



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-24-004
 Non-refundable Fee Paid: 250-
 Receipt #: 23384

Variance Application

Name of Applicant Mike & Fonda Schuetz
 Address 29853 Shoreview Ln Email: mikeschuetz70@gmail.com
 City, State, Zip Breezy Point, MN 56472
 Phone 320-282-4735 Alternate Phone 3205103289

Physical Address / Location of Property 29853 Shoreview Ln, Breezy Point, MN 56472

Legal Description of Property Lot 7 and all that part of lot 8, Seventeenth Addition to Breezy Point Estates, Township 136 North, Range 28 West, Crow Wing County, Minnesota. *See attached Certificate of Survey for complete legal description.

Parcel ID Number 1012000007y009 Zoning District R-2

Applicant is: Title Holder of Property (if different than applicant):
 Legal Owner of Property Name _____
 Contract Buyer Address _____
 Option Holder City, State, ZIP _____
 Agent Phone _____
 Other _____

State the nature of your request in detail. What are you proposing for your property?
 We are requesting to add additional garage space with bedrooms above, additional dining space, and extend the upstairs bedroom over the additional dining space.

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.

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 existing impervious to remain within existing impervious percentages

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 the current setback guidelines.

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

Our request is within 1% of the current impervious percentages. We would maintain 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?

Many variations were considered, but they didn't meet 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 setbacks 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 combinationn of primary and secondary residences in the surrounding area. We have recently made ~~this our primary residence and want the property to 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 limitations and setbacks limit 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 provides sufficient conditions to handle any adverse 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 percentages.

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

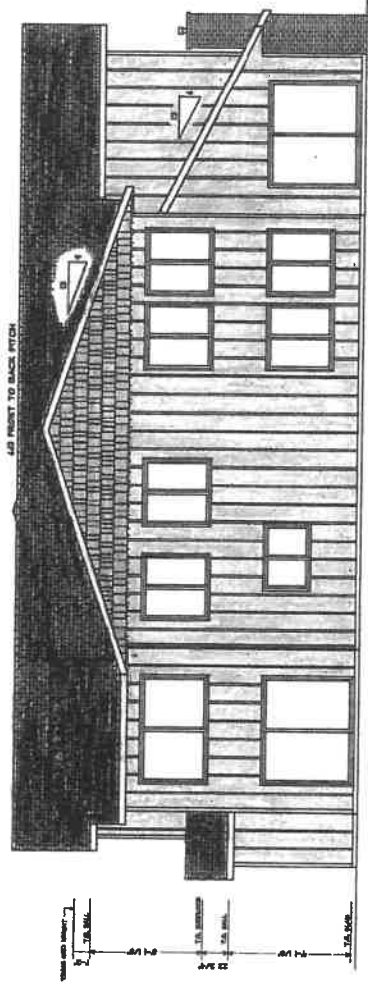
- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board 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 client hereby warrants that the information provided to the architect is true and correct. The architect shall not be responsible for any errors or omissions in the drawings or specifications, 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 construction methods or materials used in the construction of the project, or for any consequences arising therefrom, whether or not such methods or materials are specified in the drawings or specifications. The architect shall not be responsible for any construction methods or materials used in the construction of the project, or for any consequences arising therefrom, whether or not such methods or materials are specified in the drawings or specifications.

