



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

Received by City: Daniel E
 Application Number: V-24-003
 Non-refundable Fee Paid: 250-
 Receipt #: 23383

Variance Application

Name of Applicant Loren and Melinda Kerfeld
 Address 3172 Orchid Dr. NE Email: ljker11@gmail.com
 City, State, Zip Sauk Rapids, MN 56379
 Phone (320) 491-1218 Alternate Phone (320) 250-3262

Physical Address / Location of Property 29845 Shorview Lane, Breezy Point, MN 56472

Legal Description of Property Lot 8 Seventeenth Addition to Breezy Point Estates, Section 21, Township 136 North, Range 28 West, Crow Wing County, MN, Total Area =7018 Sq. Ft.+0.2 acres+area above OHW =6937 Sq. Ft.=/0.2 Acres+

Parcel ID Number 10210839 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?

We are requesting to add an additional garage stall, main floor bedroom space, 2 bedrooms above the garage space, additional dining space, and extend the upstairs bedroom over the additional dining space.

Signature of Owner, authorizing application Loren Kerfeld
 (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: Additional garage, bedroom and dining space

Landscaping: Remove concrete to meet the existing percentage of impervious

Parking/Signs: N/A

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?

The existing garage was not built within current setback guidelines.

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

Our request does not exceed the current impervious percentage; we would maintain the current setbacks.

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

If not granted, the property lacks appropriate parking, sleeping, and dining accommodations.

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

A formal entry and a third stall garage space were considered, however these options would not have met the impervious restrictions.

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

There would be no negative impact on other properties as our set back would not need to be amended.

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?

There is a combination of primary and secondary residences in the surrounding area. If we should opt to make this our primary residence in the future, the property would continue to blend well with the neighboring homes.

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

The impervious percentage limits us to the amount of building on our property.

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

The revisions to the structure would not impact the current drainage on the property; the existing grade slopes away from the lake, and sandy soil provide sufficient conditions to manage abnormal weather events.

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.

The difficulty with the property is improving the usability while maintaining the current building footprint, setbacks, and impervious percentage.

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

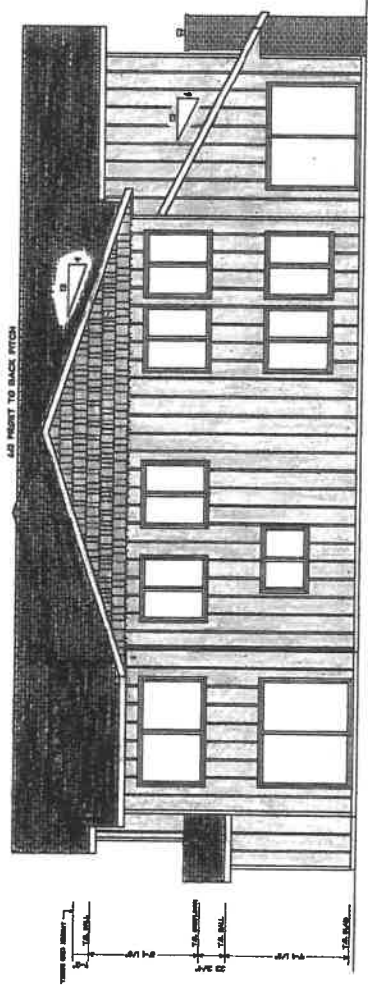
- 1. This application must be completed, including responses to all parts of this application.
- 2. The required fee must be paid. See fee schedule for details.
- 3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.
 - 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.

**DISCLAIMER
OF
WARRANTIES**
The architect warrants that the drawings were prepared by him or her or under his or her direct supervision and that they conform to the requirements of the applicable building codes and regulations. The architect does not warrant that the drawings are free of errors or omissions, nor does he or she warrant that the drawings are suitable for any purpose other than that for which they were prepared. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect.

