



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

Received by City: 06/04/2016
Application Number: V-26-001
Non-refundable Fee Paid: 250.00
Receipt #: 1.00797

Variance Application

Name of Applicant Amber Pass
Address 20978 Sawmill Road Email: [REDACTED]
City, State, Zip Jordan MN 55352
Phone [REDACTED] Alternate Phone _____

Physical Address / Location of Property 8784 Breezy Point Drive, Breezy Point MN 56472

Legal Description of Property SEC:21. TWP: 136. RANGE: 028. ACRES: .17 50 + 17
6th Addition to Breezy Point Estates

Parcel ID Number 10210765 Zoning District Residential

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?

Construction of an attached sunroom addition to the existing single-family residence

Signature of Owner, authorizing application Amber M. Pass

(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: Construction of an attached sunroom addition to the existing single-family residence

Landscaping: None

Parking/Signs: None

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 is located approximately 4.9 feet from the side property line, creating preexisting non-conforming setback. Due to the existing placement of the residence on the property, the 10 foot setback limits the ability to expand the home with a modest 4 season porch.

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

The addition will maintain the character of the property and neighborhood. It is a small improvement that will not change the property, create addition traffic or negatively impact neighbors.

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

Without the variance, the existing location of the home and setback requirements significantly limit the ability to construct a modest 4 season porch due to tree placement and affecting the roots of mature trees on the property. It would be very difficult to put the porch else where on the lot with the trees and with the design of the back of the house.

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

Alternative locations were considered but due to the existing placement of the home and the current 4.9 setback the other locations would hinder our trees, reduce functionality require a much larger modification to the structure and destroy the lot as very little of the yard would be usable if the porch is moved further to the right or centered on the back.

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

The 4 season porch will not negatively impact neighboring properties. The addition will remain residential in nature and not increase noise, traffic, or activity. The addition will make the home more aesthetically appealing and be more compatible with neighboring homes. This will assist with neighborhood property values.

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 area consists of single family residential homes. This home improvement will be consistent with the established character of the neighborhood

The sunroom/porch will complement the existing residence and surrounding area.

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

There are mature trees on the lot and moving the sunroom over will impact these as well as several tree roots.

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

The hardship is related to the existing placement of the home and limited buildable area (built prior to current owner during previous setback codes). This will not alter the character neighborhood and will enhance it.

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 is the existing home is already located 4.9 ft from the side line creating a pre-existing non-conforming set-back. Strict enforcement of the 10 ft setback limits reasonable expansion with few practical alternatives for adding a 4 season porch.

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.

AREA CALCULATIONS

CALCULATIONS IN SQUARE FEET

TOTAL LOT AREA: 7,317 SQ. FT.

EXISTING IMPERVIOUS SURFACES:

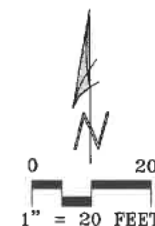
HOUSE: 1,133
SHED: 140
DRIVE/PAVERS: 1,058
REAR PATIO: 198
SUBTOTAL: 2,529
 $2,529 / 7,317 = 34.6\%$

PROPOSED IMPERVIOUS SURFACES:

HOUSE: 1,133
SHED: 140
PAVED DOWN DRIVE: 506
FLAGSTONE STEPPERS: 10
PROPOSED ADDITION: 406
SUBTOTAL: 2,599
 $2,599 / 7,317 = 30\%$

CERTIFICATE OF SURVEY

8784 Breezy Point Drive
Pequot Lakes, MN 56472
for
Maple Pass Properties, LLC



LEGEND

- = CONCRETE SURFACE
- = PAVERS
- = BITUMINOUS SURFACE
- = GRAVEL SURFACE
- = EXISTING CONTOURS
- = POWERPOLE
- = ELECTRIC METER
- = UTILITY BOX
- = FOUND MONUMENT
- = SET MONUMENT

PROPERTY DESCRIPTION

Lot 17, SIXTH ADDITION TO BREEZY POINT ESTATES,
Section 21, Township 136 North, Range 28 West,
Crow Wing County, Minnesota

Address: 8784 Breezy Point Drive
Pequot Lakes, MN 56472

PIN: 10210765

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Scott C. Trosen
SCOTT C. TROSEN, MN LS 47465.

DATE: 05/20/2026 REVISED:



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236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
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WWW.TROSENLANDSURVEYING.COM