



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, July 13, 2017 @ 7:00 P.M.

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

APPLICANT: Roger & Kimberly Christianson  
2518 Parkview Drive  
Fargo, ND 58103

Project Location: 24393 Woodland Lane, Detroit  
Lakes, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage 6 feet from the property line, deviating from the required setback of 10 feet on a residential zoned property over 100 feet wide. Also requesting a variance to construct an addition to a dwelling twenty (20) feet from a bluff, deviating from the standard thirty (30) feet, due to setback and topographical issues. This application had been tabled from the May 13<sup>th</sup> 2017 meeting by the applicant.

LEGAL LAND DESCRIPTION: Tax ID number: 190785001 Lake Sallie

PT GOVT LOT 3 (AKA AUD LOTS 8, 9 & 10) BEG AT A PT ON CNTR RD 500' E, 2068.57' SW & 70.12' N OF N QTR COR SEC 8; TH NELY AL CNTR LN 146.34', TH SE 203.79' TO LK, TH SWLY AL LK TO PT SW OF POB, TH NLY 130.40' TO POB; Section 08, 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](mailto: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.

Becc 6-12-19



# 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) Roger, Kimberly Last Name Christianson  
 Mailing Address 2518 Parkview Drive City, State, Zip Fargo ND 58103  
 Phone Number 701-371-2233 Project Address: 24393 Woodland Lane  
 Parcel number(s) of property: 19.0785.001 Sect - Twp - Range: 08-138-041  
 Township Name: Lake View Legal Description: Auditors Lot 8, 9, 10 (part)  
of subdivision of Gov't lots 3-4

### 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 are requesting to have the garage 4' closer to property line set back to allow garage to be as far from road property line as possible. We are requesting the variance for the garage and cabin addition to be closer to the road property line as the original structure is now the same distance.

### 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) 5' feet
- Lot Line Proposed Distance (setback) 6' feet
- Road Right of Way (ROW) Proposed Distance (setback) 32', 33' feet
- Type of Road [] Township [ ] County [ ] State
- Crest of bluff Proposed Distance (setback) 20 1/2' 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? 592
- What is the proposed addition square footage? 444 to cabin, 624 garage
- What is the current height of the structure? 22
- What is the proposed height of the structure? 22
- 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-addition only
- Will the main structural framework of the structure be altered? No
- What is the current percentage of lot coverage? 8.9%
- What is the proposed percentage of lot coverage? 12%

**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 just a couple feet less in setback due to attempting to get garage a far away from road as possible. We are also keeping the cabin addition as equal to the current road/lot pins as the existing structure is
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
The intent we have is to do as minimal addition and garage size as possible to avoid disruption to the landscape, keep the lot as pervious as possible, and avoid an overbuilt lot
- 3) In your opinion, does the proposal put property to use in a reasonable manner?  
Yes (X) No ( ) Why or why not?  
The garage is 75% on the current impervious gravel, the overall impervious is much below requirement and the addition is actually 2' further from lot boundary than the current structure is
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
The road intersects the property diagonally, with the useable lot partially 4' higher than the road surface, plus there is a bluff to the opposite side
- 5) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?  
The physical structure and design will remain consistent with the current 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.

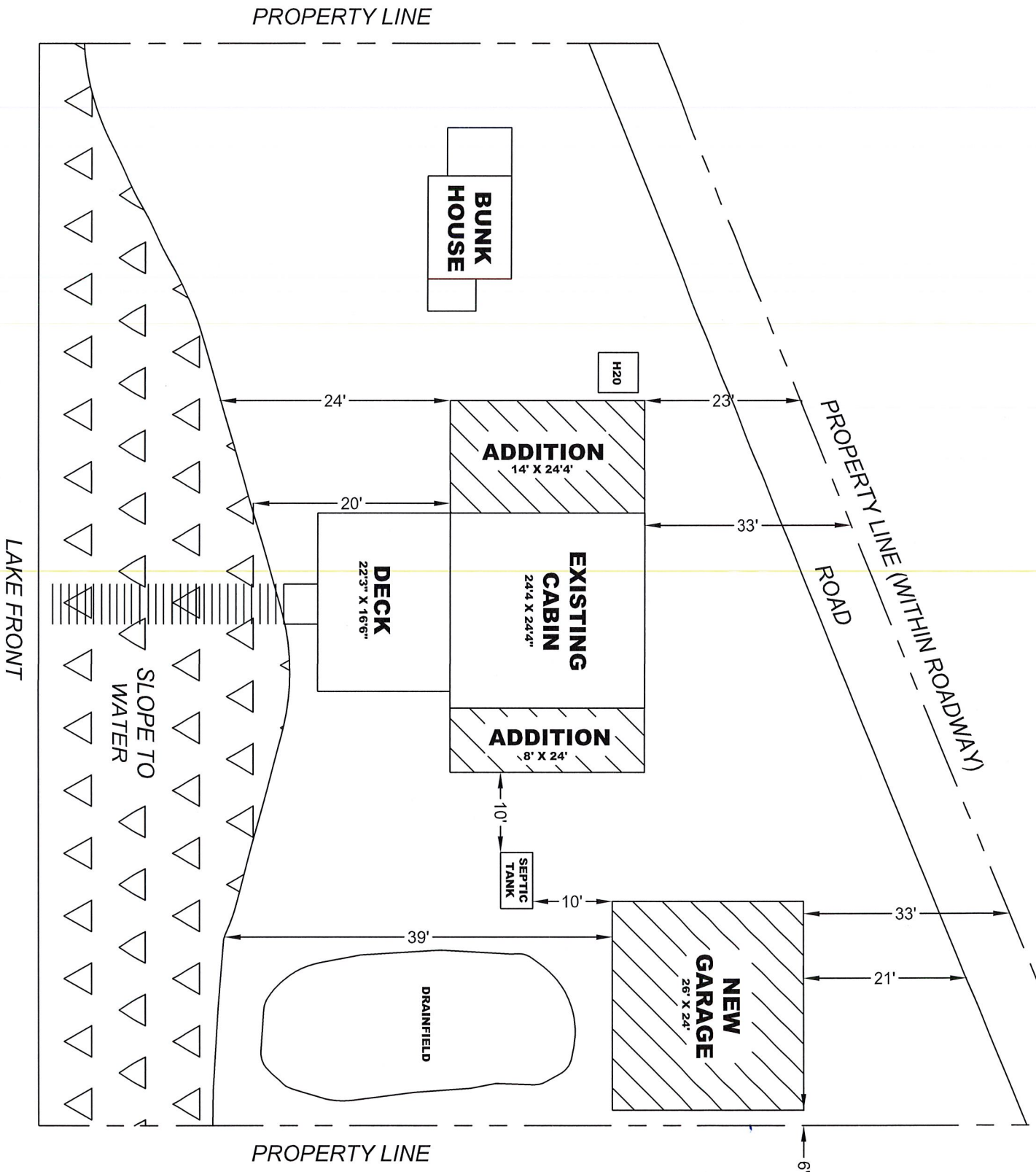
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

*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: *Kevin Eugene Rogn Christensen* Date: 6-10-17  
(Office Use)

Date Received \_\_\_\_\_ Accepted [ ] Incomplete Application [ ] Date \_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator



