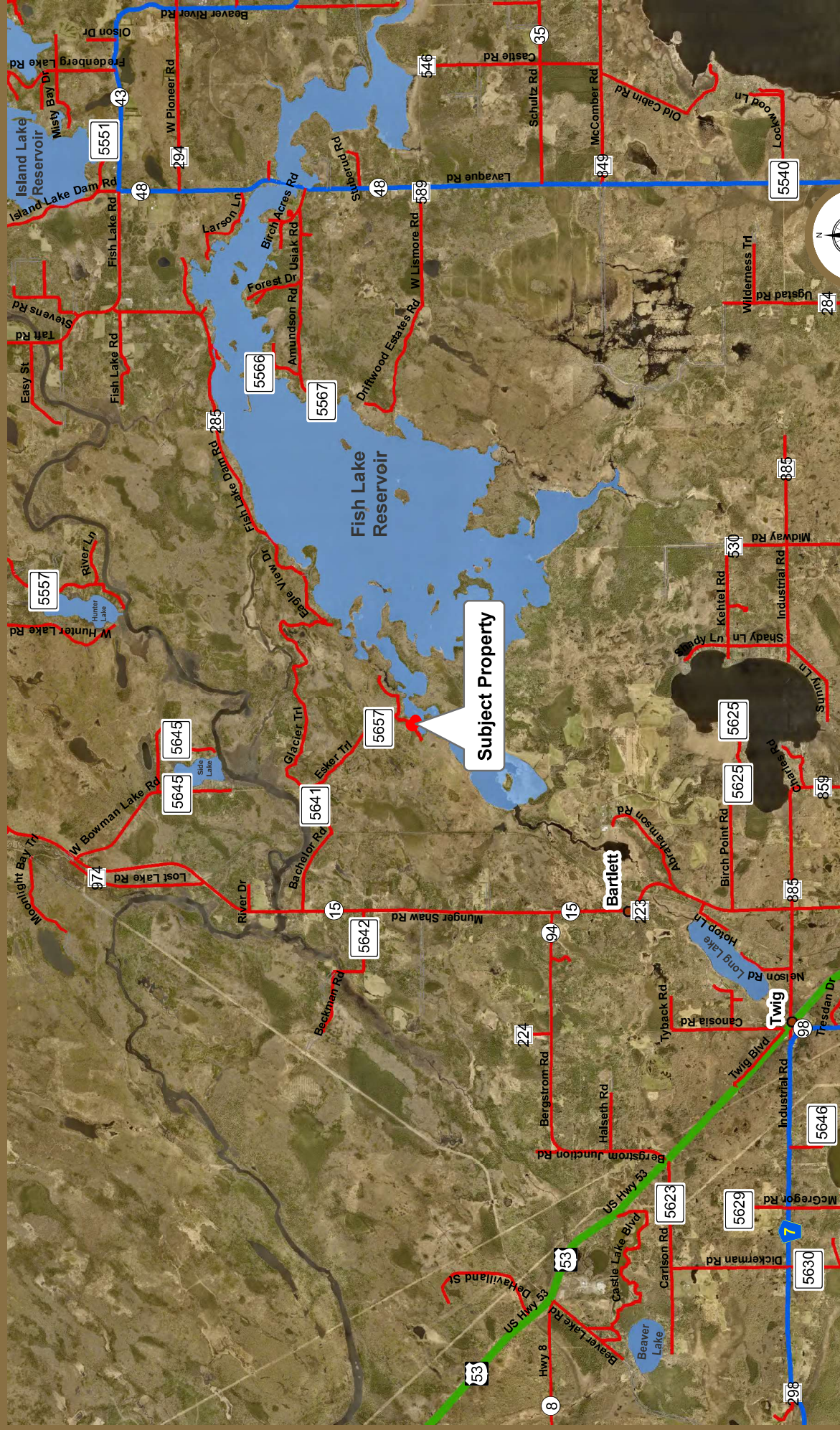
1. LOCATIONS OF RECEPITS / LIGHTS / SWITCHES / FANS / FLOOR AND CEILING REGISTERS ARE SUBJECT TO CHANGE UPON ENGINEERING AND CODE REQUIREMENTS
2. PRODUCTION OF HOME MAY VARY FROM LIT OR PERMIT PRINTS WITHOUT NOTICE, DUE TO UNBEEEN CODE OR CONSTRUCTION CHALLENGES AT THE TIME PRODUCTION PRINTS ARE PRODUCED.

