



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

COPY

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, June 8th, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Jerry & Nola Radermacher
PO Box 10417
Fargo, ND 58106

Project Location: 11938 Ravenswood Beach Rd.

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to place a garage partially in the road right of way. This application was tabled at the April 13, 2017 hearing by the applicant.

LEGAL LAND DESCRIPTION: Tax ID number: 191699000 Melissa

RAVENSWOOD 1ST ADD

LOTS 9, 10; PT LOT 16 HD BLANDING 1ST: COMM SW COR LOT 16, N 232.17' TO POB, N 46.85', NWLY 200.17', E 32.22', SELY 234.96', S 20.54', WLY 94.26' TO POB. TRACT A (.35AC); Section 28, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

PUBLIC HEARING DATE

Jerry Radermacker

June 8th, 2017

APPLICATION

Request a Variance to place a garage partially in the road right of way.

1) BACKGROUND INFORMATION ON PROPERTY

The property is a back lot at the end of a road. This lot is narrow and has several topographical features that make meeting the setbacks difficult

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area _____ Sq. Ft _____ Acres
 Lot width 100 ft Lot Depth _____ ft
Building Area _____ Sq. Ft
Percent Lot Coverage _____ %
Proposed - _____

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: No septic system as part of the project and would not be needed.

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

The owner is looking to place part of his garage in what is a cul de sac at the end of a public road.

Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)

Explanation: No, generally speaking building in the road right of way is not allowed upon, and vacating the road way is a much better option.

2. Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)

Explanation: No

- 3. Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)**

Explanation: No, he could request the township to vacate the portion and then request a variance from the right of way.

- 4. Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)**

Explanation: Yes the topography is such that finding a suitable area for the project would be difficult.

- 5. Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)**

Explanation: Yes the lot is narrow and the topography is such that it would be hard to find a different area.

- 6. Will the issuance of the variance maintain the essential character of the locality? (yes) (no)**

Explanation: Yes it is in a residential area and the owner is proposing a modest home.

- 7. Does the alleged practical difficulty involve more than economic considerations? (yes) (no)**

Explanation: Yes



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Jerry & Nola Last Name Rademacher
 Mailing Address P.O. Box 10417 City, State, Zip Fargo, ND 58106
 Phone Number 701 212-0009 Project Address: 11938 Ravenswood Beach Rd.
 Parcel number(s) of property: 191699.000 Sect - Twp - Range: 28 - 138 - 041
 Township Name: Township 138 Lakeview Legal Description: LOT-9,10 & TRACT A
40 Blandings 1st Addition To Ravenswood

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues
- Lot size not in compliance with minimum standards
- Alteration to non-conforming structure
- Topographical Issues (hills, slopes, bluffs, wetlands)
- Other Township Road Right of Way (Working with Lakeview Township on This) Bill Jordan.

Please provide a brief description detailing the above variance request:

I am asking for a variance to have a storage building to be 32' away from center of Ravenswood Beach Road.

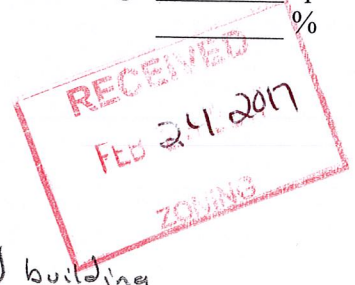
What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
- Lot Line Proposed Distance (setback) _____ feet
- Road Right of Way (ROW) Proposed Distance (setback) 32 feet
 Type of Road [] Township County [] State From Center of Road
- Crest of bluff Proposed Distance (setback) _____ feet
- Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft

- Was the lot recorded prior to 1971? Yes No
- Was the lot recorded between 1971 & 1992? Yes No
- Was the lot recorded after 1992? Yes No
- Will this be a new lot split? Yes No

- What is the current square footage of the structure? N/A
- What is the proposed addition square footage? 780 sq ft unattached building
- What is the current height of the structure? N/A
- What is the proposed height of the structure? _____
- Is there a basement to the structure? No
- Will the proposed addition have a basement? No
- Will the roofline of the existing structure be changed? N/A
- Will the main structural framework of the structure be altered? N/A
- What is the current percentage of lot coverage? 780 sq ft of Road Right of Way
- What is the proposed percentage of lot coverage? 780 sq ft.



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

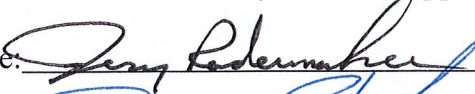
- 1. A copy of the deed from the Recorder's Office;
- 2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
- 3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
- 4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.


Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
I feel that the proposed variance will be sufficient. Setbacks should not cause any concerns of the intended ordinance.
- 2) In your opinion, is the Variance consistent with the Comprehensive Plan?
Yes (X) No () Why or why not?
I believe the proposed option for variance leaves sufficient room to roadway & not to interfere with normal traffic & snow removal. I did discuss this topic at Lake View Township meeting on November 14th 2016 with Bill Jordan
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
My biggest concern is the security of my personal property. I had someone break into my temporary storage trailer last winter & would feel better having in a permanent storage structure. Also to park my pickup inside out of elements & roadway.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
This would help the security of personal property & help keep the property clean & organized as I like it. Also will help when my wife & I move down there full time after retirement with personal belongings
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
There are many structures along Ravenswood Beach Rd that are similar to what I'm proposing & would maintain good character of neighborhood.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

Applicant's Signature:  Date: 12/30/16

Fee Owner's Signature:  Date: 12/30/16

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator

Date application received _____ Received By: _____ Assigned To: _____

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculation

Impervious Surface
On property:

DRIVEWAY

Total Impervious area
100 = _____

Additional notes: _____

240 H1
1510 H1
304 H2
404 Gar
CONC 940
Steel 120
Fence 50
Fence 30
compact 72
3636
steel 780 proposed
4410-

Impervious Surface
Property:

Dimensions

Sq. Footage

TOTAL SQ FT: _____

x

Application Fee: _____

+

Cormorant Surcharge _____

+

Fines _____

=

Total Fees _____

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s) 191699000 Property (E911) Address 11938 Ravenswood Beach Rd **911 Address Needed _____ Legal Description LOT 9 & 10 TRACT A HD Blandings 1ST Add To Ravenswood

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Melissa</u>	<u>General Development</u>	<u>Lake View</u>	<u>28</u>	<u>138</u>	<u>041</u>

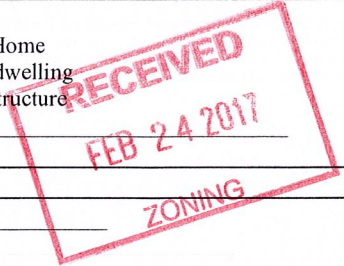
Property Owner Last Name First Name Mailing Address Phone
Rademacher Jerry PO Box 10417 Fargo ND 58106 761-212-0009

Contractor Name Lic # RHR Construction Inc ND # 30171 MN # 20522885

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home
 Attached Garage Detached Garage Storage Structure Addition to Non-dwelling
 Stairway Deck Recreational Unit Water Oriented Structure
 Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____



Onsite Water Supply Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System Ravenswood Beach Association
 Type of System Central Septic System Date of Installation 1978 Last Date Certified 2016
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland Riparian Non Riparian Non Shoreland

Lot Area _____ sq ft or _____ acres Water Frontage _____ ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
<u>DRIVEWAY</u>					
<u>Storage Building</u>	<u>26 x 30'</u>	<u>780</u>			
Total Impervious Material					<u>780</u>

Impervious Lot Coverage $\frac{4416}{4416 + 780} = \frac{4416}{5196} \times 100 = 85\%$

Topographical Alteration/Earth moving

() None 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft		\$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft	() Addition to existing ____ ft x ____ ft	
Setback to Side Lot Line ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage ____ ft by ____ ft () Storage Shed <u>26</u> ft x <u>30</u> ft () Fence ____ ft long x ____ high () other _____ ft x ____ ft		
Outside Dimension () Addition to existing structure ____ ft x ____ ft	() Fence ____ ft x ____ ft	
Setback to Lot Line ____ ft & Rear Lot Line <u>10</u> ft	Setback to Road Right of Way <u>32</u> ft	\$ <u>5,000</u>
Setback to Bluff _____	Type of road <u>Township Road</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>100+</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield <u>Central septic</u>	
Roof Change () Yes () No	Maximum height proposed <u>14'</u> # of Stories <u>1</u>	
Bathroom proposed (X) Yes () No <u>Possible</u>	Sleeping Quarters proposed () Yes (X) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension ____ ft by ____ ft	Sq ft _____
Setback to Lot Line ____ ft & ____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Jerry Radermacher
Signature

1/21/17
Date

SKETCH OF PROPERTY

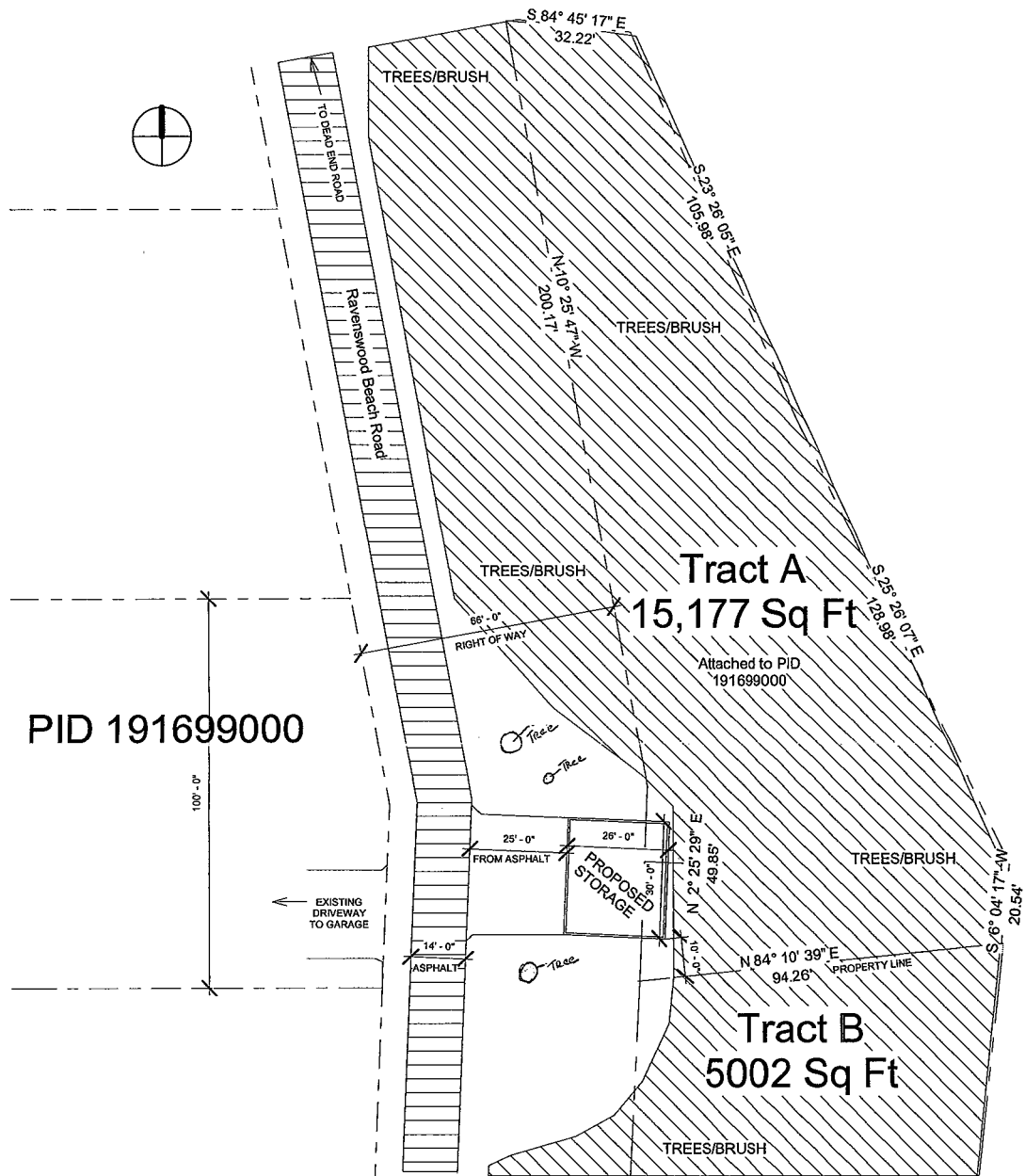
PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
 2. Sketch roadways adjacent to property - **Include driveway location.**
 3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
 4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
-

See Attached
Prints.



Remember EROSION CONTROL!
Please use best management practices and/or silt fence to control erosion on all projects.

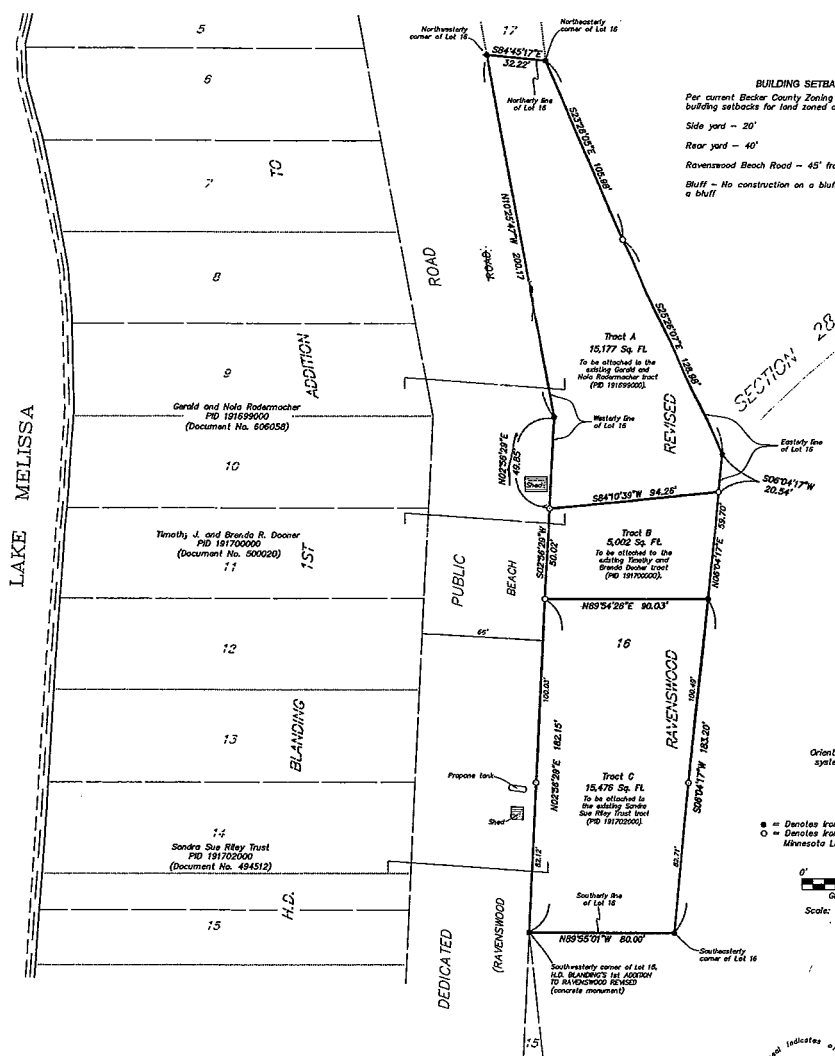


① Site
1" = 30'-0"

Jerry Radermacher		Site Plan - Proposed Storage		
11938 Ravenswood Beach Road, Detroit Lakes, MN	Project number	2		
	Date			3-7-16
	Drawn by			SR
	Checked by			JR
		Scale 1" = 30'-0"		

CERTIFICATE OF SURVEY

IN LOT 16
H.D. BLANDING'S 1ST ADDITION TO RAVENSWOOD REVISED
BECKER COUNTY, MINNESOTA



BUILDING SETBACKS
Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:
Side yard - 20'
Rear yard - 40'
Ravenswood Beach Road - 45' from right of way
Bluff - No construction on a bluff or within 30' of the top of a bluff

SECTION 28-138-41, X
GOV'T. LOT 1



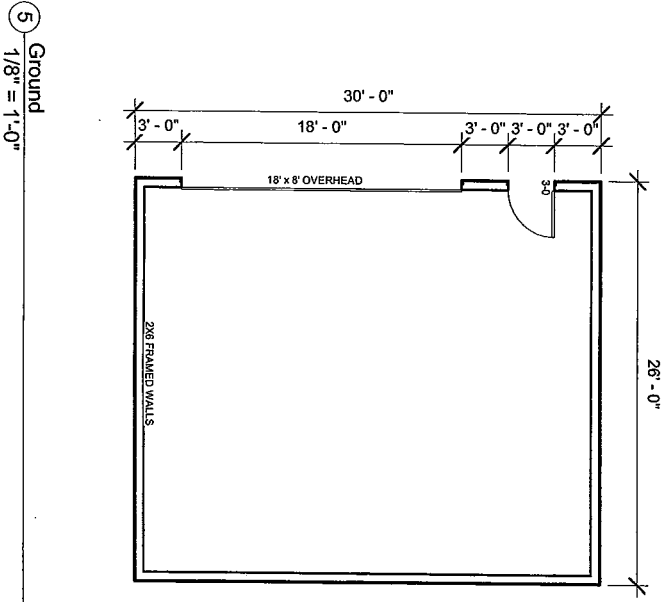
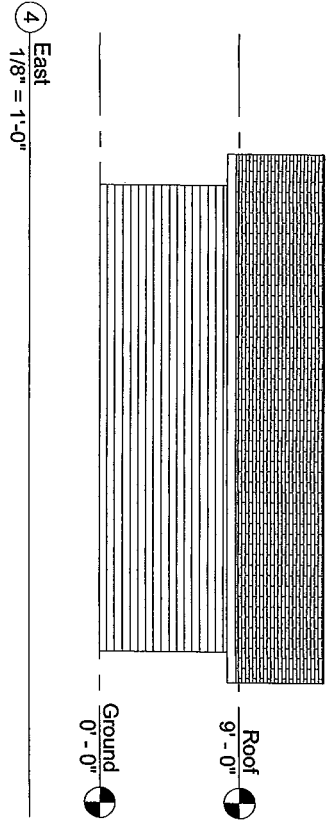
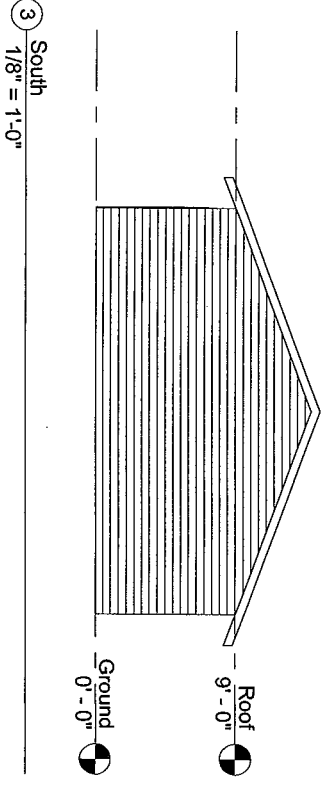
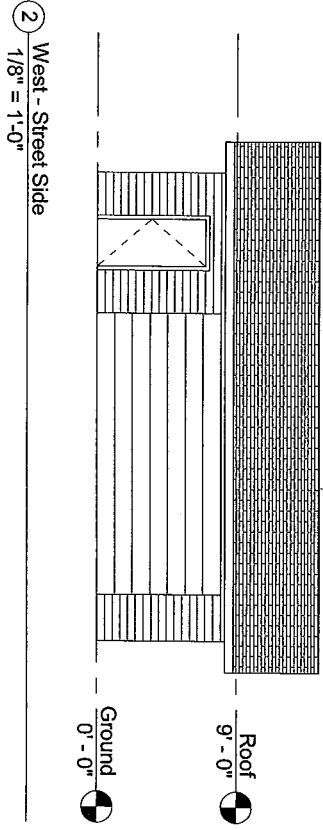
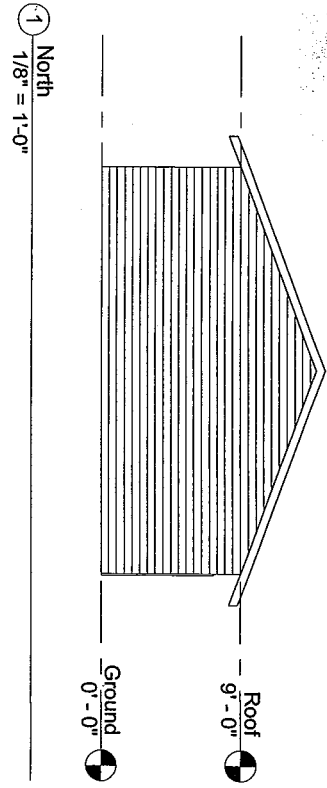
LEGEND
● = Denotes iron monuments found.
○ = Denotes iron monuments not marked with Minnesota License No. 12004/46338/56332.
0' 30' 60'
Graphic Scale
Scale: 1 inch = 30 feet

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Sandra Sue Riley
Sandra Sue Riley
Date: January 14, 2016 License # 58320

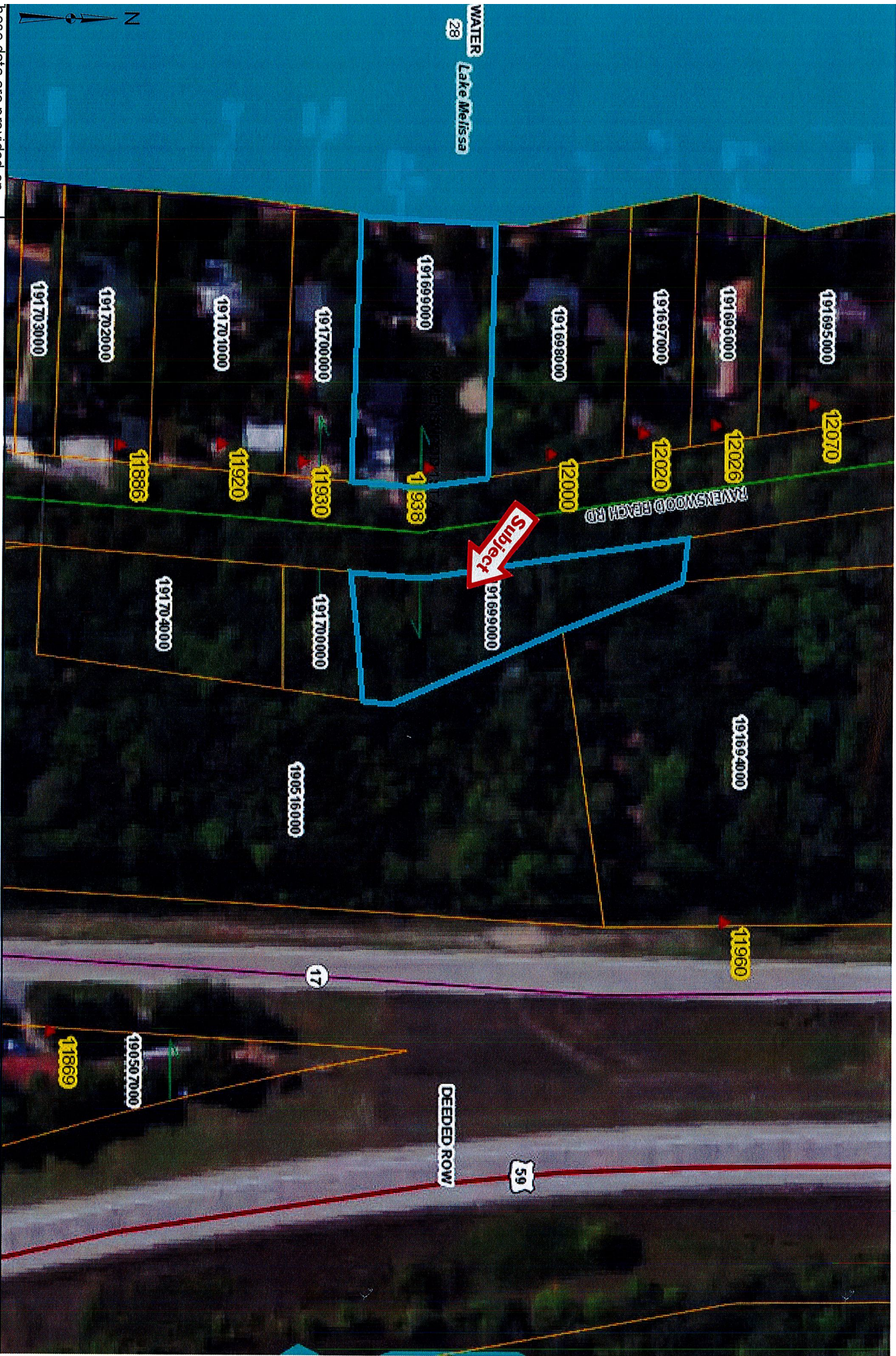
MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-941-4289 FAX: 218-948-1945
EMAIL: frantisek@meadowlandsurveying.com
www.meadowlandsurveying.com

CLIENT:	COMP FILE:	SECTION:
SANDRA SUE RILEY TRUST SUE RILEY 1188 RAVENSWOOD BOY RD DETROIT LAKES, MN 56501	218SECTIONRAVENSWOOD(C.C.) 218FILE 218FILE_206	218SECTIONRAVENSWOOD(C.C.)
	COMP BY:	DRAWN BY:
	JD	JD

DRAWING NUMBER: T8941--15



Jerry Radermacher		Plans - Proposed Storage	
		Project number	Project Number
11938 Ravenswood Beach Road, Detroit Lakes, MN		Date	Issue Date
		Drawn by	Author
		Checked by	Checker
			1
			Scale 1/8" = 1'-0"



WATER
28
Lake Melissa

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranties to their performance, merchantability, or fitness for any particular purpose.

19.1699.000

1:1, 123

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/10/2017



Becker County

Your Community Full Service Bank



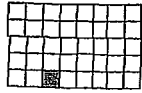
Community Development Bank FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

comdevbank.com



Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance



Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

160
150
140
130
120
110
100

230 240 250 260 270 280 290 15

Attention: Board of Adjustments

Enclosed is the lease between the owners and Lakeview for your review.

The parties are asking for the Board of Adjustments to grant a variance to build the garages on or near the leased property westerly line.

As discussed there are mutual benefits to this arrangement.

This proposal has been reviewed by John Okeson, with his blessings

Bill Jordan, Lakeview Township supervisor

LEASE

This Lease, made effective as of May 9, 2017, by and between Lakeview Township, a Political Subdivision under the laws of the State of Minnesota, herein called "Landlord" and Gerald Radermacher and Nola Radermacher, husband and wife, "Tenant",

RECITALS

I.

Tenant is the owner of that certain tract of land in Becker County, Minnesota described as Tract A as described on the attached Trustees Deed and as depicted on the attached Certificate of Survey consisting of 15,177 square feet, Becker County Tax Parcel No. 19.1699.000.

II.

Pursuant to the Plat of Ravenswood Beach there was dedicated to the public for road purposes a 66 foot wide roadway corridor as depicted on the attached Certificate of Survey. Landlord has control and jurisdiction over the use of the dedicated public road corridor.

III.

Tenant desires to construct a storage building within the road corridor as depicted on the attached Certificate of Survey.

IV.

Landlord is willing to lease to Tenant, upon the terms and conditions herein, a portion of the dedicated road right-of-way as more specifically described hereafter.

NOW THEREFORE, for good and valuable consideration the parties agree as follows:

1. Demise

The Landlord leases to the Tenant that part of the dedicated road corridor of Ravenswood Beach Road lying easterly of a line 44 feet east of and parallel with the westerly line of the said road corridor and the northerly and southerly lines shall be the northerly and southerly of Tenant's lakeshore lot lines extended easterly (the "Premises").

This Lease shall also include access to the area in and around the proposed storage building.

2. Term and Renewal

The term of this lease shall be for a period of Twenty-five (25) years commencing as of the date hereof. This Lease shall automatically renew for successive 25 year periods unless mutually terminated by the parties hereto. If the lease is not renewed then the storage building shall be removed and the right of way restored by Tenant.

3. Rent

The Tenant agrees to pay to the Landlord rent of \$25.00 for the entire Lease term. If the Lease is renewed the rent will continue at \$25.00 per each 25 year renewal period. As additional consideration for this Lease Tenant agrees to allow the area within the Premises outside of the proposed storage building to be used by Landlord for snow removal and a turnaround adequate for township plow equipment.

4. Quiet Possession

The Landlord agrees that the Tenant, on paying the said rent and conforming to the covenants contained herein, shall peaceably and quietly have, hold, and enjoy the Premises for said term.

5. Use of the Premises

The Tenant shall utilize the Premises for storage building purposes as well as access thereto.

6. Repairs and Maintenance

The Tenant shall be responsible to maintain the Premises in a neat, clean and tidy condition.

7. Insurance

Tenant shall obtain and maintain a general liability insurance policy to insure against injury or damage to person or property occurring in, on, or about the Premises at all times during the term of this lease in such amount as Landlord deems appropriate. Further, Tenant shall indemnify and hold Landlord harmless from any and all claims for injury or damage to person or property incurred in, on, or about the Premises during the term of this lease, provided, however, that Tenant shall have no responsibility for any injury or

damage to person or property caused by the negligent acts of Landlord or Landlord's agents or invitees.

8. Utilities

Tenant shall pay all utilities pertaining to the storage building upon the Premises during the term of this lease. Tenant shall pay all expenses associated with the installation of any utilities.

9. Assignment

Tenant shall have the right, without the prior written consent of Landlord, to assign this lease.

10. Access to Premises

The Tenant agrees that the Landlord shall have the right to enter into and upon the Premises, or any part thereof, at all reasonable hours for the purpose of inspecting the same.

11. Default

The Tenant further agrees that if any default be made in the payment of said rent or any part thereof or if any default be made in the performance of any other covenants herein contained, this lease, at the option of the Landlord, shall terminate; and the Landlord may re-enter the Premises and remove all persons and property therefrom; and the Tenant hereby expressly waives the service of any notice in writing of intention to re-enter.

12. Binding Effect

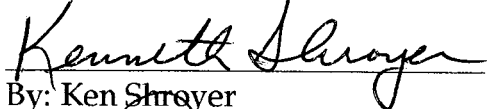
The covenants and conditions herein contained shall apply to and bind the parties hereto and their respective heirs, executors, legal representatives, and assigns. This instrument may not be changed orally but only by separate written instrument duly signed by each of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year first above written.

LANDLORD:
Lakeview Township, Becker

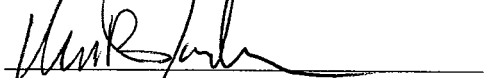
TENANT:

County, Minnesota



By: Ken Shroyer

Its: Chairperson



By: Bill Jordan

Its: Supervisor

Gerald R. Radermacher

Nola Radermacher

STATE OF MINNESOTA)

)ss

COUNTY OF BECKER)

On this ___ day of April, 2017, before me, a Notary Public, within and for said County and State, personally appeared Ken Shroyer and Bill Jordan, to me known to respectively be the Chairperson and Supervisor of Lakeview Township a Political Subdivision under the laws of the State of Minnesota, Landlord.