PROPERTY LINE

**BUNK HOUSE**

H2O

**ADDITION**  
14' X 24'4"

**DECK**  
22'3" X 16'6"

**EXISTING CABIN**  
24'4" X 24'4"

**ADDITION**  
8' X 24'

**SEPTIC TANK**

**DRAINFIELD**

**NEW GARAGE**  
26' X 24'

LAKE FRONT

SLOPE TO WATER

PROPERTY LINE (WITHIN ROADWAY)  
ROAD

PROPERTY LINE

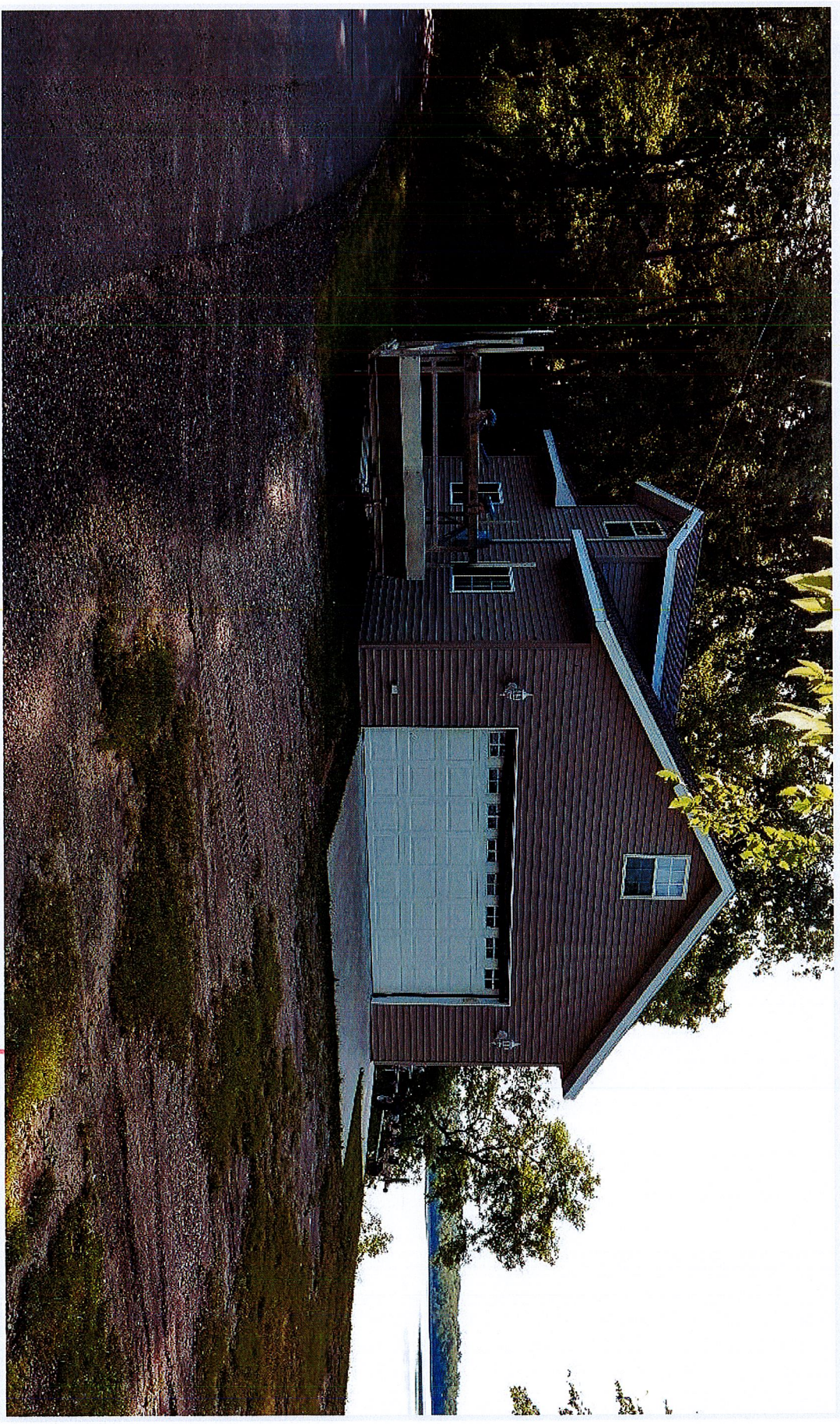
6'

Indicates where to look for lot pins  
that are marked with a yellow X  
in the roadway

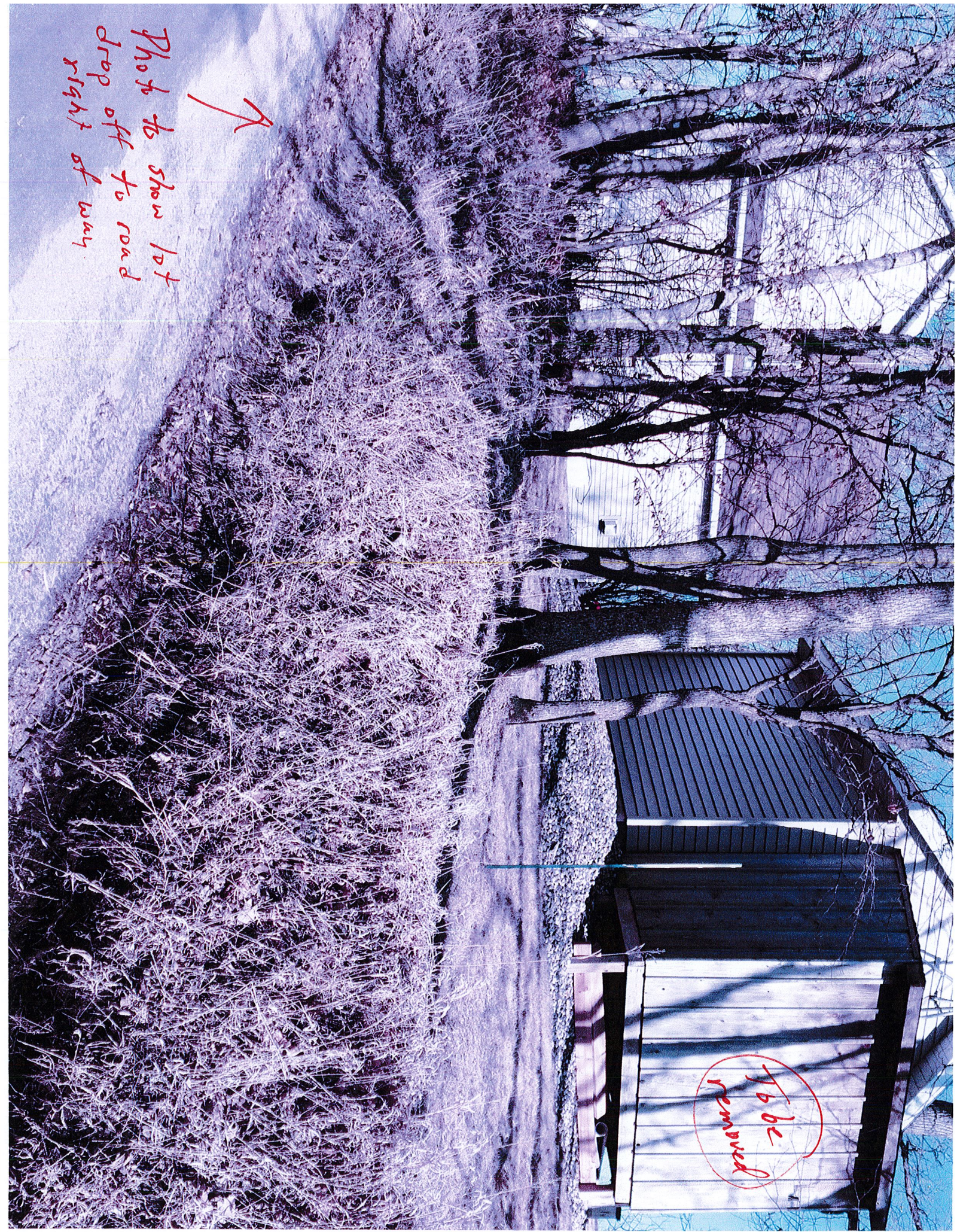


RECEIVED  
JUN 23 2017  
ZONING

Neighbors garage example: note door facing  
will set garage perpendicular to the road way