LEGEND	
	WIRE AND BRACE
	CEILING FAN
	FLOOD LIGHT
	FLOOR REGISTER
	FRIDGE
	HOSE BIBB
	STANDARD LIGHT
	THERMOSTAT
	VENTILATION FAN
	WATER TRAP
	WASHROOM
	CHIMNEY
	CIRCUIT BREAKER
	OUTLET
	RECEPTACLE
	SWITCH
	VENT/MEDEA JACK
	N/A/JUNCTION
	MAIN WATER
	MS
	SAT/DEF
	STEM LIGHT
	ARM CHAISE
	DRAWER
	BANK

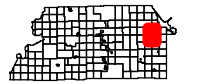
3W1415-P3 2852 Approx. 1387 Sq. Ft.

# St. Louis County

## July BOA Meeting



**Penny Scheer**  
 Location Map  
 380-0082-00080



Prepared By: **Planning & Zoning**

Department  
 (218) 725-5000

[www.stlouiscountrymn.gov](http://www.stlouiscountrymn.gov)

Source: St. Louis County

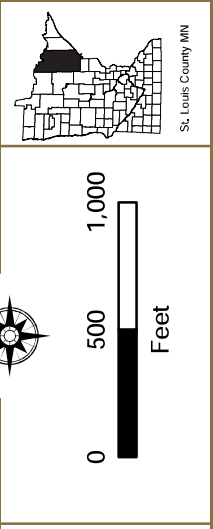
Map Created: 6/11/2024

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# St. Louis County

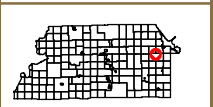
July BOA Meeting



## Penny Scheer

### Location Map

380-0082-00080



Prepared By: Planning & Zoning  
Department  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

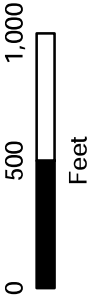
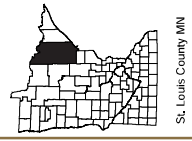
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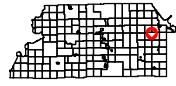
July BOA Meeting



## Penny Scheer

### Zoning Map

380-0082-00080



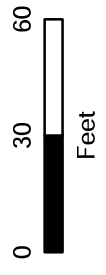
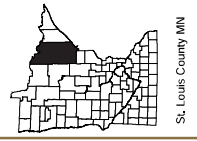
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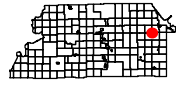
July BOA Meeting



## Penny Scheer

### Site Map

380-0082-00080



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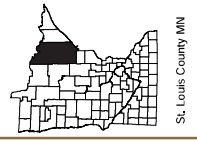
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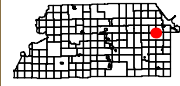


