



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4093
Fax: (218) 562-4486
www.cityofbreezypointmn.us

Received by City: 2/24/24
Application Number: U-24-009
Non-refundable Fee Paid: 250-
Receipt #: 23569

Variance Application

Name of Applicant Joseph & Bonnie Stroinski
Address 30982 Wolf Lane
City, State, Zip Breezy Point, MN 56472
Phone 218 838-3070 Alternate Phone 218-232-0634

Physical Address / Location of Property 30982 Wolf Lane, B.P.

Legal Description of Property Lots 40 & 41, 14th Addn to Breezy Point Estates, Sec 16, Twp 136N, Range 28W

Parcel ID Number 10161523 Zoning District R3

Applicant is:

- ☒ Legal Owner of Property
☐ Contract Buyer
☐ Option Holder
☐ Agent
☐ Other _____

Title Holder of Property (if different than applicant):

Name _____
Address _____
City, State, ZIP _____
Phone _____

State the nature of your request in detail. What are you proposing for your property?

Enclose back patio and and 1/2 Bath.

Signature of Owner, authorizing application

(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Bonnie J. Stroinski

Signature of Applicant (if different than owner)

(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

APPLICANTS, PLEASE NOTE: Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a hardship as the follows: "A hardship exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances unique to the property

and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a hardship as reasonable use of utilization of the property exists under the terms of the Ordinance."

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: enclose cement area of back patio

Landscaping: N/A

Parking/Signs: N/A

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

set back from Weaver's Point Road is NOT in compliance with existing 35' setback

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

patio is NOT near any set-back or property line

4. How will **reasonable** use of the property be deprived if the variance is not granted?

as is

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

this is less expensive than doing an addition to the house

6. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

NONE - NOT close to anyone else

7. Describe the character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

old neighborhood. Newest building is the Deacon's

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

No - you cannot see this from the road or neighbors

9. Please include any other comments pertinent to this request.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following

✓

1. This application must be completed, including responses to all parts of this application.

✓

2. The required fee must be paid. See fee schedule for details.

✓

3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.

✓

Legal description of the site.

✓

Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).

✓

Location of all structures and their square footage.

✓

Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.

NA

Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.

✓

Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.

NA

Proposed drainage plan.

NA

Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.

NA

Soils data showing capability for building and on-site sewage treatment.

✓

Existing iron pipe boundary monuments marked with proof of survey.

✓

Approximate location of any proposed signs (if applicable).

