



8319 County Road 11
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Received by City: 8/19/27 RA
Application Number: U-24-011
Non-refundable Fee Paid: 250
Receipt #: 23642

Variance Application

Name of Applicant GREG BRENDENMUEHL
Address 267 FRONT AVE
City, State, Zip SAINT PAUL MN
Phone 507-412-9665 Alternate Phone _____

Physical Address / Location of Property LOT 3 PINEWOOD DRIVE, BREEZY POINT.

Legal Description of Property LOT 3 BLOCK 3

Parcel ID Number 10162014 Zoning District R-3

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?

I WOULD LIKE TO DEVELOP A SINGLE FAMILY HOME ON THE LOT.
ASKING FOR VARIANCE BECAUSE LOT IS 65' WIDE, WHEN CITY IS
WANTING 75' WIDE.

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) Greg B. Brendenmuehl

(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: BUILD A HOUSE 4 BED 2.5 BATH 1560 SQ' FOOTPRINT

Landscaping: ONLY REMOVAL OF ABOUT 7 TREES FOR BUILD

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?

605 x 125 I BELIEVE A 75' WIDE RESTRICTION IS IMPRACTICAL
BECAUSE A NICE HOME THAT STILL ABIDES BY ALL ZONING PERMETERS
FOR DISTANCE FROM PROPERTY LINES CAN BE BUILT.

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

BY GRANTING THIS VARIANCE IT WILL STILL ALINE WITH THE
INTENT OF A SAFE, AESTHETICALLY PLEASING HOME. LOT TO N IS
BUILT ON AND TO 10' ZONING. BUT TO SOUTH IS 175 DOUBLE LOT AND
GIVES PLENTY OF ROOM.

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

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

THIS IS ONLY LOT 10 FOUND INTEREST TO PROVIDE THE TOP
AMENITIES BREEZY HAS TO OFFER.

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

PROPERTIES IN AREA AND BOTH SIDES WILL HAVE EQUAL
USE AND ENJOYMENT OF THEIR PROPERTIES.

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?

EXISTING PATTERNS SHOW A LARGE FLOW OF GUESTS

RESORT

INSIDE BREEZY POINT GATES. GOLFERS LAKE ACCESS, SPA?
MARINA SERVICES ARE ~~NOT~~ CURRENTLY TREND OF GUESTS
IN THE AREA AT BREEZY POINT RESORT.

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

I WILL POSITION BUILDING IN A SPACE MOST STRATEGICAL TO
KEEP NATURAL SURROUNDING ABUNDANT.

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

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. *250*
- ☒ 3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment. *Have Surveyor review*
 - ☒ 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.
 - N/A* ☒ 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.