# St. Louis County

July BOA Meeting



## Penny Scheer Elevation Map 380-0082-00080



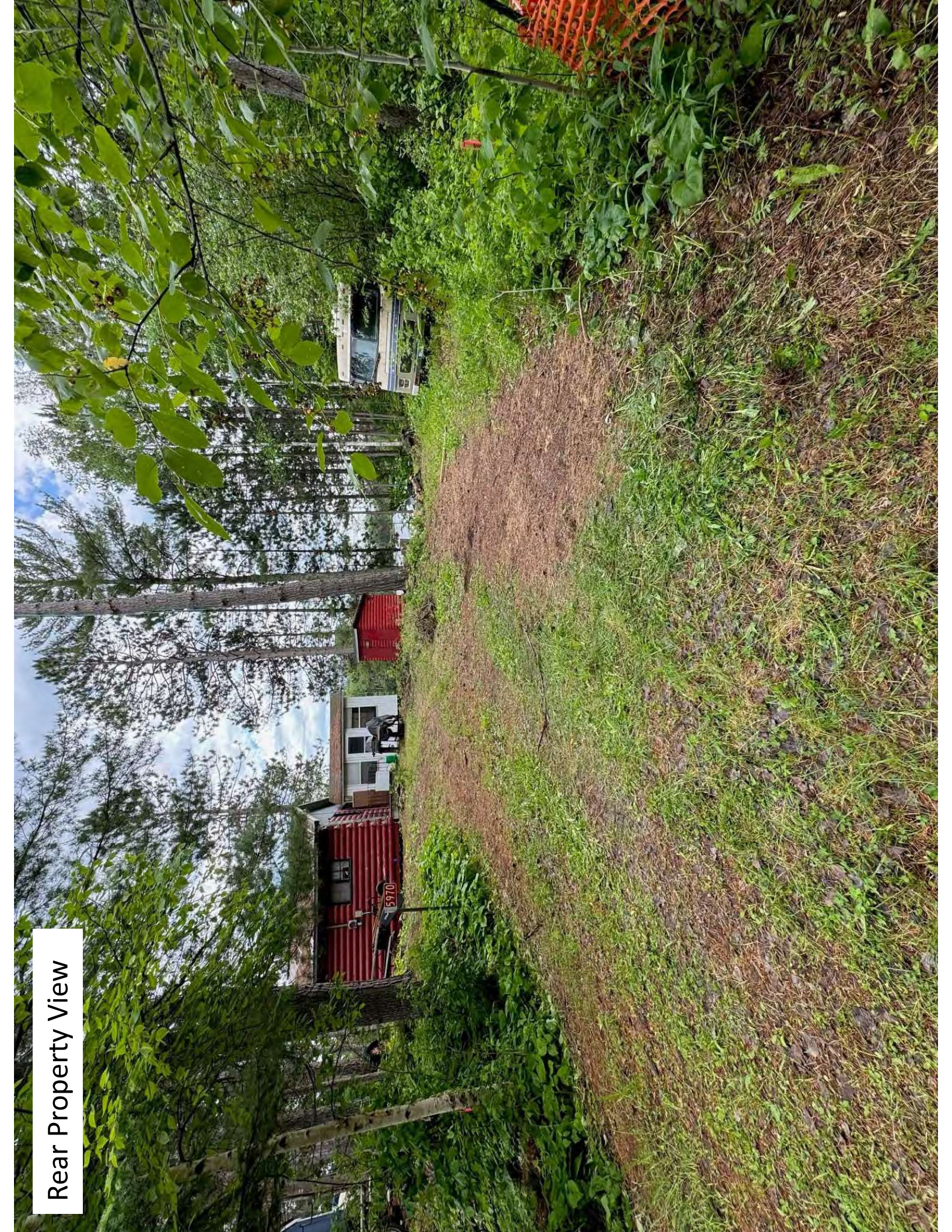
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