NA

4. Color scheme for all existing and proposed structures.

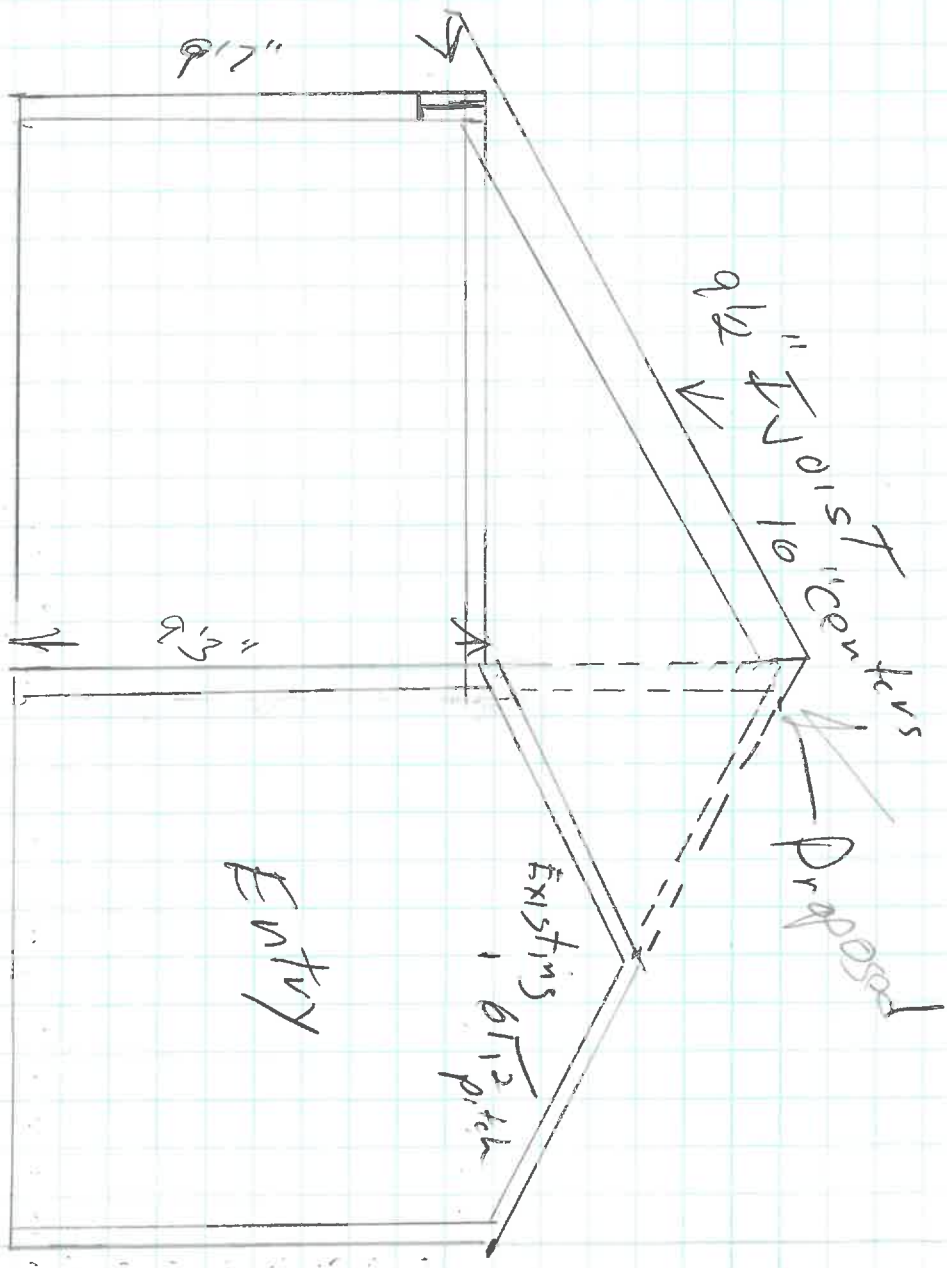