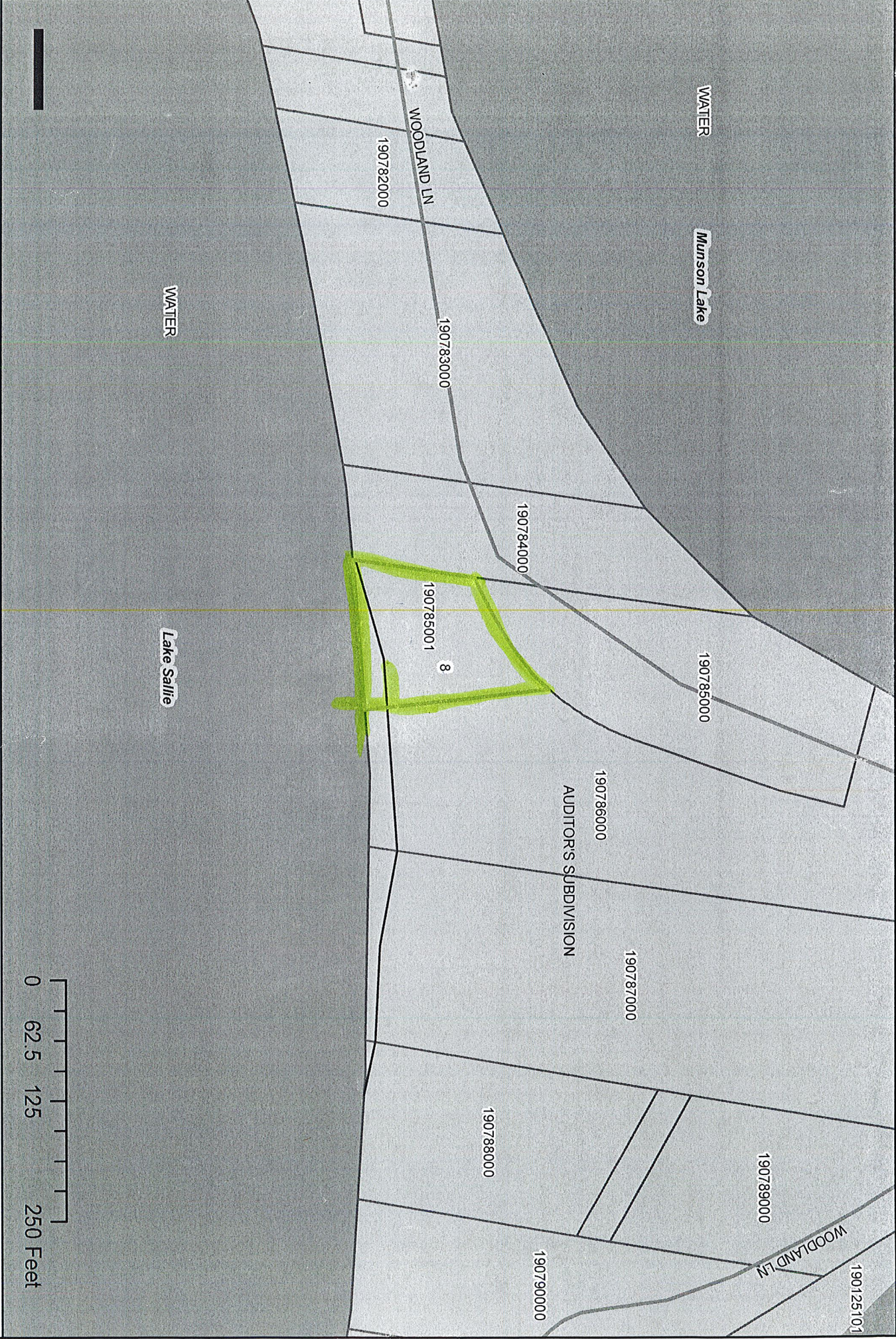
RECEIVED  
JUN 23 2017  
ZONING



To be removed

Photo to show lot drop off to road right of way





19.0785.001

12/3/2012 9:47:31 AM

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.



June 16, 2017

Becker County Planning and Zoning

915 Lake Avenue

Detroit Lakes, MN 56501

**RE: Variance Request- Roger and Kimberly Christianson**

**24393 Woodland Lane**

**Detroit Lakes, MN 56501**

To the Board of Advisors,

We, Nate and Raimy Ronning, neighbors of Roger and Kimberly Christianson at 24393 Woodland Lane support the request for variance of the property setback requirements for a garage on their property that is next to our property. We are in support of any distance they request as it does not affect our lot or conditions for use on our property.

Sincerely,

Nate and Raimy Ronning

24413 Woodland Lane

Detroit Lakes, MN 56501

*Nate Ronning 6/16/17*  
*Raimy Ronning 6/16/17*

623567

**CERTIFICATE OF REAL ESTATE VALUE FILED #011573**

No delinquent taxes and transfer entered this 1st day of April, 2015

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

19.0785-001

**RECEIVED**  
JUN 23 2017  
ZONING

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 623567**

April 1, 2015 at 12:51 PM  
I hereby certify that the within instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 906.18

Receipt # 584814  
Becker County Auditor/Treasurer

**5-M WARRANTY DEED**  
Individual(s) to Joint Tenants

Becker County Recorder  
Well Certificate Received April 1, 2015  
Patricia Swenson  
Deputy [Signature] Becker County Recorder

STATE DEED TAX DUE HEREON: \$906<sup>18</sup>

eCRV # 328830

chg  
paid  
well

Date: 3-26-15 Parcel # 19.0785.001

FOR VALUABLE CONSIDERATION, Truman J. W. Kingsley and Becky R. Kingsley, husband and wife Grantor(s), hereby convey(s) and warrant(s) to Roger D. Christianson and Kimberly G. Christianson, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Gov't Lot 3 of Sec. 8, Twp. 138 N, Rge. 41 W of the 5th P.M., in Becker Co., MN, (also being known for taxation purposes as a part of Auditor's Lots 8, 9, and 10 of Subdivision of Gov't Lots No. 3-4, Sec. 8, Twp. 138, Rge. 41 Becker Co., MN, said plat is on file and of record in the office of the Recorder in said County) described as follows:

Commencing at a found iron monument which designates the N¼ corner of said Sec. 8; thence N 89°46'15" E 500.00 feet on a assumed bearing along the N line of said Sec. 8; thence S 10°25'12" W 1173.36 feet; thence S 71°58'00" W 895.21 ft. to a found iron monument; thence N 77°13'03" E 312.27 feet to a found iron monument located on a boundary line described in Book 125 of Misc., Page 113 in the office of the Recorder in said County; thence N 09°34'52" W 396.57 feet to an iron monument on the centerline of an existing public road; thence S 13°06'38" W 67.54 feet along the centerline of an existing public road; thence S 18°10'06" W 141.05 feet continuing along the centerline of said existing public road; thence SW'ly continuing along the centerline of said existing public road on a curve concave to the NW, having a central angle of 23°40'11" and a radius of 280.00 feet, for a distance of 115.68 feet (chord bearing S 30°00'11" W) to an iron monument, said point is the point of beginning; thence SW'ly continuing along the centerline of said existing public road on a curve concave to the NW, having a central angle of 02°45'33" and a radius of 280.00 feet for a distance of 13.48 feet (chord bearing S 43°13'03" W); thence SW'ly continuing along the centerline of said existing public road on a curve concave to the NW, having a central angle of 03°55'46" and a radius of 280.00 feet, for a distance of 19.20 feet (chord bearing S 46°33'43" W); thence S 48°31'36" W 22.31 feet continuing along the centerline of said existing public road; thence SW'ly continuing along the centerline of said existing public road on a curve concave to the NW, having a central angle of 11°15'22" and a radius of 465.00 feet, for a distance of 91.35 feet (chord bearing S 54°09'17" W) to an iron monument; thence S 06°29'36" W 19.55 feet to a found iron monument; thence continuing S 06°29'36" W 50.57 feet to a found iron monument; thence continuing S 06°29'36" W 35.28 feet to a found iron monument; thence continuing S 06°29'36" W 25 feet, more or less, to the water's edge of Lake Sallie; thence E'ly along the water's edge of said Lake Sallie to the intersection with a line which bears S 07°47'11" E from the point of beginning; thence N 07°47'11" W 26 feet, more or less, to an iron monument; thence continuing N