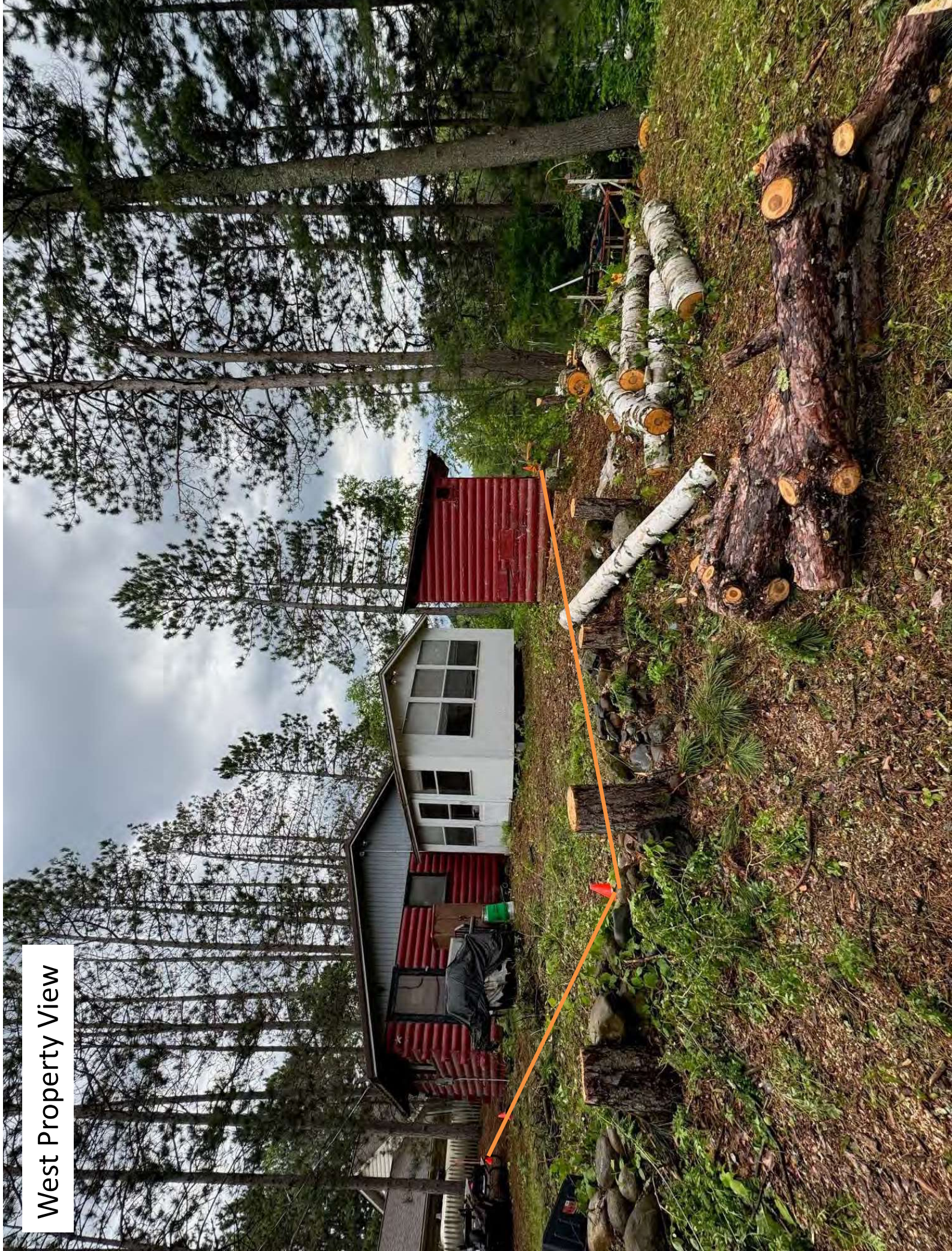
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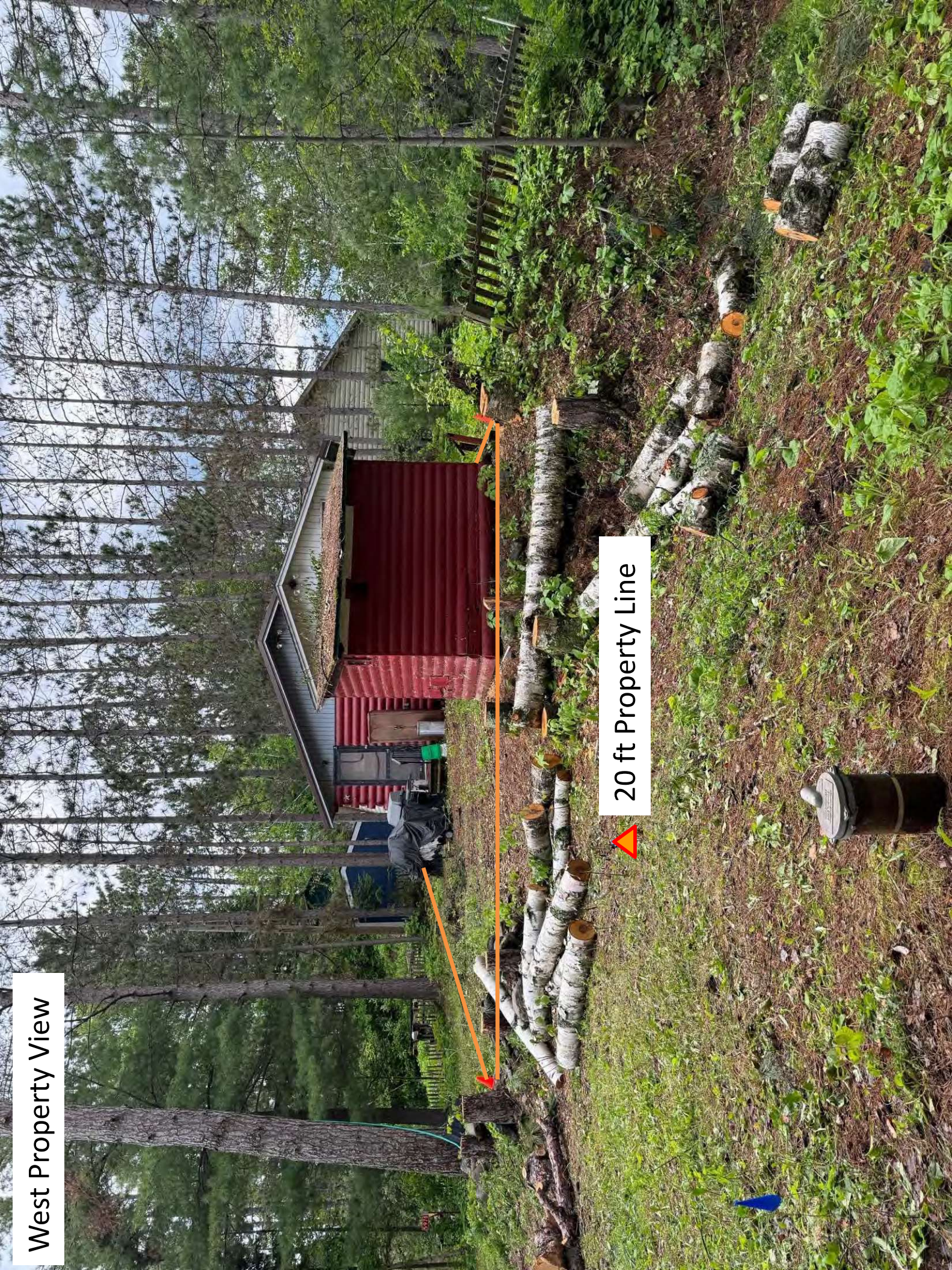
Rear Property View



