



# Saint Louis County

Planning and Community Development Department • [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
landuseinfo@stlouiscountymn.gov

**Darren Jablonsky**  
Interim Director

## AGENDA

Regular meeting of the **ST. LOUIS COUNTY BOARD OF ADJUSTMENT** to be held on **THURSDAY, AUGUST 10, 2023** at the **VIRGINIA GOVERNMENT SERVICES CENTER, 201 SO. 3<sup>RD</sup> AVE. W., VIRGINIA MN** beginning at beginning at **10:15 AM**.

**NOTE:** The meeting will be open to the public and live streamed via WebEx, giving the public the opportunity to watch and listen, and even speak to the Board of Adjustment. Please also have the option to listen to the meeting live via telephone. For more information on how to view or participate in the public hearing, please visit the county website at [www.stlouiscountymn.gov/departments-a-z/planning-development/land-use](http://www.stlouiscountymn.gov/departments-a-z/planning-development/land-use).

If you have any questions, please contact Donald Rigney, St. Louis County Interim Planning Manager, at [rigneyd@stlouiscountymn.gov](mailto:rigneyd@stlouiscountymn.gov).

**It is requested that you contact our office if you anticipate in-person attendance.**

## **ROLL CALL**

## **APPROVAL OF MINUTES FROM THE JULY 13, 2023 MEETING**

## **COMMUNICATIONS**

## **INTERPRETATIONS**

## **NEW CASES:**

Christopher Soares – 10:15 AM – The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2, Section F, Table VII, to allow a subsurface sewage treatment system installation at a reduced road right-of-way (ROW) setback and a reduced structure setback.

**The property is legally described as:** That portion of Lot 23 described as follows: Beginning at the Northeasterly corner of said Lot 23, thence running West along the North boundary line of Lot 23 a distance of 100 feet; thence running South a distance of 50 feet; thence running East a distance of 115.57 feet; thence running N17deg17'W a distance of 52.36 feet to the point of beginning, S5, T62N, R16W (Greenwood)

Bodri Enterprises Inc. – 10:45 AM – The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2, Section F, Table VII, to allow a subsurface sewage treatment system installation at a reduced shoreline setback from a Recreational Development lake where a

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minimum of 75 feet is required.

**The property is legally described as:** LOT 41 & LOT 42 CLEARWATER PLAT, S27, T62N, R14W (Eagles Nest).

Melissa Bell – 11:15 AM – The applicant is requesting an appeal to the Board of Adjustment per St. Louis County Zoning Ordinance 62, Article VIII, Sections 8.1.E and 8.6, and Article X, Section 10.6.B, and Minn. Stat. § 394.27, Subds. 5–6 (2022), concerning the Director’s administrative determinations for the Conditional Use Permit at 6297 Lavaque Road, Duluth MN 55803.

**The property is legally described as:** NE1/4 OF NE1/4 EX S1/2 OF NE1/4, EX SE1/4 AND E 330 FT OF NW1/4 OF NE1/4 EX S 400 FT AND EX W 175 FT OF N 380 FT OF S 780 FT AND N 920 FT OF W 330 FT OF E 660 FT OF NW1/4 OF NE1/4 AND W 175 FT OF E 330 FT OF N 380 FT OF S 780 FT OF NW1/4 OF NE1/4 AND PART OF NW1/4 OF NE1/4 DESCRIBED AS FOLLOWS BEG 920 FT SLY OF NE COR ALONG E LINE OF FORTY THENCE WLY AT RT ANGLES TO E LINE OF FORTY 330 FT THENCE SELY TO A PT ON E LINE 280 FT NLY OF SE COR OF FORTY THENCE NLY ALONG E LINE TO PT OF BEG , S27, T52N, R15W (Fredenberg).

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