Notary Public

STATE OF MINNESOTA)

)ss

COUNTY OF BECKER)

On this ___ day of April, 2017, before me, a Notary Public, within and for said County and State, personally appeared Gerald Radermacher and Nola Radermacher, husband and wife, Tenant.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Brant R. Beeson
BEESON LAW OFFICE, P.A.
611 Summit Avenue/P O Box 70
Detroit Lakes, MN 56502-0070
(218) 844-5000

BRB.mb.2017-5461



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

COPY

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, June 08, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Darlene Kruger
6263 16th St. S.
Fargo, ND 58104

Project Location: 33253 N. Cotton Lake Rd., Rochert

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to replace the current non-conforming dwelling to be located at sixty-one (61) feet from the ordinary high water mark. Also requesting a variance for a patio to be constructed at fifty-three-(53) feet from the ordinary high water mark. Both structures are deviating from the required setback of one hundred (100) feet from a recreational environment lake. This application was tabled at the May 11th, 2017 hearing by the applicant.

LEGAL LAND DESCRIPTION: Tax ID number: 160292000 Cotton Lake
AUDREY BEACH 140 40
LOT 10; Section 35, TWP 140, Range 40, Holmesville Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	Variance
APP	
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Darlene Last Name Kruger
 Mailing Address 6263 16th St S City, State, Zip Fargo, ND 58104
 Phone Number 701-306-5753 Project Address: 33253 N Cotton Lake Rd
 Parcel number(s) of property: 160292000 Sect - Twp - Range: 35-140-040
 Township Name: Holmesville Legal Description: Andrey Beach
140 40 Lot 10

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

We request permission to replace the current structure with a new structure and to keep the setback close to the same as it is now. We are proposing a retaining wall to be located to where the current deck is or made back to 5 ft per the shore impact zone requirement if necessary. The new structure would be approx 5 ft back from the retaining wall. We will be locating the ordinary high water mark when ice is off the lake.

What are you applying for less than the minimum distance (setback) from?

- Setback must include decks and patios, current and proposed.
- Ordinary High Water Mark (OHWM) Proposed Distance (setback) refer to description above feet **53**
 Lot Line Proposed Distance (setback) 16/12 feet
 Road Right of Way (ROW) Proposed Distance (setback) 60 feet
 Type of Road Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft %

- Was the lot recorded prior to 1971? Yes 1962 No
 Was the lot recorded between 1971 & 1992? Yes No
 Was the lot recorded after 1992? Yes No
 Will this be a new lot split? Yes No

- What is the current square footage of the structure? 816 sq ft
 What is the proposed addition square footage? 1518 total now = 828 additional 1518
 What is the current height of the structure? 11 ft
 What is the proposed height of the structure? 19 ft
 Is there a basement to the structure? no
 Will the proposed addition have a basement? no
 Will the roofline of the existing structure be changed? yes - removed
 Will the main structural framework of the structure be altered? yes - removed
 What is the current percentage of lot coverage? 19%
 What is the proposed percentage of lot coverage? 24%



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

- 1. A copy of the deed from the Recorder's Office;
- 2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
- 3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
- 4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
We are re-building what is already there.
- 2) In your opinion, is the Variance consistent with the Comprehensive Plan?
Yes (X) No () Why or why not?
We are replacing a failing structure and replacing with new; improving the property.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
There has been a house there since 1962, we are simply replacing the structure.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
The way the property is shaped and sloped, it would be difficult to move the structure back to the ~~last~~ ordinary high water mark setback.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
We are simply replacing the structure

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Darlene Kruger Date: 2/29/2017

(Office Use)
Date Received 4/5/17 Accepted Incomplete Application [] Date _____

Darlene Kruger
Zoning Administrator

Date application received 4/3/17 Received By: Vivian Assigned To: Dylan

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee:		Cormorant Surcharge		Fines		Total Fees
<u>326.00</u>	+	_____	+	_____	=	<u>326.00</u>

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

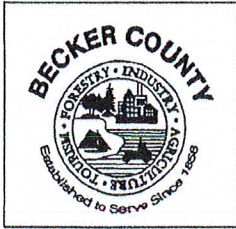
Application is hereby **DENIED** based on the fact that _____
by order of: _____ as of this date _____

Receipt Number 232844-645336 Date Paid 4/16/17

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
160292000	33253 N Cotton Lake Rd		Audrey Beach 140 40 10r10

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Cotton Lake	RD	Holmesville	35	140	040

Property Owner	Last Name	First Name	Mailing Address	Phone
	Kruger,	Darlene	6263 16th St S Fargo, ND 58104	701-306-5753
Contractor Name Lic #	BC - 446032			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input checked="" type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
new deep well to be drilled

Onsite Sewage Treatment System *new septic system to be installed*
 Type of System _____ Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland _____

Lot Area 12,525 sq ft or _____ acres Water Frontage _____ ft Bluff () Yes (X) No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY		300 400	patio + entry		533
House		1000 1518	remaining existing 8x10 shed		576
Garage		576			
		3,027	Total Impervious Material		

Impervious Lot Coverage $\frac{3,027}{12,525} = \frac{.24}{1.25} \times 100 = 24\%$

Topographical Alteration/Earth moving

() None () 10 cubic yards or less () 11-50 cubic yards over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling <u>46</u> ft by <u>33</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>203,000</u>
Outside Dimension () Deck/Patio _____ x <u>14</u> () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>13/16</u> ft & Rear Lot Line _____ ft		Setback to Road Right of Way <u>60</u> ft
Setback to Bluff _____	Type of road <u>township gravel</u>	
Setback to Wetland _____	Is wetland protected () Yes (<input checked="" type="checkbox"/>) No	
Setback to OHW (straight horizontal distance) _____ x	Elevation above OHW (Straight vertical distance) _____ *	
Setback to septic tank <u>12 ft</u>	Setback to drainfield <u>None</u> *	
Total No. Bedrooms <u>3</u>	Maximum height proposed <u>19 ft</u>	# of Stories <u>1</u>
Roof Change (<input checked="" type="checkbox"/>) Yes () No	Basement () Yes (<input checked="" type="checkbox"/>) No Walkout Basement () Yes (<input checked="" type="checkbox"/>) No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>53</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____	# of Stories _____
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$ _____
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		
Outside Dimension _____ ft by _____ ft	Sq ft _____	
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Darlene Kruger
Signature

3/29/2017
Date

Authorized Agent Form

- 1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX").

I (we), Darlene Kruger hereby authorize Bryan Schoenberger to act as my (our) agent on the following item(s): appropriate box(es)

- X permit application (write in permit "type" - e.g. site, septic, etc.): replacement dwelling
[] plat application:
[] conditional use application:
[] variance application:
[] other:

on my (our) property located at:
Tax Parcel Number(s): 160292000 Physical Site Address: 33253 N Cotton Lake Rd
Legal Description: Audrey Beach 140 40 Lot 10
Section: 35 Township: 140 Range: 040 Lot: 10 Block: Plat Name: Audrey Beach

Agent Contact Information

Agent address: 16075 Gravelle Lane Detroit Lakes MN 56501
Agent phone #(s): 218-841-2006 Agent fax #:
Agent email address: pinecreekbuilders@aol.com

Darlene Kruger 3/30/2017
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 30th day of March 2017 before me personally appeared Darlene Kruger
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged
that Darlene Kruger executed the same as her free act and deed.

(Notary Stamp) JUSTIN BENSON Notary Public State of North Dakota My Comm. Expires February 17, 2023 Notary Public

Office Use Only:
Date received: Expiration Date:

Authorized Agent Form

- 1. Form must be legible and completed in ink.
- 2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Darlene Kruger hereby authorize Bryan Schoenberger to act
 (landowner-print name) (agent-print name)
 as my (our) agent on the following item(s): appropriate box(es)

- permit application (write in permit "type" - e.g. site, septic, etc.): replacement dwelling
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): 160292000 Physical Site Address: 33253 N Cotton Lake Rd
 Legal Description: Andrey Beach 140 40 Lot 10
 Section: 35 Township: 140 Range: 040 Lot: 10 Block: _____ Plat Name: Andrey Beach

Agent Contact Information

Agent address: 16075 Gravelle Lane Detroit Lakes MN 56501
Street City State Zip Code
 Agent phone #(s): 218-841-2006 Agent fax #: _____
 Agent email address: pikecreekbuilders@aol.com

Darlene Kruger _____ 3/30/2017
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

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 to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged
 that Darlene Kruger executed the same as her free act and deed.

(Notary Stamp) **JUSTIN BENSON**
 Notary Public
 State of North Dakota
 My Comm. Expires February 17, 2023 _____
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

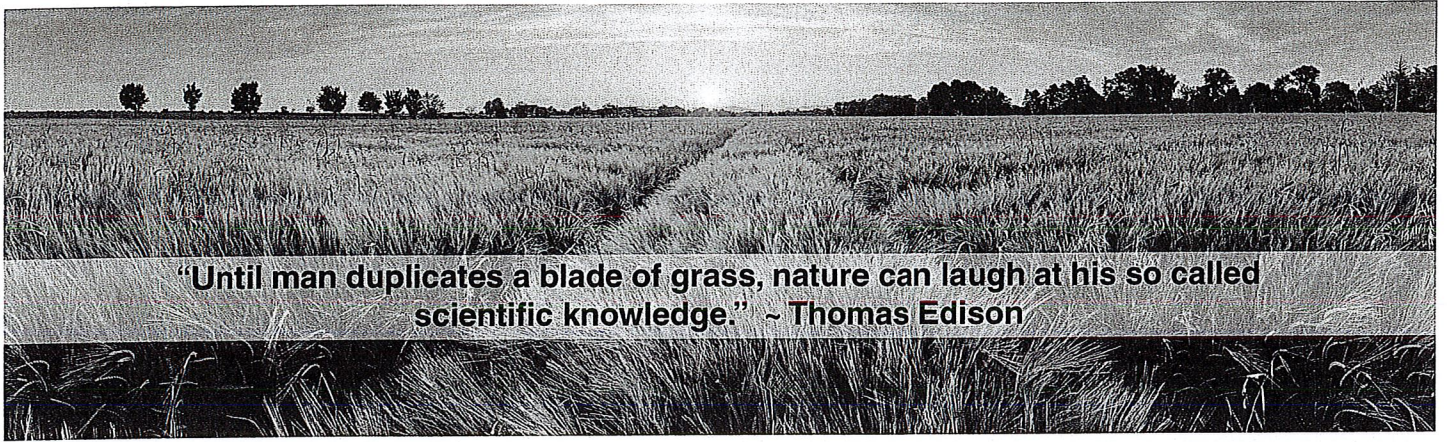


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

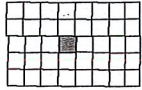
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1:1,123	Date: 4/5/2017

Becker County

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



“Until man duplicates a blade of grass, nature can laugh at his so called scientific knowledge” ~ Thomas Edison



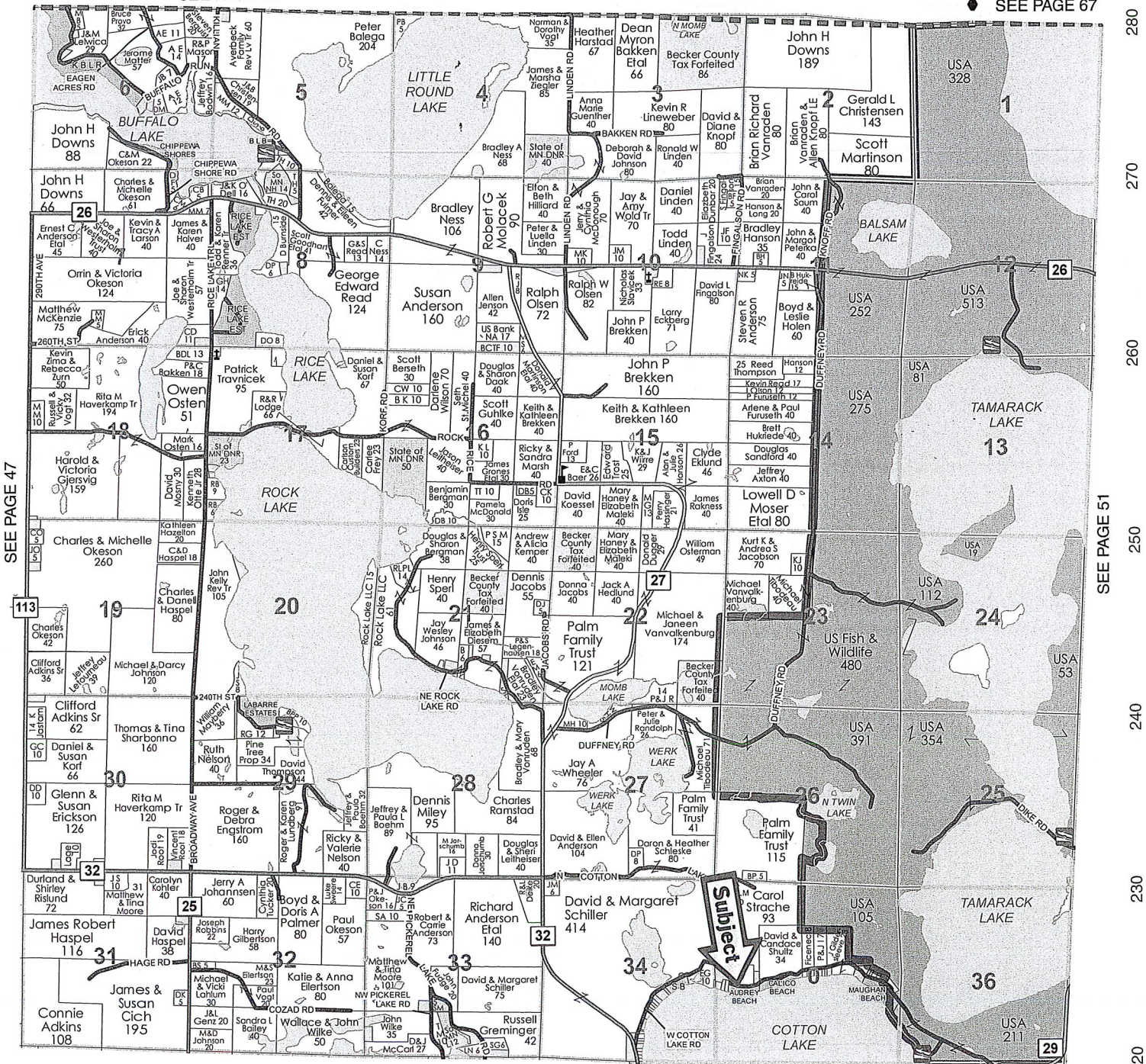
Holmesville

Township 140N - Range 40W

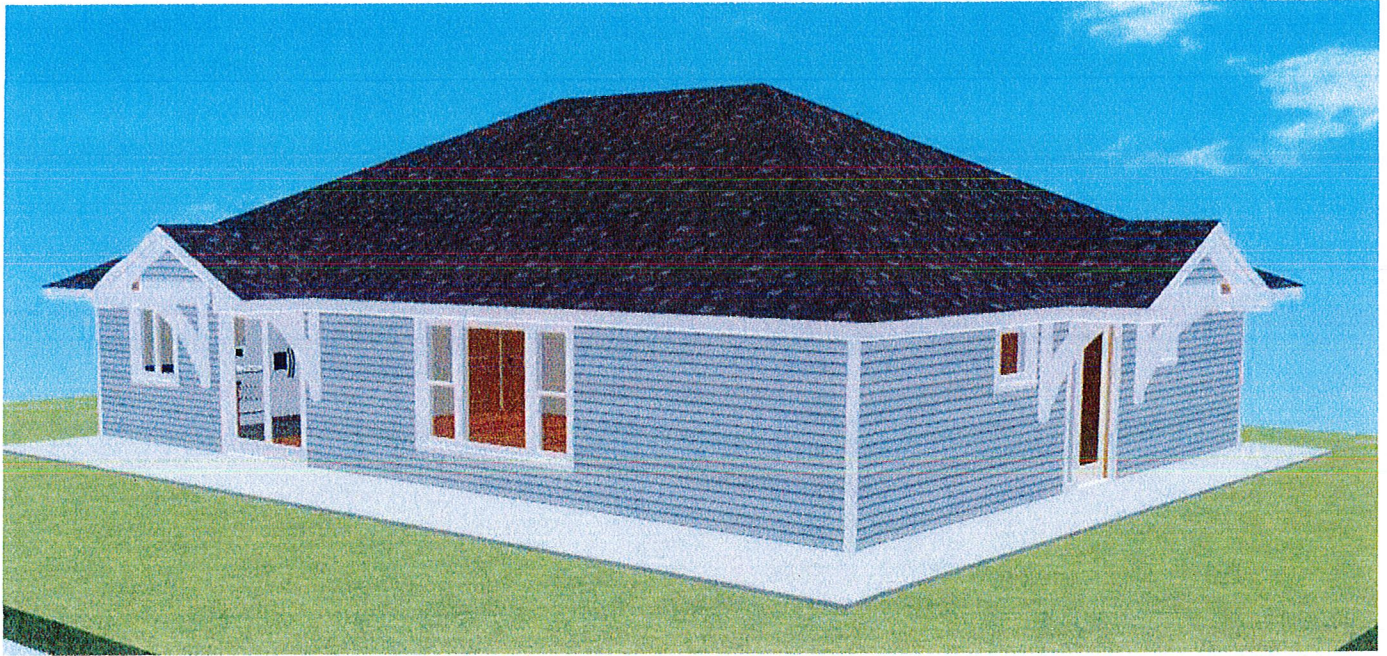
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SEE PAGE 65

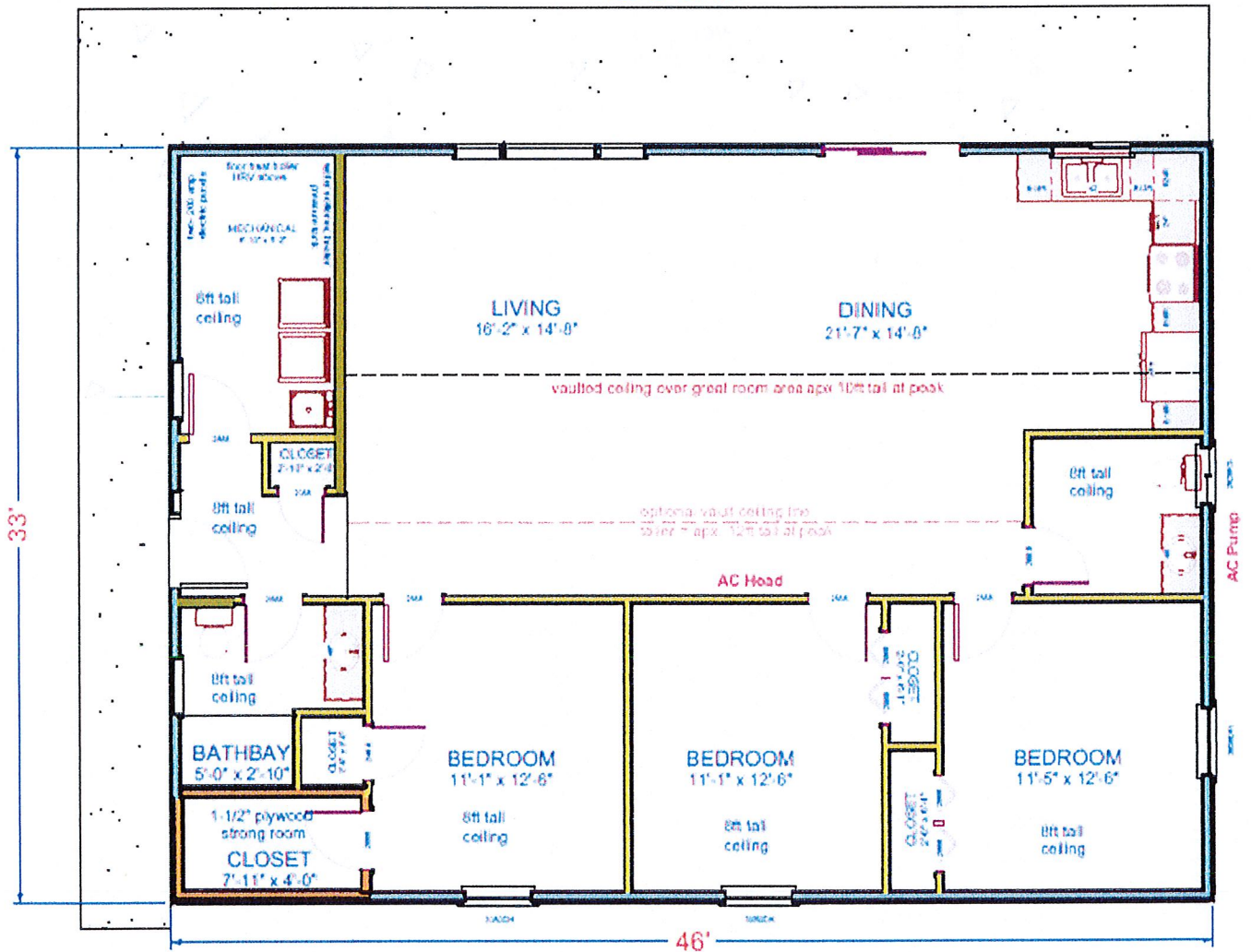
SEE PAGE 67



SEE PAGE 33

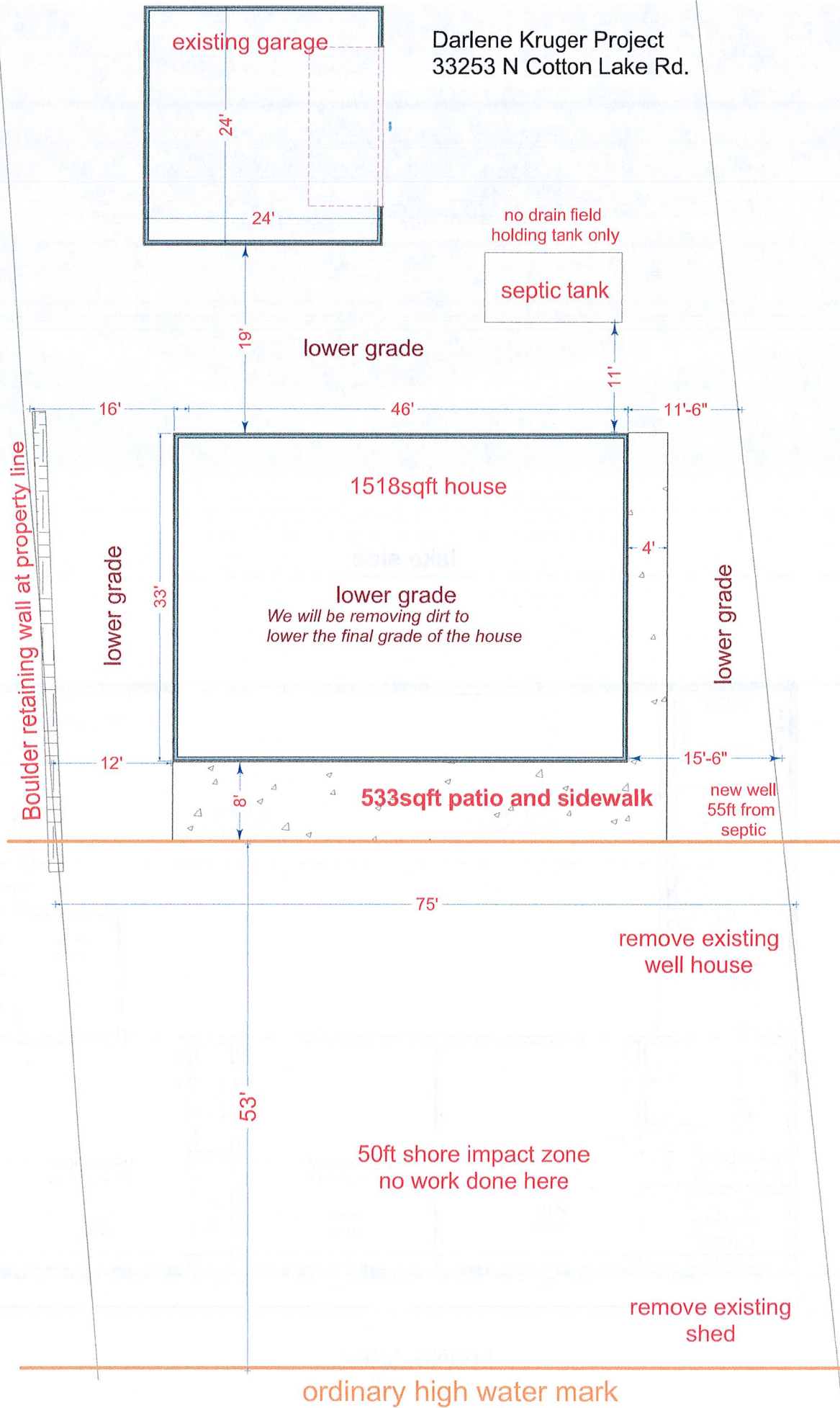


lake side



LIVING AREA
1518 sq ft

Darlene Kruger Project
33253 N Cotton Lake Rd.





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, June 08, 2017 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Timothy Doohar
11930 Ravenswood Beach
Detroit Lakes, MN 56501

Project Location: 11930 Ravenswood Beach, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a(n) detached garage thirty-three (33) feet from the center line, deviating from the required setback of fifty-three (53) feet from the center line for a detached accessory structure on a township road.

LEGAL LAND DESCRIPTION: Tax ID number: 191700000 Lake Melissa
RAVENSWOOD 1ST ADD

LOT 11; PT LOT 16 HD BLANDING 1ST: COMM SW COR LOT 16, N 182.15' TO POB; E 90.03', N 59.7', W 94.26', S 50.02' TO POB. TRACT B (.11AC).; Section 28, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

Timothy & Brenda Dooher

PUBLIC HEARING DATE

June 8th, 2017

APPLICATION

Request a variance to construct a detached garage 26 feet from the edge of the road, deviating from the required setback of 53 feet from the center line or 20 feet from the road right-of-way for a detached accessory structure on a township road.

1) BACKGROUND INFORMATION ON PROPERTY

A variance was denied in 2006 to construct a garage 10 feet from the road right-of-way and 35 feet from the rear property line. The proposed garage would be 26x30 (780 sq.ft.) in size with 9 foot sidewalls. The proposed garage would be 90 feet from the rear lot line. The owners are requesting Lakeview Township to lease a portion of the road right-of-way. The owner's state that the request is also based on safety in case of inclement weather, they have no basement in home the garage would provide a safe room.

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area 15,476 Sq. Ft _____ Acres
 Lot width 182.15 ft Lot Depth 80'S & 90'N ft
Building Area 780 Sq. Ft
Percent Lot Coverage _____ %
Proposed - 23%

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: No septic system proposed.

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

1. Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)

Explanation: No, generally speaking building in the road right of way is not allowed upon, and vacating the road way is a better option.

2. Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)

Explanation: No

3. Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)

Explanation: No, he could request the township to vacate the portion and then request a variance from the right of way.

4. Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)

Explanation: Yes the topography is such that finding a suitable area for the project would be difficult.

5. Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)

Explanation: Yes the lot is narrow and the topography is such that it would be hard to find a different area.

6. Will the issuance of the variance maintain the essential character of the locality? (yes) (no)

Explanation: Yes it is in a residential area and the neighboring properties have similar structures.

7. Does the alleged practical difficulty involve more than economic considerations? (yes) (no)

Explanation: Yes



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) TIMOTHY Last Name Doolter
 Mailing Address 11930 Ravenswood Beach City, State, Zip DETROIT LAKES, MN, 56501
 Phone Number 612-419-9730 Project Address: SAME
 Parcel number(s) of property: 19.1700.000 Sect - Twp - Range: _____
 Township Name: LAKEVIEW Legal Description: _____

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues _____ Lot size not in compliance with minimum standards
 Alteration to non-conforming structure _____ Topographical Issues (hills, slopes, bluffs, wetlands)
 Other _____

Please provide a brief description detailing the above variance request:

WE WOULD LIKE TO ADD A GARAGE TO OUR PROPERTY ON THE EAST SIDE OF TWP 81. WE RECENTLY RETIRED & SOLD OUR HOME IN MINNEAPOLIS. WE HAD A SMALL BUSINESS BUILDING FURNITURE IN MPLS WE RETIRED AND WOULD LIKE TO CONTINUE THE BUSINESS AS IT GENERATES ADDNL INCOME, THE GARAGE WOULD BE USED FOR IAS OUR SHOP

What are you applying for less than the minimum distance (setback) from? SEE BELOW *

Setback must include decks and patios, current and proposed.