West Property View



West Property View



20 ft Property Line

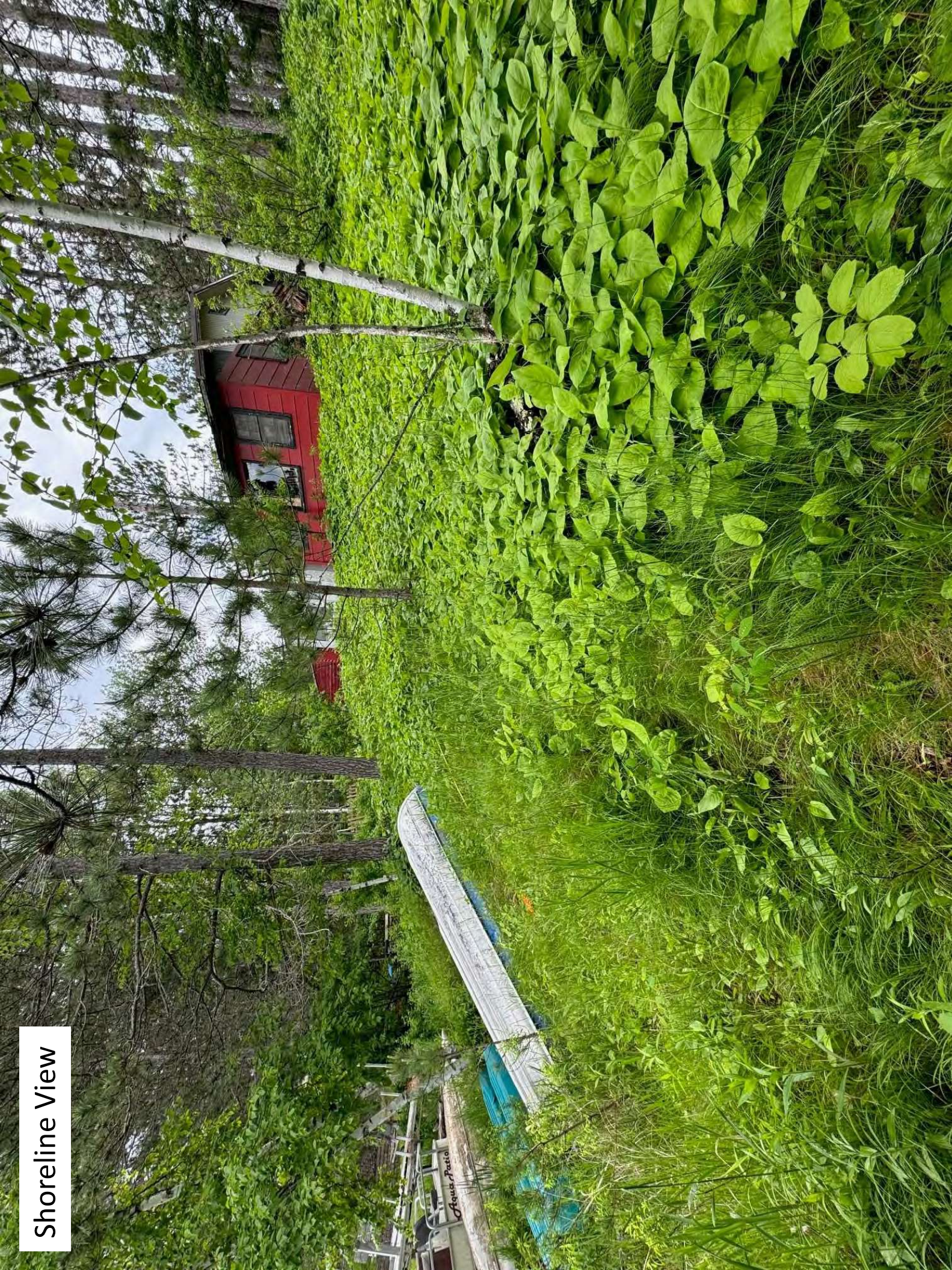
Shoreline View



Shoreline View



Shoreline View