**5-M WARRANTY DEED**

Individual(s) to Joint Tenants

07°47'11" W 68.45 feet to an iron monument; thence continuing N 07°47'11" W 90.00 feet to an iron monument; thence continuing N 07°47'11" W 19.34 feet to the point of beginning.

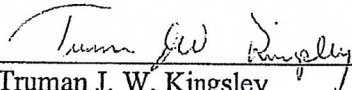
SUBJECT TO an easement for public road purposes over, under and across that part of the above tract which lies within 15.00 ft. of the centerline of said existing public road.

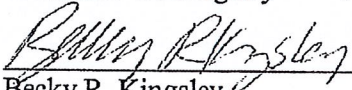
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

**Check Box if Applicable:**

- 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.

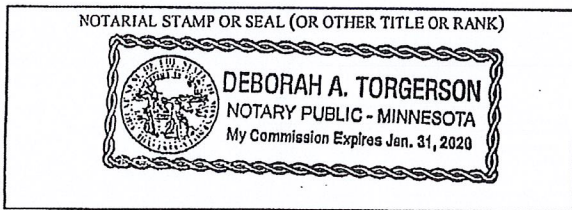
  
\_\_\_\_\_  
Truman J. W. Kingsley

  
\_\_\_\_\_  
Becky R. Kingsley

**5-M WARRANTY DEED**  
Individual(s) to Joint Tenants

STATE OF MINNESOTA    )  
  )ss.  
COUNTY OF BECKER    )

The foregoing instrument was acknowledged before me on this 26th day of March, 2015, by Truman J. W. Kingsley and Becky R. Kingsley, husband and wife, Grantor(s).



*Deborah A. Torgerson*  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to  
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

To. Becker County Title Services, Inc.  
828 Minnesota Avenue  
Detroit Lakes, MN 56501  
Order No.: 29863 dat/ see

Roger D. Christianson  
Kimberly G. Christianson  
2518 Parkview Drive  
Fargo, ND 58103



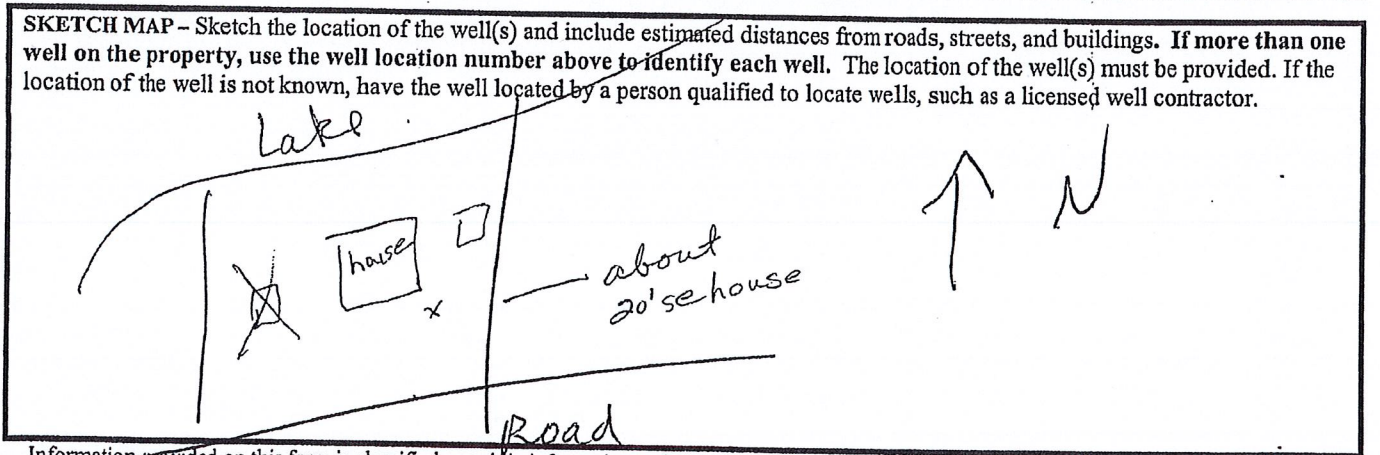
**MINNESOTA DEPARTMENT OF HEALTH  
WELL DISCLOSURE CERTIFICATE**  
PLEASE TYPE OR PRINT ALL INFORMATION

Indicate Total Number of Wells on Property \_\_\_\_\_

Fill out a separate well information page if more than two wells are located on the property.

E. WELL LOCATION LEGAL DESCRIPTION					
<b>WELL #1</b> – If the property legal description has more than one section, township, or range number; or quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.					
County Becker		Section No.	Township No.	Range No.	Quarter (or Government Lot)
Lot No.	Block No.	Addition Name	Outlot	Tract	MN Unique Well No. or Sealing Record No.
<b>WELL STATUS</b> (Check only one box) WELL IS: <input checked="" type="checkbox"/> In Use (1) <input type="checkbox"/> Not in use (2) <input type="checkbox"/> Sealed by Licensed Well Contractor (3) * <small>*Call MDH to verify sealing record is on file</small>					Date of Well Construction or Sealing
If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check well status as not in use. Also see "IMPORTANT NOTE" on page 1.					Name of Licensed Well Contractor
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the variance tracking number (TN) _____			If the well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the permit number _____		

<b>WELL #2</b> – If the property legal description has more than one section, township, or range number; or quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.					
County		Section No.	Township No.	Range No.	Quarter (or Government Lot)
Lot No.	Block No.	Addition Name	Outlot	Tract	MN Unique Well No. or Sealing Record No.
<b>WELL STATUS</b> (Check only one box) WELL IS: <input type="checkbox"/> In Use (1) <input type="checkbox"/> Not in Use (2) <input type="checkbox"/> Sealed by Licensed Well Contractor (3) * <small>*Call MDH to verify sealing record is on file</small>					Date of Well Construction or Sealing
If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check the well status as not in use. Also see "IMPORTANT NOTE" on page 1.					Name of Licensed Well Contractor
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the variance tracking number (TN) _____			If the well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the permit number _____		





# Becker County

Auditor-Treasurer Office  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501  
 218-846-7311  
 www.co.becker.mn.us

## TAXPAYER(S):

CHRISTIANSON ROGER D



ROGER D CHRISTIANSON & KIMBERLY G  
 CHRIST  
 2518 PARKVIEW DR  
 FARGO ND 58103

## Property Information

PIN: 19.0785.001

Property address:  
 24393 WOODLAND LN

## Property description:

Acres: 0.51 Section 08 Township 138 Range 041  
 SubdivisionName AUD PLAT 138 41 SubdivisionCd 19004  
 PT GOVT LOT 3 (AKA AUD LOTS 8, 9 & 10) BEG AT A PT  
 ON CNTR RD 500' E, 2068.57' SW & 70.12' N OF N QTR

PROPOSED TAXES 2016			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2015	2016
1	Estimated Market Value:	\$233,500	\$241,700
	Homestead Exclusion:	\$0	\$0
	Other exclusions/deferrals:	\$0	\$0
	Taxable Market Value:	\$233,500	\$241,700
	Class:	Seasonal	Seasonal
Step 2	<b>PROPOSED TAX</b>		<b>\$1,862.00</b>
Step 3	<b>PROPERTY TAX STATEMENT</b> Coming in March 2016		
<b>The time to provide feedback on                  PROPOSED LEVIES IS NOW</b> It is too late to appeal your value without going to Tax Court.			

## Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2015	Proposed 2016	Percent Change
State General Tax	No public meeting	\$407.57	\$431.29	
BECKER COUNTY 915 LAKE AVE DETROIT LAKES MN 56501	BOARD ROOM COURT HOUSE 915 LAKE AVENUE DETROIT LAKES MN 56501 218-846-7311 DECEMBER 11, 2015 8:00 PM	\$640.73	\$643.74	
LAKEVIEW TOWNSHIP 16550 US HWY 59 S DETROIT LAKES MN 56501	BUDGET SET/ANNUAL MEETING MARCH 2015	\$202.43	\$215.99	
IND SCHOODIST 22 702 LAKE AVE DETROIT LAKES MN 56501	LINCOLN EDUCATION CTR 7108 204 WILLOW STREET EAST DETROIT LAKES MN 56501 218-846-7327 DECEMBER 14, 2015 8:00 PM	\$81.67 \$116.78	\$0.00 \$208.23	
Special Taxing Districts		\$46.43	\$62.76	
Tax Incremental Tax	No public meeting	\$0.00	\$0.00	
<b>TOTAL (excluding any special assessments)</b>		<b>\$1,794.67</b>	<b>\$1,862.00</b>	<b>3.8%</b>

**What Else  
Should You  
Know?**

Your local units of government have proposed the amount of property taxes that they will need for 2016.

The following circumstances could change these amounts:

- Upcoming referendums;
- Legal judgments;
- Natural disasters;
- Voter-approved levy limit increases; or
- Special assessments

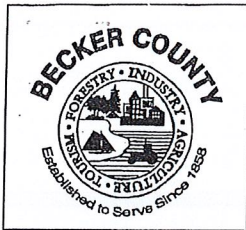
Your county commissioners, school board, city council (if your property is located in a city over 500 population), and metropolitan special taxing district will soon be holding meetings to discuss the 2016 budgets and proposed 2016 property taxes. (The school board will discuss the 2015

**Supplemental  
Agricultural  
Homestead  
Credit**

**Supplemental Agricultural Homestead Credit**

Agricultural homesteads may have received a supplemental agricultural homestead credit in October 2015. This credit was a reduction in property taxes payable in 2015.

*Minnesota Laws 2014, Chapter 308, Article 1, Section 14*



**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

RECEIVED	
PARCEL	
APP	SITE
YEAR	JUN 23 2017
SCANNED	
ZONING	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description	Subdivision of
19.0785.001	24393 Woodland Lane		Auditors Lot 8, 9, 10	Govt lots 3-4

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Sallie		Lakeview	08	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
Christianson	Roger	Kimberly	2518 Parkview Dr Fargo ND 58103	701-371-2233
Contractor Name Lic #				

**Proposed Project (Check those that apply)**

<input type="checkbox"/> New Dwelling	<input checked="" 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 \_\_\_\_\_

**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 Septic Tank/Drainfield Date of Installation 2003 Last Date Certified uncertain  
 Must have current certificate of compliance on septic system prior to issuance of a permit

**Lot Information** Shoreland  ( ) Riparian (X) Non Riparian Non Shoreland \_\_\_\_\_

Lot Area 22,300 sq ft or .49 acres Water Frontage 135 ft Bluff (X) 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					
Cabin, Parking	24x24, 28x37	592, 1176	Dwelling Addition	24x26	312 net gain
Breakhouse, Shed	12x10, 6x8	135, 48	Detached Garage	16x28, 8x24	548
				6x6	
			<b>Total Impervious Material</b>		<del>1211</del> SF
					2811

Impervious Lot Coverage  $\frac{2811}{22,300} = .12605$  x 100 = 12.6 %  
 Total Impervious Lot Area Impervious Coverage Percentage

**Topographical Alteration/Earth moving**

( ) None (X) 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
<input checked="" type="checkbox"/> Dwelling <u>24</u> ft by <u>24</u> ft <input type="checkbox"/> Attached Garage <u>16</u> ft x <u>20</u> ft		\$ <u>Unknown</u> <u>at this time</u>
Outside Dimension <input type="checkbox"/> Deck/Patio _____ ft x _____ ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>44'</u> ft & Rear Lot Line <u>N/A</u> ft	Setback to Road Right of Way <u>32'</u> ft	<u>to property pin in road</u>
Setback to Bluff <u>N/A</u>	Type of road <u>township, asphalt</u>	
Setback to Wetland <u>N/A</u>	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>131'</u>	Elevation above OHW (Straight vertical distance) <u>Approx 50'</u>	
Setback to septic tank <u>10'</u>	Setback to drainfield <u>5'</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed <u>22'</u> # of Stories <u>2</u>	
Roof Change <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Basement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Walkout Basement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/ <u>Detached Garages</u> /Storage Sheds		Cost of Project
<input checked="" type="checkbox"/> Garage <u>24</u> ft by <u>20</u> ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> other _____ ft x _____ ft		\$ <u>Unknown</u>
Outside Dimension <input checked="" type="checkbox"/> Addition to existing structure <u>16</u> ft x <u>20</u> ft		
Setback to Lot Line <u>6</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>32'</u> ft	<u>pin</u>
Setback to Bluff <u>16</u>	Type of road <u>Asphalt</u>	
Setback to Wetland <u>N/A</u>	Is wetland protected <input type="checkbox"/> Yes? <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>135</u>	Elevation above OHW (Straight vertical distance) <u>Approx 50'</u>	
Setback to septic tank <u>10'</u>	Setback to drainfield <u>5'</u>	
Roof Change <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed <u>22'</u> # of Stories <u>2</u>	
Bathroom proposed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sleeping Quarters proposed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$
<input type="checkbox"/> Stairway <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Porch <input type="checkbox"/> Gazebo <input type="checkbox"/> 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.

Rogan Christensen  
Signature

6/21/17  
Date







# 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, July 13, 2017 @ 7:00 P.M.

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

APPLICANT: Todd Branden  
18362 Co Hwy 11  
Audubon, MN 56511

Project Location: 12910 Blue Water Bay Lane,  
Audubon, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling, to be located at eighty-five (85) 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 development lake, do to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 170575000 Lake Eunice

BLUE WATER BAY Lot 001 Block 001; Section 19, 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Todd Last Name Branden  
 Mailing Address 18362 Co Hwy 11 City, State, Zip Audubon, MN 56511  
 Phone Number 701 261-3039 439-3520 Project Address: 12910 Blue Water Bay Ln.  
 Parcel number(s) of property: 170575000 Sect - Twp - Range: 19-138-042  
 Township Name: Lake Eunice Legal Description: Blue Water Bay lot 001 - Block 001

### 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:

insufficient set back from Blue Water Bay  
which is also 100 feet(?)