_____ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 32 from center line feet
 _____ Lot Line Proposed Distance (setback) ↑ feet
 Road Right of Way (ROW) Proposed Distance (setback) 25 feet FROM ROAD EDGE R.O.W. SEE MINUTIES
 Type of Road [Township [] County [] State TWP 81 TO LEASE A PORTION OF
 _____ Crest of bluff Proposed Distance (setback) _____ feet
800 Impervious Surface Coverage Proposed Impervious Lot Coverage 800 sq ft
15% %

Was the lot recorded prior to 1971? Yes No
 Was the lot recorded between 1971 & 1992? Yes No
 Was the lot recorded after 1992? Yes No
 Will this be a new lot split? Yes No

What is the current square footage of the structure? N/A
 What is the proposed addition square footage? 780
 What is the current height of the structure? N/A
 What is the proposed height of the structure? 9' SIDEWALL
 Is there a basement to the structure? NO
 Will the proposed addition have a basement? NO
 Will the roofline of the existing structure be changed? N/A
 Will the main structural framework of the structure be altered? N/A
 What is the current percentage of lot coverage? _____
 What is the proposed percentage of lot coverage? _____



* AT OUR HOME WE DO NOT HAVE A BASEMENT. WE WILL ALSO INCLUDE A "SAFE" ROOM IN THE GARAGE THAT COULD BE USED IN CASE OF UNPLEASANT WEATHER IE TORNADO

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
THE LOCATION OF THE PROPOSED GARAGE IS VERY SIMILAR TO OTHER GARAGES ON THE TOWNSHIP ROAD
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
I DO NOT BELIEVE THE THE ADDITION OF THE GARAGE CONFLICTS WITH ANY BECKER COUNTY INITIATIVES
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
YES, THE GARAGE IS 26 FT OFF THE EAST EDGE OF THE ROAD
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
YES, THE MOVE / CONSOLIDATION IS A PORTION OF THE REASON FOR THE REQUEST SEE ATTACHED
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
THE ADDITION OF THE GARAGE IS IN KEEPING WITH WHAT ALREADY EXISTS ON RAVENSWOOD

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature:  Date: 4-11-17

(Office Use)

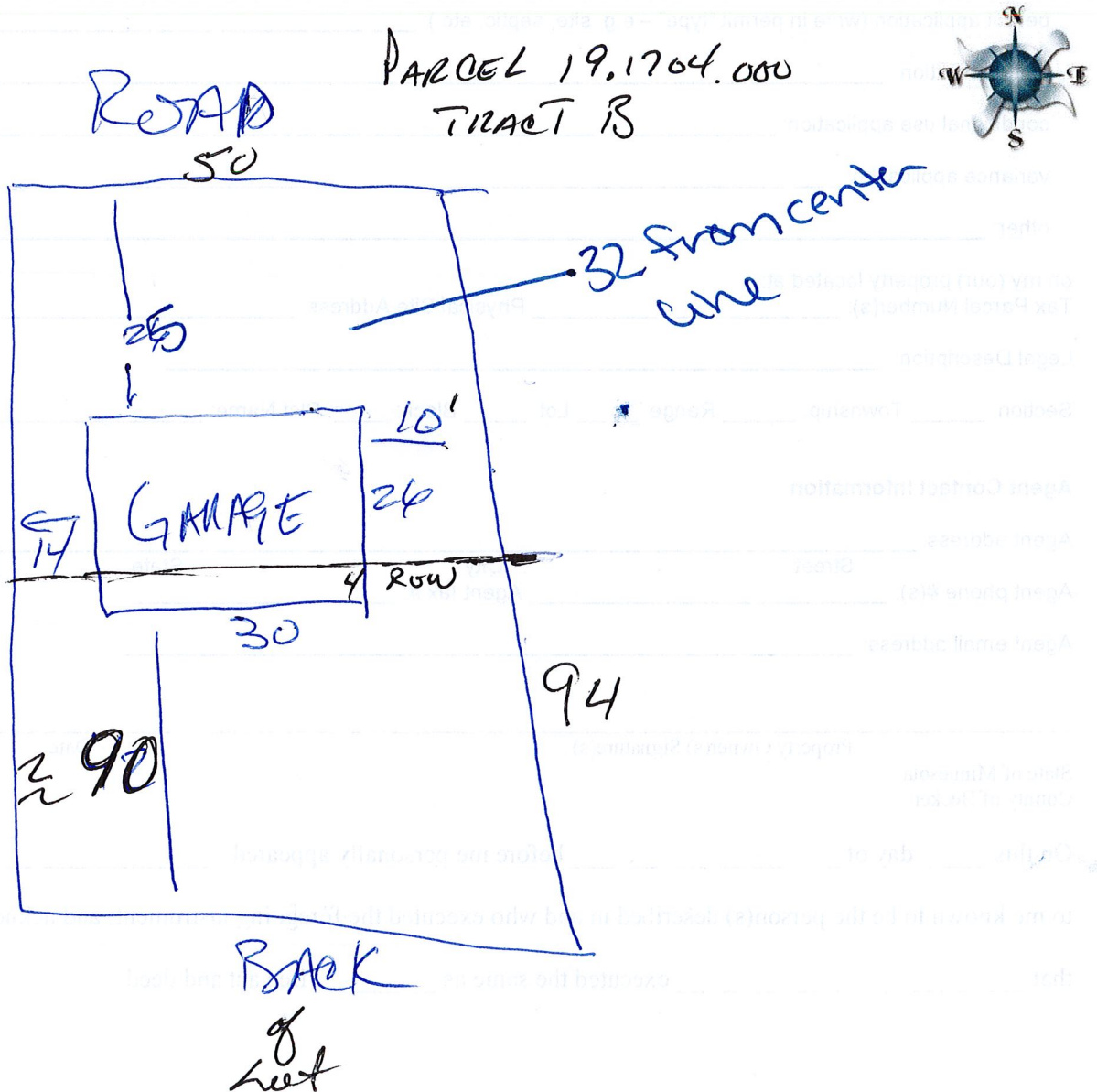
Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator

SKETCH OF PROPERTY

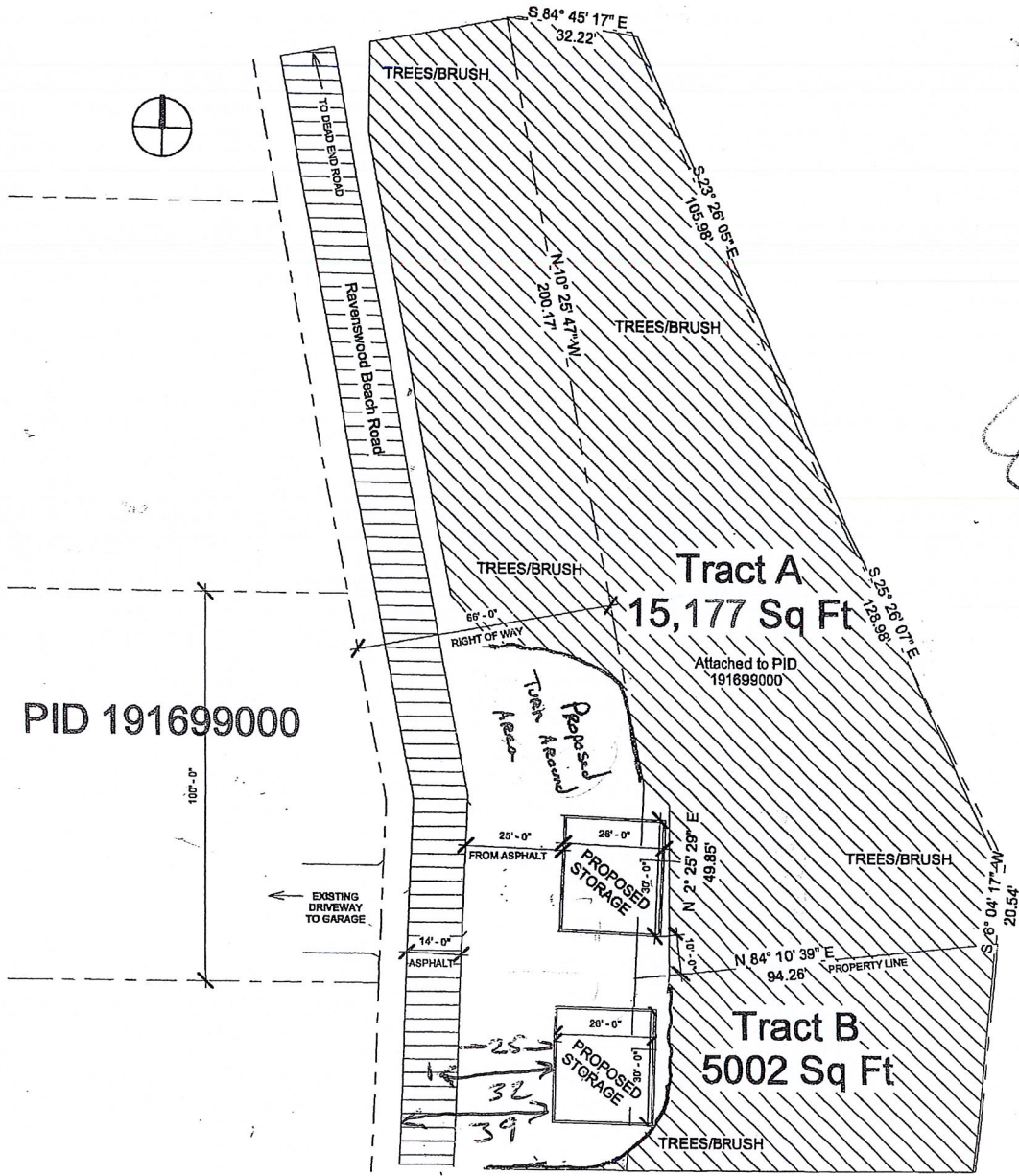
PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances, including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic Tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.



Handwritten signature/initials

PID 191699000

① Site
1" = 30'-0"

TIM DOOLLEN TRACT B

Jerry Radermacher	Site Plan - Proposed Storage		
11938 Ravenswood Beach Road, Detroit Lakes, MN	Project number	2	
	Date		3-7-16
	Drawn by		SR
	Checked by		JR
		Scale 1" = 30'-0"	

Tim & Brenda Dooher's Proposed Garage

- Tim & Brenda are requesting Lakeview Township to lease a portion of the road right-of-way on parcel 19.1704.000 Track B adjacent to parcel 19.1700.000.
- The request is based on a specific need for additional storage for items such as wood working tools, garage items, the storage of vehicles and water craft. For the security of personal belongings.
- The request is also based on safety in case of inclement weather, we have no basement in our home and in the case of a tornado a “safe-Room” will be established in the garage.



Tim & Brenda Dooper's Proposed Lot for addition of garage
11930 Ravenswood Beach Road



Example garage on property of Tim & Brenda Doohar
11930 Ravenswood Beach Road

26-Ft
Road to front of garage

Date application received 4/11/17 Received By: Vivian Assigned To: Dylan

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface on property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
DRIVEWAY	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x 100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: <u>326.00</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>326.00</u>
--------------------------------	---	---------------------------	---	-------------	---	--------------------------

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

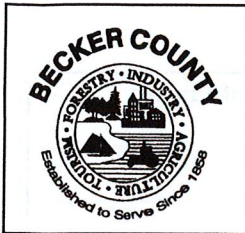
Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number 233448-645940 Date Paid 4/13/14

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s) <u>19.1700.00</u>	Property (E911) Address <u>11930 RAUENSWOOD BEACH ROAD</u>	**911 Address Needed	Legal Description
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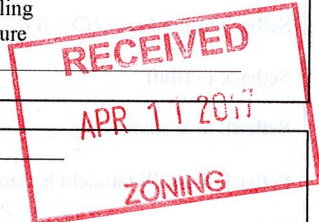
Lake/River Name <u>MELISSA</u>	Lake/River Class	Township Name <u>LALUEW</u>	Section	TWP No.	Range
-----------------------------------	------------------	--------------------------------	---------	---------	-------

Property Owner Last Name <u>DOOHER</u>	Property Owner First Name <u>TIMOTHY</u>	Mailing Address <u>11930 RAUENSWOOD BEACH ROAD</u>	Phone <u>612-419-9736</u>
Contractor Name Lic #			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input checked="" type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to NONE



Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System _____ Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland

Lot Area 5002 sq ft or _____ acres Water Frontage _____ ft Bluff () Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY					
<u>GARAGE</u>	<u>26x30</u>	<u>780</u>			
Total Impervious Material					
<u>See back page</u>					
Impervious Lot Coverage		<u>780</u>	÷	<u>5002</u>	= <u>15.6%</u>
		Total Impervious		Lot Area	Impervious Coverage Percentage
<u>2390</u>					
x 100 = 2390%					

Topographical Alteration/Earth moving

(X) None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft		\$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing ____ ft x ____ ft		
Setback to Side Lot Line ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input checked="" type="checkbox"/> Garage <u>26</u> ft by <u>30</u> ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other _____ ft x ____ ft		
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft		
Setback to Lot Line <u>10</u> ft & Rear Lot Line <u>42</u> ft	Setback to Road Right of Way <u>22 from center line</u>	\$ <u>5,000</u> <u>EST</u>
Setback to Bluff _____	Type of road <u>Township 81</u>	
Setback to Wetland _____	Is wetland protected (<input checked="" type="checkbox"/>) Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>NA</u>	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension ____ ft by ____ ft	Sq ft _____
Setback to Lot Line ____ ft & ____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

[Signature]
Signature

9-3-17
Date

Date application received 4/11/17 Received By: Vivian Assigned To: Dylan ²⁰¹⁷

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
DRIVEWAY →	?		proposed gar	780	
House	408				
House	1104				
Porch	80				
gar	624				
				TOTAL SQ FT:	

Total Impervious area on site 3332 ÷ Total Lot area 14374.8 = .2390 x 100 = _____ % of proposed lot coverage

Additional notes: Pending Variance approval and needs total impervious info

Application Fee: <u>105.00</u>	+	Cormorant Surcharge	+	Fines	=	Total Fees <u>105.00</u>
--------------------------------	---	---------------------	---	-------	---	--------------------------

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

539614

Previous
Variance
Denial

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 539614

August 18, 2006 at 02:39 PM

I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Timothy Dooher
REQUEST: Request a Variance to construct a garage.

ORDER OF VARIANCE
~~OR~~
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day of August, 20 06, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Lot Numbered 11 of H. D. Blanding First Addition to Ravenswood, revised. Section 28, TWP 138, Range 41; Lake View Township. PID 19.1700.000 Melissa Lake

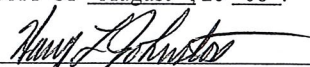
VARIANCE REQUESTED:

Request a Variance to construct a garage 10 feet from the road right of way and 35 feet from the rear property line, deviating from the required setback of 45 ft from the road right of way and 40 ft from the rear lot line.

It is ordered that a Variance NOT BE GRANTED upon the following conditions or reasons:

A variance has been denied.

DATED THIS 8th DAY OF August, 20 06.




Harry Johnston, Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia L. Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING (~~DENYING~~) a Variance with the Original Record. Thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 8th DAY OF August, 20 06.



Patricia L. Johnson
Zoning Administrator

to DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

✓chg
paid
well
non/std
extra



Becker County Planning and Zoning
835 Lake
PO Box 787
Detroit Lakes, MN
Phone: (218) 846-7314
Fax: (218) 846-7266

Variance Application

RECEIVED
JUN 13 2006
ZONING

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name Tim Last Name Doher
Mailing Address 2143-129th St NE City, State Zip Blaine MN 55499
Phone Number 218-850-8715 Project Address: 11930 Ravenswood Beh Dr
Signature of Applicant Marty Simon Date of Application: 6-12-06
Parcel number(s) of property: 19.1700.000 Sect - Twp - Range: 28-138-41
Township Name: Lake Ure
Legal Description: Lot 11 Ravenswood 1st Add

Variance request: ***Attach pictures of lot & proposed location of structure with the detailed site plan***

To locate: garage/storage shed Distance from: 10 ft - Centerline of road (township road or county road) ROW
 dwelling 23' ~~25'~~ ft - Right of way (state and US highway) from tax
 septic system 35' ft - Side Property Line
 deck 35' ft - Rear Property Line
 other _____ ft - Ordinary Highwater mark of the Lake
describe _____ Lake Name _____
_____ ft - Well Type of well _____
_____ ft - Septic tank Year installed _____
_____ ft - Drainfield Year Installed _____

To Exceed:
_____ allowable lot coverage _____ sqft - Total impervious surface area on site (all buildings, pavement, decking, etc)
_____ other _____ sqft - Total lot area (lot depth multiplied by lot width)
describe _____ % of impervious surface (impervious surface area divided by lot area)

HARDSHIP of the property (reason variance needed):

Substandard size lot of record Topography (hills, slopes) _____ Wetlands
 Other - Detailed description of hardship: _____

Application reviewed by: [Signature] OFFICE USE ONLY
Applications Accepted Denied
Date of Acceptance or denial: 6/16/06
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____

Accepted
6-12-06
Intake

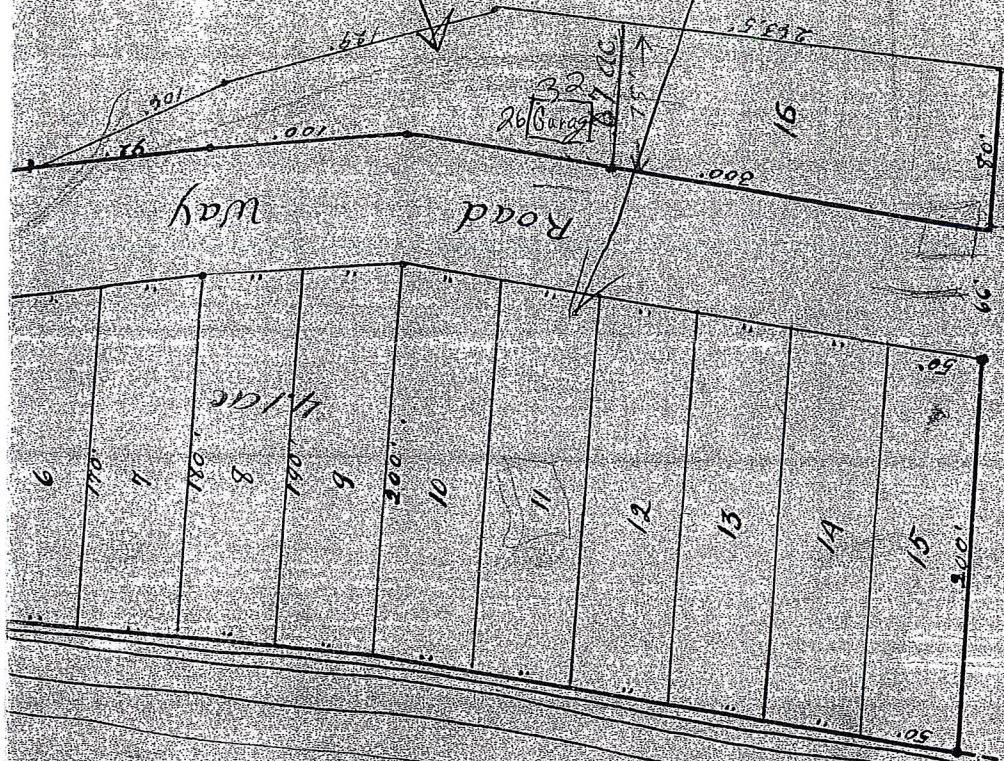
Road

Public

382.6

10,000
 29,185
 39,185

total sq footage of both lots



L A K E M E L I

541012

Previous Mitigation 2000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 541012

October 3, 2006 at 09:50 AM

I hereby certify that the within instrument was recorded in this office.

Darlene Maneval, County Recorder

By SO Deputy

STATE OF MINNESOTA
COUNTY OF BECKER

NON-CONFORMING
SHORELAND PARCELS
DEVELOPMENT MITIGATION

APPLICANT Timothy J and Brenda R Doohar

PROPERTY LEGAL DESCRIPTION Ravenswood First Addition, Lot 11; Section 28, Township 138, Range 41; Lake View Township.

TAX PARCEL NUMBER 19.1700.000

LAKE CLASSIFICATION General Development (Melissa)

Property Dimensions

Width Lakeside 50 feet Depth Side one 200 feet
Roadside 50 feet Side two 200 feet
Area 10,000 square feet

LAKE SETBACK

Standard Setback 75 feet (established by OHW)
Proposed Setback 75 feet
Deficiency _____ feet (1 unit per ft of deficiency)

MITIGATION REQUIREMENT _____ UNITS

IMPERVIOUS SURFACE

Threshold Coverage 15 percent
Proposed Coverage 21.6 percent
Deficiency 6.6 percent (5 units per percent of deficiency)

MITIGATION REQUIREMENT 33 UNITS

MITIGATION OPTIONS

LAKE SETBACK DEFICIENCY MITIGATED:

MITIGATION SELECTION

Increase Structure Setback N/A feet (1 unit per mitigated ft)
Establish Vegetative Buffer _____ Size of Buffer _____

TOTAL _____ UNITS

IMPERVIOUS SURFACE DEFICIENCY MITIGATED:

MITIGATION SELECTION

Reduce Impervious Surface _____ percent (5 units per each percent)
Stormwater Management 40 Attach Storm Water Plan Roof area of
2064 into a French Drain
Establish Stormwater Berm _____ feet (10 units per 25 ft)

TOTAL 40 UNITS

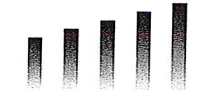
MITIGATION BY SHORE IMPACT ZONE REMOVAL N/A UNITS

✓ chg
paid
well
non/std
extra

Your Community Full Service Bank



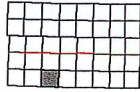
comdevbank.com



Community Development Bank
FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

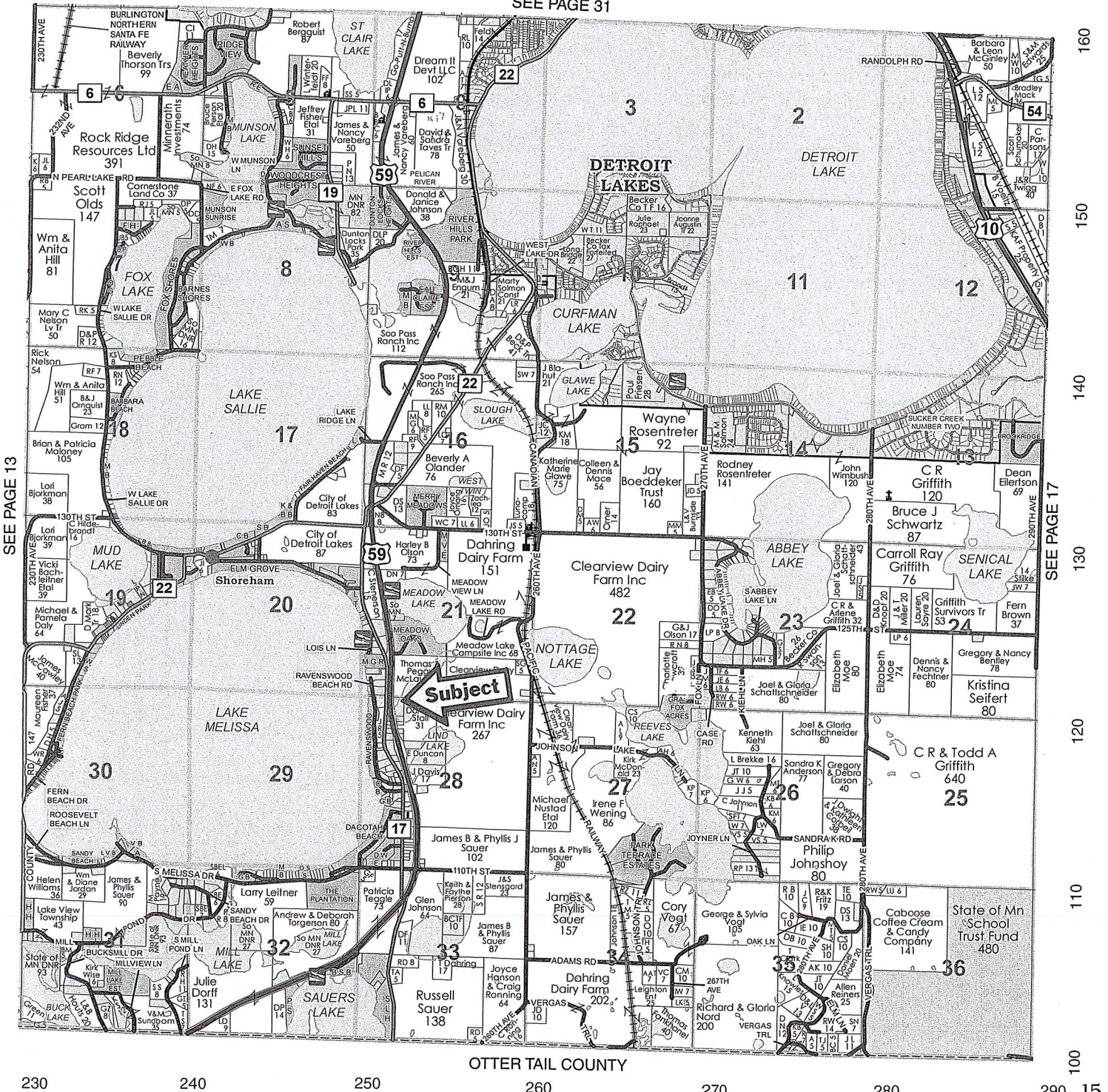


Lake View

Township 138N - Range 41W

Copyright © 2016 Mapping Solutions

SEE PAGE 31

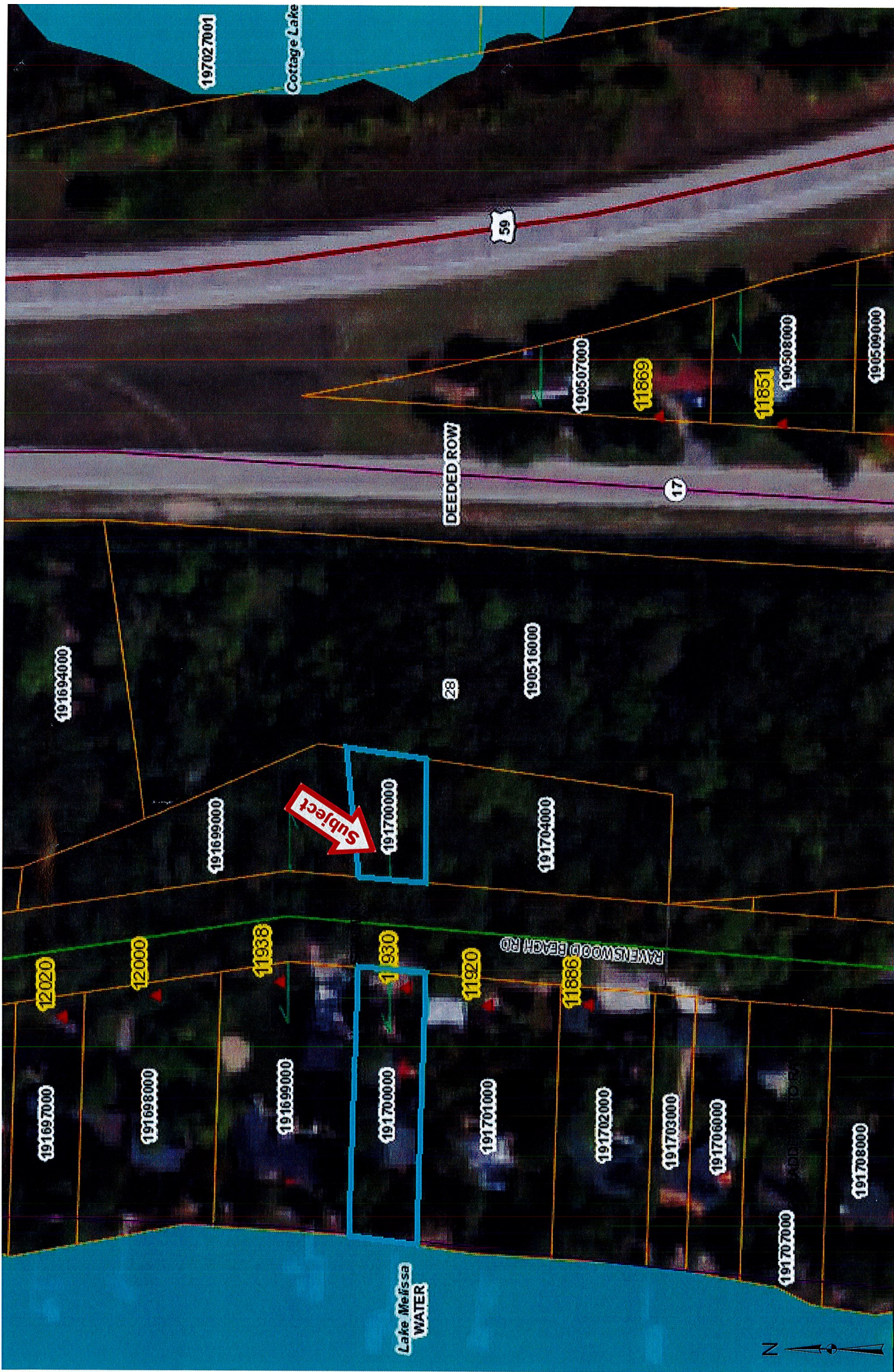


OTTER TAIL COUNTY

230 240 250 260 270 280 290 15

SEE PAGE 13

SEE PAGE 17



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

19.1700.000

1:1,123

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/10/2017

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, June 08, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Steven & Brian Barnick
5883 26 ST S
Fargo, ND 58104

Project Location: 15877 W Little Cormorant Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a(n) dwelling in the footprint of an existing non-conforming dwelling at fifty (50) feet from the OHW of the lake and add a walkout basement.

LEGAL LAND DESCRIPTION: Tax ID number: 170560000 Little Cormorant

SubdivisionName BLACKHWK MT BCH 1ST Block 001 SubdivisionCd 17010 LOT 11 & PT LOT 12: BEG NW COR LOT 12, S 83.94', SWLY 29.90', E 190.50' TO LIT CORM LK, NLY AL LK 102.52', W 176.58' TO POB. TRACT B.; Section 05, TWP 138, Range 42, Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

PUBLIC HEARING DATE

Steven & Brian Barnick

June 8th, 2017

APPLICATION

Request a variance to construct a dwelling in the footprint of the existing nonconforming dwelling at 50 feet from the OHW of the lake and add a walkout basement deviating from the required setback of 100 feet from the OHW on a RD Lake.

1) BACKGROUND INFORMATION ON PROPERTY

There is an existing trailer located on the property. The proposed dwelling would be in same location as the trailer due to the topography of the lot. The proposed dwelling would be 26x35 in size with a 15x34 deck. Current impervious surface is stated to be at 40.62%. The trailer is served by a compliant septic system. There is a variance on record from 1997 to construct an addition onto an existing dwelling 58 feet from the OHWM of Little Cormorant Lake.

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area _____ Sq. Ft .44 Acres
 Lot width 102.52 ft Lot Depth ft
Building Area 910 Sq. Ft
Percent Lot Coverage 41 %
Proposed - Application states decreasing but no % was given.

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: No septic system proposed.

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

1. Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)

Explanation: No, building location could be moved back no practical difficulty was stated.

- 2. Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)**
Explanation: No
- 3. Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)**
Explanation: No, Applicant could move building site back.
- 4. Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)**
Explanation: No.
- 5. Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)**
Explanation: Yes the lot has hills and improvements that make it difficult to place a cabin.
- 6. Will the issuance of the variance maintain the essential character of the locality? (yes) (no)**
Explanation: Yes it is in a residential area and the neighboring properties have similar structures.
- 7. Does the alleged practical difficulty involve more than economic considerations? (yes) (no)**
Explanation: No.