East Side View



East Side View



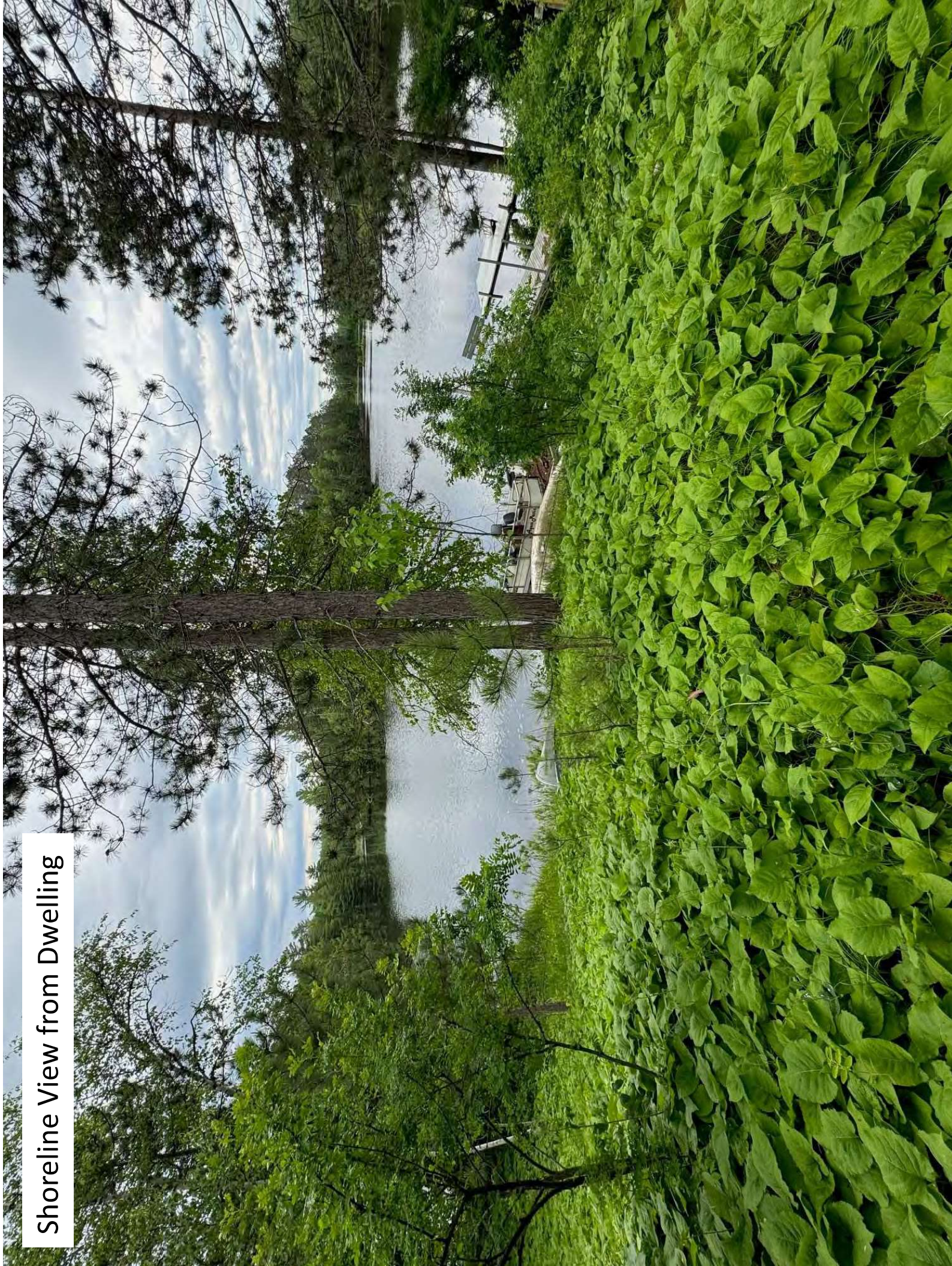


East Side View



7 ft

Shoreline View from Dwelling



Wetland/Pond

32 ft



Wetland/Pond