### 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) 85 feet  
 Lot Line Proposed Distance (setback) \_\_\_\_\_ 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 \_\_\_\_\_ 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? 910 old  
 What is the proposed addition square footage? 1,286 New  
 What is the current height of the structure? 12 old  
 What is the proposed height of the structure? 24 New  
 Is there a basement to the structure? yes  
 Will the proposed addition have a basement? no  
 Will the roofline of the existing structure be changed? Demolished  
 Will the main structural framework of the structure be altered? New  
 What is the current percentage of lot coverage? 33.95  
 What is the proposed percentage of lot coverage? 32.92



**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?  
Previous structure was 55' from Blue Water Bay. The new structure would be 30' closer to the 100' mark.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
The impact to the environment of the new structure would actually be more beneficial because of distance from the water and it would also benefit the economy.
- 3) In your opinion, does the proposal put property to use in a reasonable manner? tax per Becker County  
Yes (X) No ( ) Why or why not?  
The new structure will be 85' from Blue Water Bay which is 30' further away than existing structure.
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
The new structure will be 100' from Big Cormorant and 85' from Blue Water Bay. The property has a unique shape that won't accommodate.
- 5) In your opinion, will the variance maintain the essential character of the locality? the distance limits  
Yes (X) No ( ) Why or why not?  
The new structure will be an upgrade from the existing structure and will be more aesthetically pleasing to the neighborhood. It will be more in line with the neighbors lake homes.

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: Todd M. Blander Date: 11 June 2017

(Office Use)  
Date Received 6/12/17 Accepted [X] Incomplete Application [ ] Date 6/13/17

Tatiana Sula  
Zoning Administrator

Date application received 6/12/17 Received By: Uma 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:	+	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 \_\_\_\_\_

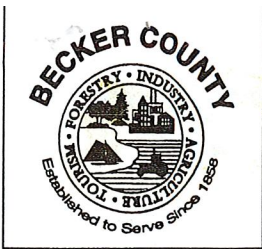
Application is hereby **DENIED** based on the fact that \_\_\_\_\_  
by order of: \_\_\_\_\_ as of this date \_\_\_\_\_

Receipt Number \_\_\_\_\_ 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	

Project must be staked out on the lot prior to permit being approved

Please Print or Type All Information

Parcel Number (s) 170575000 Property (E911) Address 12910 Blue Water Bay Ln, Audubon, MN \*\*911 Address Needed \_\_\_\_\_ Legal Description Blue Water Bay lot 001, Block 001

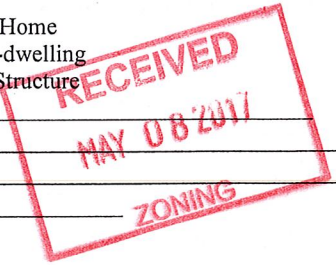
Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Big Cormorant</u>	<u>RD</u>	<u>Lake Eunice</u>	<u>19</u>	<u>138</u>	<u>042</u>

Property Owner Last Name First Name Mailing Address Phone 439-3520  
Branden, Todd & Marla ; 18362 Co Hwy 11, Audubon, MN  
 Contractor Name Lic # \_\_\_\_\_

**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

**Onsite Sewage Treatment System** Proposed New OHM  
 Type of System \_\_\_\_\_ Date of Installation 1976 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 \_\_\_\_\_ acres Water Frontage 172 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>			
DRIVEWAY		<u>1244</u>			
Garage	<u>24 x 32</u>	<u>768</u>			
House	<u>32 x 40</u>	<u>1280</u>			
			<b>Total Impervious Material</b>		

Impervious Lot Coverage \_\_\_\_\_ ÷ \_\_\_\_\_ = \_\_\_\_\_ x 100 = \_\_\_\_\_ %  
 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 with permit application.**

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

Dwelling 32 ft by 40 ft     Attached Garage \_\_\_\_\_ ft x \_\_\_\_\_ ft

Outside Dimension  Deck/Patio 12 ft x 32 ft     Addition to existing \_\_\_\_\_ ft x \_\_\_\_\_ ft

Setback to Side Lot Line 100 ft & Rear Lot Line \_\_\_\_\_ ft    Setback to Road Right of Way 120 ft

Setback to Bluff \_\_\_\_\_    Type of road Township

Setback to Wetland \_\_\_\_\_    Is wetland protected  Yes  No

Setback to OHW (straight horizontal distance) 1085    Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank 50    Setback to drainfield 60

Total No. Bedrooms 3    Maximum height proposed 25    # of Stories 2

Roof Change  Yes  No    Basement  Yes  No    Walkout Basement  Yes  No

**Cost of Project**  
\$ 140,000  
2700

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

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**

**Cost of Project**  
\$ \_\_\_\_\_

**Characteristics of Proposed Water Oriented Structure\***

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**

**Cost of Project** \$ \_\_\_\_\_

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.*

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) \_\_\_\_\_.

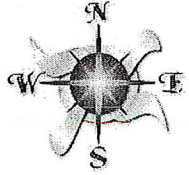
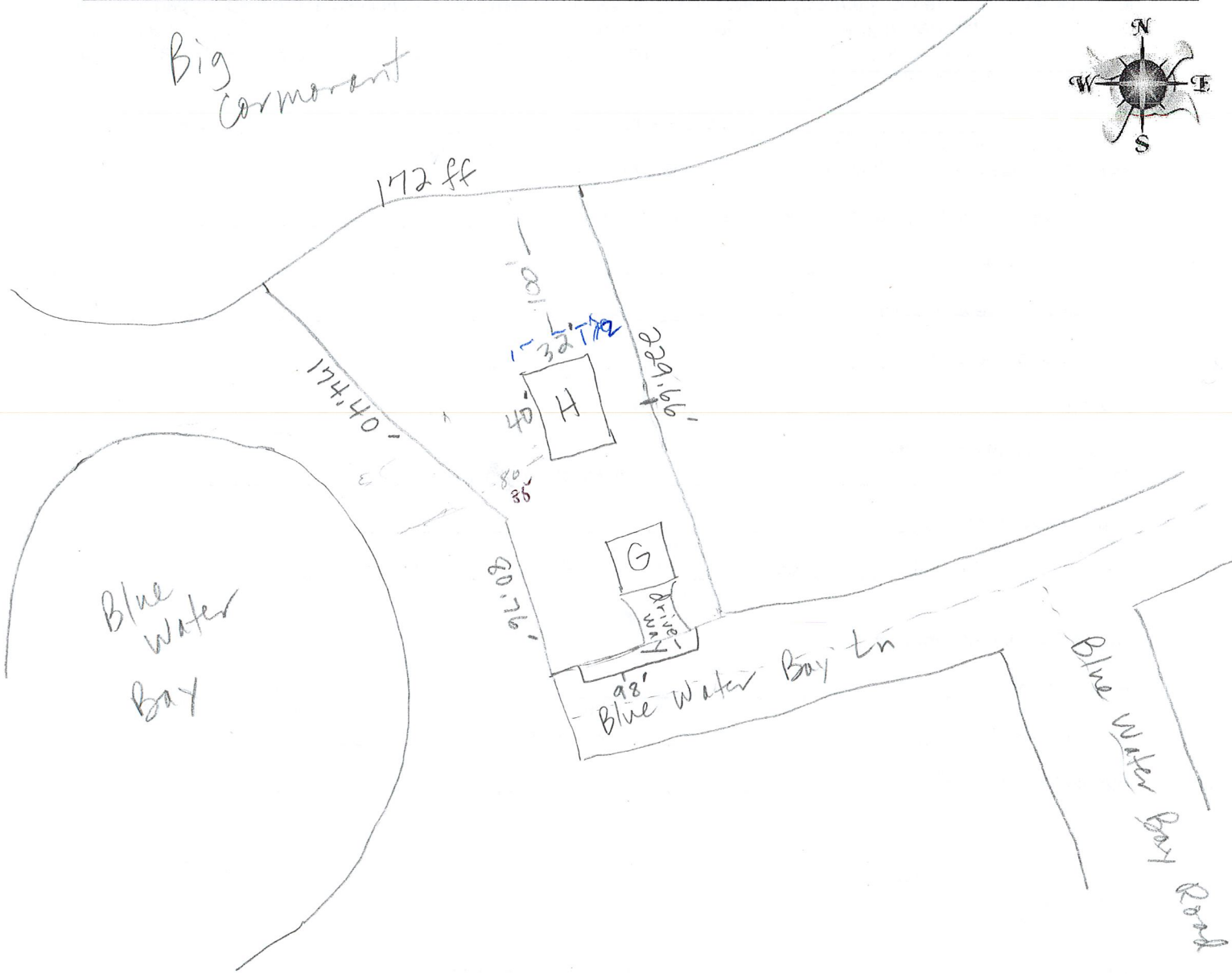
[Signature]  
Signature

