



8319 County Road 11
Breezy Point, MN 56472
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www.cityofbreezypointmn.us

Received by City: PA 11/21/24
Application Number: V-24-013
Non-refundable Fee Paid: 250-
Receipt #: 23856

Variance Application

Name of Applicant Stuart and Paula Pysick
Address 140 County Road 112 Email: pbpysick@hotmail.com
City, State, Zip Watertown, MN 55388
Phone 612.747.2200 Alternate Phone 612.801.3207

Physical Address / Location of Property 9813 Weavers Point Road, Pequot Lakes, MN 56472

Legal Description of Property See attached.

Parcel ID Number 10150512 Zoning District R2 - Unsewered

Applicant is: Title Holder of Property (if different than applicant):
☒ Legal Owner of Property Name Same as applicant
☐ Contract Buyer Address _____
☐ Option Holder City, State, ZIP _____
☐ Agent Phone _____
☐ Other _____

State the nature of your request in detail. What are you proposing for your property?
We are requesting to add additional space in our existing kitchen by extending an exterior wall out by 5 ft. The length of the extended wall will be 13 ft 8 in.

Signature of Owner, authorizing application Paula Pysick Stuart Pysick
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

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 practical difficulty as follows: "A practical difficulty 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 practical difficulty 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: Additional kitchen space

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?

~~The existing home was not built within the current setback guidelines. The proposed addition will not change the existing setbacks. The proposed addition will not increase the maximum exterior dimensions of the home.~~

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

~~We would maintain the current setbacks and are not asking for anything additional. Our request does not exceed the current impervious percentage.~~

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

~~Variance is needed for any increase in this structure, which is allowable in the ordinance. It is the only plan that allows for increased kitchen space.~~

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

~~Many options have been explored and considered by architectural professionals. We believe this plan will increase the size of the kitchen without altering the size of other living spaces while still respecting the land, neighbors, and current setbacks.~~

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

~~There would be no negative impact on other neighboring properties, as setbacks would not need to be amended. The proposed expansion would bring the current exterior kitchen wall flush with the remainder of the north side of the house. This side does not face the lake.~~

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?

~~The proposed exterior wall expansion of 5 ft x 13 ft 8 in will blend with the existing exterior appearance. It will blend very well in our existing community.~~

8. Discuss any environmental limitations of the site or the area that limit building in other areas.
Current guidelines regarding setbacks and impervious coverage.

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

The proposed revision to the structure will not impact the current drainage on the property. The existing grade slopes would not change with this proposed revision. This revision does not face the lake.

Definition of PRACTICAL DIFFICULTY: The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.

10. Please state the **practical difficulty** that exists with this property.

The difficulty with the property is improving the usability while maintaining the current setbacks and impervious coverage.

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.
 - ☒ Proposed drainage plan.
 - ☒ 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.
 - ☒ NA Approximate location of any proposed signs (if applicable).
- ☒ 4. Color scheme for all existing and proposed structures.
- ☒ NA 5. Outside storage proposal.
- ☒ 6. Elevation plans for all existing and proposed structures.

instead

Yes

relative

Plat Name:

THAT PART OF GOV. LOTS 1 & 2 SEC. 15
DESCRIBED AS FOLLOWS; COMM. AT THE NW CORNER
OF SAID SECTION 15, AND CONSIDERING THE N.
LINE OF SAID SEC. 15 AS AN E-W LINE, THEN N.
89 DEG 12 MIN E. 269.6 FT, THEN S. 56 DEG 57
MIN E. 427.9 FT, THEN S. 69 DEG 38 MIN E.
241.2 FT, THEN S. 19 DEG 29 MIN E. 417.6 FT,
THEN S. 30 DEG 49 MIN E. 133.24 FT, THEN S.
49 DEG 57 MIN 40 SEC E. 298.33 FT
TO THE POINT OF BEG OF TRACT TO BE
HEREIN DESCRIBED, THEN S. 49 DEG 57 MIN 40
SEC E. 96.45 FT, THEN S. 64 DEG 24 MIN 05 SEC
E. 5.96 FT, THEN S. 27 DEG 13 MIN W. 230 FT
M/O/L TO THE SHORE OF PELICAN
LAKE, THEN NW'LY ALONG SAID SHORE TO ITS
INTERSECTION WITH A LINE BEARING S. 27 DEG 13
MIN W. FROM THE POINT OF BEG, THEN N. 27 DEG
13 MIN E. 245 FT M/O/L TO THE POINT OF BEG.