



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Prepared By: <i>Anthony Moberg, Planning and Zoning Administrator</i>	Meeting Date: <i>8/12/2026</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 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 2,000 sq. ft. addition to existing dwelling (garage porch home addition)

Property

The subject property is located at 29473 Shoreview Lane on the east shore of Pelican Lake within Mousseau Bay. The property is accessed from Shoreview Lane and consists of three platted lots with a triangular configuration.

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%.

Proposed Setbacks

Side 10 ft.

OHW 43 ft.

ROW 20.7 ft. & 14.6 ft. & 17.7 ft.

Impervious Coverage 32.3%

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 stated the practical difficulty to be the need for handicap-accessible bedroom and bathroom on the main floor to accommodate mobility needs, allowing the family to continue using the lake property.
2. The subject property consists of three platted lots with a triangular configuration that limits the available building area.
3. The existing dwelling is a legal nonconforming structure located approximately 43 feet from the ordinary high-water mark.
4. The applicant proposes additions totaling approximately 2,000 square feet.
5. The proposed project would result in setback encroachments into the required road right-of-way setback and increase impervious surface coverage from 23.8% to 32.3%.
6. The proposed use remains residential, which is a permitted use within the R-2 Medium Density Residential District.
7. Increased impervious surface coverage may increase stormwater runoff unless appropriately mitigated.

Additional Considerations:

1. Whether the subject property and similarly situated properties on the cul-de-sac have reached or are approaching the practical limits of development given lot dimensions, setback constraints, shoreline



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

location, and existing development patterns.

If approved the following may be conditions of Approval.

- a) Building permits be obtained and building to conform to Minnesota State Building Code.
- b) Prior to the issuance of any building permits, an approved stormwater management plan must be submitted to the city.
- c) Impervious surface coverage to be reduced to 25% through the removal or conversion of impervious surfaces with revised impervious surface calculations submitted to the city upon completion of the project.
- d) The existing three lots shall be consolidated into a single lot, with the required consolidation documents submitted prior to the issuance of a building permit.
- e) A vegetative screening buffer shall be installed and maintained along the Shoreview Lane property frontage.
- f) Other.

Planning Commission/Board of Adjustment 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.