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Received by City: Ap 24 - 2023  
 Application Number: V 23-002  
 Non-refundable Fee Paid: 250<sup>00</sup>  
 Receipt #: 21626-

# Variance Application

Name of Applicant Christopher Cullen  
 Address 31310 Summer Dr  
 City, State, Zip Breezy Point, MN 56472  
 Phone 218-839-1222 Alternate Phone 838-8218

Physical Address / Location of Property Corner of Aspen + Birch Ln  
P.T.D 10210849

Legal Description of Property Fourth addition to Breezy Point Estates, Lot 82+83

Parcel ID Number 10210849 Zoning District R3

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?

Would like to build a 3 bedroom 2 Bath home, with a 2 Stall garage.

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 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: Would like to build new, no existing structures  
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?

Parcel size is too small. Current zoning will issue or permit for a home to be built with a lot size of 16,000 sq. feet. The subject property/lot is 15,314 sq feet.

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

Aide from the size of the lot, all other codes & ordinances are met. The intended use of the lot will be met.

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

I am unable to use the lot if I am unable to build.

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

I could try to buy more land, the neighboring lot/owner was not interested. There are no other options.

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

Building a new home in the neighborhood will help increase property value and add to the neighborhood.

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 home is consistent in quality and size for all neighborhoods in Breezy Point.

Building this home will add to the community and bring another affordable home to our community.

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

There is no environmental impact or concerns.

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

These homes are very nice. They offer a quality one local option that are also affordable. To view a similar model look at: 325 Evelyn Ave W. Pine River, MN 56474 MLS: 6342975

### 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. - Earth tone
5. Outside storage proposal. - Garage on site plan
6. Elevation plans for all existing and proposed structures.