



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Prepared By: <i>Anthony Moberg, Planning and Zoning Administrator</i>	Meeting Date: <i>9/8/2026</i>	Item Name: <i>Variance Application V-26-003 and Conditional Use Permit C-26-007 Long - 8679 Wren Drive</i>
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Application:

Variance Application: V-26-003

Conditional Use Permit Application: C-26-007

Applicant: Chuck Long

Property Address: 8679 Wren Drive Breezy Point MN 56472

Property ID: 10161627

Legal Desc: LOT 270, FIFTEENTH ADDITION TO BREEZY POINT ESTATES

Zoning: (R-3) Original Neighborhoods Residential

Applicable Code: Section §153.033, §153.045, §153.098, §153.119, §153.120

Request

To construct 24'x28' detached garage with living quarters.

The proposed structure would be located approximately 18.9 feet from the Wren Drive right-of-way where a 35-foot setback is required.

The living quarters within the accessory structure require Conditional Use Permit approval.

Property

The property is located at 8679 Wren Drive within the Original Neighborhoods (R-3) zoning district. The parcel totals approximately 8,793 square feet (0.20 acres) and is triangular in shape.

The property currently contains an existing dwelling, driveway, deck area, gazebo, and associated site improvements. Municipal sanitary sewer service is available to the property.

The applicant proposes construction of a detached 24' x 28' garage containing living quarters. The proposed structure would be situated within the southeastern portion of the parcel adjacent to the existing driveway.

The survey identifies the following:

Existing House: 942 square feet

Proposed Garage and Guest Quarters: 672 square feet

Proposed Deck: 224 square feet

Proposed Impervious Coverage: 29.7%

Proposed Performance Standards



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Right-of-Way: 18.9 feet
Side Yard: 10 feet
Impervious Coverage: 29.7%

R-3 DISTRICT REQUIREMENTS

Right-of-Way Setback: 35 feet
Conditional Use: Guest quarters in an accessory structure

Permit history

- 8/4/1975 – Deviation to construct 8'x12' shed
- 6/6/1991 – 12'x20' addition to existing dwelling
- 8/14/1997 – ATF Permit for a 13'x13' gazebo

VARIANCE. A legally permitted deviation from the requirements of the zoning ordinance as authorized by M.S. §462.357 and §153.120 of the Breezy Point City Code. A variance may only be granted when practical difficulties exist due to unique circumstances of the property, the request is consistent with the spirit and intent of the ordinance, and the variance does not create a land use otherwise prohibited in the zoning district.

Variance Review:

- Variances shall be decided within a reasonable time with considerations for the following:
 1. The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topography, or other characteristics of the property not created by the landowner;
 2. The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
 3. The land use created by the variance is permitted in the zoning district where the property is located;
 4. The variance will not alter the essential character of the locality; and
 5. The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

CONDITIONAL USE. A use authorized by the zoning ordinance subject to review and approval by the Planning Commission. The Commission must determine whether the use meets the standards contained in §153.119(E).

Conditional Use Review

- Upon review of a Conditional Use Permit application, the Commission should determine whether:
 1. The use is an appropriate Conditional Use within the zoning district.
 2. The use with conditions conforms to the Comprehensive Plan.
 3. The use is compatible with the existing neighborhood.
 4. The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance, or prosperity of the City.



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5. The findings contained in §153.119(E)(2)(a-h) are satisfied

Findings:

Variance

- The applicant contends the practical difficulty is the triangular shape of the parcel and the limited buildable area remaining after application of required setbacks.
- The lot is unique in shape and configuration and is not a circumstance created by the current property owner.
- The parcel contains approximately 8,793 square feet with frontage along Wren Drive.
- The proposed garage would be located 18.9 feet from the road right-of-way where 35 feet is required creating a deviation of approximately 16.1 feet.
- Staff finds the triangular shape of the parcel substantially limits the area available for placement of an accessory structure while maintaining all setback requirements.
- The requested variance would not create a land use otherwise prohibited in the R-3 district.

Conditional Use Permit

- The applicant is proposing a detached garage with living quarters.
- Guest quarters are permitted within the R-3 district through the Conditional Use Permit process.
- Municipal sewer service is available to the property.
- The proposal appears compatible with surrounding residential development patterns.
- The proposed use is residential in nature and is not anticipated to generate significant traffic impacts.
- Proposed impervious coverage is 29.7%.
- The exterior color scheme is proposed to match the existing home.
- Adequate off-street parking appears available on the property.
- The Commission should consider whether the proposal is consistent with the character of the surrounding neighborhood and the standards contained in §153.119(E).

STAFF RECOMMENDATION

If the Board determines that practical difficulties exist and that the proposal satisfies the Conditional Use Permit criteria, staff recommends approval subject to conditions.

Recommended Conditions

1. Building permits shall be obtained prior to construction.
2. All construction shall comply with the Minnesota State Building Code.
3. The structure shall be constructed in accordance with the submitted Certificate of Survey and application materials.
4. Living quarters shall remain accessory to the principal dwelling and shall not be utilized as a separate dwelling unit.
5. Exterior materials and colors shall be similar to the existing dwelling.



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Planning Commission / Board of Adjustment Direction

The Board may approve, deny, or modify the requested Variance and Conditional Use Permit.

The Board of Adjustment shall first consider Variance Application V-26-003 under the standards contained in §153.120.

The Planning Commission shall then separately consider Conditional Use Permit Application C-26-007 under the standards contained in §153.119.

Separate motions are recommended for each application so that findings, conditions, and actions are clearly identified in the record.

Any motions should clearly identify:

- The practical difficulty supporting the variance.
- Findings supporting or opposing the Conditional Use Permit.
- Any conditions of approval.
- Any limitations relating to future use of the living quarters.