NA

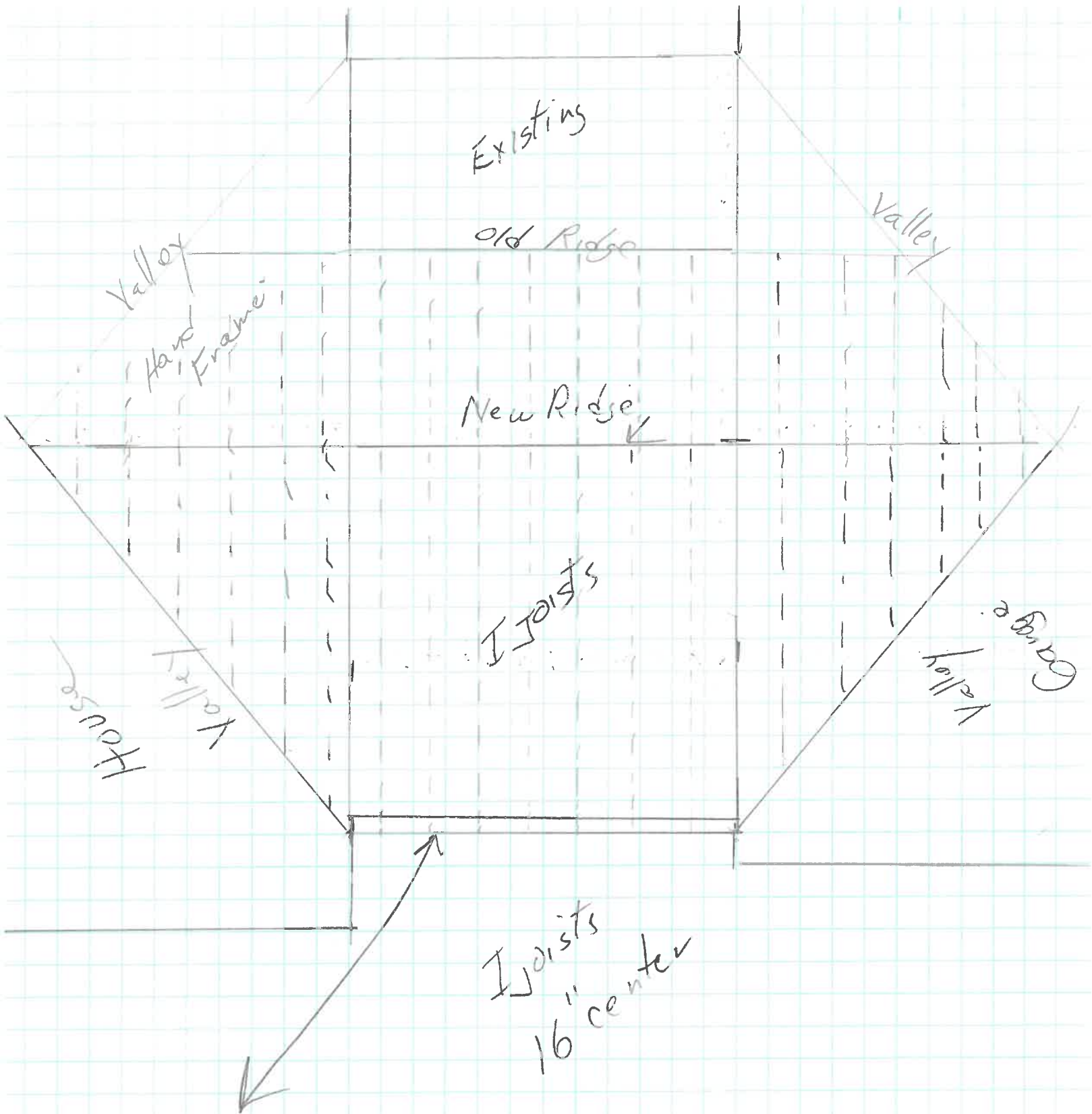
5. Outside storage proposal.

✓

