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 Breezy Point, MN 56472
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Received by City: 5/18/2023
 Application Number: C-23-003
 Non-refundable Fee Paid: 250.00
 Receipt #: 21908

Conditional Use Application

Name of Applicant Scott Olson
 Address 8677 Pine Circle Email: solson 909980 @ 6 MAIL. com
 City, State, Zip Breezy Point, MN 56472
 Phone 218-330-0756 Alternate Phone 612-770-0324

Physical Address / Location of Property 8677 Pine Circle

Legal Description of Property Lot 27 & 28 Block 3 - Whitebird 13

Parcel ID Number 10040573 Zoning District R-1

Applicant is:

- Legal Owner of Property
- Contract Buyer
- Option Holder
- Agent
- Other

Title Holder of Property (if different than applicant):

Name Scott Olson
 Address 8677 Pine Circle
 City, State, ZIP Breezy Point, MN 56472
 Phone 218-330-0756

State the nature of your request in detail. What are you proposing for your property?

To build a 40x60 ~~garage~~ with a peak roof line of 23 feet, with a garage door large enough to park my 5th wheel camper and other expensive toys inside. This building will be wood framed and aesthetically will look beautiful to our neighbors and others!

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.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Building a 40x60ft GARAGE WITH 12ft side walls & 23ft to Peak of Roof

Landscaping: _____

Parking/Signs: _____

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

NO IMPACT, My Neighbors ARE VERY excited THAT WE ARE Building a garage to match the exterior of our house. Currently our Boat, Pontoon, 5th Camper & OTHER Trailers sit out side. Neighbors appreciate that ~~so~~ they will finally NOT Have to look @ all my toys and that they will be stored inside.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

THE AREA IS Developed with existing homes, SHED'S and one neighbor has a pole barn, one other neighbor has A BARN and other out-buildings.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

THIS GARAGE WILL NOT HAVE SEWER AND WATER, THEREFORE NO impact, Drainage will flow naturally as it does today with the existing slope of the lot.

5. Describe the impact on the character of the neighborhood in which the property is located.

THIS IS a residential area and as explained ABOVE, OTHER neighbors also have additional garage, barn and other types of out-buildings. IN addition we live on a gravel Caldesas at the end of the caldesas ON 3 acres! ~~It~~ ^{has} a very close relationship WITH my neighbors and they are excited that we are Building a additional garage. THIS will create positive impact

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

NO impact at all, as described above, we own 3 acres on the end of the gravel Caldesas with only 3 other homes in the neighborhood

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

THERE ARE NO Limitations .

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

We are excited to build this garage for NOT only our sake ~~both~~ but also the neighbors. THE GARAGE exterior will match the exterior of our newly built home and will be beautiful

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 information **must** be submitted:

- _____ 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. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, 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).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. 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.
- _____ 7. 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.
- _____ 8. 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.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.