



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

Received by City: 06/14/2023
 Application Number: V-23-003
 Non-refundable Fee Paid: 250.00
 Receipt #: 22149

Variance Application

Name of Applicant Chris Erickson - Dotty Brothers Construction Inc.
 Address 4593 Morehouse Drive
 City, State, Zip Pequot Lakes, MN 56472
 Phone 218-568-61-60 Alternate Phone 218-821-0270

Physical Address / Location of Property 29206 Piney Way, Breezy Point, Mn 56472

Legal Description of Property Lot 20 & Lot 21

Parcel ID Number 10211067 & 10211068 Zoning District Medium Density (R-2)

Applicant is:

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

Title Holder of Property (if different than applicant):

Name Dettinger Carrie S Rev Trust
 Address 76 Quail Street
 City, State, ZIP Mahtomedi, MN 55115
 Phone 1-612-508-7699

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

We are proposing a covered open air porch addition to the existing cabin.

Signature of Owner, authorizing application Jerry Dettinger
 (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) Chris Erickson
 (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: 266 square foot open air porch addition and extension of the entry porch overhang 18"

Landscaping: installation of a lawn irrigation system

Parking/Signs: repairing existing gravel drive by adding new crushed concrete aggregate

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?

this structure pre-dates the ordinance, and has been once before granted a variance for work that was non conforming. the proposed project meets all guidelines of the current ordinance.

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

The ordinance is written to allow reasonable use of the property. The non-conformity of the existing structure has been approved, therefore it's reasonable to allow a conforming project be done as long as it doesn't increase the non-conformity

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

The owner has a need for additional covered exterior space for medical reasons to allow interaction with family and friends while enjoying his property.

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

The proposed project is conforming. It's not feasible to correct the existing non-conforming nature of this property previously deemed legal with the granting of the variance.

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

there is no impact to the neighboring properties whatsoever. the proposed is a relatively small covered open air addition constructed to match the existing building like it was part of the original cabin.

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?

This area has a mixture of summer cabins, year round homes, and vacation rental properties. all seemingly being kept up

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

No environmental concerns we are aware of

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

we feel that the past variance granted should establish the existing structure as legal, eliminating the need for additional variances for any work done that is within the guidelines of the current ordinance.

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.
 - 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.