



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Prepared By: <i>Jerry Bohnsack, Planning and Zoning Administrator</i>	Meeting Date: <i>7/14/2026</i>	Item Name: <i>Variance Application V-26-002 Grevillius 29473 Shoreview Lane</i>
---	--	--

Application: Variance V-26-002

Applicant: Gary Grevillius

Property Address: 29473 Shoreview Lane, Drive Breezy Point MN 56472

Property ID: 10210794, 10210795, 10210796

Legal Desc: 17TH ADDITION TO BREEZY POINT ESTATES LOT 76, 77, 78

Zoning: (R-2) Medium Density Residential

Applicable Code: Section §153.007, §153.032, §153.044, §153.045, §153.120

Request

To construct 2,123+- sq. ft. additions to existing dwelling (garage porch home addition)

Property

The property is located at 29473 Shoreview Lane. Pelican Lake east shore Mousseau Bay. Access to property via Shoreview Lane. Property is triangular shape.

Variance to construct house, garage, and deck approved in 1987.

Variance to construct 984 sq. ft. addition 22' from OHW Denied in 2004.

Existing dwelling located less than 50 ft. from OHW considered legal non-conforming use.

Existing dwelling located 10 ft. side yard and 30 ft from ROW Shoreview Lane.

Existing impervious coverage 23.8%.

Applicant is proposing garage addition 416 sq. ft., porch addition 248 sq. ft., house addition 1459 sq. ft.

Proposed Setbacks

Side 10 ft.

OHW 43 ft. & 47 ft.

ROW 21 ft.+ & 7.7 ft.

Impervious Coverage 33.1%

153.032 Zoning of Property is R-2 Medium Residential

Side 10 ft.

OHW 30 ft.

ROW 30 ft.

Imperious Coverage 25%



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

VARIANCE. A legally permitted deviation as provided in M.S. § 462.357, Subd 6, as it may be amended from time to time, from the provision of this chapter as deemed necessary by the Board of Adjustment when the strict interpretation of the ordinance would create practical difficulty and be impractical because of circumstances, relating to lot size, shape, topography or other characteristics of the property, and when the deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance. Variances cannot create a land use not permitted in a zone.

Variance Review:

- Variance Review §153.120 E 1-5

(E) Variances shall be decided within a reasonable time with considerations for the following:

- (1) The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner;
- (2) The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
- (3) The land use created by the variance is permitted in the zoning district where the property is located;
- (4) The variance will not alter the essential character of the locality; and
- (5) The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

Findings:

- 1) The applicant contends that the practical difficulty is _____.
- 2) Impervious Coverage is proposed to be 33.1%.
- 3) The use is consistent with the character of the surrounding neighborhood.
- 4) The proposed additions encroach ROW 21 ft. to 7.7 ft. and OHW 43' & 47'.
- 5) The use is consistent with the character of the surrounding Neighborhood.
- 6) Reasonable use of the property currently exists.
- 7) Surface water run off concerns.

Planning Commission/Board of Review Direction

The Board may by resolution choose to approve, deny, or modify the requested variance. The resolution should clearly state the practical difficulty and reasons for approval, denial, or modification of the variance.