8 May 2017  
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.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



754.82

$172' \times 229' = 39,388 \text{ sqft}$

$40 \times 32 = 1280 \text{ sqft} - \text{house}$

$769 \text{ sqft} - \text{garage}$

$461 \text{ sqft} + 783 \text{ sqft} - \text{driveway}$

---

$3292 \text{ sqft}$

sidewalk  $46' \times 2' = 92'$

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





Becker County Assessor  
 Steve C. Carlson  
 915 Lake Avenue  
 Detroit Lakes, MN 56501  
 218-846-7300  
 www.co.becker.mn.us

# VALUATION NOTICE

# 2018

2017 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

<b>Step 1</b>	Valuation and Classification Notice		See Details Below
	Class: Seasonal		
	Estimated Market Value:	373,800	
	Homestead Exclusion:	0	
Taxable Market Value:		373,800	

**Step 2** Proposed Taxes Notice  
*Coming November 2017*

**Step 3** Property Tax Statement  
*Coming March 2018*



TODD M & MARLA R BRANDEN  
 18362 COUNTY HIGHWAY 11  
 AUDUBON MN 56511-9649

C 7  
 S 1505

The time to appeal or question your  
**CLASSIFICATION or VALUATION**  
 is NOW!

It will be too late when proposed  
 taxes are sent.

## How to Respond

If you believe your valuation  
 and property class are  
 correct, it is not necessary  
 to contact your assessor or  
 attend any listed meetings.

If the property information  
 is not correct, you disagree  
 with the values, or have  
 other questions about this  
 notice, **please contact your  
 assessor first to discuss  
 any questions or concerns.**  
 Often your issues can be  
 resolved at this level. If  
 your questions or concerns  
 are not resolved, more  
 formal appeal options are  
 available.

**Please read the back of  
 this notice** for important  
 information about the  
 formal appeal process.

### Property Information (legal description and/or property address)

**Property ID:** 17.0575.000  
**Property Address:** 12910 S BLUE WATER BAY LN  
 AUDUBON MN 56511  
**Tax Description:** Section 19 Township 138 Range 042 SubdivisionName BLUE WATER BAY  
 Lot 001 Block 001 SubdivisionCd 17011

### Property Classification 2016 taxes you will pay in 2017 2017 taxes you will pay in 2018

*The assessor has determined  
 your property's  
 classification(s) to be:*

Seasonal	Seasonal
----------	----------

If this box is checked, your classification has changed from last year's assessment.

*The assessor has estimated your property's market value to be:*

<b>Estimated Market Value (EMV):</b>	375,500	373,800
--------------------------------------	---------	---------

*Several factors can reduce the amount that is subject to tax:*

Green Acres Value Deferred:	0	0
Rural Preserve Value Deferred:	0	0
Plat Deferment:	0	0
This Old House Exclusion:	0	0
Dis. Vets Market Value Exclusion:	0	0
Homestead Market Value Exclusion:	0	0

<b>Taxable Market Value:</b>	375,500	373,800
------------------------------	---------	---------

*The following values (if any) are reflected in your estimated and taxable market values:*

JOBZ Amount Excluded:	0	0
New Improvement Value:	0	0

*The classification(s) of your property affect the rate at which your value is taxed.*

The following meetings are available to discuss or appeal your value and classification:

Open Book Meeting(s)

NOT APPLICABLE

# PROPOSAL

NO 519



**OHM EXCAVATING**  
14412 County Rd 11  
AUDUBON, MINNESOTA 56511

**(218) 439-6428**

**TO:** Todd Branden  
18362 Co. Hwy. 11  
Audubon MN 56511

PHONE	DATE 8/23/2016
JOB NAME / LOCATION 12910 blue water bay lane.	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

install 1000 gal. pvc holding tank  
 price includes; labor, materials, site plan & county permit fee for system.  
 price does not include; seeding or sodding of area required for installation.  
 if approved; sign & return yellow copy, keep white for your records.  
 this would be a summer of 2017 installation.

**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: 2,350.00  
 Two Thousand Three Hundred Fifty and 00/100 Dollars dollars (\$ )

**Payment to be made as follows:**  
 in full on completion & inspection of system.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature

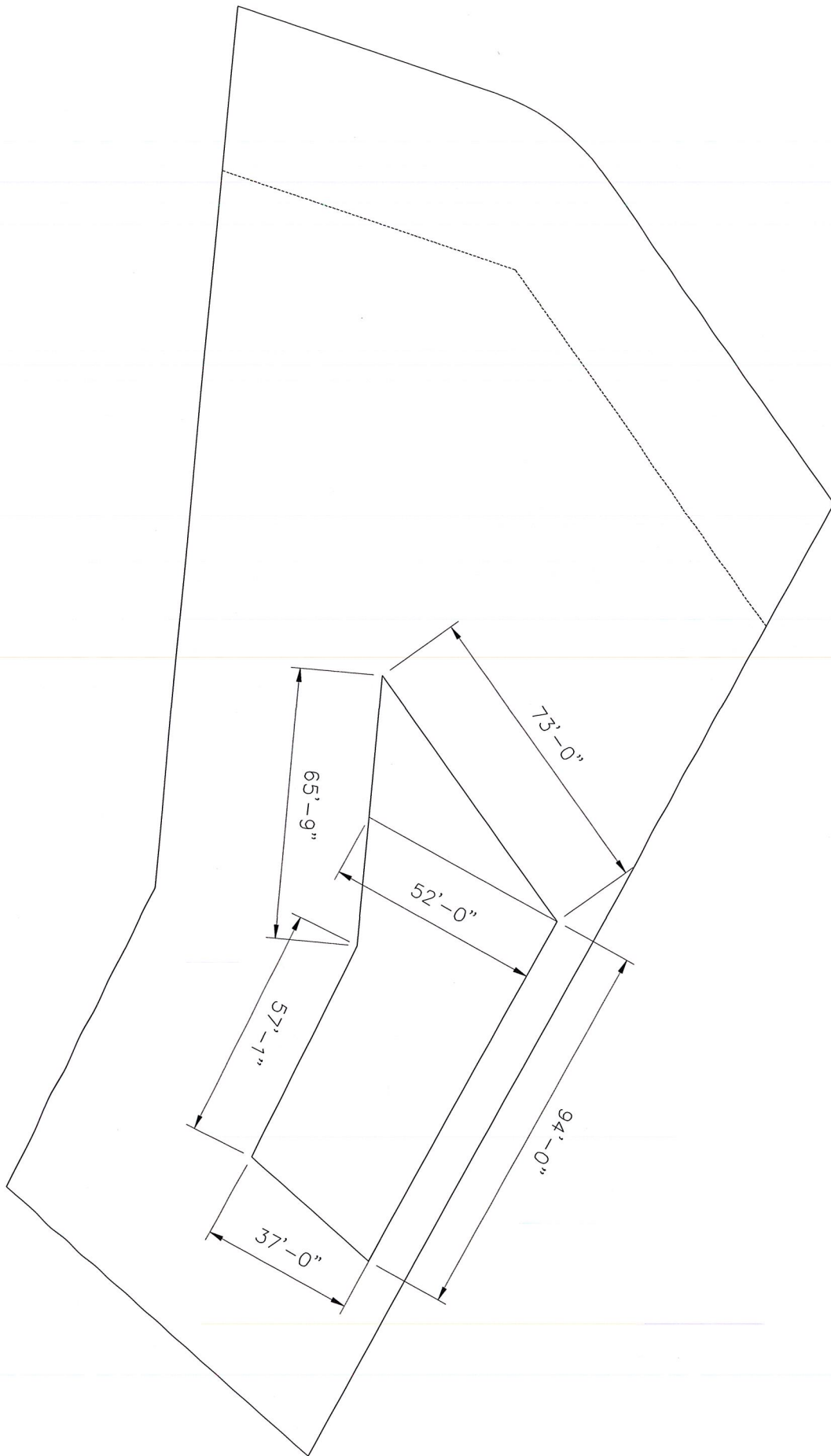
Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance: \_\_\_\_\_





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.

