



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4441
 Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 04/17/2023
 Application Number: C-23-002
 Non-refundable Fee Paid: 250.00
 Receipt #: 21645

Conditional Use Application

Name of Applicant Patrick D. Pfeiffer
 Address 29833 Lakeshore Dr. Email: patp@gpsrsmn.com
 City, State, Zip Breezy Point MN 56472
 Phone 218 330 8377 Alternate Phone _____

Physical Address / Location of Property same

Legal Description of Property Breezy Point Club Blk 3 Lot 19

Parcel ID Number 10211159 Zoning District _____

| | |
|---|---|
| Applicant is: | Title Holder of Property (if different than applicant): |
| <input checked="" type="checkbox"/> Legal Owner of Property | Name _____ |
| <input type="checkbox"/> Contract Buyer | Address _____ |
| <input type="checkbox"/> Option Holder | City, State, ZIP _____ |
| <input type="checkbox"/> Agent | Phone _____ |
| <input type="checkbox"/> Other _____ | |

State the nature of your request in detail. What are you proposing for your property?
We would like to build a post frame building 30' x 32' 14' side walls. The color will match the existing house with dark grey siding, white trims and windows and a black roof

Signature of Owner, authorizing application [Signature]
 (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.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Increase building height to 16'8" mid roof height
Landscaping: _____
Parking/Signs: _____

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

No impact on the enjoyment of any other property in the immediate vicinity. The increase of the height won't be visible to immediate properties. My elevation is lower than the road and homes in the immediate vicinity.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

No impact and no additional facilities will be required.

5. Describe the impact on the character of the neighborhood in which the property is located.

No impact on the character of the neighborhood. The proposed building will still be lower than the main structure on the property and will be a very similar color as well.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

No impact to traffic. This is for personal use only and will not impact Lakeshore Dr.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

No environmental limitations. This property is located across the street from homes that are on Pelican Lake and my property sits lower than the road and will have no environmental impact on the Lake or any wet land.

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

We're building this outbuilding to store things that have been either parked in our driveway or our side lot that we feel would look nicer if we could park inside this new structure and we're color matching as close to the existing structure as we can. The proposed height increase is about a foot and a half but because of how the new structure sits down lower than the rest of the neighborhood, houses won't look out of place.

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 information must be submitted:

- _____ 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. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, 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).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. 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.
- _____ 7. 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.
- _____ 8. 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.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.