



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

Received by City: 11/19/2025
 Application Number: V-25-003
 Non-refundable Fee Paid: 250.00
 Receipt #: 1-030

Variance Application

Name of Applicant Michael + Debra Buckli
 Address 31162 Spring Loop Email: mike.buckli@icloud.com
 City, State, Zip Breezy Point
 Phone (763) 656-8696 (mike) Alternate Phone (763) 370-5524 (Deb)

Physical Address / Location of Property 31162 Spring Loop
Breezy Point, MN 56472

Legal Description of Property Lot 5 B1 20 White Birch 15

Parcel ID Number 10080934 Zoning District R-2

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?
Requesting after the fact variance for accessory structure
20' from front property line.

Signature of Owner, authorizing application Michael + Debra Buckli
 (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: Maintain the building & property as it presently exists.

Landscaping: _____

Parking/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?

Building built by previous owner without permit.

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

Accessory structure allowed in R-2.

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

Existing. Accessory structure considered illegal non-conforming use.

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

Relocate accessory structure.
Do nothing.

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

No impact. accessory structure only encroaches on row line
No encroachment on private properties.

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?

Single family homes with accessory structures.

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

No environment limitations.

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

applicant purchased property with accessory structure encroachment.

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.

Pre-existing conditions.

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.