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
 PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Steven P & Brian T Last Name Barnick
 Mailing Address 5883 26th St S City, State, Zip Fargo, ND 58104
 Phone Number 701-261-7869 Project Address: 15879 West Little Cormorant Rd.
 Parcel number(s) of property: 17.0560.000 Sect - Twp - Range: 05-138-042
 Township Name: Lake Eunice Legal Description: Blackhawk M1 BCHA 1st Block 001
Fire # L4342 Lot 11 + PT Lot 12

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Our existing trailer house has structural issues. we would like to tear down existing structure and replace with a cabin with walkout basement. we would like to put cabin in the same location due to the hills and asphalt on the lot.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.			<u>Current</u>
<input checked="" type="checkbox"/> Ordinary High Water Mark (OHWM)	Proposed Distance (setback) <u>50'</u> feet		<u>50'</u>
<input type="checkbox"/> Lot Line	Proposed Distance (setback) <u>27'</u> feet		<u>15'</u>
<input type="checkbox"/> Road Right of Way (ROW)	Proposed Distance (setback) <u>+78'</u> feet		<u>+78'</u>
Type of Road [] Township [] County [] State			
<input type="checkbox"/> Crest of bluff	Proposed Distance (setback) _____ feet		
<input type="checkbox"/> Impervious Surface Coverage	Proposed Impervious Lot Coverage <u>7850</u> sq ft		
			<u>41</u> %

- Was the lot recorded prior to 1971? Yes No
 Was the lot recorded between 1971 & 1992? Yes No
 Was the lot recorded after 1992? Yes No 2009
 Will this be a new lot split? Yes No

- What is the current square footage of the structure? 1308
 What is the proposed addition square footage? 910
 What is the current height of the structure? 8'
 What is the proposed height of the structure? 16'
 Is there a basement to the structure? No
 Will the proposed addition have a basement? Yes
 Will the roofline of the existing structure be changed? Yes (New structure)
 Will the main structural framework of the structure be altered? Yes (New structure)
 What is the current percentage of lot coverage? 46
 What is the proposed percentage of lot coverage? 41



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

- 1. A copy of the deed from the Recorder's Office;
- 2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
- 3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
- 4. Is the variance request after the fact? [] Yes No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
We would like to tear down an old structure and replace with a smaller structure.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
We will be decreasing the impervious lot coverage.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
We are trying to update a current trailer house with structural issue.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
The property has hills and improvements that make placing a cabin difficult.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
We think the improvements will enhance the essential character of the locality

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

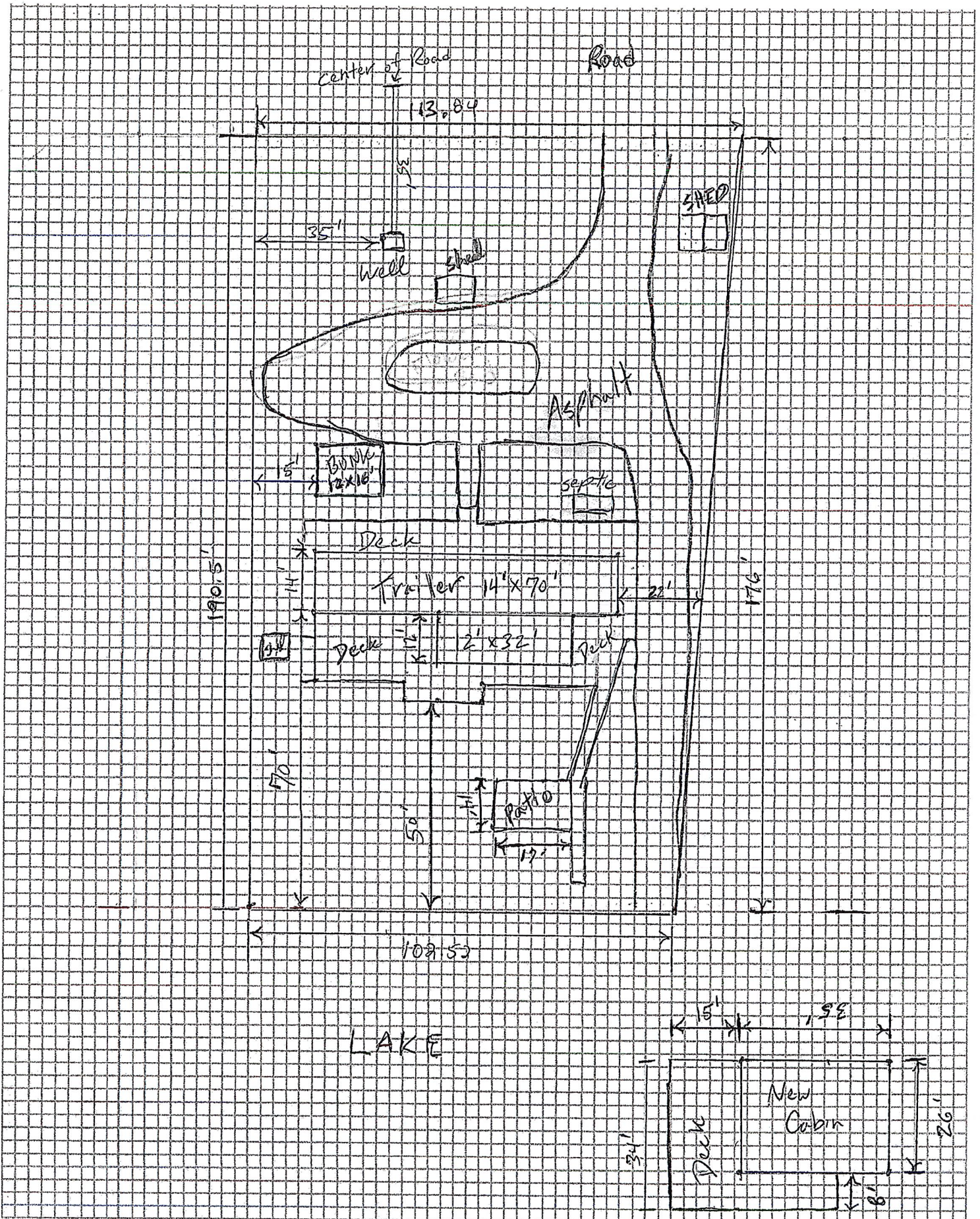
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Bin Burt Sten Barnick Date: 5/7/17

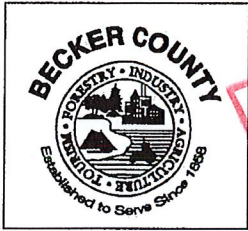
(Office Use)
Date Received 5/8/17 Accepted Incomplete Application [] Date 5/9/17

Tadnae Sven
Zoning Administrator



1 sq. = Approximately 3'





RECEIVED
 MAY 08 2017
 ZONING

Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address <u>L4342</u> **911 Address Needed	Legal Description <u>Blackhawk MT BCH 1st Block 001 Lot 11 & PT Lot 12</u>
<u>17.0560.000</u>	<u>15877 West Little Cormorant Rd</u>	

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Little Cormorant</u>		<u>Lake Eunice</u>	<u>05</u>	<u>130</u>	<u>042</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
	<u>Barnick</u>	<u>Steven</u>	<u>5803 26th St S Fargo, ND 58104</u>	<u>701-261-7069</u>
Contractor Name Lic #		<u>Owner</u>		

Proposed Project (Check those that apply)

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input checked="" type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to Building New Structure

Onsite Water Supply Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System Waiting on variance to see if we can use existing septic
 Type of System Septic Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland Riparian () Non Riparian Non Shoreland _____

Lot Area _____ sq ft or .44 acres Water Frontage 102.52 ft Bluff () Yes (X) No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	<u>10 x 12</u>	<u>120</u>			
DRIVEWAY		<u>5632</u>	<u>Decks</u>		<u>500</u>
<u>Patio</u>		<u>224</u>			
<u>Decks Sheds</u>		<u>520</u>	<u>New structure</u>	<u>26 x 35</u>	<u>910</u>
			Total Impervious Material		

Impervious Lot Coverage $\frac{7786}{19166} = .4062 \times 100 = 40.62\%$

Topographical Alteration/Earth moving Depends on variance request

() None () 10 cubic yards or less () 11-50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



17.0560.000

1:749

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/10/2017

Becker County



429903

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: WILLIAM L. BARNICK
REQUEST : VARIANCE TO CONSTRUCT AN ADDITION
ONTO AN EXISTING DWELLING 58 FT
FROM OHWM OF THE LAKE

ORDER OF VARIANCE
~~OR~~
DENIAL OF VARIANCE

THE ABOVE ENTITLED MATTER CAME ON TO BE HEARD BEFORE THE BOARD OF ADJUSTMENT ON THE 14 DAY OF MAY, 19 97, ON A PETITION FOR A VARIANCE PURSUANT TO THE BECKER COUNTY ZONING ORDINANCE, FOR THE FOLLOWING DESCRIBED PROPERTY:

LOT 11 AND LOT 12, BLOCK 1, BLACKHAWK MOUNTAIN BEACH FIRST ADDITION, SECTION 5, TOWNSHIP 138, RANGE 42, LAKE EUNICE TOWNSHIP.

VARIANCE REQUESTED:

REQUEST A VARIANCE FOR AN ADDITION ONTO AN EXISTING STRUCTURE FIFTY-EIGHT (58) FEET FROM THE HIGH WATER MARK OF LITTLE CORMORANT LAKE ON THE ABOVE DESCRIBED PROPERTY. THE ADDITION WOULD ENCLOSE A HANDICAP RAMP AND PROVIDE AN ACCESS TO THE LAKE.

IT IS ORDERED THAT A VARIANCE (~~NOT~~) BE GRANTED UPON THE FOLLOWING CONDITIONS OR REASONS:

A VARIANCE HAS BEEN GRANTED ON THE ABOVE DESCRIBED PROPERTY AS FOLLOWS: TO CONSTRUCT AN ADDITION ONTO AN EXISTING DWELLING FIFTY-EIGHT (58) FEET FROM THE HIGH WATER MARK OF LITTLE CORMORANT LAKE, PROVIDING THE ADDITION STAYS A MINIMUM OF TEN (10) FEET FROM THE SOUTH END OF THE EXISTING MOBILE HOME. APPROVAL IS BASED ON THE FOLLOWING "FINDINGS": 1) THERE ARE EXCEPTIONAL CIRCUMSTANCES TO THE LOT; 2) DUE TO THE TOPOGRAPHY OF THE LOT, THERE IS NO PRACTICAL AREA ON THE LOT TO PROVIDE A HANDICAPPED ACCESS TO THE LAKE; 3) THE REQUEST IS IN HARMONY WITH THE INTENT OF THE SHORELAND AND COUNTY ORDINANCE, TO ALLOW FOR SHORELAND DEVELOPMENT AND PROVIDE FOR THE HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS; 4) THE VARIANCE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY, IS NOT CLOSER TO THE LAKE THAN SURROUNDING STRUCTURES, AND WILL NOT INTERFERE WITH THE NEIGHBOR'S VIEW OF THE LAKE; 5) DUE TO THE LOCATION OF THE EXISTING DWELLING, THE REQUEST APPEARS TO BE THE MINIMUM VARIANCE THAT WILL ALLEVIATE THE HARDSHIP.

BECKER COUNTY RECORDER STATE OF MINNESOTA MAKE APPLICATION FOR ALL REQUIRED BUILDING PERMITS.

Document No. 429903
Date MAY 22 1997 9:30 a.m.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M.M. Martenson
County Recorder Dr Dpty.
17-0560-000

DATED THIS 14 DAY OF MAY, 19 97.

Charles Rew
CHARLES REW, CHAIRMAN
BOARD OF ADJUSTMENT

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, DAN A. HOLM, ZONING ADMINISTRATOR FOR THE COUNTY OF BECKER, WITH AND IN FOR SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY AND ORDER (GRANTING) (~~DENYING~~) A VARIANCE WITH THE ORIGINAL RECORD THEREOF PRESERVED IN MY OFFICE, AND HAVE FOUND THE SAME TO BE A CORRECT AND TRUE TRANSCRIPT OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AT DETROIT LAKES, MINNESOTA, IN THE COUNTY OF BECKER ON THE 14 DAY OF MAY, 19 97.

DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

Charge
Paid
Numerical
Tract
Grantor
Grantee
Compared

Dan A. Holm
DAN A. HOLM
ZONING ADMINISTRATOR



BECKER COUNTY
 MARY HENDRICKSON, AUDITOR-TREASURER
 915 LAKE AVE.
 DETROIT LAKES, MN 56501-3403
 218-846-7311
 www.co.becker.mn.us

2017 Property Tax Statement

Property ID#: 17.0560.000
 Taxpayer:



BILL: 1082775
 STEVEN P & BRIAN T BARNICK
 5883 26TH ST S
 FARGO ND 58104-7143



C 58
 S 13460



Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	179,300	176,800
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	179,300	176,800
	New Improvements/ Expired Exclusions:		
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2016</i>			
2	PROPOSED TAX		
	Proposed Tax:		1,454.00
<i>Sent in November 2016</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15	746.00
	Second-half Taxes:	October 15	746.00
	Total Taxes Due in 2017:		1,492.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

PROPERTY ADDRESS:
 15877 W LITTLE CORMORANT RD
 AUDUBON

DESCRIPTION:
 0.44 Acres, Section 05 Township 138 Range 042
 SubdivisionName BLACKHWK MT BCH 1ST Block 001
 SubdivisionCd 17010 LOT 11 & PT LOT 12: BEG NW
 COR LOT 12, S 83.94', SWLY 29.90', E 190.50' TO LIT
 CORM LK, NLY AL LK 102.52', W 176.58' TO POB.
 TRACT B.

Line 13 Special Assessment Detail:
 S-1010/15 SOLID WASTE RESIDENT 40.00

Principal: 40.00
 Interest:

Tax Detail for Your Property		2016	2017
Taxes Payable Year			
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$ 0.00	
Tax and Credits	3. Property taxes before credits	\$ 1,452.00	\$ 1,452.00
	4. Credits that reduce property taxes.		
	A. Agricultural market value credit	0.00	0.00
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	1,452.00	1,452.00
Property Tax by Jurisdiction	6. BECKER COUNTY	\$ 693.16	\$ 705.04
	A. County		
	B.		
	7. LAKE EUNICE	186.94	212.45
	8. State General Tax	282.93	273.60
	9. SCHOOL DISTRICT 2889		
	A. Voter approved levies	199.32	201.40
	B. Other local levies	86.75	55.28
	10. Special Taxing Districts		
	A. BC EDA	2.90	4.23
	B. Others	0.00	0.00
C. TIF	0.00	0.00	
D.	0.00	0.00	
11. Non-school voter-approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	\$ 1,452.00	\$ 1,452.00	
13. Special Assessments	40.00	40.00	
Contamination Tax			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 1,492.00	\$ 1,492.00	

Date application received 5/8/17 Received By: Rachel Assigned To: Patty

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: <u>326.00</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>326.00</u>
--------------------------------	---	---------------------------	---	-------------	---	--------------------------

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____

by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling <u>26</u> ft by <u>35</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>150,000</u>
Outside Dimension (X) Deck/Patio <u>8</u> ft x <u>15</u> ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>27</u> ft & Rear Lot Line <u>100</u> ft	Setback to Road Right of Way <u>100</u> ft	
Setback to Bluff _____	Type of road <u>Township</u>	
Setback to Wetland _____	Is wetland protected () Yes (X) No	
Setback to OHW (straight horizontal distance) <u>50'</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10' From Structure</u>	Setback to drainfield <u>30'</u>	
Total No. Bedrooms <u>3</u>	Maximum height proposed <u>16'</u> # of Stories <u>1</u>	
Roof Change (X) Yes () No	Basement (X) Yes () No Walkout Basement (X) Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () Other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature _____

Date _____

568525

No delinquent taxes and transfer entered
this 8th day of May, 2009

Ryan L. Targen
Becker County Auditor/Treasurer
By JB Deputy

17-0560-000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 568525

May 8, 2009 at 2:20 PM

I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder
By SKS Deputy

QUIT CLAIM DEED

Individual(s) to Individual(s)

(Top 3 inches reserved for recording data)

Miller/Davis Company © - Minneapolis, MN - (612) 312-1570

Minnesota Uniform Conveyancing Blanks

Form 10.3.1 (2006) (27-M)

DEED TAX DUE: \$ 1.65

DATE: 5-6-09
(month/day/year)

FOR VALUABLE CONSIDERATION, William L. Barnick and Norma J. Barnick, husband and wife
(insert name and marital status of each Grantor)

_____, ("Grantor"),

hereby conveys and quitclaims to Steven P. Barnick and Brian T. Barnick
(insert name of each Grantee)

_____, ("Grantee"), real property

in Becker County, Minnesota, legally described as follows:

See Attached Schedule A.

The total consideration for this transfer of property is less than \$500.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Check here if all or part of the described real property is Registered (Torrens)
together with all hereditaments and appurtenances.

Receipt # 418460
Becker County Auditor/Treasurer

Check applicable box:

The Seller certifies that the Seller does not know of
any wells on the described real property.

A well disclosure certificate accompanies this
document.

I am familiar with the property described in this
instrument and I certify that the status and number
of wells on the described real property have not changed
since the last previously filed well disclosure certificate.

Grantor

William L. Barnick

(signature) William L. Barnick

chg
paid Norma J. Barnick
well (signature) Norma J. Barnick

(signature) Norma J. Barnick

non/std
extra

Date application received 5/18/17 Received By [Signature] Assigned To: Jeff

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious on property
<u>DRIVEWAY</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Steel 64
 Asphalt 5632
 Steel 320
 Steel 120
 Steel 112
 Patio ~~608~~ 224
 House 192
 House 26x35 910
 (Proposed) 7286

Total Impervious area on site _____ ÷ Total Lot area _____
100 = _____ % of proposed lot coverage

Additional notes: Pending Variance Approval

Application Fee: 310⁰⁰ + Cormorant Surcharge _____ + Fines _____ = Total Fees 310⁰⁰

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____
 Application is hereby **DENIED** based on the fact that _____
 by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

State of North Dakota, County of Cass

This instrument was acknowledged before me on 5/6/09, by William L. Barnick and Norma J. Barnick,
(month/day/year)

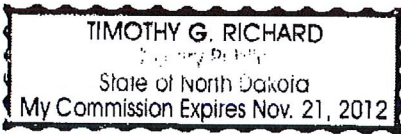
husband and wife
(insert name and marital status of each Grantor)

(Seal, if any)

[Handwritten Signature]
(signature of notarial officer)

Title (and Rank): _____

My commission expires: 11-21-2012
(month/day/year)



TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert name and address of Grantee to whom tax statements should be sent)

Steven P. Barnick
5883 26th Street South
Fargo, ND 58104

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Timothy G. Richard
Serkland Law Firm
10 Roberts Street
P.O. Box 6017
Fargo, ND 58108-6017
(701) 232-8957
Minn. Lic. #028371X

To:



"The Station You Can Count On"

Leighton broadcasting

A Marketing Company

"Serve, Connect and Celebrate Our Community"

1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624



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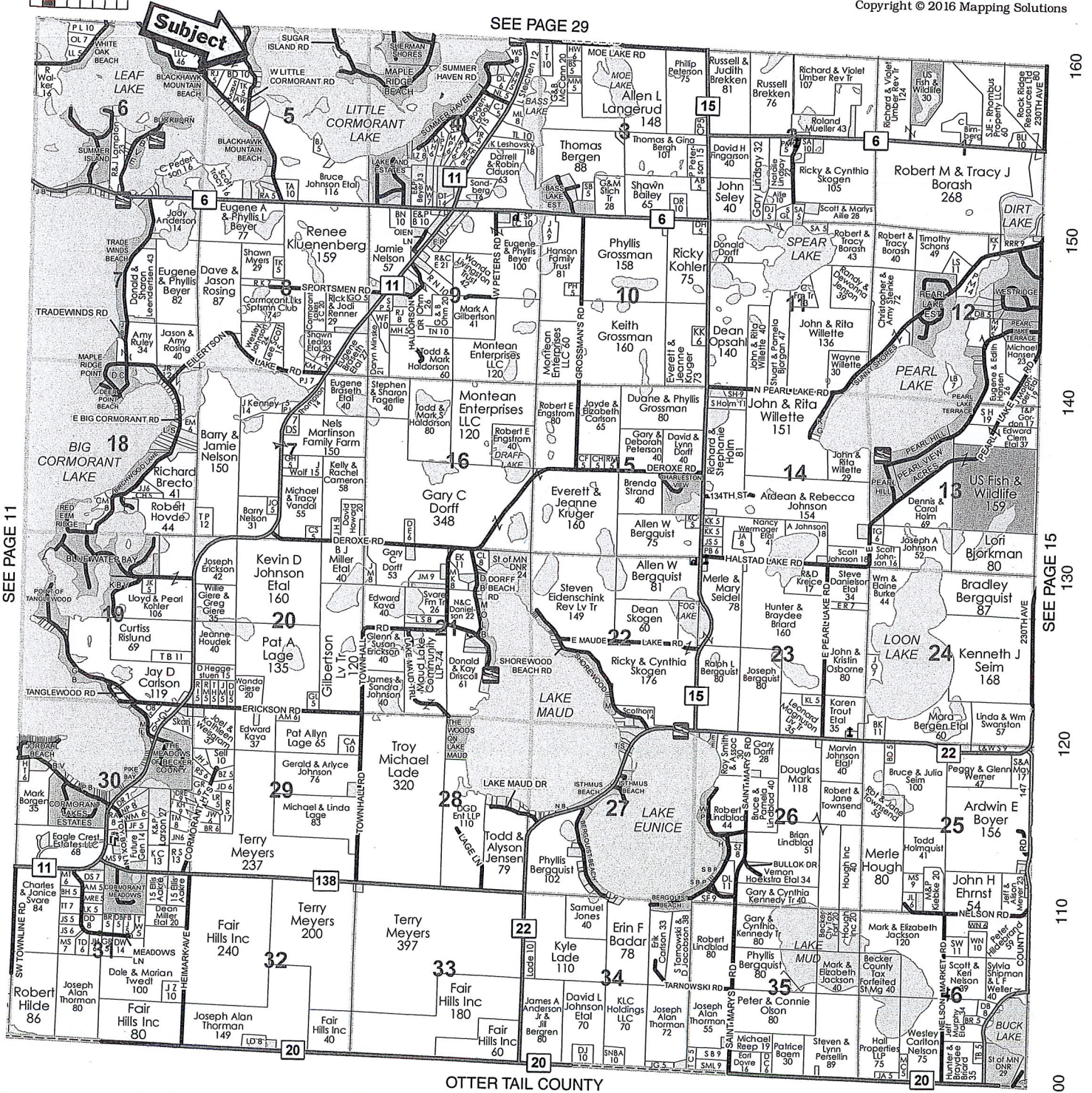
Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



SEE PAGE 11

160

150

140

130

120

110

100

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

COPY

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, June 08, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Matthew Carrier
30290 W Pickerel Lake Rd
Detroit Lakes, MN 56501

Project Location: 20230 W TOAD LAKE DR

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a(n) addition to a deck, on a non-conforming dwelling, to be located at eighty-one (81) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW on a recreational developmental lake.

LEGAL LAND DESCRIPTION: Tax ID number: 330282000 Toad Lake

Section 08 Township 139 Range 038 Block 001 SubdivisionCd 33001 SubdivisionName HANSON'S MTN VIEW SHORES Lot 3; Section 08, TWP 139, Range 38, Toad Lake Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

Matthew Carrier

PUBLIC HEARING DATE

June 8th, 2017

APPLICATION

Request a variance to construct an addition to a deck on a nonconforming dwelling to be located 82 feet from the OHW of the lake, deviating from the required setback of 100 feet from the OHW on a RD lake.

1) BACKGROUND INFORMATION ON PROPERTY

A variance was granted in 2003 to construct a dwelling 90 feet from the OHW of the lake and 48 feet from the centerline of the township road based on the size of lot and the topography.

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area 24,000 Sq. Ft _____ Acres
 Lot width 150 ft Lot Depth ft
Building Area _____ Sq. Ft
Percent Lot Coverage _____ %
Proposed - 9.56%

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: Installed in 2004..

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

1. **Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)**

Explanation: No.

2. **Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)**

Explanation: No

3. **Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)**
Explanation: No, there is an existing deck 8x29..
4. **Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)**
Explanation: No, current structure location required a variance..
5. **Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)**
Explanation: No, previous variance was granted to Applicant.
6. **Will the issuance of the variance maintain the essential character of the locality? (yes) (no)**
Explanation: Yes it is in a residential area..
7. **Does the alleged practical difficulty involve more than economic considerations? (yes) (no)**
Explanation: No.



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

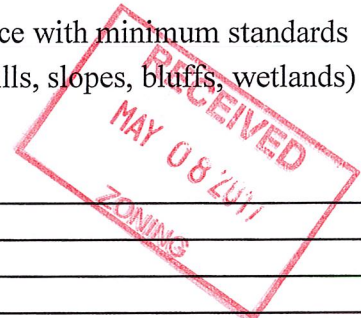
First name(s) Matthew Last Name CARRIER
Mailing Address 30290 W. Pickens Lake Rd City, State, Zip Detroit Lakes, MN 56501
Phone Number 218-849-9565 Project Address: 20230 W Road Lake Rd
Parcel number(s) of property: 330282000 Sect - Twp - Range: 08 139 038
Township Name: TOAD LAKE Legal Description: Block 001 Hanson's
MTD View Shores

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Addition on to existing Deck



What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 81 feet
 Lot Line Proposed Distance (setback) 60 feet
 Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage 2076 sq ft
9.56 %

- Was the lot recorded prior to 1971? Yes No
Was the lot recorded between 1971 & 1992? Yes No
Was the lot recorded after 1992? Yes No
Will this be a new lot split? Yes No

What is the current square footage of the structure? 1839
What is the proposed addition square footage? 120
What is the current height of the structure? _____
What is the proposed height of the structure? 3' from ground
Is there a basement to the structure? NONE
Will the proposed addition have a basement? NONE
Will the roofline of the existing structure be changed? NONE
Will the main structural framework of the structure be altered? NO
What is the current percentage of lot coverage? _____
What is the proposed percentage of lot coverage? _____

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
original structure was built through a Variance in 2004
proposed addition to deck is only coming out a few feet more
then original deck structure. It does not effect quality of neighboring properties.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
yes, it does not effect the safety, quality of land or
neighboring properties or lake shore. It does not impact the environment
in a negative way. It also increases value of neighboring properties.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
Yes, the small deck addition allows for more enjoyment
of our existing lakehome for our growing family yet keeping the
new structure low and practically out of site from neighbors + not very visible at all.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
The current structure required a Variance earlier, property
is near a dead end. one neighbor is seasonal, the other is an open lot. Very
private location with large lake lot in development.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
The small deck addition will maintain the lakehome look +
character of the neighborhood. The new deck addition will
add to the attractiveness of the property without changing the purpose or
(+ neighborhood) character.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: [Signature] Date: _____

(Office Use)
Date Received 5/18/17 Accepted [X] Incomplete Application [] Date 5/19/17

[Signature]
Zoning Administrator

Date application received 5/8/17 Received By W. J. ... Assigned To: 2017

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x 100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: _____	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees _____
------------------------	---	---------------------------	---	-------------	---	------------------

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

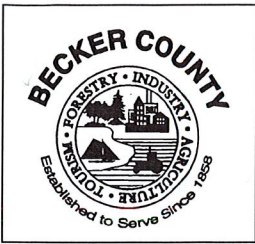
Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
 Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
330282000	20236 W Toad Lake Dr.		Block 001 H&A N 5005 17th U&E W 5th P&E

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Toad Lake	RD	Toad Lake	08	139	038

Property Owner	Last Name	First Name	Mailing Address	Phone
Matthew	Carriere		30290 W. Pickens Lake Rd	218-849-9565
Contractor Name Lic #				



Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System _____ Date of Installation 2004 Last Date Certified 2000
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ~~Non Riparian~~ () Non Riparian Non Shoreland _____

Lot Area 24000 sq ft or _____ acres Water Frontage 150 ft Bluff () Yes () No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY	24 x 30	600	Old shed/corner	8 x 2	76
Deck	8 x 29	232	new shed	24 x 20	672
porch	10 x 22	396	shed	12 x 20	240
				7 x 10	40
			Total Impervious Material		
Impervious Lot Coverage <u>2276</u>		÷	Total Impervious <u>2400</u>		=
			Lot Area		=
			.095		x 100 =
			9.56		% <u>2,276</u>
					Impervious Coverage Percentage

Topographical Alteration/Earth moving

None () 10 cubic yards or less () 11-50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks **Cost of Project**

() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft \$ 10,000

Outside Dimension (Deck/Patio 13 ft x 16 ft () Addition to existing _____ ft x _____ ft

Setback to Side Lot Line 60 ft & Rear Lot Line 72 ft Setback to Road Right of Way 72 ft

Setback to Bluff X N/A Type of road Township

Setback to Wetland X N/A Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 81 ft Elevation above OHW (Straight vertical distance) 3 ft

Setback to septic tank 60 (for new deck front steps) Setback to drainfield 40

Total No. Bedrooms N/A Maximum height proposed 7 ft # of Stories N/A

Roof Change () Yes () No Basement () Yes () No Walkout Basement () Yes () No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds **Cost of Project**

() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft \$ _____

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Setback to Lot Line _____ ft & Rear Lot Line _____ ft Setback to Road Right of Way _____ ft

Setback to Bluff _____ Type of road _____

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Roof Change () Yes () No Maximum height proposed _____ # of Stories _____

Bathroom proposed () Yes () No Sleeping Quarters proposed () Yes () No

*Garages and storage sheds cannot contain amenities for independent human habitation

Characteristics of Proposed Water Oriented Structure* **Cost of Project \$ _____**

() Starway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension _____ ft by _____ ft Sq ft _____

Setback to Lot Line _____ ft & _____ ft Setback to Bluff _____

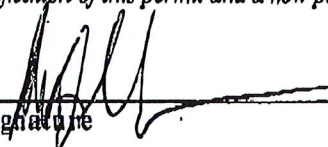
Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Maximum height proposed _____ *Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

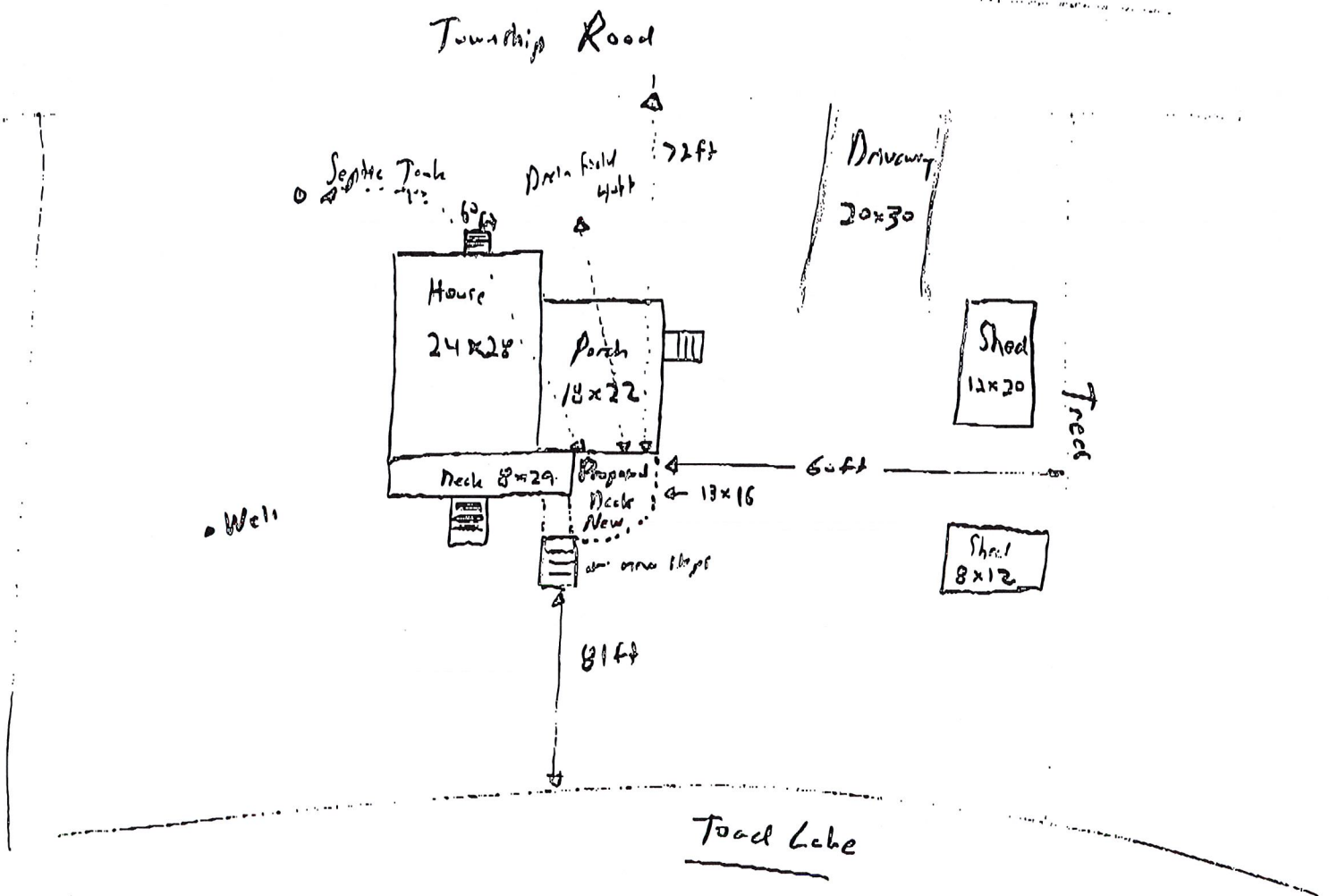
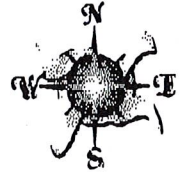
Signature 

Date 5-2-2017

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances, including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic Tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

Date application received 5/19/17 Received By: Vivian Assigned To: _____

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface on property:	Dimensions	Sq. Footage	Impervious on property
<u>DRIVEWAY</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

House 135+537
 Porch 396
 shed 96
 shed 240
 Driveway: 12x35 = 420
 1824
 26,000 27%

Total Impervious area on site _____ ÷ Total Lot area _____
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: 50.00 + Cormorant Surcharge _____ + Fines _____ = Total Fees 50.00

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

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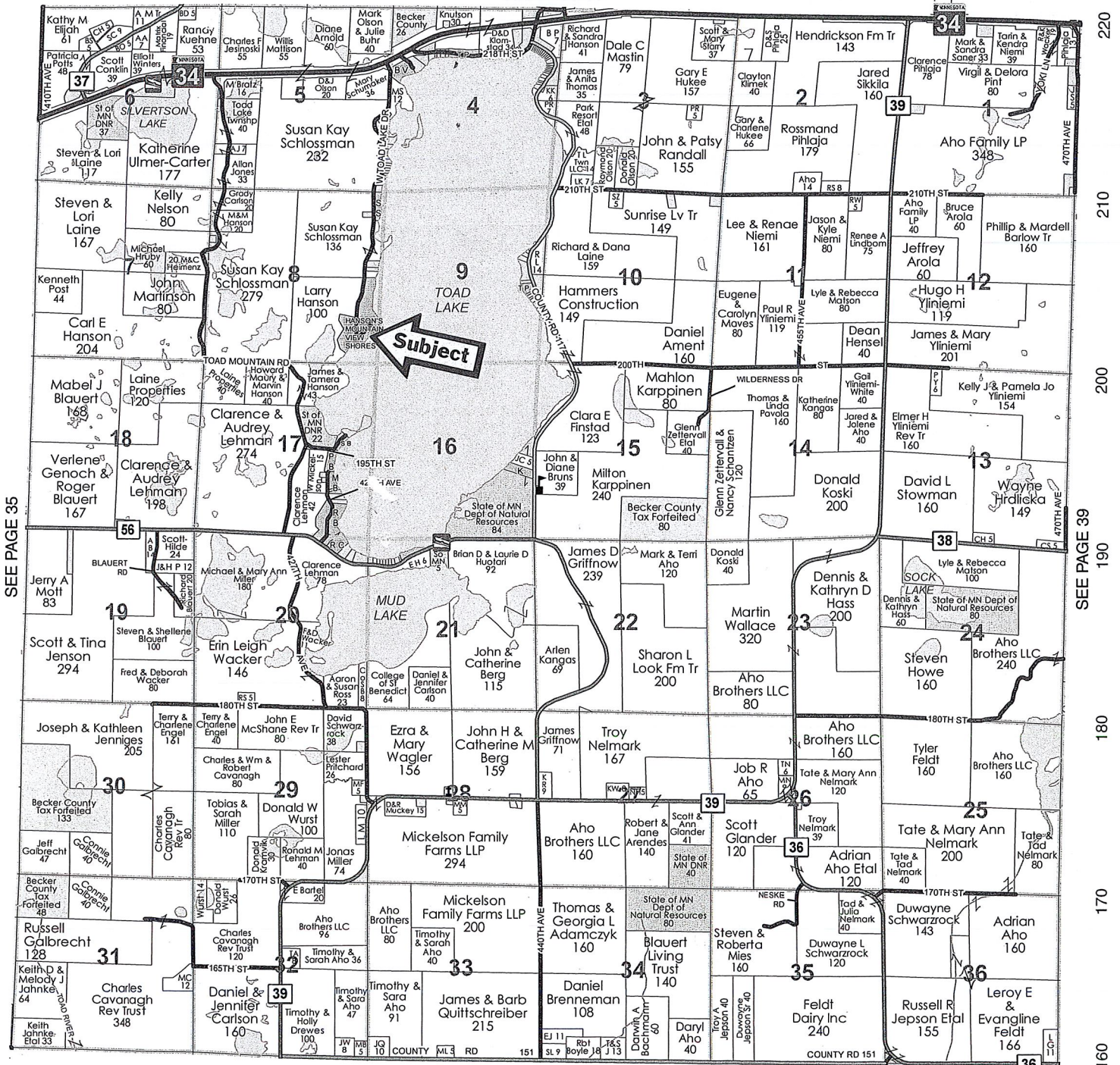


Toad Lake

Township 139N - Range 38W

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These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,123

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/10/2017



*Previously Approved Variance

503800

BECKER COUNTY RECORDER-STATE OF MN

Document No. 503800

Date OCT 17 2003 1:30 P.M.