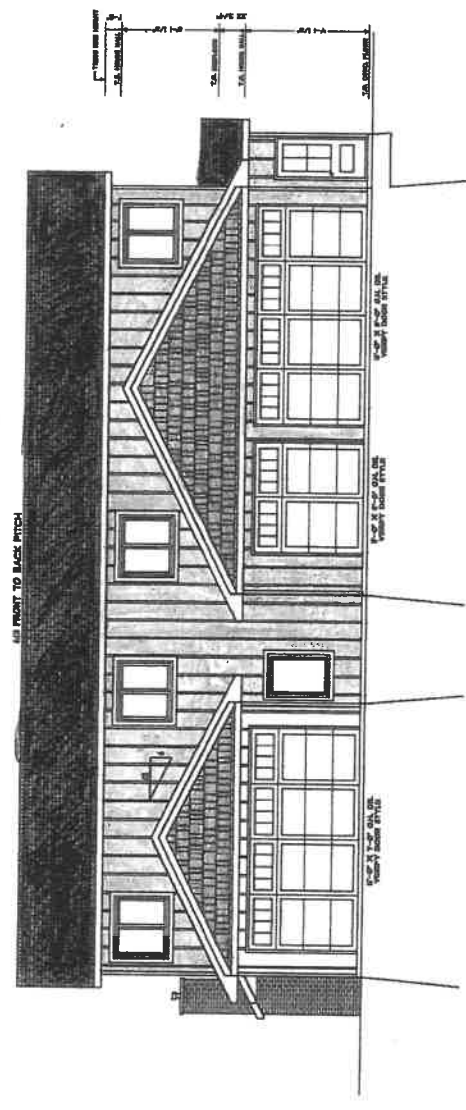
KERFELD / SCHUETZ
SHOREVIEW LANE
SHERBOY POINT, MN

PROJECT NO.	DATE
CLIENT	DATE
ARCHITECT	DATE
ENGINEER	DATE
INSPECTOR	DATE
PERMITTING	DATE
CONTRACTOR	DATE
OWNER	DATE

9-1



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

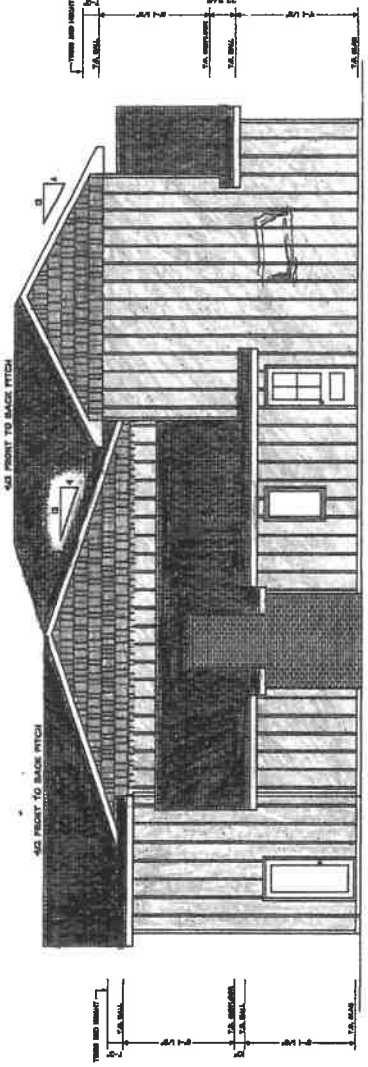
DISCLAIMER OF WARRANTIES

The Client hereby acknowledges that the drawings are prepared by the Architect based on information provided by the Client. The Architect does not warrant the accuracy or completeness of the information provided by the Client. The Architect is not responsible for any errors or omissions in the drawings, or for any consequences arising from the use of the drawings. The drawings are to be used for the project described in the contract documents only. Any use of the drawings for any other purpose is at the user's risk. The Architect's liability is limited to the professional services rendered. The Architect is not an insurer and does not assume any liability for the construction of the project. The drawings are not to be used for any other purpose without the written consent of the Architect.

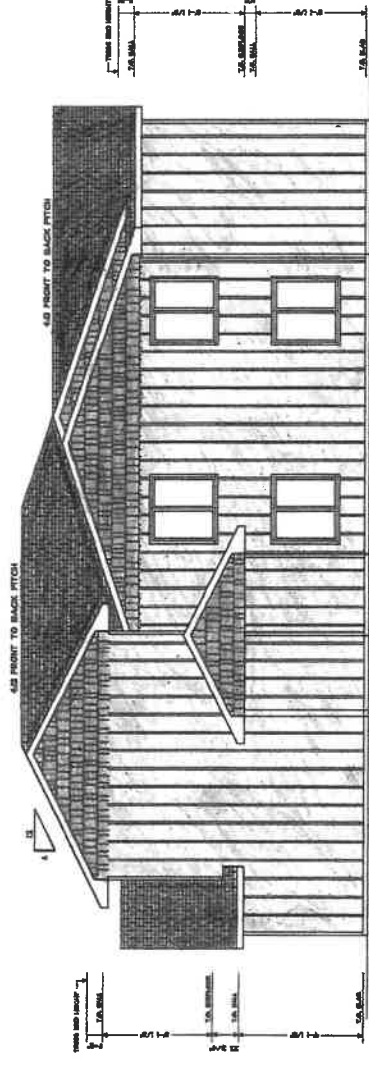
KERFELD / SCHUETZ
 SHOREVIEW LANE
 SHREVEPORT, TN