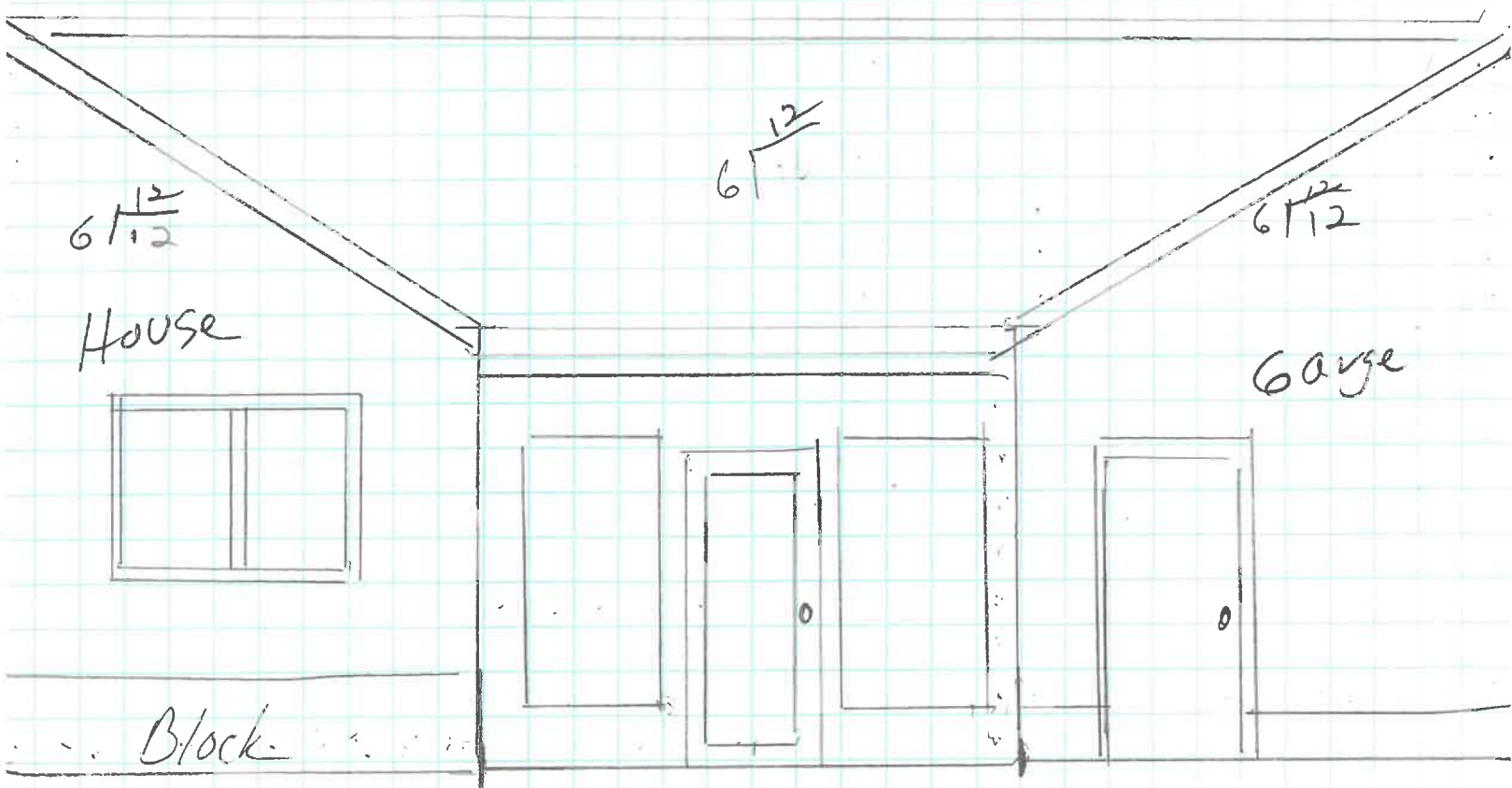
6. Elevation plans for all existing and proposed structures.

