



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

Received by City: 6/11/2026
Application Number: V-26-002
Non-refundable Fee Paid: 250.00
Receipt #: 1.00849

Variance Application

Name of Applicant Gary Grevillius
Address 29473 Shoreview Lane Email: [REDACTED]
City, State, Zip Breezy Point, MN 56472
Phone [REDACTED] Alternate Phone _____

Physical Address / Location of Property Same

Legal Description of Property See attached info

Parcel ID Number See attached info Zoning District _____

Applicant is:

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

Title Holder of Property (if different than applicant):

Name Same
Address _____
City, State, ZIP _____
Phone _____

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

Our family has grown and they've been staying in hotels when they visit. We'd like to accommodate them in the future.

Signature of Owner, authorizing application

(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: Add on living space and modify existing roofline.

Landscaping: Update accordingly.

Parking/Signs: No change. Building over a portion of the existing driveway.

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?

Our plotted lot is uniquely shaped and when the zoning code is applied it interferes with the buildable area of the lot.

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

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?
Other properties on this point are closer to the road than this addition would be. Set back to the lake is in line with the existing house and won't encroach any closer to the lake house.

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

4. How will **reasonable** use of the property be deprived if the variance is not granted?
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed.

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

options not chosen?
Considered buying a different property but we have sentimental attachments to the existing property.

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 based on what's been built on this road in the last few years. We take good care of the property and will continue to do so.

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 proposal consistent with those patterns and uses?
Home will continue to be a single family home and we will improve the character and it will be consistent with other developments along the road. It will be an up north feeling cabin

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

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

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.

Existing home is too small for our family to enjoy. Owners are aging and would like to have the house handicap accessible. Our lot is uniquely shaped and when the zoning code is applied it interferes with the buildable area of the lot.

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.