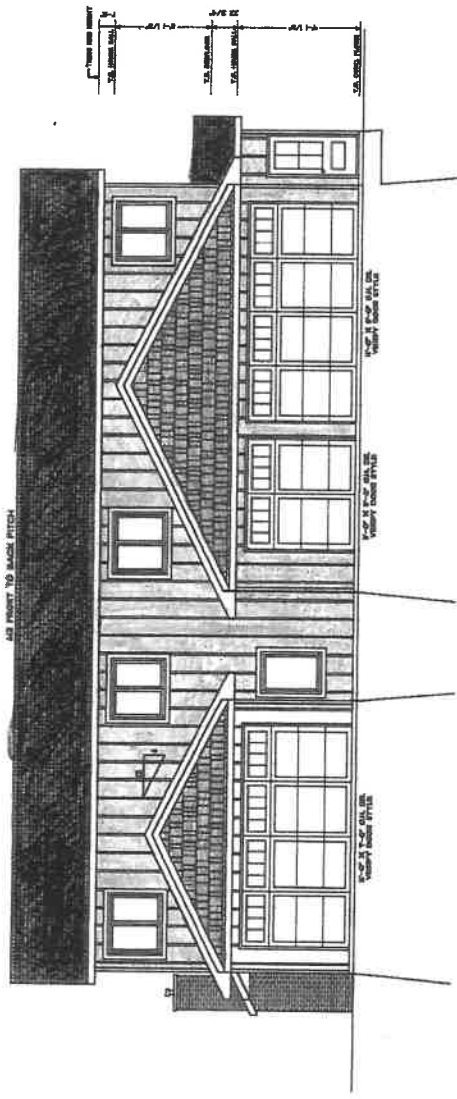
KERFELD / SCHUETZ
 ARCHITECTS
 4000 W. BROADWAY
 HOUSTON, TX 77025

PROJECT NO.	DATE	BY	CHK
10000	10/1/2024	JS	JS
PROJECT NAME			
10000			

9-1



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



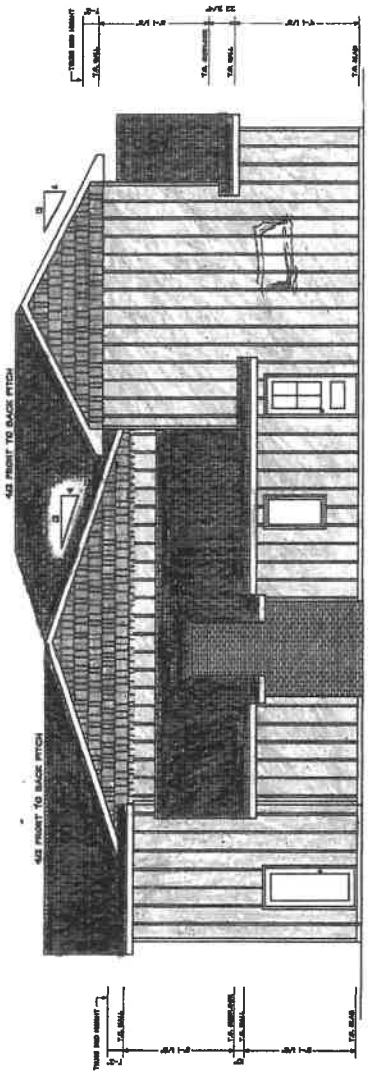
1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"

DISCLAIMER OF WARRANTIES
 The drawings, specifications, and other documents prepared by the architect for the project are the property of the architect and are to be used only for the project and site for which they are prepared. The architect does not warrant that the drawings, specifications, or other documents are free from errors or omissions, or that they will conform to any code or regulation that may be applicable to the project. The architect is not responsible for any construction methods, materials, or workmanship that may be used in the construction of the project. The architect is not responsible for any conditions or circumstances that may arise during the construction of the project. The architect is not responsible for any damage to property or injury to persons that may occur during the construction of the project. The architect is not responsible for any costs or expenses that may be incurred during the construction of the project. The architect is not responsible for any delays or interruptions that may occur during the construction of the project. The architect is not responsible for any other matters that may be related to the construction of the project.

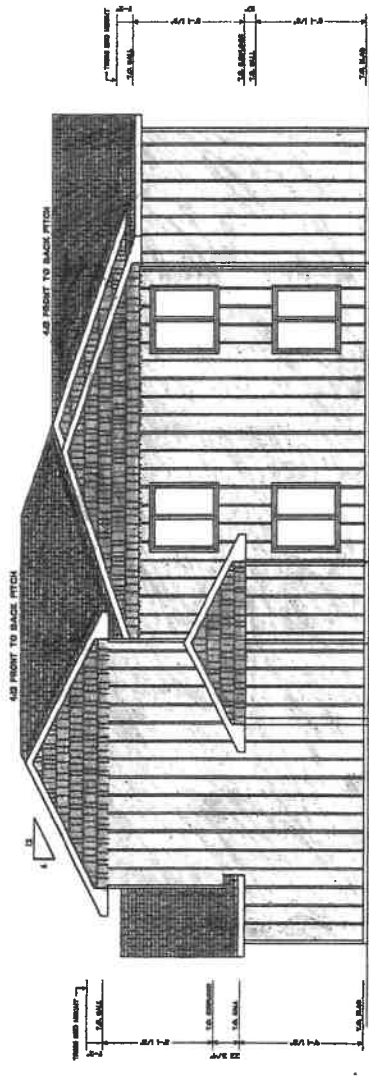
KERPEL / SCHUETZ
 SHOWERS LANE
 BREEZY POINT, TN.

PROJECT NO.	2000000000
DATE	03/20/2021
BY	DO
CHECKED	
DATE	
SCALE	
DESCRIPTION	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 Southeastly 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 Southeastly 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.