DBlin. over bar
1 1/2

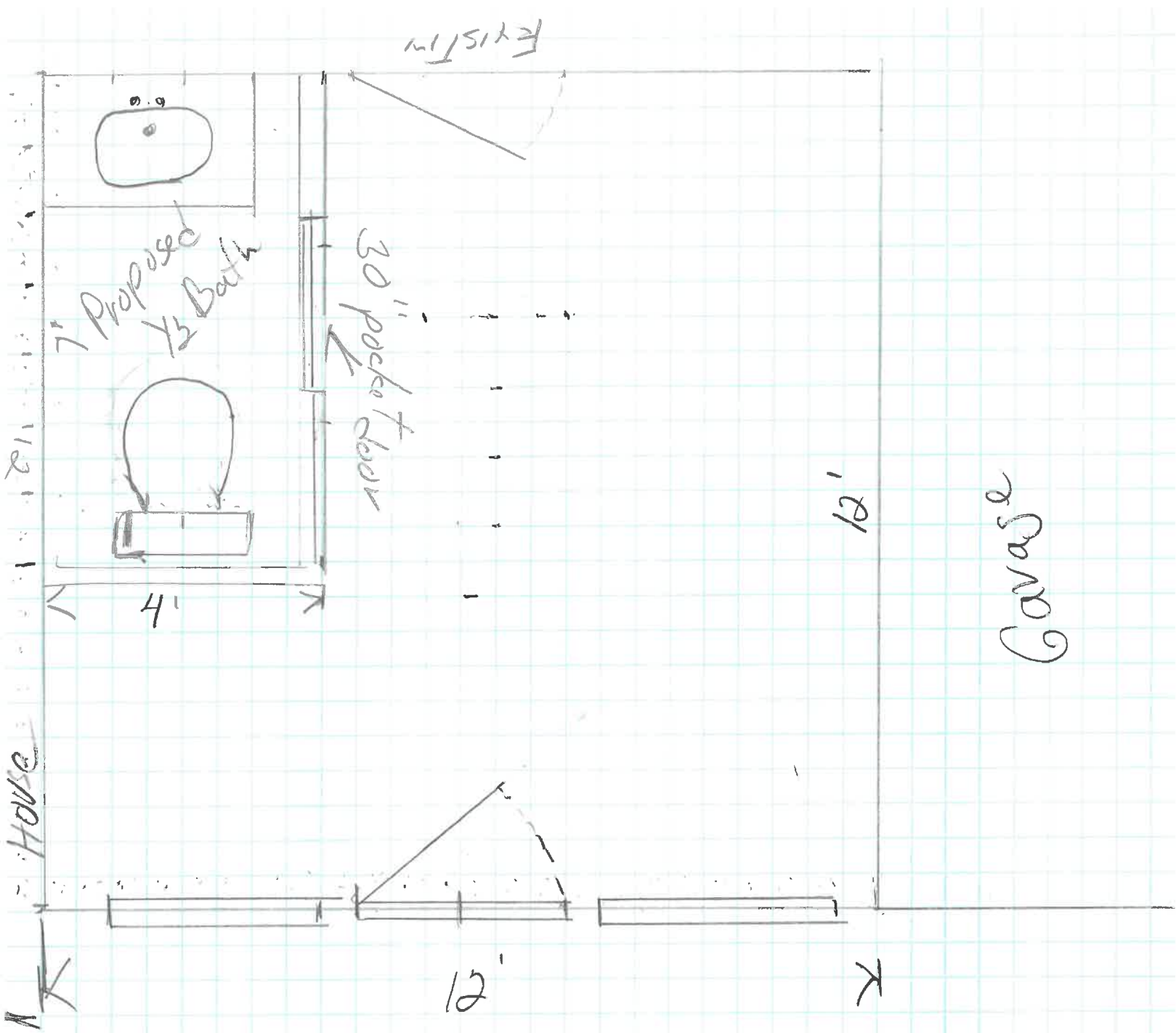




DBI 1 1/2 microtan
Joist hangers where
required

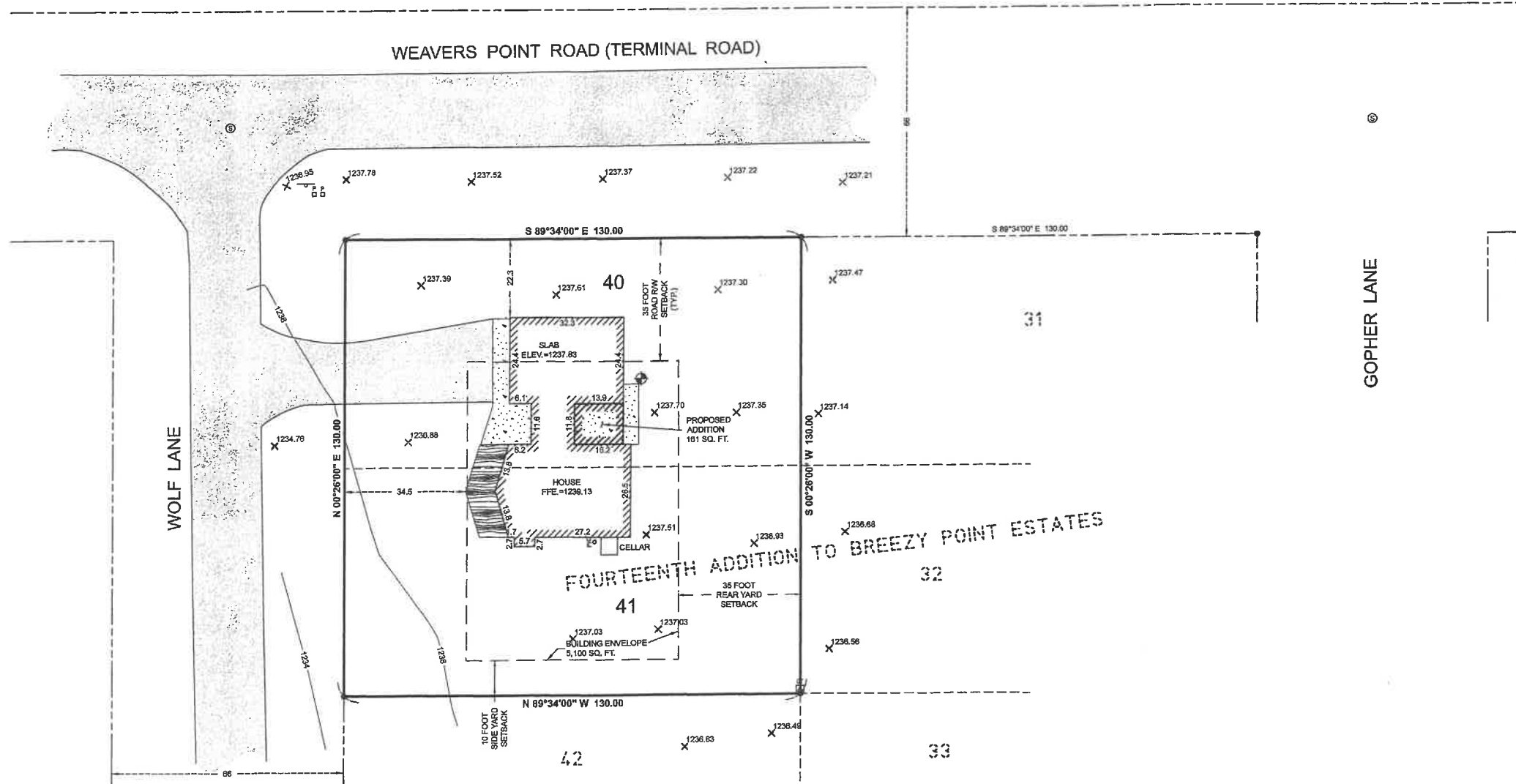


outside



CERTIFICATE OF SURVEY

LOTS 40 AND 41, FOURTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA
16,900 SQ. FT. / 0.4 ACRES



LEGAL DESCRIPTION PER DOCUMENT NUMBER A-902528
Lots 40 and 41, 14th Addition to Breezy Point Estates, Crow Wing County, Minnesota
together with all hereditaments and appurtenances.

LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- BENCHMARK CORNER OF CONCRETE SLAB ELEV. = 1237.77 BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF FOURTEENTH ADDITION TO BREEZY POINT ESTATES.

NOTES:

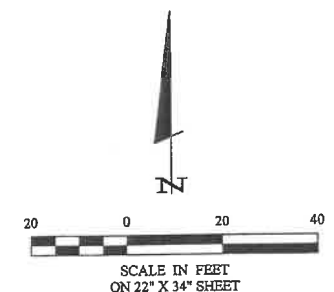
- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 6-26-2024.
- Zoning for subject tract = "Original Neighborhood (R-3), Sewered".
- Parcel ID of subject parcel: 10161523.