PROJECT	KERFELD/SCHUETZ
CLIENT	SHREVEPORT, TN
DATE	3/2/2021
BY	ES
CHECKED	
DATE	
SCALE	
REVISIONS	

RIGHT/LEFT ELEVATION
2-6



2 LEFT ELEVATION
 SCALE 1/4" = 1'-0"



1 RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-236246 (Schuetz Tract)

File Number: 2006811

Exhibit "A"

All the real property in Crow Wing County, Minnesota, described as follows:

Lot 7 and all that part of Lot 8, Seventeenth Addition to Breezy Point Estates, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said County and State, lying North of the following described line: Commencing at the most southeasterly corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86°47'24" 137 feet, more or less, to the shore of Pelican Lake and there terminating.

Except all minerals and mineral rights of record.

Torrens Property - Certificate Number 89983 for Michael R. Schuetz
- Certificate Number 83735 for Steven F. Soukup and Cynthia A. Soukup

Commonly known as: 29853 Shoreview Lane, Breezy Point, MN 56472

Parcel Number (s): 10127000007Y009

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-238692 (Kerfeld Tract)

All that part of Lot Eight (8), SEVENTEENTH ADDITION TO BREEZY POINT ESTATES, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county and state, lying South of the following described line: Commencing at the most southeasterly corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86 degrees 47 minutes 24 seconds 137 feet, more or less, to the shore of Pelican Lake and there terminating, Crow Wing County, Minnesota.

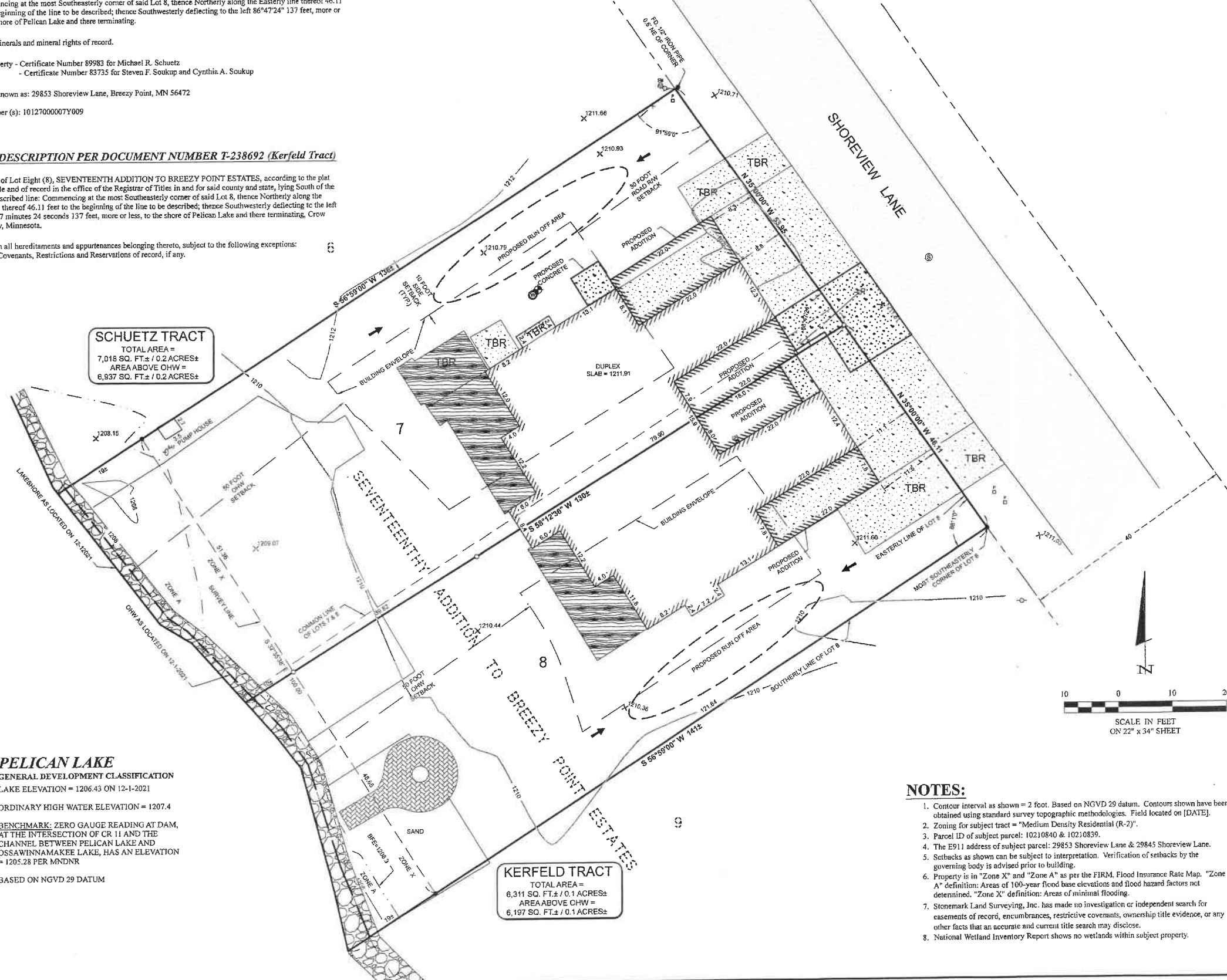
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements, Covenants, Restrictions and Reservations of record, if any.