I hereby certify that the within instrument was recorded in this office.

Charles Mameval

County Recorder by klw Deputy

33.0282.000

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Matthew & Kelly Carrier
REQUEST : Variance to construct a dwelling 48 ft from c/l
Of road and 90 ft from OHW of lake

ORDER OF VARIANCE
-OR-
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day of October, 20 03, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Lot 3 Hanson Mountain View Shores; Section 8, TWP 139, Range 38; Toad Lake Township.
PID No. 33.0282.000.

VARIANCE REQUESTED:

Request a Variance to construct a dwelling forty-eight (48) feet from the centerline of the township road and ninety (90) feet from the ordinary high water mark of the lake on the above described property.

It is ordered that a Variance (~~NOT~~) BE GRANTED upon the following conditions or reasons:

A Variance to construct a dwelling ninety (90) feet from the ordinary high water mark of the lake and forty-eight (48) feet from the centerline of the township road has been granted on the above described property based on the size of the lot of record and the topography of the lot.

DATED THIS 8th DAY OF October, 20 03.

Harry Johnston
Harry Johnston, Vice Chairman, Board of Adjustments

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia L. Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order (GRANTING) (~~DENYING~~) a Variance with the Original Record. Thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 8th DAY OF October, 20 03.

Patricia Johnson
Patricia L. Johnson
Zoning Administrator

To. DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

✓chg
paid
well
non / std
extra



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, June 08, 2017 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

COPY

APPLICANT: Steven Ladoux
12620 S Abbel Lake Ln
Detroit Lakes, MN 56501

Project Location: 12620 S Abbel Lake Ln

APPLICATION AND DESCRIPTION OF PROJECT:

Request an after the fact variance to construct an addition to an existing non-conforming dwelling at sixty-two (62) feet from the OHW of the lake and request an after the fact variance to construct a detached garage one hundred forty-five (145) feet from the OHW, deviating from the required setback of one hundred fifty (150) feet from a natural environment lake.

LEGAL LAND DESCRIPTION: Tax ID number: 190724000 Abbey Lake
SubdivisionName ABBEY LAKE ESTATES Lot 062 Block 001 SubdivisionCd 19001; Section 23, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

Steven Ladoux

PUBLIC HEARING DATE

June 8th, 2017

APPLICATION

Request a variance to construct an addition to a deck on a nonconforming dwelling to be located 82 feet from the OHW of the lake, deviating from the required setback of 100 feet from the OHW on a RD lake.

1) BACKGROUND INFORMATION ON PROPERTY

A variance was granted in 2003 to construct a dwelling 90 feet from the OHW of the lake and 48 feet from the centerline of the township road based on the size of lot and the topography.

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area 24,000 Sq. Ft _____ Acres
Lot width 150 ft Lot Depth ft
Building Area _____ Sq. Ft
Percent Lot Coverage _____ %
Proposed - 9.56%

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: Installed in 2004..

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

1. Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)

Explanation: No.

2. Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)

Explanation: No

3. Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)

Explanation: No, there is an existing deck 8x29..

4. Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)

Explanation: No, current structure location required a variance..

5. Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)

Explanation: No, previous variance was granted to Applicant.

6. Will the issuance of the variance maintain the essential character of the locality? (yes) (no)

Explanation: Yes it is in a residential area..

7. Does the alleged practical difficulty involve more than economic considerations? (yes) (no)

Explanation: No.



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Steven Last Name LADoux
 Mailing Address 12620 SO. Abbey Lake Ln City, State, Zip Detroit Lakes MN 56501
 Phone Number 218-396-0648 Project Address: 12620 SO Abbey Lake Ln
 Parcel number(s) of property: 190724000 Sect - Twp - Range: 23-138-041
 Township Name: LAKEVIEW Legal Description: SECTION 23

Abbey LAKES ESTATES

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues Lot size not in compliance with minimum standards
 Alteration to non-conforming structure Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Requesting VARIANCE GARAGE AND ADDITION
Built Addition For Foster Care

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 145' feet (Garage)
 Lot Line Proposed Distance (setback) 45' feet
 Road Right of Way (ROW) Proposed Distance (setback) 160' feet
 Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage 2,320 sq ft
6 %

House Addition 62'

- Was the lot recorded prior to 1971? Yes No
 Was the lot recorded between 1971 & 1992? Yes No
 Was the lot recorded after 1992? Yes No
 Will this be a new lot split? Yes No

- What is the current square footage of the structure? 1152
 What is the proposed addition square footage? 1488
 What is the current height of the structure? 8'
 What is the proposed height of the structure? Addition 12' Garage 15'
 Is there a basement to the structure? NO
 Will the proposed addition have a basement? NO
 Will the roofline of the existing structure be changed? NO
 Will the main structural framework of the structure be altered? NO
 What is the current percentage of lot coverage? _____
 What is the proposed percentage of lot coverage? 6%



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

- 1. A copy of the deed from the Recorder's Office;
- 2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
- 3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
- 4. Is the variance request after the fact? [] Yes [] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes () No () Why or why not?
It is well under impervious requirement

- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes () No () Why or why not?

- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes () No () Why or why not?
Additional Bedrooms For Foster Care

- 4) In your opinion, are there circumstances unique to the property?
Yes () No () Why or why not?

- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes () No () Why or why not?

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

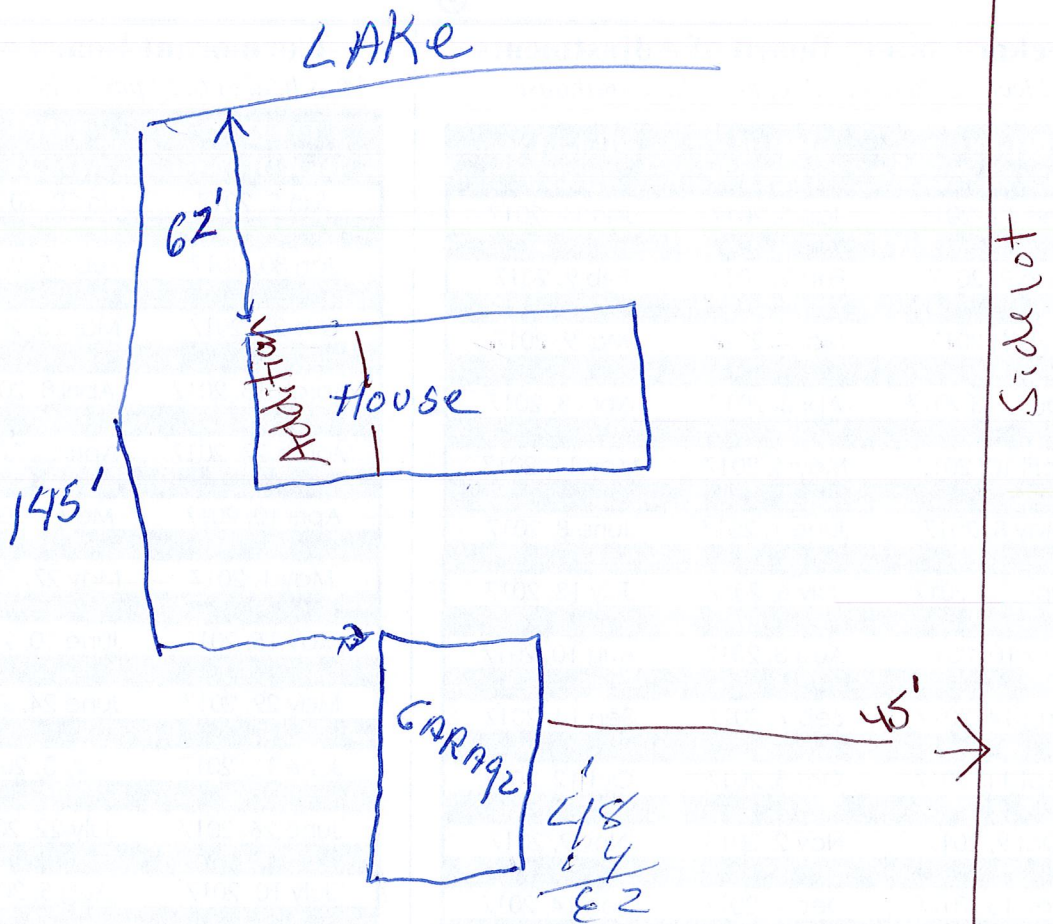
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Steven B. Le Day Date: 5/5/17

(Office Use)
Date Received 5/5/17 Accepted [] Incomplete Application [] Date 5/5/17

Tatiana [Signature]

Zoning Administrator



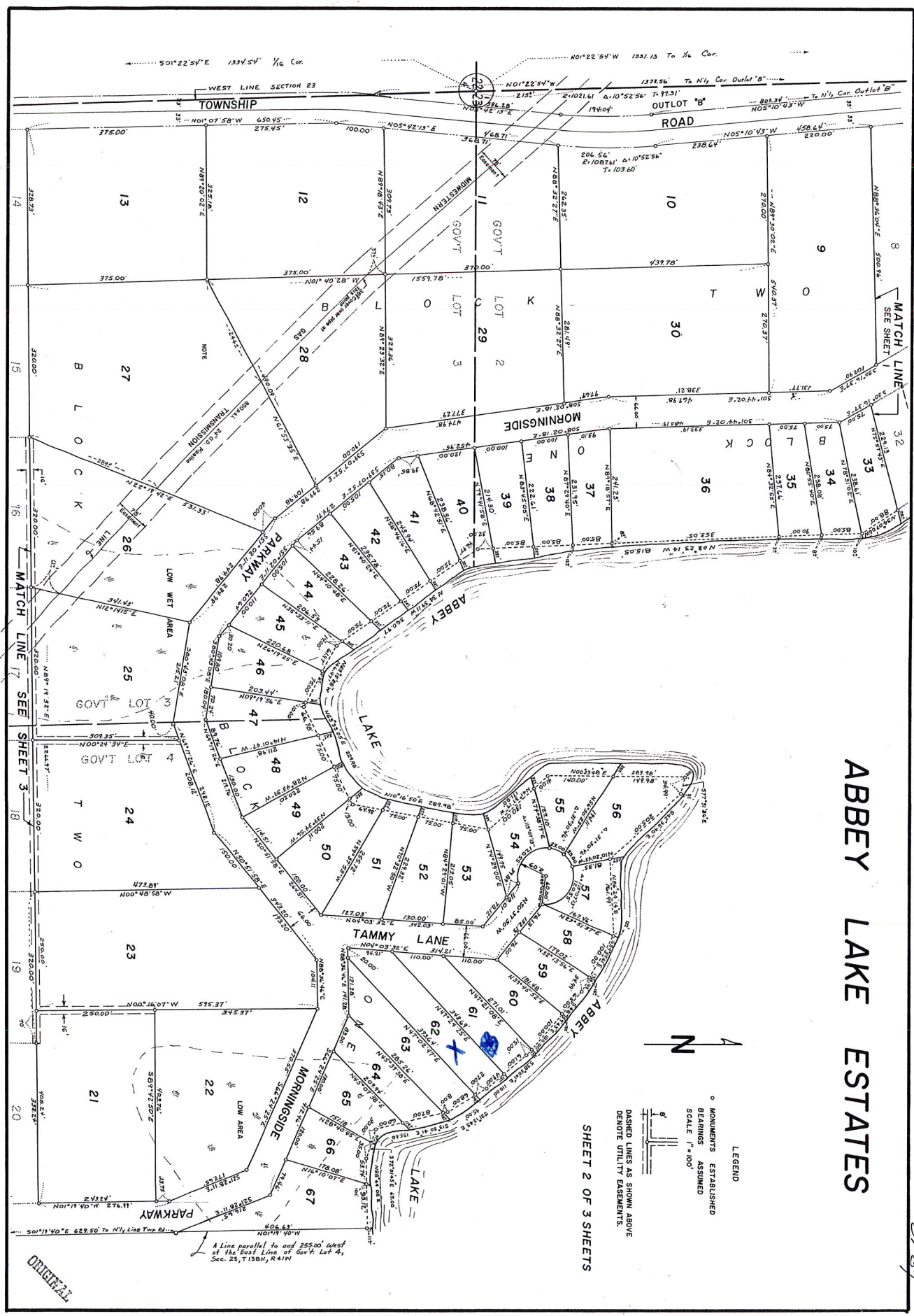
342.69 Length
 110.00

GARAGE 832 Sq Feet
 HOUSE 1,488 Sq feet

37,695.9 Sq. Feet Lot

House + GARAGE 2,320 Sq. feet

Road



ABBEY LAKE ESTATES



LEGEND

- MONUMENTS ESTABLISHED
- BEARINGS ASSUMED
- SCALE 1" = 100'

DASHED LINES AS SHOWN ABOVE DENOTE UTILITY EASEMENTS.

SHEET 2 OF 3 SHEETS

ORIGINAL

54-37

Date application received 5/5/17 Received By: Vivian Assigned To: Patty

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
				TOTAL SQ FT:	_____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: <u>326.00</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>326.00</u>
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Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

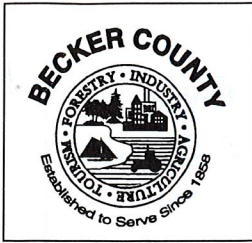
Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number 235806-648 298 Date Paid 5/5/17

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



After the Fact

Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
190724000	12620 So. Abbey Lake Lane		Section 23 Township Abbey Lake East

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Abbey Lake		LAKEVIEW	23	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
LADOUX	STEVEN	PO. Box 1404		218-396-0648
Contractor Name	Lic #	STEVEN LADOUX		

Proposed Project (Check those that apply)

New Dwelling Addition to Dwelling Replacement Dwelling* Mobile/Manfac. Home
 Attached Garage Detached Garage Storage Structure Addition to Non-dwelling
 Stairway Deck Recreational Unit Water Oriented Structure
 Fence Other _____ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth 78' feet
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System Drain Field Date of Installation Nov 3 2009 Last Date Certified 2009
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland _____

Lot Area 37,695.9 sq ft or 307,048.19 .72 acres Water Frontage 209 ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY					
Total Impervious Material					

Impervious Lot Coverage $\frac{2320}{37,695.9} = .0615$ x 100 = 6.15 %
 Total Impervious Lot Area Impervious Coverage Percentage

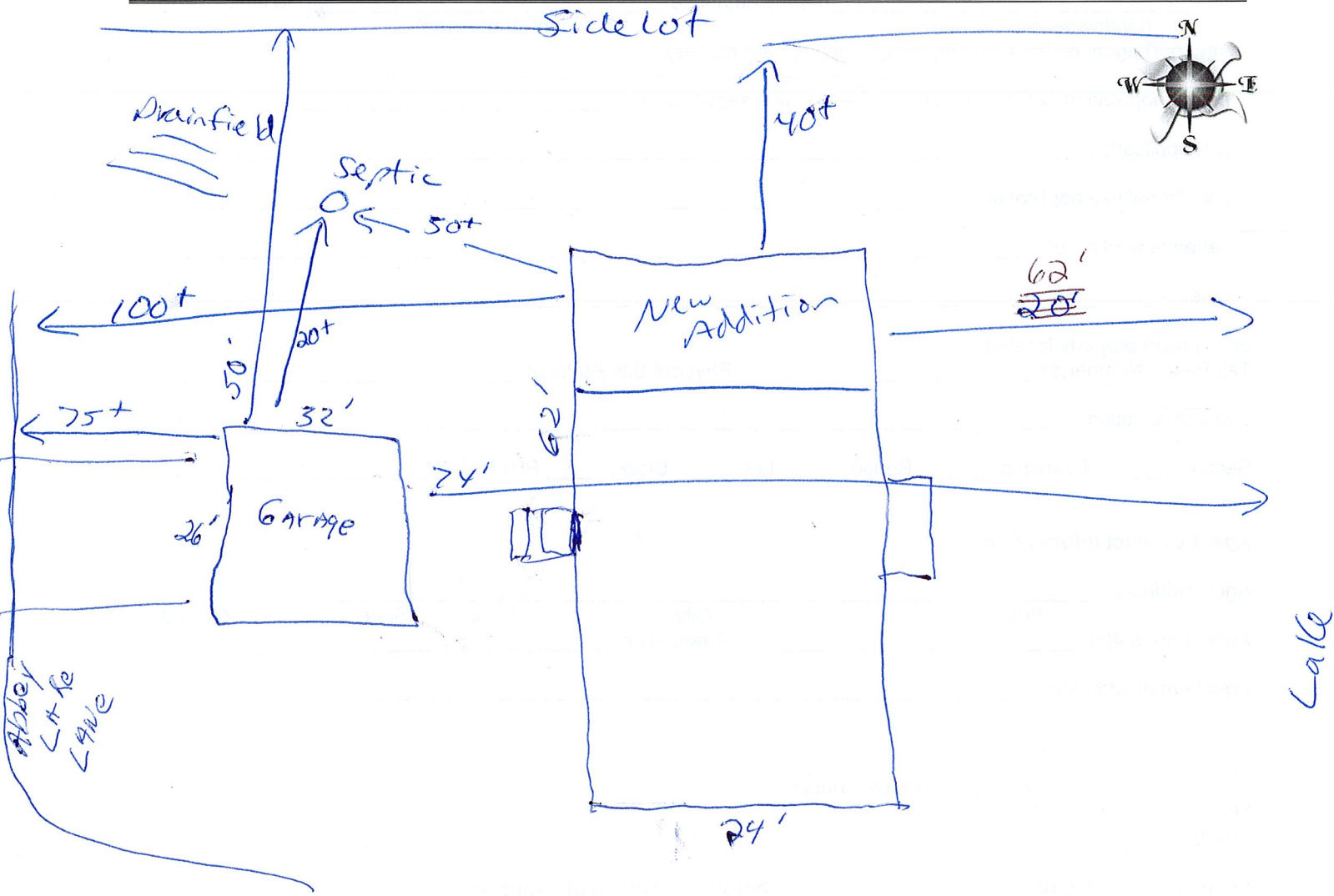
Topographical Alteration/Earth moving

() None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

Date application received 3/2017 Received By: Uivier Assigned To: Kyle

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: Mail Permit

Application Fee: <u>159.00</u>	+	Cormorant Surcharge	+	Fines	=	Total Fees <u>159.00</u>
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Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____

by order of: _____ as of this date _____

Receipt Number 231627-644119 Date Paid 3/2017

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

19.0724.000

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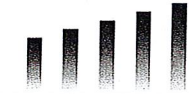
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/10/2017



Becker County

Your Community Full Service Bank



Community Development Bank FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

comdevbank.com



Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

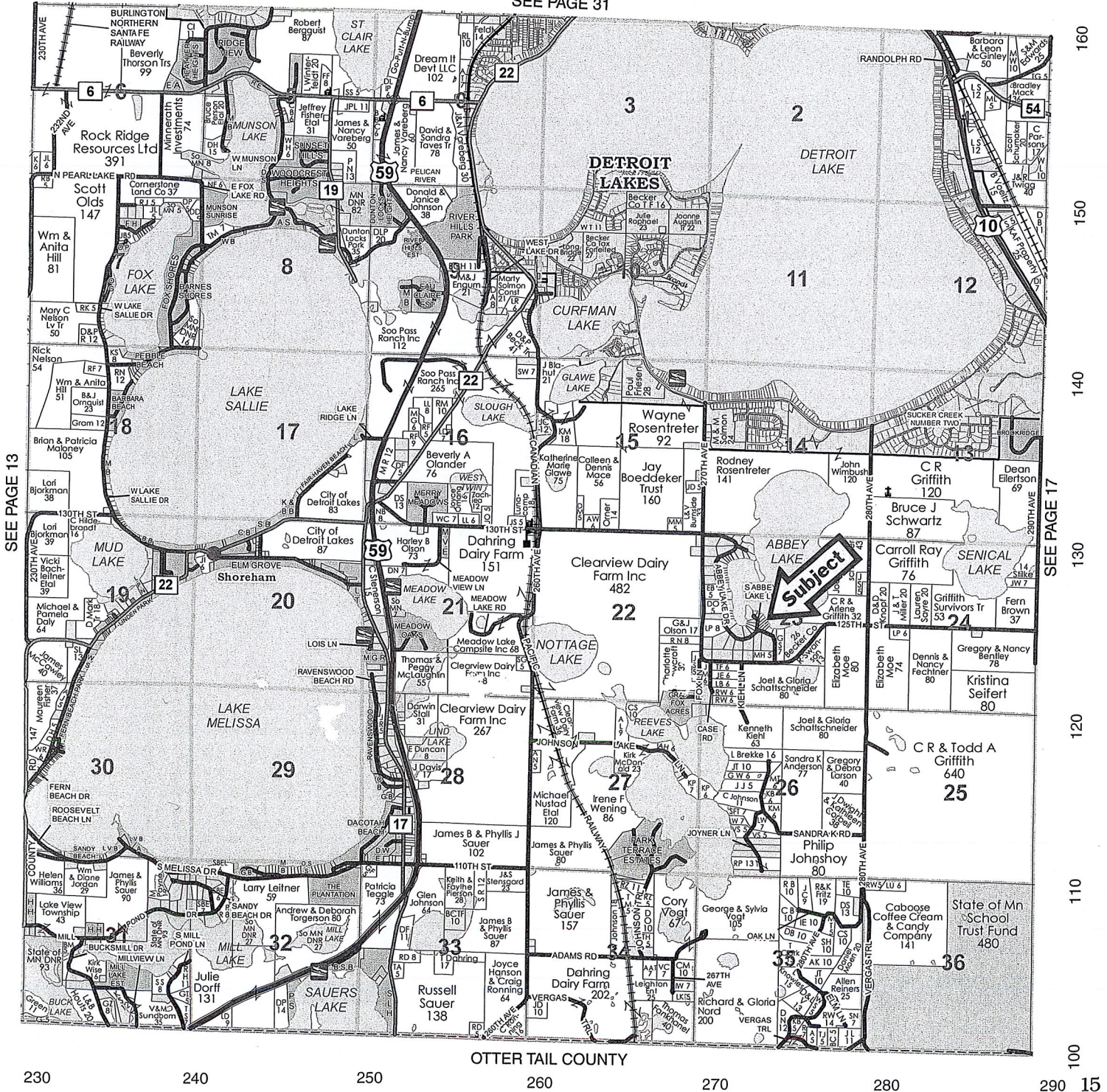


Lake View

Township 138N - Range 41W

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SEE PAGE 31



230 240 250 260 270 280 290 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, June 08, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Dallas & Jackie Nesemeier Project Location: 24017 Co Hwy 22
3227 156th Ave Se
Casselton, ND 58012

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a(n) dwelling 1 foot from the road deviating from the required setback of Forty-five (45) feet from the road right of way.

LEGAL LAND DESCRIPTION:

Tax ID number: 19.1794.000 Section 19 Township 138 Range 041 SubdivisionName SHOREHAM 138 41 Block 006 SubdivisionCd 19095 PT LOTS 1,2 BLK 6 SHOREHAM: LESS W 50' & LESS PT: COMM NE COR LOT, W 32', S 36', SE AT 45DEG ANGLE TO W SHORE PEL RIV NE AL W SHORE TO E LN LOT 1, N TO POB. STATE DEED 151352 08-09-1976 STATE DEED 151353 08-09-1976

Tax ID number: 19.1793.000 Section 19 Township 138 Range 041 SubdivisionName SHOREHAM 138 41 Block 006 SubdivisionCd 19095 BEG AT NE COR LOT 1, TH W 32' S 36' SELY TO W BANK PELICAN RIVER & N TO BEG STATE DEED 151352 08-09-1976

Tax ID number: 19.0409.000 Section 20 Township 138 Range 041 COM AT NE COR LOT 1 BLK 6 SHOREHAM TH S TO PELICAN RIVER NLY & ELY TO S LN HWY & WLY AL HWY TO BEG; Section 19, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

Dallas and Jackie Nesemeier

PUBLIC HEARING DATE

June 8th, 2017

APPLICATION

Request a variance to construct a dwelling 1 foot from the road right-of-way, deviating from the required setback of 45 feet from the right-of-way.

1) BACKGROUND INFORMATION ON PROPERTY

The Applicants seek to reconfigure several lot lines of nonconforming lots. The existing structure overlaps property lines and right-of-ways. Variance will allow the placement of a cabin. The variance will involve removal of a number of small sheds, removal of the main cabin and deck.

2) DEVELOPMENT SUMMARY

Standard Size Lot () Substandard Size Lot (X)
Site Area _____ Sq. Ft _____ Acres
 Lot width ___ ft Lot Depth ___ ft
Building Area 1813 Sq. Ft
Percent Lot Coverage 24 %
Proposed - 24%

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System: Certificate of compliance issued in 2008. Zoning office will verify septic system compliance (sizing meets requirements) if approved.

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:

Chapters 6 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

1. Is the variance request in harmony with the general purposes and intent of the above citation? (yes) (no)

Explanation: Yes. Existing lot is a lot of record not meeting current lot size standards.

2. **Is the variance consistent with the Becker County Comprehensive Plan? (yes) (no)**

Explanation: Generally speaking no. Comprehensive Plan intent is to remedy nonconforming structures.

3. **Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)**

Explanation: Yes. Request seems to be reasonable use of the residential lot.

4. **Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)**

Explanation: Yes. The lot is irregular in shape.

5. **Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)**

Explanation: Yes. County Hwy 22 reconstruction.

6. **Will the issuance of the variance maintain the essential character of the locality? (yes) (no)**

Explanation: Yes it is in a residential area.

7. **Does the alleged practical difficulty involve more than economic considerations? (yes) (no)**

Explanation: Yes. Property is lot of record not meeting setback standards.

ZENAS BAER LAW OFFICE

ATTORNEY AT LAW

WWW.ZBAER.COM

P.O. BOX 249
331 SIXTH STREET
HAWLEY, MN 56549

(218) 483-3372 PHONE (218) 483-4989 FAX

LICENSED IN MINNESOTA AND NORTH DAKOTA

ZENAS BAER

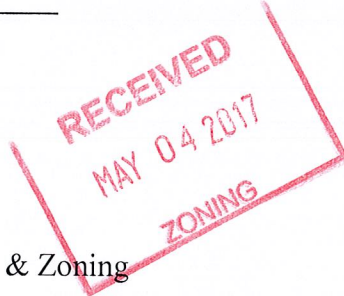
JUDY AARSVOLD, LEGAL ASSISTANT
CINDY WILLITS, LEGAL ASSISTANT

May 3, 2017

Dylan Ramstad Skoyles
Becker County Planning & Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

"QUALITY SERVICES SINCE 1929"

MAGNUS WEFALD, (1900-1991)



Re: Dallas and Jackie Nesemeier - Variance Application

Dear Dylan:

Enclosed herewith please find the following:

1. Application for Variance submitted on behalf of Dallas and Jackie Nesemeier.
2. Affidavit in Support of Application for Variance on behalf of Dallas D. Nesemeier and Jackie L. Nesemeier.
3. Authorized Agent form designating the undersigned as an agent for processing the application.
4. Application fee of \$326.00.

Yours very truly,

ZENAS BAER LAW OFFICE

A handwritten signature in black ink, appearing to be "Zenas Baer".

Zenas Baer
zbaer@zbaer.com

ZB:ja
Enc.

cc: Dallas and Jackie Nesemeier

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Variance
YEAR	
SCANNED	

VARIANCE APPLICATION*

*The attached Variance Application is patterned on the preprinted form.

