



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4441
 Fax: (218) 656-1326
 www.cityofbreezypointmn.us

Received by City: 08/01/2025
 Application Number: V-25-002
 Non-refundable Fee Paid: 250.00
 Receipt #: 24937

Variance Application

Name of Applicant Jeff and Shivaun Kuffel
 Address 10672 Hilltop Drive Email: jeffkuffel56@gmail.com
 City, State, Zip Breezy Point, MN, 56472
 Phone 763-668-4895 Alternate Phone 763-442-3299
763 688-4815

Physical Address / Location of Property 10672 Hilltop Drive, Breezy Point, MN 56472

Legal Description of Property Lot 18, Valley of Contentment

Parcel ID Number 12020643 Section 2, Township 136, Range 28, Zoning District Crow Wing Cty, MN

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?
Removing a manufactured home to build a custom home.

Signature of Owner, authorizing application Jeffrey L. Kuffel Shivaun Kuffel
 (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: Removing manufactured home and replace with a custom built home
Landscaping: Remove wooden board walk and deck, replace with pavers, gravel to be seeded
Parking/Signs: Small parking area behind home, security signs

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?

a) 50 foot narrow lot, 20 foot easement road which is approximately 100 feet from shoreline

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

a) Strict interpretation of the ordinance would cause undue hardship
b) Impractical secondary to characteristics not created by the landowner
c) Deviation from ordinance will still be within the spirit and intent of the ordinance

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

a) There is no room between the shore and easement road to comply with the 75 foot setback
b) If adhering to setback – the proposed house would end up in the road

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

a) There are no other options

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

a) There is no impact because we are still building a home with a width of 26 feet

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?

a) All of the homes within the Valley of Contentment are positioned between the shoreline and the north edge of the 20-foot easement, and adjusting to the terrain

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8. Discuss any environmental limitations of the site or the area that limit building in other areas.
- a) The platted lot is uniquely shaped which interferes with normal setback requirements
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9. Please include any other comments pertinent to this request.
- a) We want to improve our full time home residence
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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.
- a) Because of topography, dimensions of the lot, and access road.
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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.
 - _____ 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.
 - _____ 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).
- _____ 4. Color scheme for all existing and proposed structures.
- _____ 5. Outside storage proposal.
- _____ 6. Elevation plans for all existing and proposed structures.

Attachment to page 3

INSTRUCTIONS TO THE APPLICANT

4. Color scheme for all existing and proposed structures:

All structures will remain neutral in color.

5. Outside storage proposal:

None around house.

6. Elevation plans for all existing and proposed structures:

Current house structure

26 feet x 48 feet, 13 feet high

Shed

10 feet x 12 feet, 12 feet high

Garage

24 feet x 32 feet, 14 feet high

Proposed House

26 feet x 58 feet, 20 feet high

*All outside lighting to be hooded and shielded. No landscape lighting around house.