CERTIFICATE OF SURVEY

LOT 7 AND LOT 8, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA

LEGEND

- DENOTES EXISTING SATELLITE
 - DENOTES EXISTING FENCE LINE
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF EXISTING PAVING STONES
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - DENOTES EDGE OF EXISTING RIP-RAP
 - DENOTES EXISTING INTERMEDIATE CONTOURS
 - DENOTES EXISTING INDEX CONTOURS
 - DENOTES SPOT ELEVATION (EXISTING GRADE)
 - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING GAS METER
 - DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING SANITARY SEWER MANHOLE
 - BENCHMARK** HIGH POINT OF WELL
ELEV. = 1211.79
BASED ON NGVD 29 DATUM
 - (TBR) DENOTES "TO BE REMOVED"
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41902
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 56°06'00" W.



SCHUETZ TRACT
TOTAL AREA =
7,018 SQ. FT. ± / 0.2 ACRES ±
AREA ABOVE OHW =
6,937 SQ. FT. ± / 0.2 ACRES ±

KERFELD TRACT
TOTAL AREA =
6,311 SQ. FT. ± / 0.1 ACRES ±
AREA ABOVE OHW =
6,197 SQ. FT. ± / 0.1 ACRES ±

PELICAN LAKE
GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1206.43 ON 12-1-2021
ORDINARY HIGH WATER ELEVATION = 1207.4
BENCHMARK: ZERO GAUGE READING AT DAM, AT THE INTERSECTION OF CR 11 AND THE CHANNEL BETWEEN PELICAN LAKE AND OSSAWINNAMAKEE LAKE, HAS AN ELEVATION = 1205.28 PER MNDNR
BASED ON NGVD 29 DATUM

SCHUETZ TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,193	6,937	17.2%
Deck	338	6,937	4.9%
Concrete	504	6,937	7.3%
Total	2,035	6,937	29.3%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,188	6,937	17.1%
Deck	216	6,937	3.1%
Concrete	204	6,937	2.9%
Proposed Concrete	110	6,937	1.6%
Proposed Additions	394	6,937	5.7%
Total	2,112	6,937	30.4%

Net Area = Area above OHW

KERFELD TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,187	6,197	19.2%
Deck	210	6,197	3.4%
Pavers & Concrete	835	6,197	13.5%
Total	2,232	6,197	36.0%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,187	6,197	19.2%
Deck	210	6,197	3.4%
Pavers & Concrete	457	6,197	7.4%
Proposed Addition	377	6,197	6.1%
Total	2,231	6,197	36.0%

Net Area = Area above OHW

- NOTES:**
- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on [DATE].
 - Zoning for subject tract = "Medium Density Residential (R-2)".
 - Parcel ID of subject parcel: 10210840 & 10210839.
 - The E911 address of subject parcel: 29853 Shoreview Lane & 29845 Shoreview Lane.
 - Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
 - Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
 - Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - National Wetland Inventory Report shows no wetlands within subject property.

30006 Ramussen Road
Suite 1
P. O. Box 874
Pequot Lake, MN 56472
218-568-0400
www.stonemarksurvey.com

STONEMARK
LAND SURVEYING

I HEREBY CERTIFY THAT THIS SURVEY MEANS SPECIFICATIONS OF SURVEY AND THAT I AM A duly licensed PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 6-12-2024
BY: Patrick A. Truttmier
L.C. NO. 4406

REVISIONS	DESCRIPTION	DATE

PROJECT NO.: 21366-1
FILE NAME: C21366-1.dwg
FIELD BOOK: RIF
BOOK: PC

CERTIFICATE OF SURVEY
Miles Schuetz
13723 Garden Ave.
Glencoo, MN 55536

SHEET
1 OF 1