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

Name: Dallas D. and Jackie L. Nesemeier
Address: 3227 15th Ave. SE
Casselton, ND 58012
Phone: 701-412-5171
Parcel Nos. 191794000, 191793000, 190409000
Sec-Twp-Rge 19-138-41 and 20-130-41
Township Name: Lake View Township
Legal Description: See attached Warranty Deeds #396440 and #586304



Why is the variance being requested:

- Setback issues
- Alteration to non-conforming structure
- Lot size
- Topographical issues
- Other

Please provide a brief description detailing the above variance request:

Applicants seek to reconfigure several lot lines of nonconforming lots platted in 1890 as Shoreham. The existing structure overlaps boundary lines and public right-of-ways. The variance will allow the placement of a modern cabin to replace aging structures which have become outdated. The variance will involve the removal of a number of small sheds, removal of the main cabin, and the river deck. The total square footage of structures to be removed is 1,768 square feet. The new cabin has a footprint of 1,813 square feet.

What are you applying for less than the minimum distance (setback) from:

- Ordinary High Water Mark - Proposed Distance (setback) 3.5 feet
- Lot Line - Proposed Distance (setback) 11.16 feet
- Road Right of Way - Proposed Distance (setback) 1 foot

Was the lot recorded prior to 1971? Yes.
Was the lot recorded between 1971 & 1992? No
Was the lot recorded after 1992? No
Will this be a new lot split? Yes

What is the current square footage of the structure?	1,768 square feet
What is the proposed addition square footage?	1,813 square feet
What is the current height of the structure?	estimated 13 feet
What is the proposed height of the structure?	estimated at 26 feet 6 inches
Is there a basement to the structure:	No
Will the proposed addition have a basement?	No
Will the roof line of the existing structure be changed?	Yes
Will the main structural framework of the structure be altered?	Yes
What is the current percentage of lot coverage?	1768 square feet ÷ 7620 square feet = 24% coverage
What is the proposed percentage of lot coverage?	1813 square feet ÷ 7620 square feet = 24% coverage

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings.
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? No.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?

Yes. The variance request will enhance water quality, protect the shore of the Pelican River, and demonstrate responsible stewardship of natural and economic resources.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?

Yes. The Comprehensive Plan encourages human occupation of lots that preexisted the adoption of zoning codes in Minnesota. The above lot was platted in the late 1800s, long before Becker County Zoning came into effect. The Zoning Ordinance encourages continued use of nonconforming lots.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?

Yes. The proposal allows the property owner to construct a modern living quarters on a lot that now is substandard and the structure located thereon encroaches onto a platted common area of Shoreham. Applicant will seek to amend the Plat of Shoreham to redraw the boundary line of his property to reflect usage over the last several decades.
- 4) In your opinion, are the circumstances unique to the property?

Yes. The lots were platted in the late 1800s. Becker County constructed County 22 adjacent to the property without much concern over the boundary line of the Plat of Shoreham or the boundary line of adjacent property owners. The lot is irregular shaped, making it extremely difficult to meet setback requirements.
- 5) In your opinion, will the variance maintain the essential character of the locality?

Yes. In fact, the variance will enhance the area by improving the curb appeal of the cabins in the neighborhood of Shoreham.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with the application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

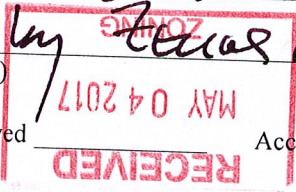
I hereby certify with my signature that all data contained herein as well as all supporting data re true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Dallas Desselein Desselein Jackie Date: 5/4/17

(Office Use) by Lucas Bae Authorized Agent.

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator





BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) _____ Last Name _____

Mailing Address _____ City, State, Zip _____

Phone Number _____ Project Address: _____

Parcel number(s) of property: _____ Sect - Twp - Range: _____

Township Name: _____ Legal Description: _____

Why is the variance being requested? (Mark all sections that apply)

- | | |
|---|---|
| <input type="checkbox"/> Setback Issues | <input type="checkbox"/> Lot size not in compliance with minimum standards |
| <input type="checkbox"/> Alteration to non-conforming structure | <input type="checkbox"/> Topographical Issues (hills, slopes, bluffs, wetlands) |
| <input type="checkbox"/> Other | |

Please provide a brief description detailing the above variance request:

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- | | |
|--|---|
| <input type="checkbox"/> Ordinary High Water Mark (OHWM) | Proposed Distance (setback) _____ feet |
| <input type="checkbox"/> Lot Line | Proposed Distance (setback) _____ feet |
| <input type="checkbox"/> Road Right of Way (ROW) | Proposed Distance (setback) _____ feet |
| <i>Type of Road [] Township [] County [] State</i> | |
| <input type="checkbox"/> Crest of bluff | Proposed Distance (setback) _____ feet |
| <input type="checkbox"/> Impervious Surface Coverage | Proposed Impervious Lot Coverage _____ sq ft
_____ % |

- | | | |
|---|-----|----|
| Was the lot recorded prior to 1971? | Yes | No |
| Was the lot recorded between 1971 & 1992? | Yes | No |
| Was the lot recorded after 1992? | Yes | No |
| Will this be a new lot split? | Yes | No |

What is the current square footage of the structure? _____

What is the proposed addition square footage? _____

What is the current height of the structure? _____

What is the proposed height of the structure? _____

Is there a basement to the structure? _____

Will the proposed addition have a basement? _____

Will the roofline of the existing structure be changed? _____

Will the main structural framework of the structure be altered? _____

What is the current percentage of lot coverage? _____

What is the proposed percentage of lot coverage? _____

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes () No () Why or why not?

2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes () No () Why or why not?

3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes () No () Why or why not?

4) In your opinion, are there circumstances unique to the property?
Yes () No () Why or why not?

5) In your opinion, will the variance maintain the essential character of the locality?
Yes () No () Why or why not?

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.


I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: _____ Date: _____

(Office Use)

Date Received 5/4/17 Accepted [] Incomplete Application []

Date 5/4/17



Zoning Administrator



COUNTY OF BECKER
Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 ~ Fax: 218-846-7266

Authorized Agent Form

- Form must be legible and completed in ink.
- Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Dallas/Jackie Nesmeier hereby authorize Zenas Baer to act
 (landowner-print name) (agent-print name)
 as my (our) agent on the following item(s): appropriate box(es)

- permit application (write in permit "type" - e.g. site, septic, etc.): site / Septic
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): See Attached Physical Site Address: See Attached

Legal Description: See Attached

Section: 19/2 Township: 138 Range: 041 Lot: _____ Block: _____ Plat Name: Shoreham

Agent Contact Information

Agent address: 331 6th Street Hawley MN 56549
 Street City State Zip Code
 Agent phone #(s): (218) 483-3372 Agent fax #: 218 483-4989

Agent email address: zbaer@zbaer.com

Dallas Nesmeier, Jackie Nesmeier 4/19/17
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 19 day of April before me personally appeared Dallas to me
 known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
 executed the same as _____ free act and deed.

(Notary Stamp) **LINDSEY D. JOHNSON**
 Notary Public
 State of North Dakota
 My Commission Expires Jan. 2, 2020

[Signature]
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

ZENAS BAER LAW OFFICE
ATTORNEY AT LAW

WWW.ZBAER.COM

P.O. BOX 249
331 SIXTH STREET
HAWLEY, MN 56549

(218) 483-3372 PHONE (218) 483-4989 FAX

LICENSED IN MINNESOTA AND NORTH DAKOTA

ZENAS BAER

JUDY AARSVOLD, LEGAL ASSISTANT
CINDY WILLITS, LEGAL ASSISTANT

"QUALITY SERVICES SINCE 1929"

MAGNUS WEFALD, (1900-1991)

May 17, 2017

Dylan Ramstad Skoyles
Becker County Planning & Zoning
915 Lake Avenue
Detroit Lakes, MN 56501

Re: Dallas and Jackie Nesemeier - Variance Application

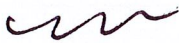
Dear Dylan:

Enclosed please find the Application for Site Permit and accompanying sketch to complete the Variance Application previously submitted to your office. I would appreciate confirmation that you have received this Application and that all data necessary for a decision has been supplied.

I look forward to working with you and your Board on this issue.

Yours very truly,

ZENAS BAER LAW OFFICE

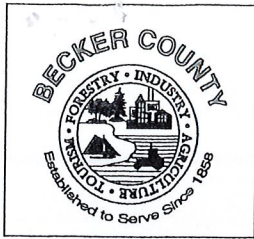


Zenas Baer
zbaer@zbaer.com

ZB:ja
Enc.

cc: Dallas and Jackie Nesemeier





Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____

Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
191794000	190409000	24017 Co. Hwy. 22	See Attached
191793000		Detroit Lakes, MN	

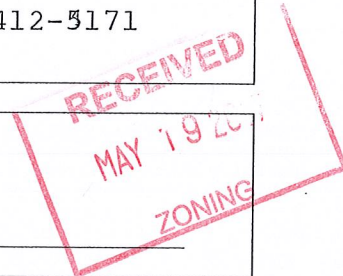
Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Pelican River		Lake View	19/20	138/130	41

Property Owner	Last Name	First Name	Mailing Address	Phone
	Nesemeier	Dallas	3227 5th Ave SE	701-412-5171
Contractor Name Lic #			Casselton ND 58102	

Proposed Project (Check those that apply)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> New Dwelling | <input type="checkbox"/> Addition to Dwelling | <input checked="" type="checkbox"/> Replacement Dwelling* | <input type="checkbox"/> Mobile/Manfac. Home |
| <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Storage Structure | <input type="checkbox"/> Addition to Non-dwelling |
| <input type="checkbox"/> Stairway | <input type="checkbox"/> Deck | <input type="checkbox"/> Recreational Unit | <input type="checkbox"/> Water Oriented Structure |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Non Conforming Replacement (identify) _____ | |

*Existing Dwelling to be removed prior to beginning of construction



Onsite Water Supply () Deep Well (X) Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
 Type of System Holding Tank Date of Installation Post-construction Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland (X) Riparian () Non Riparian Non Shoreland

See attached Nesemeier Sketch
 Lot Area _____ sq ft or _____ acres Water Frontage 150 ft Bluff () Yes (X) No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Ex: Patio	10 x 12	120			
DRIVEWAY					

See Nesemeier Sketch. **Total Impervious Material** _____

Impervious Lot Coverage $\frac{1813}{5480} = .33 \times 100 = 33\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less (X) 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.


Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		\$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland (SEE APPLICATION FOR VARIANCE)	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

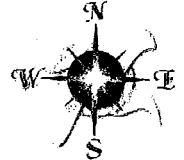

 Signature Zena Baer
 designated agent.

5/18/17
 Date

SKETCH OF PROPERTY

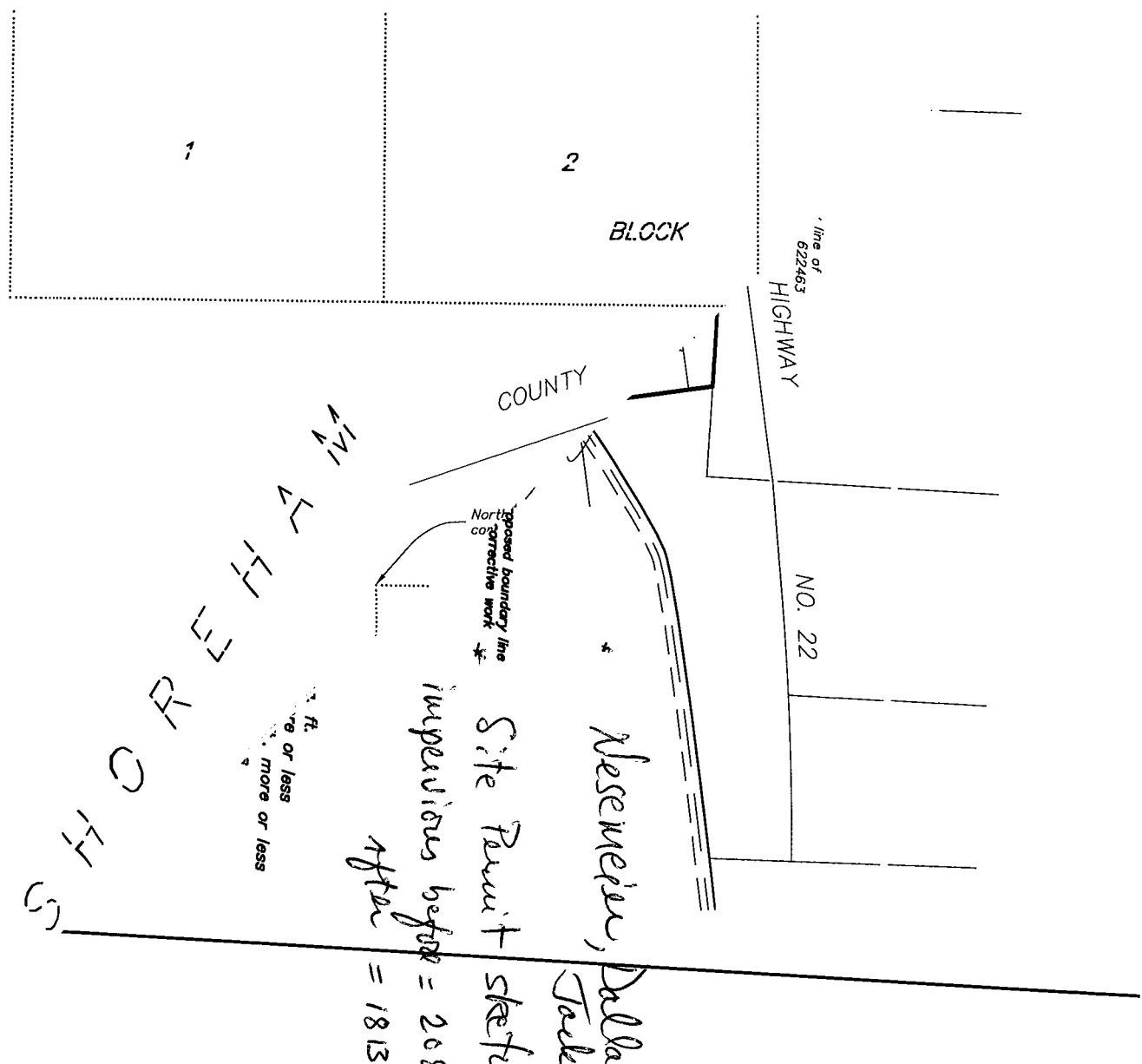
PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
 2. Sketch roadways adjacent to property - Include driveway location.
 3. Indicate setback distances, including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic Tank and Drainfield.
 4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
 5. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
 6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.
-



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.



BLOCK

line of 622463
HIGHWAY

COUNTY

NO. 22

SHERHAM

proposed boundary line
North corner corrective work

Mesmerizer, Dallas
Tadler

Site Permit sketch.

impervious before = 2088 ft²

After = 1813 ft²

ft. more or less

Date application received _____ Received By: _____ Assigned To: _____

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface on property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee:	+	Cormorant Surcharge	+	Fines	=	Total Fees
_____		_____		_____		_____

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____
by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [New Search](#)


Summary	
Parcel Number:	191793000 GIS Map
Property Address:	
Owner Name:	DALLAS D & JACKIE L NESEMEIER
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012
Legal Description:	Section 19 Township 138 Range 041 SHOREHAM 138 41 Block 006 BEG AT NE COR LOT 1, TH W 32' S 36' SELY TO W BANK PELICAN RIVER & N TO BEG STATE DEED 151352 08-09-1976

Valuation & Taxation			top ▲
Tax Assessment Year	2016 Values	2015 Values	2014 Values
Estimated Building & Improvements Value	\$32,200	\$27,600	\$25,600
Estimated Land Value	\$35,900	\$35,900	\$35,900
Estimated Machinery Value			
Total Estimated Value	\$68,100	\$63,500	\$61,500
Tax Payable Year	2016 Payable		2015 Payable
Taxable Market Value	\$63,500		\$61,500
Tax Details - please see statement	2016 Statement		2015 Statement
Total Tax Levied	\$488.00		\$466.00

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary

Parcel Number:	191794000	GIS Map 
Property Address:	24017 CO HWY 22 DETROIT LAKES	
Owner Name:	DALLAS D & JACKIE L NESEMEIER	
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012	
Legal Description:	Section 19 Township 138 Range 041 SHOREHAM 138 41 Block 006 PT LOTS 1,2 BLK 6 SHOREHAM: LESS W 50' & LESS PT: COMM NE COR LOT, W 32', S 36', SE AT 45DEG ANGLE TO W SHORE PEL RIV NE AL W SHORE TO E LN LOT 1, N TO POB. STATE DEED 151352 08-09-1976 STATE DEED 151353 08-09-1976	

Valuation & Taxation


[top](#) ▲



Tax Assessment Year	2016 Values	2015 Values	2014 Values
Estimated Building & Improvements Value	\$130,700	\$117,900	\$108,400
Estimated Land Value	\$56,000	\$56,000	\$56,000
Estimated Machinery Value			
Total Estimated Value	\$186,700	\$173,900	\$164,400
Tax Payable Year		2016 Payable	2015 Payable
Taxable Market Value		\$173,900	\$164,400

Becker County Parcel Information

Values & Zoning Land
Taxes Info Info

New
Search

Summary	
Parcel Number:	190409000 GIS Map 
Property Address:	
Owner Name:	DALLAS D & JACKIE L NESEMEIER
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012
Legal Description:	Section 20 Township 138 Range 041 COM AT NE COR LOT 1 BLK 6 SHOREHAM TH S TO PELICAN RIVER NLY & ELY TO S LN HWY & WLY AL HWY TO BEG

Valuation & Taxation top ▲			
Tax Assessment Year	2016 Values	2015 Values	2014 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$6,400	\$11,500	\$11,500
Estimated Machinery Value			
Total Estimated Value	\$6,400	\$11,500	\$11,500
Tax Payable Year	2016 Payable		2015 Payable
Taxable Market Value	\$11,500		\$11,500
Tax Details - please see statement	 2016 Statement		 2015 Statement
Total Tax Levied	\$100.00		\$100.00
Total Payments	-\$100.00		-\$100.00
Unpaid Balance	\$0.00		\$0.00

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

Name: Dallas D. and Jackie L. Nesemeier
Address: 3227 15th Ave. SE
Casselton, ND 58012
Phone: 701-412-5171
Parcel Nos. 191794000, 191793000, 190409000



STATE OF MINNESOTA).
(SS.
COUNTY OF CLAY)

**AFFIDAVIT IN SUPPORT OF VARIANCE APPLICATION ON BEHALF
OF DALLAS D. NESEMEIER AND JACKIE D. NESEMEIER**

Zenas Baer, being first duly sworn on oath, states and alleges as follows:

1. Attached hereto and marked as Exhibit 1 is a true and correct copy of the final Sketch Plan for Dallas and Jackie Nesemeier’s Application for a Variance.

2. Attached hereto and marked as Exhibit 2 is a true and accurate copy of the Deed conveying the interest in Parcel No. 19.1794.000 dated 2-15-2011, recorded as Document #586304, at the Becker County Recorder’s Office.

3. Attached hereto and marked as Exhibit 3 is a true and correct copy of the Deed conveying Parcel Nos. 19.0409.000 and 19.1793.000 to Dallas and Jackie Nesemeier dated May 13, 1993, and recorded as Document #396440, at the Becker County Recorder’s Office.

4. Attached hereto and marked as Exhibit 4 is a true and correct copy of the original Survey of Lake View Township.

5. Attached hereto and marked as Exhibit 5 is a true and correct copy of the Plat of Shoreham dated April 29, 1890, and recorded in Book A of Plats, Page 36, on the 11th day of February, 1908.

6. Attached hereto and marked as Exhibit 6 is a true and correct copy of an enlarged version of Shoreham Plat.

7. Attached hereto and marked as Exhibit 7 is a true and correct copy of the Becker County Parcel Information for Parcel No. 19.1794.000.

8. Attached hereto and marked as Exhibit 8 is a true and correct copy of the Becker County Parcel Information for Parcel No. 19.1793.000.

9. Attached hereto and marked as Exhibit 9 is a true and correct copy of the Becker County Parcel Information for Parcel No. 19.0409.000.

10. Attached hereto and marked as Exhibit 10 is a true and correct copy of a Google Earth photo of the subject property, Image date September 2012.

11. Attached hereto and marked as Exhibit 11 is a true and correct copy of a Google Earth photo of the subject property, Image date September 2012.

12. Attached hereto and marked as Exhibit 12 is a true and correct copy of a Google Earth photo of the subject property, Image date September 2012.

13. Attached hereto and marked as Exhibit 13 is a true and correct copy of the street view of the Nesemeier cottage home.

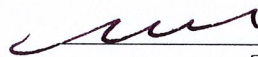
14. Attached hereto and marked as Exhibit 14 is a true and correct copy of the back river view of the Nesemeier cottage home.

15. Attached hereto and marked as Exhibit 15 is a true and correct copy of the north elevation and east elevation of the Nesemeier cottage home.

16. Attached hereto and marked as Exhibit 16 is a true and correct copy of the south elevation and west elevation of the Nesemeier cottage home.

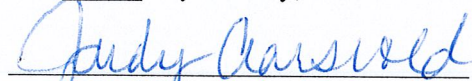
FURTHER YOUR AFFIANT SAYETH NOT.

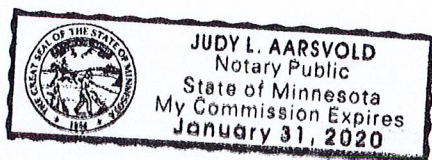
Dated: May 4, 2017



Zenas Baer

Subscribed and sworn to before me
this 4 day of May, 2017.


Notary public,



586304

No delinquent taxes and transfer entered
this 16th day of February, 2011

Ryan L. Torgin
Becker County Auditor/Treasurer

By SKS Deputy

19,1794.000

BECKER COUNTY DEED TAX

AMT. PD. \$ 646.80

Receipt # 470337
Becker County Auditor/Treasurer

CERTIFICATE OF REAL ESTATE VALUE FILED. # 7058

STATE DEED TAX DUE: \$ 646.80

Date: 2-15-2011

WARRANTY DEED

FOR VALUABLE CONSIDERATION, George W. Haugo as Trustee of the George W. Haugo Revocable Trust dated October 3, 2006, Grantor, hereby conveys and warrants to Dallas D. Nesemeier and Jackie L. Nesemeier, husband and wife, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

Lot One (1), Block Six (6), SHOREHAM, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, except the following two (2) tracts:

1. The West Fifty feet thereof.
2. That part of Lot 1, Block 6, described as follows: Commencing at the Northeast corner of said Lot 1, thence West on and along the North line of said Lot 1 a distance of 32 feet, thence South on and along a line parallel to the East line of said Lot 1 a distance of 36 feet, thence, Southeasterly at an angle of 45 degrees from the last mentioned course to the West shore of the Pelican River, thence Northeasterly along the West shore of River to the East line of said Lot 1, thence North on and along the East line of said Lot 1 to the point of beginning;

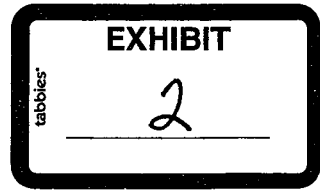
AND

Lot Two (2), Block 6, SHOREHAM, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, except the following tract:

1. The West Fifty feet thereof,


together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon;

chg
paid
well
non/std
extra



Check line if applicable:

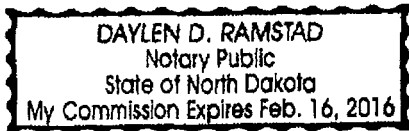
- The Seller certifies that the Seller does not know of any well on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. If it was electronically filed, insert WDC number: _____
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previous filed well disclosure certificate.




 George W. Haugo
 as Trustee of the George W. Haugo
 Revocable Trust dated October 3, 2006

STATE OF NORTH DAKOTA)
)ss.
 COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 15 day of February, 2011, by George W. Haugo as Trustee of the George W. Haugo Revocable Trust dated October 3, 2006, Grantor.





 Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Daylen D. Ramstad
 Johnson, Ramstad & Mottinger, PLLP.
 15 South Ninth Street
 Fargo, North Dakota 58103
 dramstad@jrmlawfirm.com
 (701) 235-7501

To:

Tax Statements for the real property described in this instrument should be sent to:

Dallas D. & Jackie L. Nesemeier
 3227 156th Avenue SE
 Casselton, ND 58102

396440

WARRANTY DEED
Individual(s) to Joint Tenants

MINNESOTA UNIFORM CONVEYANCING BLANKS (1978)

No delinquent taxes and transfer entered;
 Certificate of Real Estate Value
 () Filed () not required
 Certificate of Real Estate Value No. 420

May 13, 1993
Keith B. Brekken
 County Auditor

By MJF
 Deputy

Parcel # 19-0409-000 + 19-1793-000

BECKER COUNTY RECORDER
 STATE OF MINNESOTA
 Microfilm No. 396440
 Date MAY 14 1993 11:00 AM
 I hereby certify that the within instrument
 was recorded in the office of Becker
 County Recorder
M.M. Martinson
 Dpty Deputy Co. Recorder

BECKER COUNTY RECORDER
 Well Certificate Received MAY 14 1993
M.M. Martinson
 Dpty Deputy Co. Recorder

STATE DEED TAX DUE HEREON: \$ 214.50

Date: May 13, 1993

FOR VALUABLE CONSIDERATION, Donald K. Barnard, a single person, and Ruth L. Kusserow, a single person, Grantors, hereby convey and warrant to Dallas D. Nesemeier and Jackie L. Nesemeier, husband and wife, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Lot Numbered One (1), BLOCK NO. 6, SHOREHAM, described as follows:

Commencing at the Northeast corner of said Lot 1, thence West on and along the North line of said Lot 1 a distance of 32 feet, thence South on and along a line parallel to the East line of said Lot 1 a distance of 36 feet, thence Southeasterly at an angle of 45° from the last mentioned course to the West shore of the Pelican River, thence Northeasterly along the West shore of the River to the East line of said Lot 1, thence North on and along the East line of said Lot 1 to the point of beginning,

AND

That part of Government Lot Numbered One (1), SECTION 20, TOWNSHIP 138 NORTH OF RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN described as follows:

Commencing at the Northeast Corner of Lot 1, Block 6, of Shoreham, according to the certified plat thereof on file and of record in the Office of the Register of Deeds in and for Becker County; thence South along the East line of said Block 6 to the West bank of Pelican River; thence Northeasterly and Easterly along the said West bank of said River to the South line of public highway, thence Westerly along said highway to the point of beginning.

together with all hereditaments and appurtenances thereto, subject to the following exceptions: None.

Donald K. Barnard
 Donald K. Barnard

Ruth L. Kusserow
 Ruth L. Kusserow

STATE OF MINNESOTA :
) SS
 COUNTY OF BECKER :)

EXHIBIT
 3

The foregoing instrument was acknowledged before me this 13th day of May, 1993, by Donald K. Barnard, a single person, and Ruth L. Kusserow, a single person, Grantors.

Charge
 Vaid
 Numerical
 Tract
 grantor
 grantee

JOHN F. CHIVERS
 NOTARY PUBLIC - MINNESOTA
 BECKER COUNTY
 My Commission Expires AUG. 1, 1997

John F. Chivers
 Notary Public, Becker County, Mn
 My commission expires: August 1, 1997
 John F. Chivers

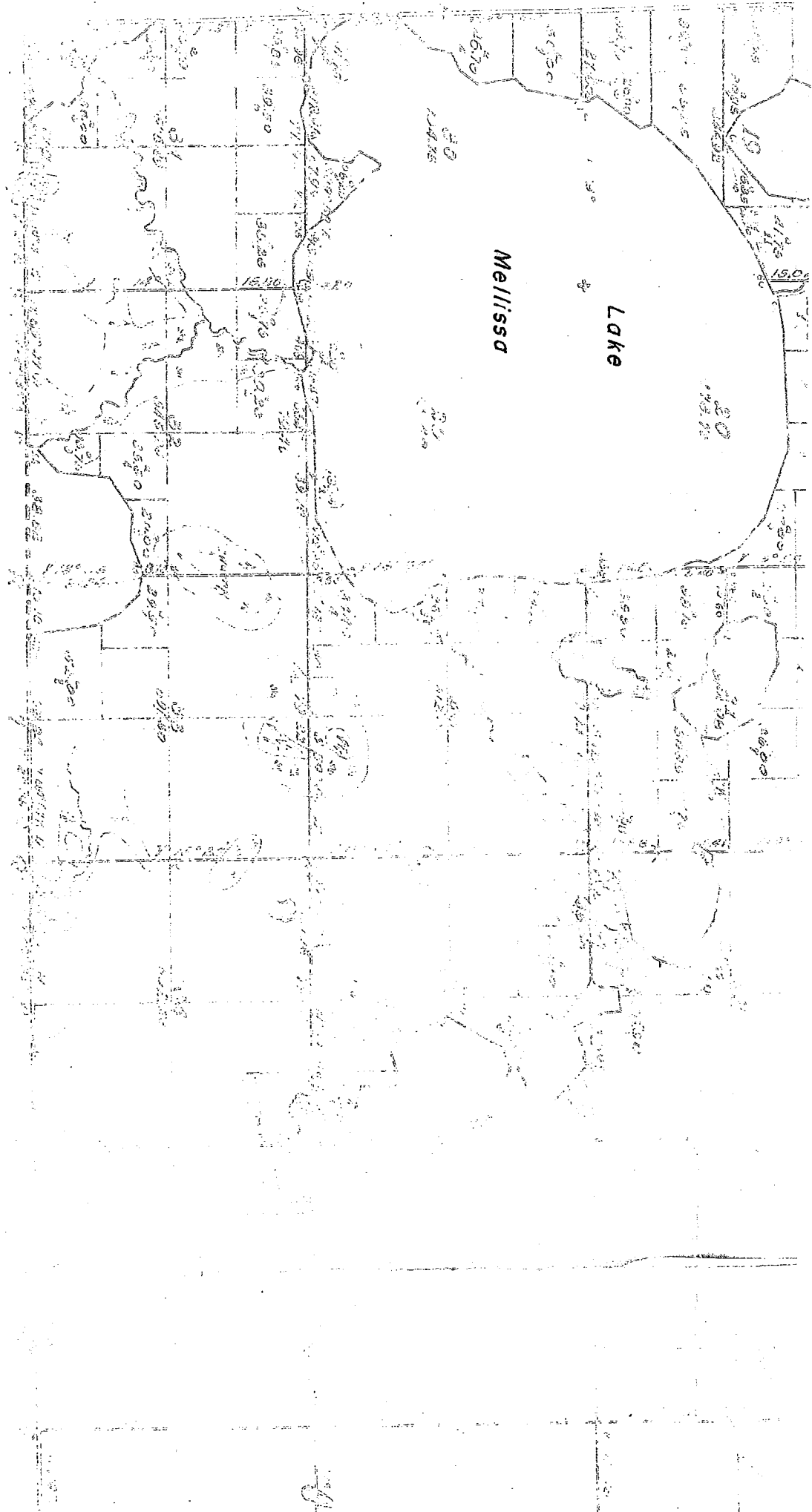
70.000
-100001
P.O. 597
D.L

Tax Statements for the real property described
in this instrument should be sent to:

Dallas D. & Jackie L. Neseemeier
Route 1, Box 6
Casselton, ND 58012

This instrument was drafted by
IRVINE, RAMSTAD, BRIGGS & KARKELA, PA.
P.O. Box 683 - 114 West Holmes St.
Detroit Lakes, Minnesota 56502
(CJR/njm)

RITA A. THOMPSON, CO. TREAS.
MAY 13 1993 RECEIPT # 4280-3
BECKER COUNTY DEED TAX
MAY 13 1993 AMT. PD. \$ 214.50



Mellissa
Lake

11

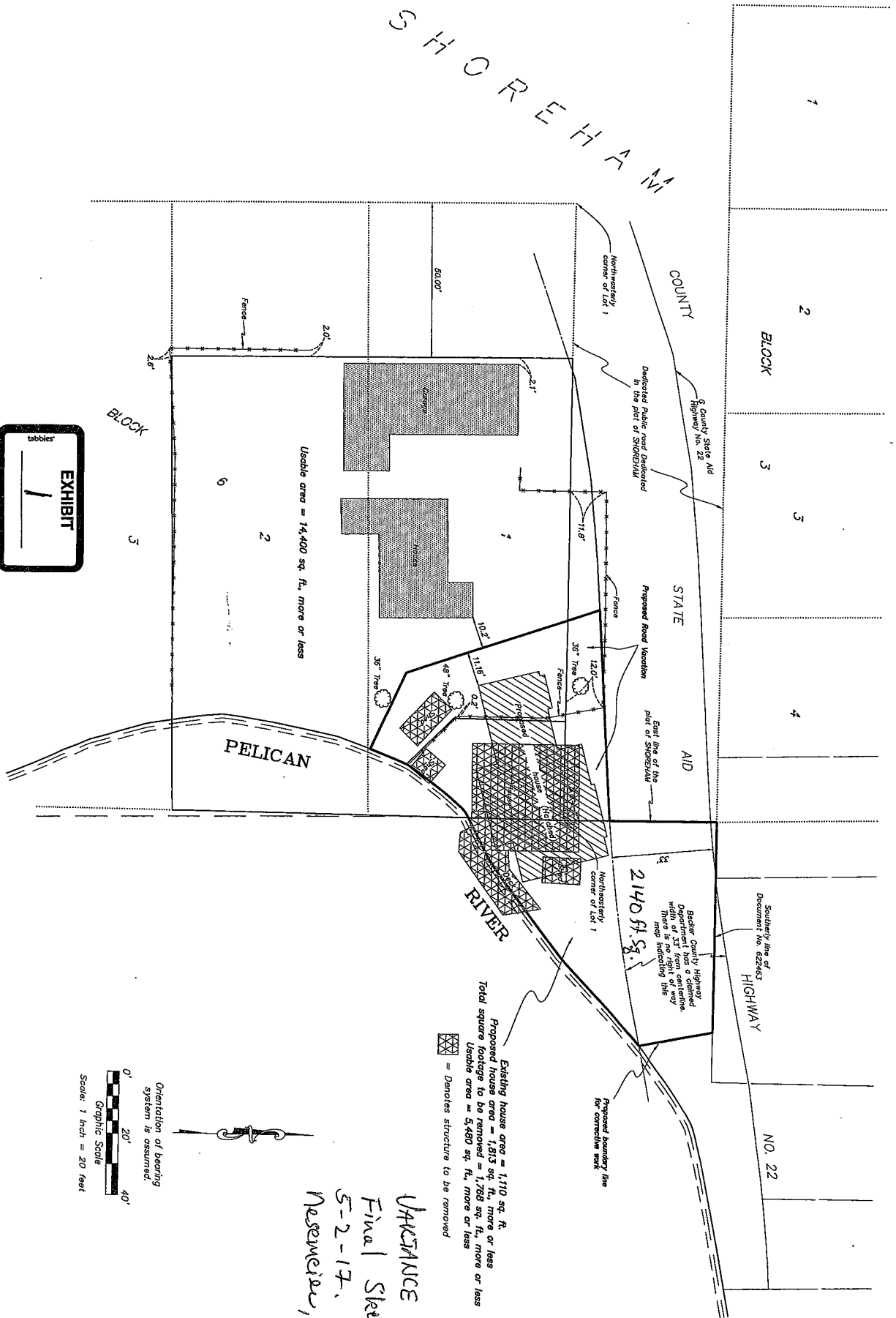


EXHIBIT
1

URKINANCE Application
Final Sketch Plan
5-2-17,
Reseismic, Dallas + Tnd

Existing house area = 1,110 sq. ft.
Proposed house area = 1,813 sq. ft., more or less
Total square footage to be removed = 1,768 sq. ft., more or less
Usable area = 5,480 sq. ft., more or less
⊗ = Denotes structure to be removed



Shoreham

BECKER CO., MINNESOTA.