- The E911 address of subject parcel: 30982 Wolf Lane.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- There are no bluffs within surveyed property.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- National Wetland Inventory Report shows no wetlands within subject property.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Cellar	1,939	16,900	11.5%
Concrete	495	16,900	2.9%
Deck	216	16,900	1.3%
Bituminous Driveway	850	16,900	5.0%
Total	3,500	16,900	20.7%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Cellar	1,939	16,900	11.5%
Concrete	334	16,900	2.0%
Deck	216	16,900	1.3%
Bituminous Driveway	850	16,900	5.0%
Proposed Addition	161	16,900	1.0%
Total	3,500	16,900	20.7%



30206 Rumpus Road
Suite 100
P.O. Box 174
Pequet Lakes, MN 56672
218-566-4940
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Cynthia M. Stroh
CYNTHIA M. STROH
DATE: 7/13/2024
LIC. NO. 44181

REVISIONS	DESCRIPTION	DATE
BY		

DATE: 7-13-2024
SCALE: 1"=20'
HORIZ. 1"=20'
VERT. NONE

PROJECT No.: 24123
FILE NAME: C24123.dwg
FIELD BOOK: BOOK 474 PG. 14
PROJECT MANAGER: CMH
CHECKED: CMH
DRAWN BY: RJF

CERTIFICATE OF SURVEY
Bonnie Stroinski
30982 Wolf Lane
Breezy Point, Minnesota
SHEET
1 OF 1