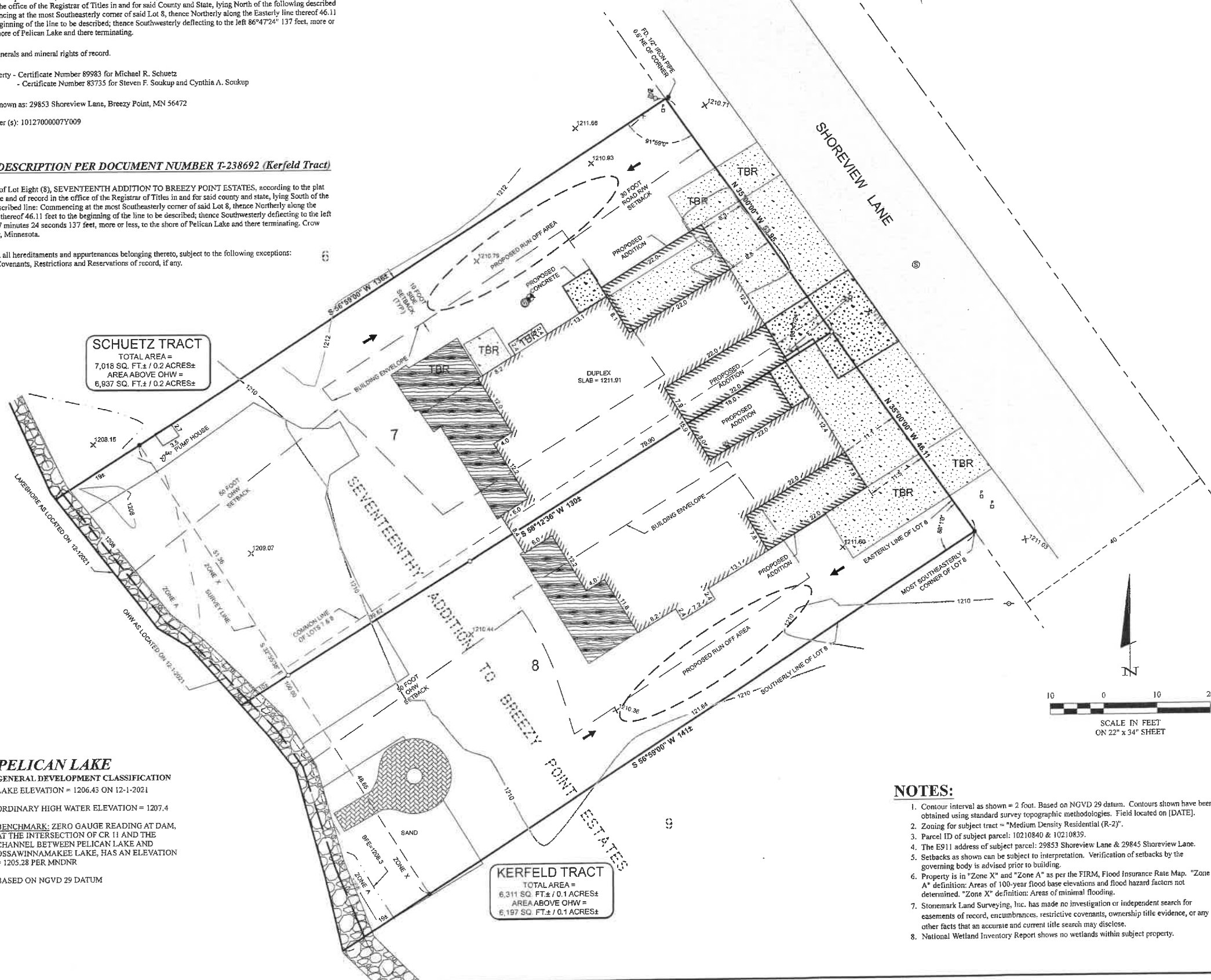
CERTIFICATE OF SURVEY

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 SATTELITE
- X — X — 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 KIP-RAP
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— 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 FEDESTAL & PHONE BOX
- ⊕ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SANITARY SEWER MANHOLE
- ⊕ BENCHMARK: HIGH POINT OF WELL ELEV. = 1211.79 BASED ON NGVD 25 DATUM
- (TBR) DENOTES "TO BE REMOVED"
- ⊕ DENOTES MONUMENT FOUND
- ⊕ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 56°00' 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 = 1206.45 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	1,186	6,937	17.1%
Deck	218	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.

30206 Reamussen Road
 Suite 1
 P. O. Box 874
 Pequet Lakes, MN 56472
 218-568-4940
 www.stonemarksurvey.com

DATE: 6-12-2024

BY: [Signature]

PROJECT NO.: 21366-1
 FILE NAME: C21366-1.dwg
 FIELD BOOK: [Blank]
 CHECKED BY: PAT
 DRAWN BY: RUF

CERTIFICATE OF SURVEY
 Mike Schuetz
 13723 Garden Ave.
 Glenoc, MN 55336

SHEET 1 OF 1