"Shoreham" is composed of Lot Number 11, Section 19, Township 138, Range 41, West of the 5th Principal Meridian and Surveyed this 14th day of April A. D. 1890.

I, the undersigned Proprietor of the following described tract of land lying and being in the County of Becker and State of Minnesota described as follows to-wit: Lot Number 11 of Section 19, Township 138, Range 41, West of the 5th Principal Meridian, have caused the same to be Surveyed and layed out as shown and represented on the annexed Plat, and have also caused the said Plat to be hereon made to the end that the same may be recorded according to the Statutes in such case made and provided.

In Presence of
S. D. Ensign
H. H. Potter.

E. G. Holmes. (Seal.)

State of Minnesota, }
County of Becker. } ss.

Be it remembered that on this 29th day of April A. D. 1890, personally came before me, E. G. Holmes, to me well known to be the person who executed the annexed Plat and the certificate thereon and acknowledged that he executed the same as his act and deed and to the end that the same might be recorded by law.

S. D. Ensign, Notary Public
in and for Becker Co.,
Minnesota.



State of Minnesota, }
County of Becker. } ss.

I hereby certify that the annexed is a plat of Shoreham as surveyed by me on this 14th day of April A. D. 1890.

Chas. H. Sturtevant.

State of Minnesota, }
County of Becker. } ss.

Be it remembered that on this 28th day of April A. D. 1890, personally came before me Chas. H. Sturtevant, to me well known to be the identical person who made the annexed plat and acknowledged the same to have been made from actual Survey and to be correct to the best of his knowledge and belief.

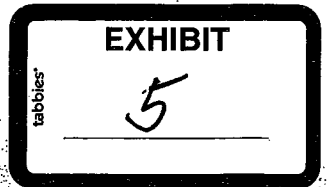
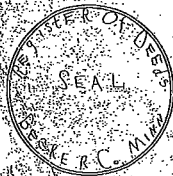
Hans Hanson,
Register of Deeds,
Becker Co., Minn.



Office of Register of Deeds, }
County of Becker, Minn. } ss.

I hereby certify that the within instrument was filed in this Office for record on the 29th day of April A. D. 1890, at 12 o'clock M. and was duly recorded in Book A. of Plats, page 36.

Hans Hanson,
Register of Deeds.



112

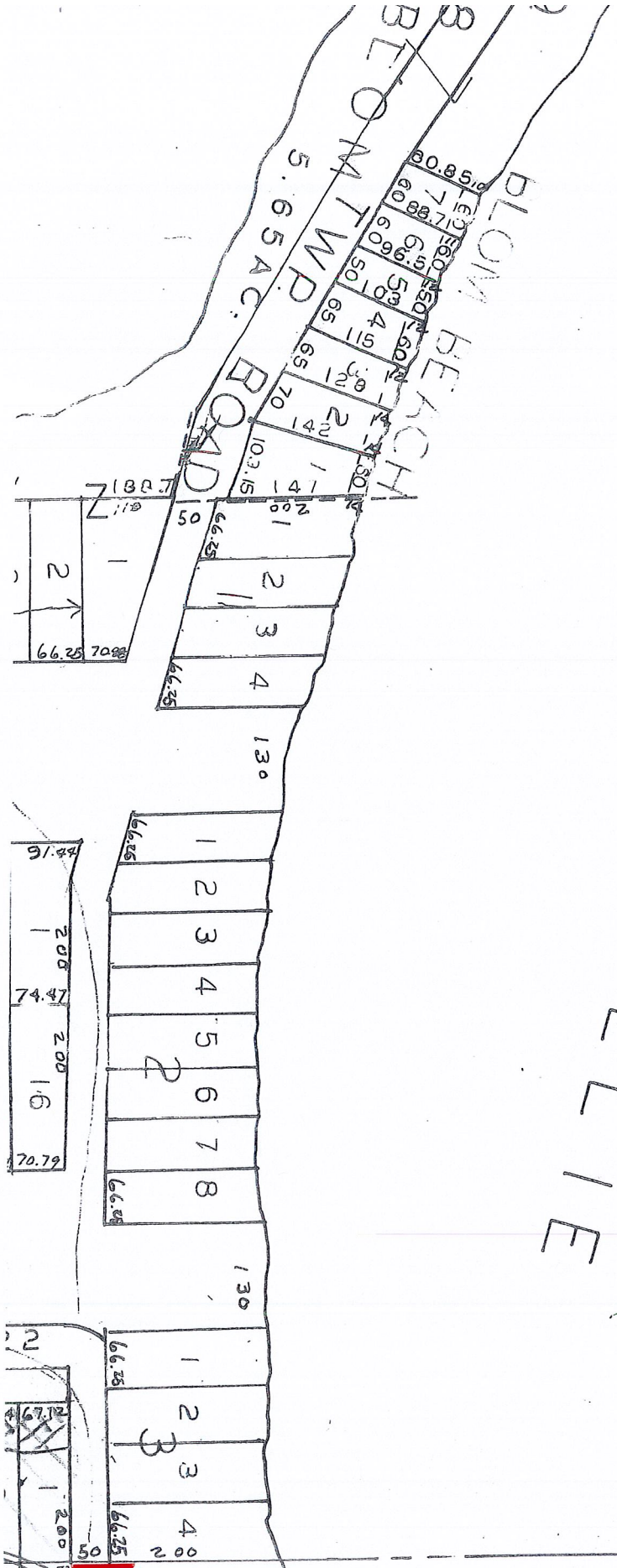
NE 1/4 SEC. 19 - 138 - 41

365

366

L A K E

S A L L I E



tabbies

EXHIBIT

6

Subject

LAKE

LOT 18-241

JOHN I. MUNSON
4.7 AC.

IRIE MUNSON
5.35 AC.

GOV'T. LOT 18-240

368

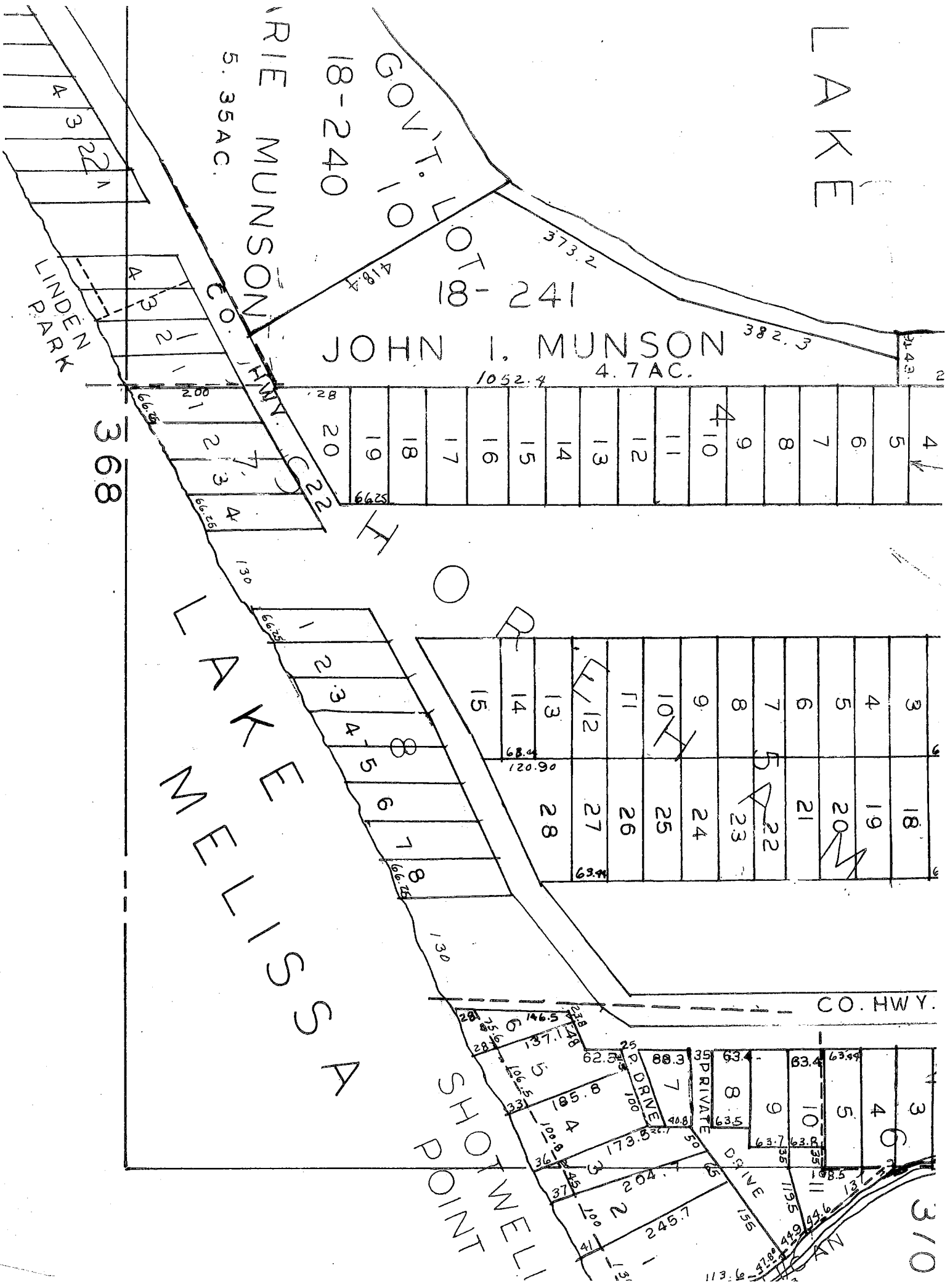
LINDEN PARK

LAKEMELISSA

SHOTWELL


CO. HWY.

310



Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	191794000 GIS Map 
Property Address:	24017 CO HWY 22 DETROIT LAKES
Owner Name:	DALLAS D & JACKIE L NESEMEIER
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012
Legal Description:	Section 19 Township 138 Range 041 SHOREHAM 138 41 Block 006 PT LOTS 1,2 BLK 6 SHOREHAM: LESS W 50' & LESS PT: COMM NE COR LOT, W 32', S 36', SE AT 45DEG ANGLE TO W SHORE PEL RIV NE AL W SHORE TO E LN LOT 1, N TO POB. STATE DEED 151352 08-09-1976 STATE DEED 151353 08-09-1976

Valuation & Taxation top ▲			
Tax Assessment Year	2016 Values	2015 Values	2014 Values
Estimated Building & Improvements Value	\$130,700	\$117,900	\$108,400
Estimated Land Value	\$56,000	\$56,000	\$56,000
Estimated Machinery Value			
Total Estimated Value	\$186,700	\$173,900	\$164,400
Tax Payable Year	2016 Payable		2015 Payable
Taxable Market Value		\$173,900	\$164,400



Tax Details - please see statement	2016 Statement	2015 Statement
Total Tax Levied	\$1,394.00	\$1,306.00
Total Payments	-\$1,394.00	-\$1,306.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

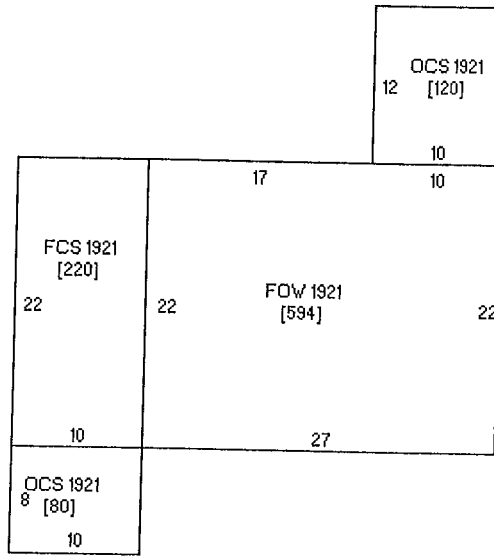
Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions	Plat of Shoreham	

Land Information				top ▲
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	97		.4	
Allocation # 1 : SRR - Non-Homestead				
Description	Flags		Size	
DEV RIVER FT 190107			1 UT	
RIVER FF 190108			97 FF	
WATER/SEWER/ELEC HK 601420			1 UT	
PRIMITIVE SITES-RE 604714			1 UT	
LAKESHORE AC-NO VALU 199998			0.4 AC	

Residential Buildings		top ▲
Allocation # 1 : SRR - Non-Homestead		
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1921	

Bldg Style	1 1/2 Story Frame
Arch Style	1.25 Story
Area	1429.8 SqFt
Condition	Excellent
Basement	Full
Heating	FHA - Oil
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	4
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1921
Style	1 Story Frame
Area SF	220
Condition	Excellent
Bsmnt SF	0
Heat	FHA - Oil
AC	No
Attic SF	0

Addition # 2	
Year Built	1921
Style	1 Story Frame
Area SF	120
Condition	Excellent
Bsmnt SF	0
Heat	FHA - Oil
AC	No

Attic SF	0
Addition # 3	
Year Built	1921
Style	1 Story Frame
Area SF	80
Condition	Excellent
Bsmnt SF	0
Heat	FHA - Oil
AC	No
Attic SF	0

Plumbing	
Style	Count
Full Bath	1
Extra Fixture	2

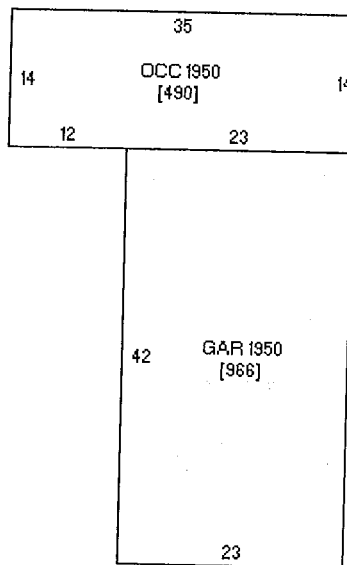
Decks & Patios	
Style	Area SF
Concrete Patio-Low	522
Wood Deck-Med	90

Res Bldg # 2 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1950
Bldg Style	1 Story Brick
Arch Style	Rambler
Area	490 SqFt
Condition	Above Normal
Basement	Slab
Heating	No

AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Other
Int Walls	Drywall
Floor	None
Rms Above Ground	1
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1950
Style	Att Brick
Area SF	966
Condition	Very Good

Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
No Bathroom	1

Yard Items

[top ▲](#)

Allocation # 1 : SRR - Non-Homestead

Yard Item # 1 details:

Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	16.00
Area	128 Square Feet

Yard Item # 2 details:


Descr	Paving - Asphalt
Year Built	1996
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,200 Square Feet

Pricing	Average
Lighting	None

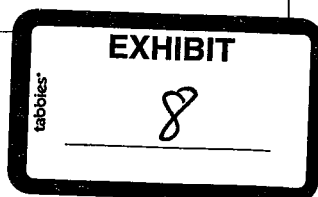
Sales Information top ▲			
Sale Date: 2/15/2011 - Property Type: Seasonal Rec. Residential			
Buyer	NESEMEIER, DALLAS D & JACKIE L	Seller	GEORGE W HAUGO REVOCABLE TRUST
Sale Price	\$196,000	Ins Type	Warranty Deed
Adj Sale Price	\$196,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 12/1/2004 - Property Type: Residential (< 4 Units)			
Buyer	HAUGO, GEORGE W & MARY L	Seller	HILDEGRAND, LEONARD W & EDWEDGE T
Sale Price	\$80,000	Ins Type	Warranty Deed
Adj Sale Price	\$80,000	Q/U	Q
Adj Reason		Q/U Reason	Not on market

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [New Search](#)

Summary	
Parcel Number:	191793000 GIS Map 
Property Address:	
Owner Name:	DALLAS D & JACKIE L NESEMEIER
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012
Legal Description:	Section 19 Township 138 Range 041 SHOREHAM 138 41 Block 006 BEG AT NE COR LOT 1, TH W 32' S 36' SELY TO W BANK PELICAN RIVER & N TO BEG STATE DEED 151352 08-09-1976

Valuation & Taxation top ▲			
Tax Assessment Year	2016 Values	2015 Values	2014 Values
Estimated Building & Improvements Value	\$32,200	\$27,600	\$25,600
Estimated Land Value	\$35,900	\$35,900	\$35,900
Estimated Machinery Value			
Total Estimated Value	\$68,100	\$63,500	\$61,500
Tax Payable Year	2016 Payable	2015 Payable	
Taxable Market Value	\$63,500	\$61,500	
Tax Details - please see statement	2016 Statement	2015 Statement	
Total Tax Levied	\$488.00	\$466.00	



Total Payments	-\$488.00	-\$466.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

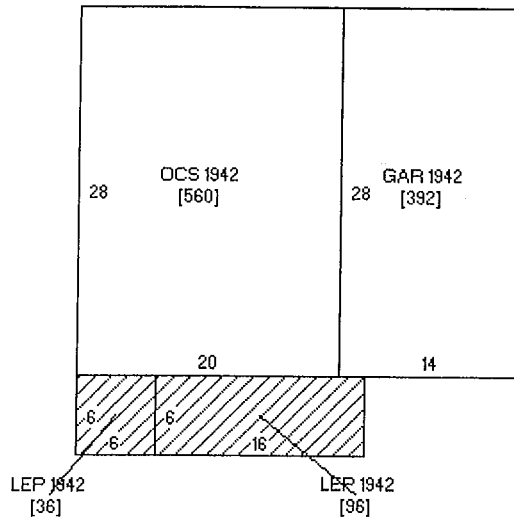
Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions	Plat of Shoreham	

Land Information				top ▲
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
Allocation # 1 : SRR - Non-Homestead				
Description	Flags	Size		
DEV RIVER FT 190107		1 UT		
WATER/SEWER/ELEC HK 601420		1 UT		

Residential Buildings		top ▲
Allocation # 1 : SRR - Non-Homestead		
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1942	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	560 SqFt	
Condition	Normal	
Basement	Crawl	
Heating	No	

AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	None
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1942
Style	Att Frame
Area SF	392
Condition	Above Normal
Bsmnt SF	0

Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	96
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	36
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	1

Yard Items top ▲	
Allocation # 1 : SRR - Non-Homestead	
Yard Item # 1 details:	
Descr	Shed
Year Built	1996
Item Count	1

Condition	Below Normal
Type	Frame
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet

Yard Item # 2 details:	
Descr	Shed
Year Built	1996
Item Count	1
Condition	Poor
Type	Frame
Pricing	Low
Width	8.00
Length	8.00
Area	64 Square Feet

Yard Item # 3 details:	
Descr	Paving - Concrete
Year Built	2001
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	800 Square Feet
Pricing	Average
Lighting	None

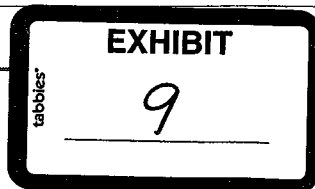
Becker County Parcel Information

Values & Zoning Land
 Taxes Info Info

New
 Search

Summary	
Parcel Number:	190409000 GIS Map
Property Address:	
Owner Name:	DALLAS D & JACKIE L NESEMEIER
Owner Address:	3227 156TH AVE SE CASSELTON ND 58012
Legal Description:	Section 20 Township 138 Range 041 COM AT NE COR LOT 1 BLK 6 SHOREHAM TH S TO PELICAN RIVER NLY & ELY TO S LN HWY & WLY AL HWY TO BEG

Valuation & Taxation				top ▲
Tax Assessment Year	2016 Values	2015 Values	2014 Values	
Estimated Building & Improvements Value				
Estimated Land Value	\$6,400	\$11,500	\$11,500	
Estimated Machinery Value				
Total Estimated Value	\$6,400	\$11,500	\$11,500	
Tax Payable Year	2016 Payable		2015 Payable	
Taxable Market Value	\$11,500		\$11,500	
Tax Details - please see statement	± 2016 Statement		± 2015 Statement	
Total Tax Levied	\$100.00		\$100.00	
Total Payments	-\$100.00		-\$100.00	
Unpaid Balance	\$0.00		\$0.00	



No prior years unpaid.

Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions		

Land Information				top ▲
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	80		.09	
Allocation # 1 : SRR - Non-Homestead				
Description	Flags	Size		
RIVER FF 190108		80 FF		
LAKESHORE AC-NO VALU 199998		0.09 AC		

Google Maps 24045 Co Hwy 22

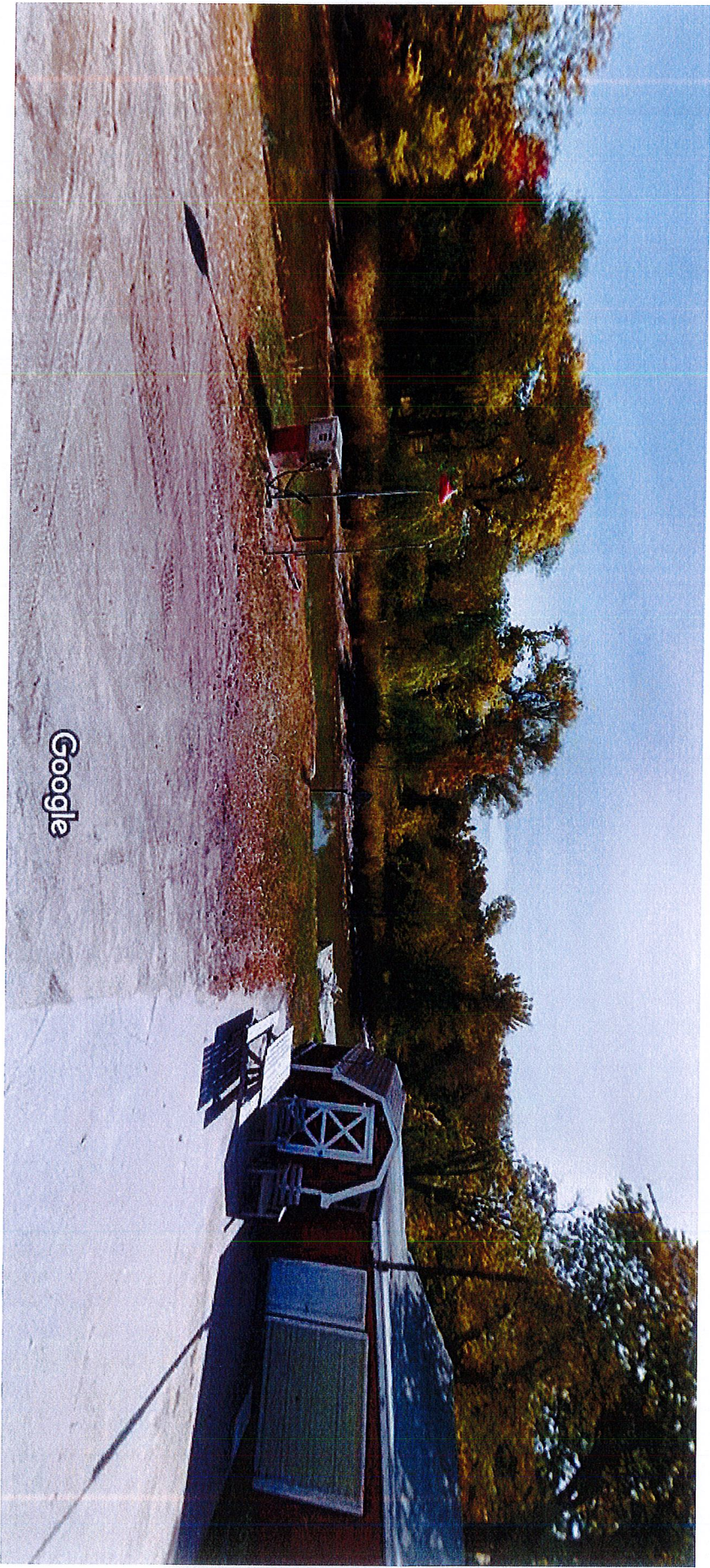


Image capture: Sep 2012 © 2017 Google

Detroit Lakes, Minnesota

Street View - Sep 2012



EXHIBIT

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Google Maps 24045 Co Hwy 22

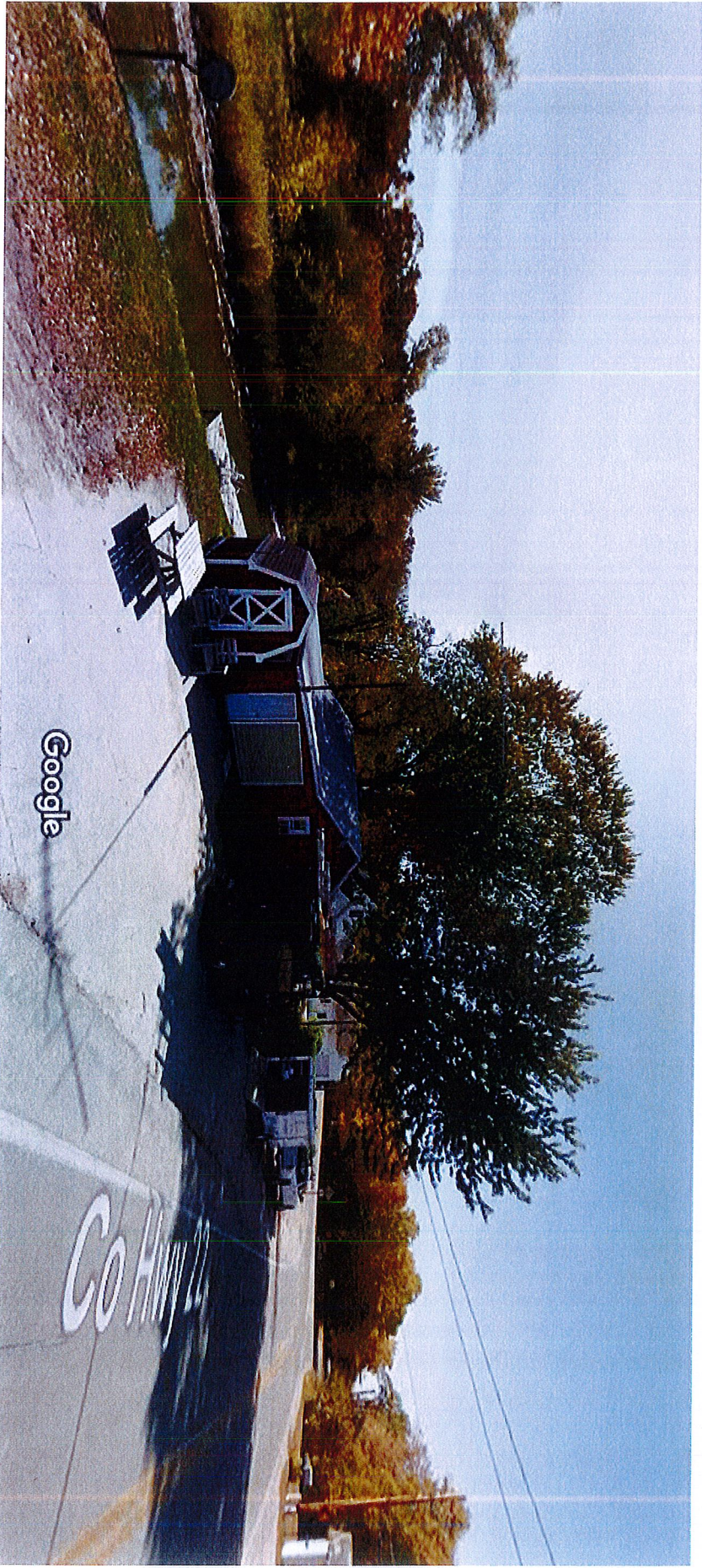
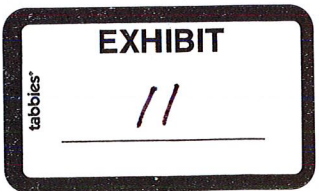


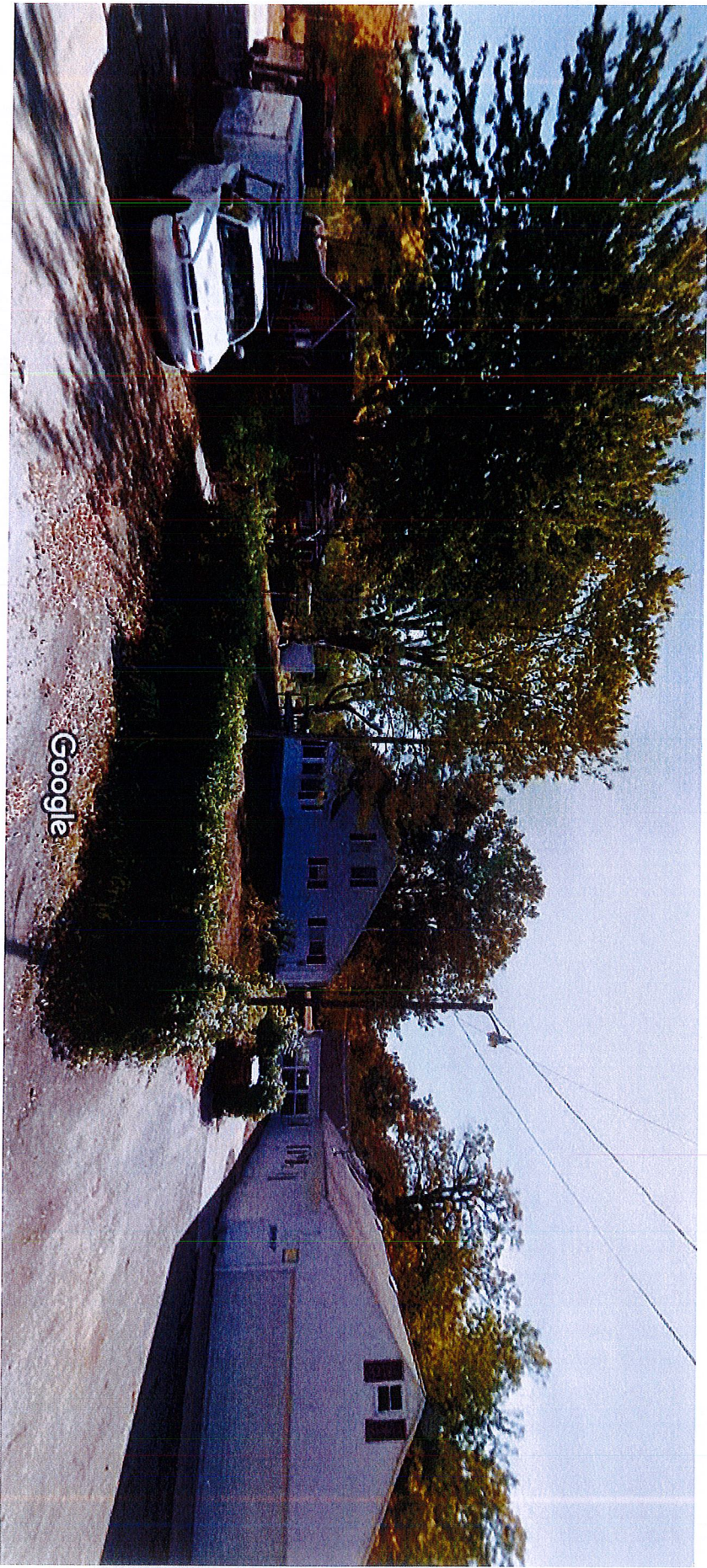
Image capture: Sep 2012 © 2017 Google

Detroit Lakes, Minnesota

Street View - Sep 2012



Google Maps 24013 Co Hwy 22



Detroit Lakes, Minnesota

Street View - Sep 2012



Image capture: Sep 2012 © 2017 Google





STREET VIEW

EXHIBIT
13

FEB 20, 2017

NESEMEIER COTTAGE HOME

Arch. Index

- C1.0 COVER PAGE
- T1.0 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 ROOF PLAN
- AA.1 ROOF PLAN 3D
- AA.1 WINDOW ELEVATION
- AA.1 WINDOW ELEVATION
- AA.1 1ST FLOOR
- A5.1 R.C.P./LIGHTING PLAN
- A5.2 2ND FLOOR
- A5.2 R.C.P./LIGHTING PLAN
- A7.0 INTERIOR ELEVATIONS

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STUDIO
ARCHITECTURAL PARTNERS

www.mevoldstudio.com
Jeri Mevold - Design Architect
(717) 360-2528
jmevold@mevoldstudio.com

BACK RIVER VIEW



EXHIBIT

14

tabbies

FEB 20, 2017

NESEMEIER COTTAGE HOME

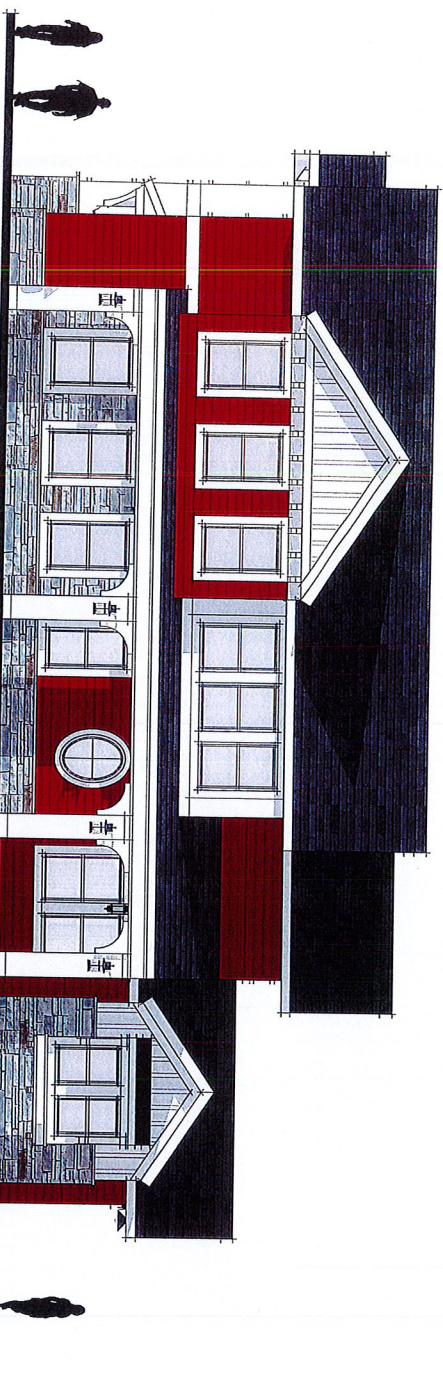
Arch. Index

- C1.0 COVER PAGE
- T1.0 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 ROOF PLAN
- A4.1 ROOF PLAN 3D
- A4.1 WINDOWS - DOORS INTERIOR ELEVATION
- A5.1 1ST FLOOR R.C.P. / LIGHTING PLAN
- A5.2 2ND FLOOR R.C.P. / LIGHTING PLAN
- A7.0 INTERIOR ELEVATIONS

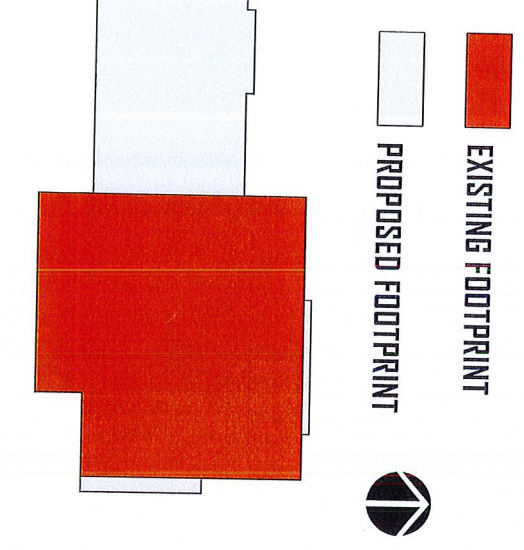
MEVOLD
STUDIO
ARCHITECTURE INC.
www.mevoldstudio.com
Jan Mevold - Design Architect
(+1) 704.308.2938
jmevold@mevoldstudio.com



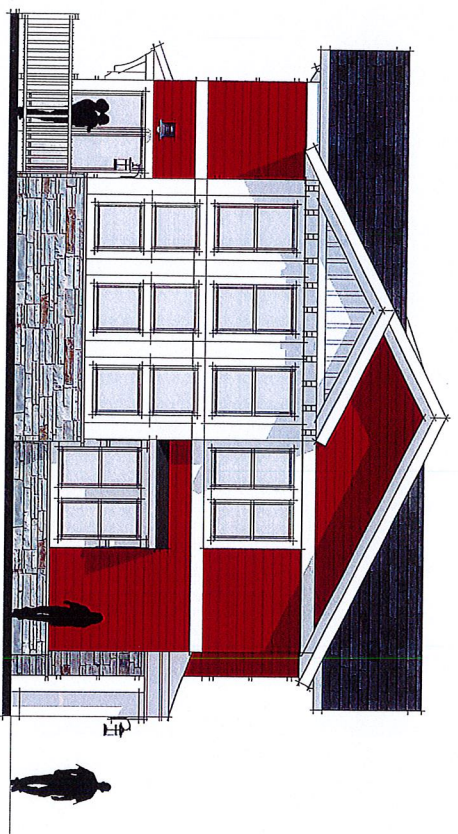
FEB 20, 2017



NORTH ELEVATION - STREET



EAST ELEVATION

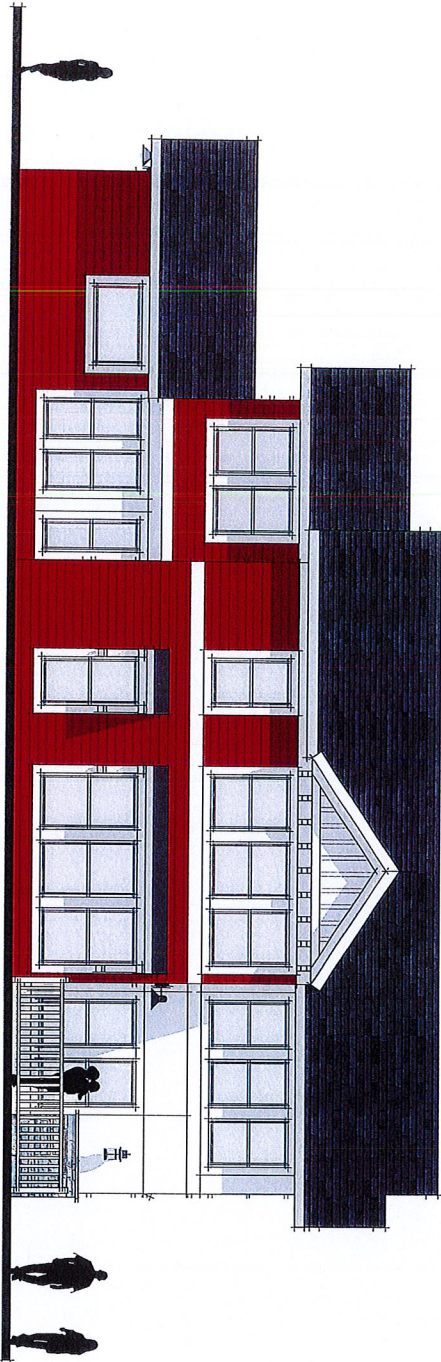


NESEMEIER COTTAGE HOME

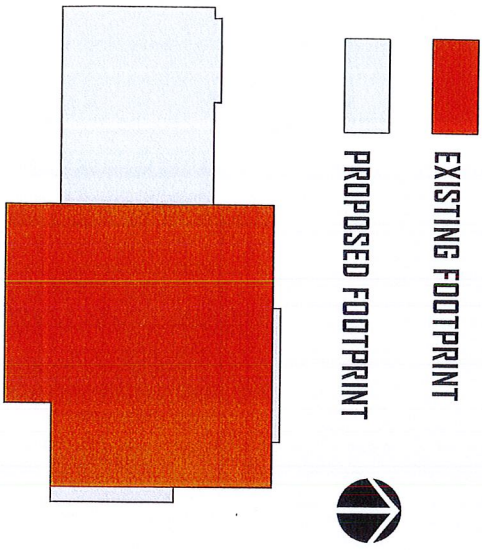
Arch. Index

- C1.0 COVER PAGE
- T1.0 SITE PLAN
- T1.1 FIRST FLOOR PLAN
- T1.2 SECOND FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A4.0 ROOF PLAN
- A4.1 ROOF PLAN 3D
- M4.1 WINDOWS - DOORS
- INTERIOR ELEVATION
- A5.1 1ST FLOOR
- A5.2 2ND FLOOR
- R.C.P. / LIGHTING PLAN
- A7.0 INTERIOR ELEVATIONS

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Jim Mevold - Design Architect
(+1) 781.508.2938
jmevold@mevoldstudio.com



SOUTH ELEVATION



EXISTING FOOTPRINT

PROPOSED FOOTPRINT

WEST ELEVATION



NESEMEIER COTTAGE HOME

FEB 20, 2017

Arch. Index

- C1.0 COVER PAGE
- T1.0 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 ROOF PLAN
- A4.1 ROOF PLAN 3D
- A4.1 WINDOWS - DOORS
- A4.1 INTERIOR ELEVATION
- A5.1 1ST FLOOR
- A5.1 R.C.P. / LIGHTING PLAN
- A5.2 2ND FLOOR
- A7.0 R.C.P. / LIGHTING PLAN
- A7.0 INTERIOR ELEVATIONS

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(+1) 701.386.2938
jmevold@mevoldstudio.com



Community Development Bank
FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

comdevbank.com



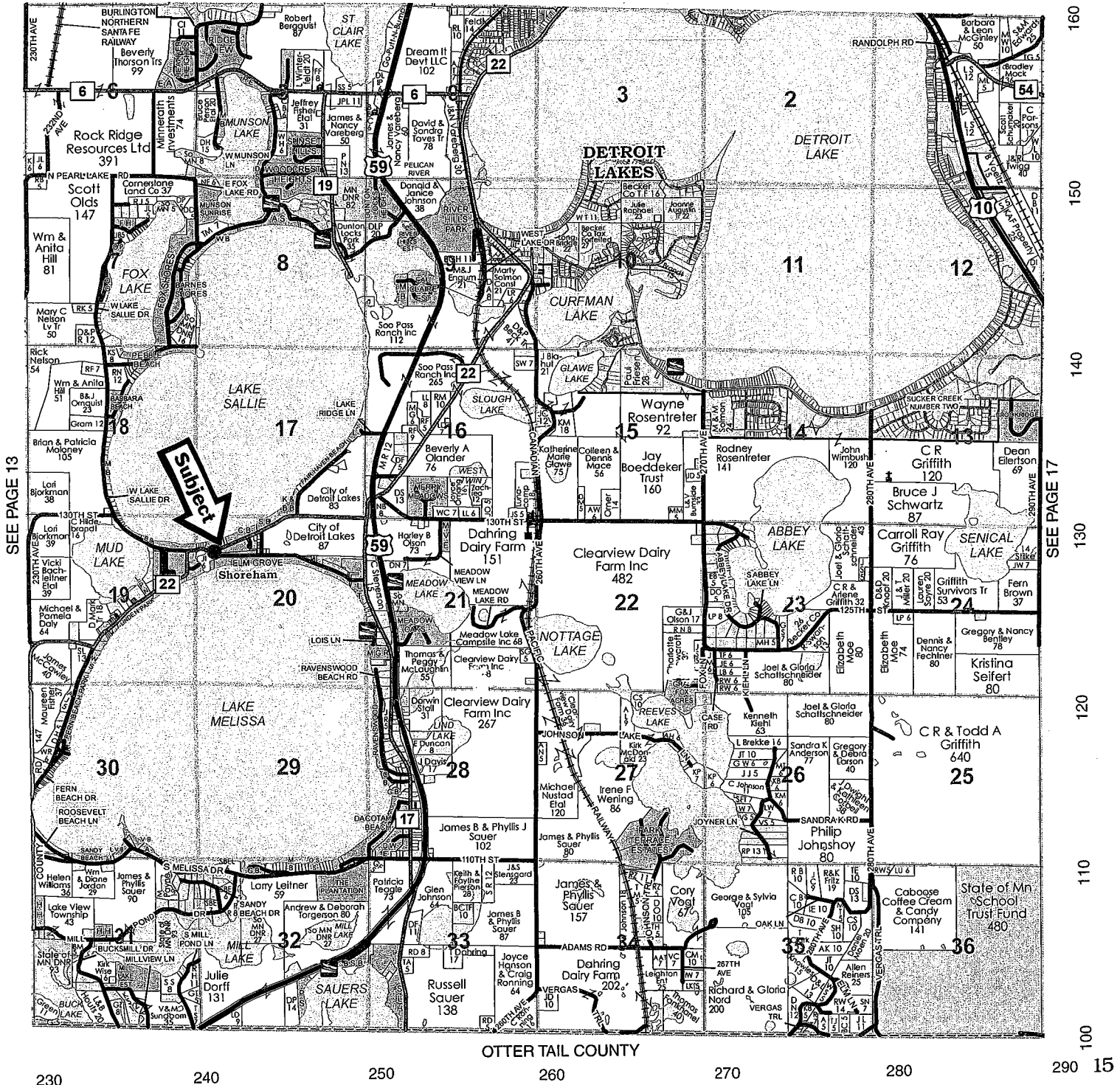
Lake View

Township 138N - Range 41W

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SEE PAGE 31



230 240 250 260 270 280 290 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, June 08, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

APPLICANT: Frank Thompson
15578 Maple Ridge Road
Audubon, MN 56511

Project Location: 15578 Mape Ridge Road, Audubon

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a(n) storage shed 40 feet from the road, 40 feet from the side property line, 36 feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW on a recreational developmental lake..

LEGAL LAND DESCRIPTION: Tax ID number: 170968000 Little Cormorant
MAPLE RIDGE BCH 2ND; Section 04, TWP 138, Range 42, Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.

3. Without a variance, is the owner deprived of reasonable use of the property? (yes) (no)

Explanation: Yes. Request seems to be reasonable use of the residential lot.

4. Is the alleged practical difficulty due to circumstances unique to this property? (yes) (no)

Explanation: Yes. The lot is irregular in shape.

5. Were the circumstances causing the practical difficulty created by someone or something other than the landowner or previous landowner? (yes) (no)

Explanation: Yes. Existing lot of record.

6. Will the issuance of the variance maintain the essential character of the locality? (yes) (no)

Explanation: Yes it is in a residential area.

7. Does the alleged practical difficulty involve more than economic considerations? (yes) (no)

Explanation: Yes. Property is lot of record not meeting setback standards.



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) FRANK R. Last Name Thompson
Mailing Address 15578 Maple Ridge Road City, State, Zip Audubon, MN 56511
Phone Number 701-361-6099 Project Address: Same
Parcel number(s) of property: 17.0968.000 Sect - Twp - Range: 04-138-42
Township Name: Lake Eunice Legal Description: _____

Why is the variance being requested? (Mark all sections that apply)

- Setback Issues _____ Lot size not in compliance with minimum standards
 Alteration to non-conforming structure _____ Topographical Issues (hills, slopes, bluffs, wetlands)
 Other

Please provide a brief description detailing the above variance request:

Want to put storage shed on property. Need it for storage of lawn mowers & yard equipment. We can't meet the ~~min~~ the set back rules, it will be some distance from lake & house.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 36 feet
 Lot Line Proposed Distance (setback) 40 feet
 Road Right of Way (ROW) Proposed Distance (setback) 40 feet
Type of Road [] Township [] County [] State
 Crest of bluff Proposed Distance (setback) _____ feet
 Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
_____ %

- Was the lot recorded prior to 1971? Yes No
Was the lot recorded between 1971 & 1992? Yes No
Was the lot recorded after 1992? Yes No
Will this be a new lot split? Yes No

- What is the current square footage of the structure? Proposed 12x14 ft
What is the proposed addition square footage? _____
What is the current height of the structure? 6 ft
What is the proposed height of the structure? 6 ft
Is there a basement to the structure? no
Will the proposed addition have a basement? no
Will the roofline of the existing structure be changed? no
Will the main structural framework of the structure be altered? no
What is the current percentage of lot coverage? 19.8
What is the proposed percentage of lot coverage? 20.72



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes [X] No () Why or why not?

- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes [X] No () Why or why not?

- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes [X] No () Why or why not?

- 4) In your opinion, are there circumstances unique to the property?
Yes () No [X] Why or why not?

_____ *Surrounding neighbors have Storage sheds* _____

- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes [X] No () Why or why not?

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: *Frank R. Thompson* Date: *4-24-2017*

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator

Date application received 4/24/17 Received By: Vivian Assigned To: Osta
Patty

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
				TOTAL SQ FT:	_____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: 326.00 + Cormorant Surcharge _____ + Fines _____ = Total Fees 326.00

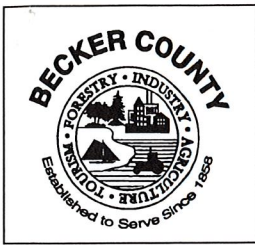
Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____
Application is hereby **DENIED** based on the fact that _____
by order of: _____ as of this date _____

Receipt Number 234420-646912 Date Paid 4/25/17

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Application for Site Permit
Becker County Planning and Zoning
 915 Lake Ave, Detroit Lakes, MN 56501
 Phone: 218-846-7314 Fax: 218-846-7266
 www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s) 17.0968.000	Property (E911) Address 15578 Maple Ridge Road	**911 Address Needed Audubon, MN 56511	Legal Description
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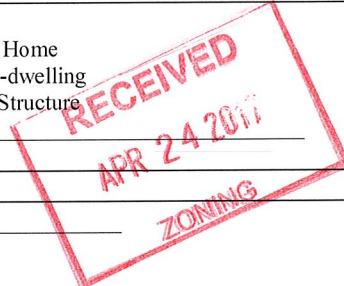
Lake/River Name LITTLE CORMORANT RD	Lake/River Class RD	Township Name LAKE EUNICE	Section 04	TWP No. 138	Range 042
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Property Owner Last Name Thompson	Property Owner First Name FRANK	Mailing Address 15578 Maple Ridge Rd	Phone 218-443-0421
Contractor Name Lic #	Judith	Audubon, MN, 56511	701-361-6099

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input checked="" type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to _____



Onsite Water Supply Deep Well () Shallow Well Well Depth _____
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System + DEAIN Field
 Type of System **septic system** Date of Installation **2003** Last Date Certified **2015**
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland **Riparian** () Non Riparian Non Shoreland

Lot Area **17,860** sq ft or _____ acres Water Frontage **200** ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY			House		1404
GARAGE	32 x 26	832	Addition	26 x 13	338
CONCRETE DRIVE	24 x 40	960			
Proposed STORAGE shed	12 x 14	168			
			Total Impervious Material		

Impervious Lot Coverage $\frac{3702}{17,860} \times 100 = 20.72\%$

Topographical Alteration/Earth moving

None () 10 cubic yards or less () 11-50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		\$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

12 x 19

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft (X) Storage Shed <u>12</u> ft x <u>14</u> ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line <u>40</u> ft & Rear Lot Line <u>4</u> ft	Setback to Road Right of Way <u>40</u> ft	\$ _____
Setback to Bluff _____	Type of road <u>Township</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>36ft</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10 plus ft</u>	Setback to drainfield <u>10 plus</u>	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	

***Garages and storage sheds cannot contain amenities for independent human habitation**

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$ _____
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	

***Sleeping facilities or water supplies are not permitted in these structures**

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Frank R. Thompson
Signature

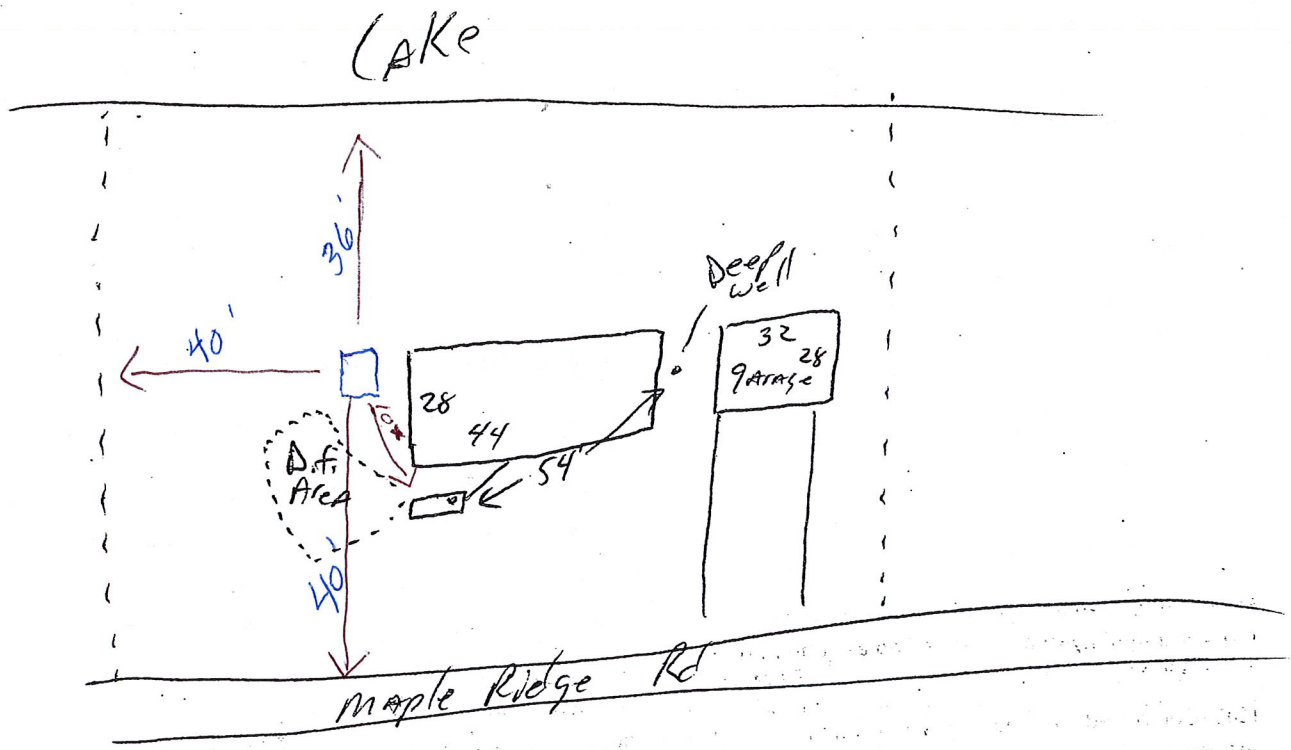
4-24-2017
Date

SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	"

Red Lee
15578 maple
Ridge
By DAVID Durr Rd
2228
10-23-15



Date application received 4/24/17 Received By: Vivian Assigned To: Kyle

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious on property
<u>DRIVEWAY</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Porch 260 Proposed
 DWM 1144 Sheet
 Patio 204 168
 Gar 832
 Gar 304
 CONC 960

3764 = 3932
17400
22.690

Total Impervious area on site _____ ÷ Total Lot area _____
100 = _____ % of proposed lot coverage

Additional notes: Pending variance approval

Application Fee: <u>50.00</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>50.00</u>
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Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Leighton broadcasting



A Marketing Company

"Serve, Connect and Celebrate Our Community"

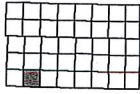
1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624



Lake Eunice

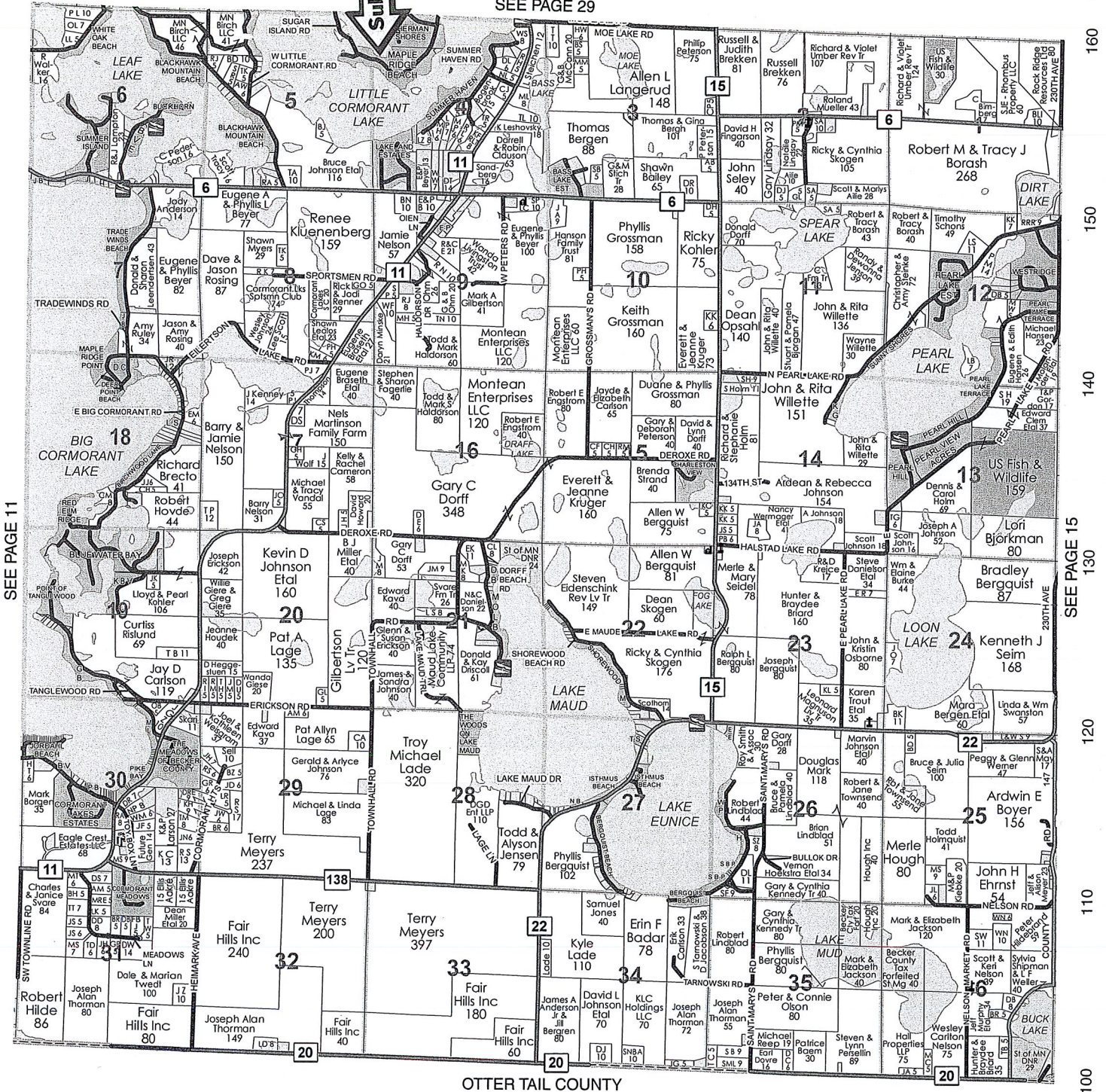
Township 138N - Range 42W

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Subject



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OTTER TAIL COUNTY