17.0575.000

Becker County



1:1,123

Date: 6/19/2017

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



AM 1340  
93.1 FM

"The Station You Can Count On"

# Leighton broadcasting

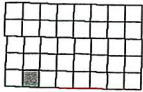


The Lakes Hit Music

A Marketing Company

"Serve, Connect and Celebrate  
Our Community"

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

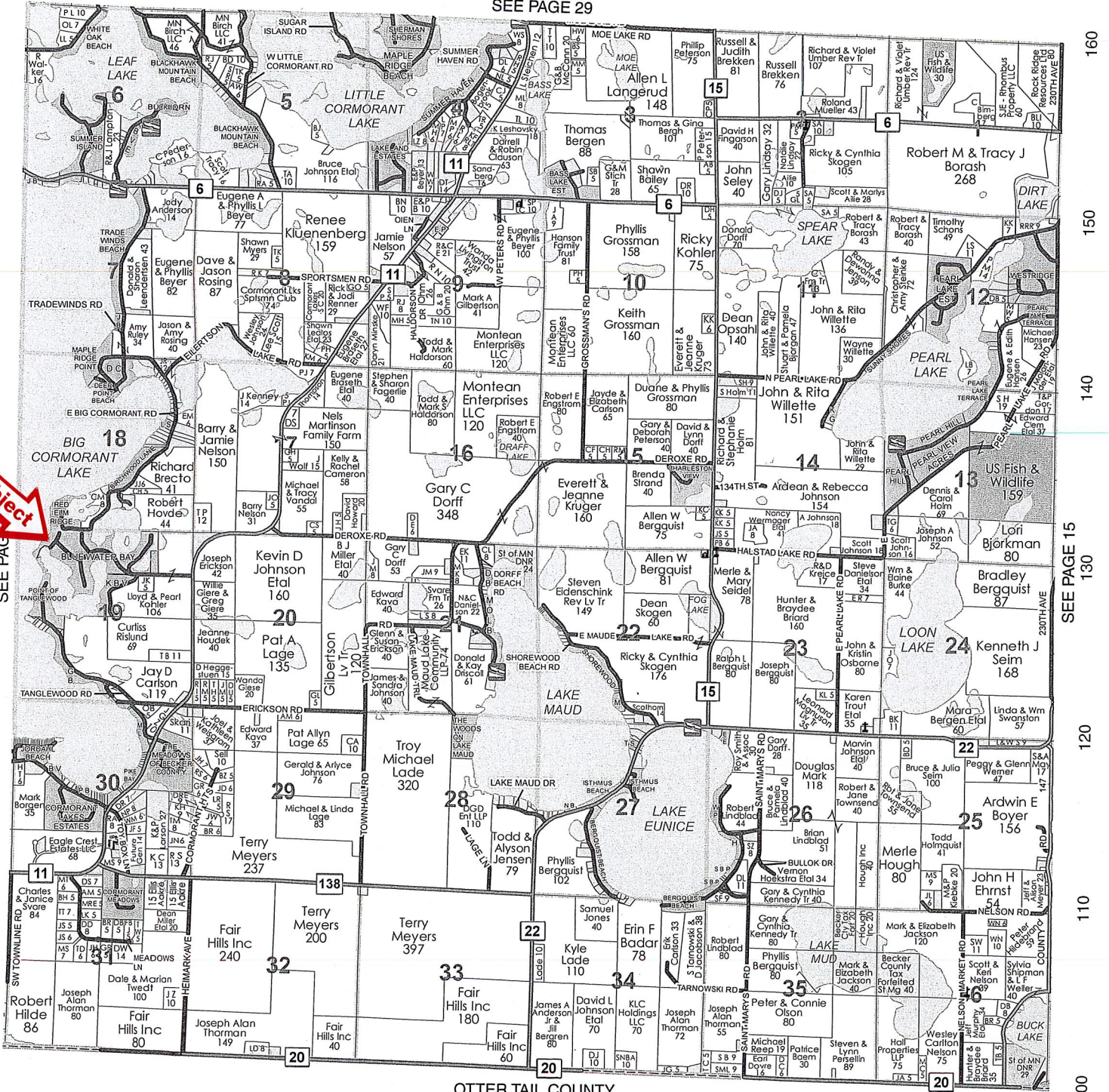


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



Subject

SEE PAC

160  
150  
140  
130  
120  
110  
100

170 180 190 200 210 220 230 13

OTTER TAIL 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, July 13, 2017 @ 7:00 P.M.

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

APPLICANT: Kelly Gress  
7008 Gleason Rd  
Edina, MN 55439

Project Location: 20652 Co. Rd. 22, MN  
56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage, to be located at seventy-six (76) feet from the ordinary high water mark of the lake, and seventeen (17) feet from the ROW, deviating from the required setback of one hundred (100) feet from the OHW on a recreational development lake and deviating from the required setback of twenty (20) feet from the road right of way for a detached structure on a township road.

LEGAL LAND DESCRIPTION: Tax ID number: 170766000 Maud  
ISTHMUS BEACH 1ST SubdivisionCd 17023 Block 003 LOT 4;  
Section 27, 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Kelly Last Name Gress  
 Mailing Address 7008 Gleason Rd. City, State, Zip Edina, MN 55439  
 Phone Number (701) 361-8303 Project Address: 20652 Cnty Rd 22  
 Parcel number(s) of property: 170766000 Sect - Twp - Range: 27 138N 42W  
 Township Name: Lakeview Legal Description: Isthmus Beach  
Block 003 1st Addition Lot 4

### 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:

Variance Request is based on being unable to meet  
setback requirements from Road Row and OHWM

### 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) 76 feet  
 Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
 Road Right of Way (ROW) Proposed Distance (setback) 17 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? 4005.1 Carport  
 What is the proposed addition square footage? 672 Sit.  
 What is the current height of the structure? 12 ft carport  
 What is the proposed height of the structure? 21 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? NA  
 Will the main structural framework of the structure be altered? NA  
 What is the current percentage of lot coverage? 23%  
 What is the proposed percentage of lot coverage? 21.29%



**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?  
*In my opinion the proposed structure is in keeping with the surrounding properties here we are using water mitigation to have a natural berm at the lake*
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
*proposed structure is in compliance with surrounding structures*
- 3) In your opinion, does the proposal put property to use in a reasonable manner?  
Yes (X) No ( ) Why or why not?  
*It provided garage to storage facilities*
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
*The lot is not sufficient in depth to allow for required setbacks to proposed structure*
- 5) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?  
*Throughout the area there are structures that are in similar proximity to road & water*

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: 6/12/17

(Office Use)

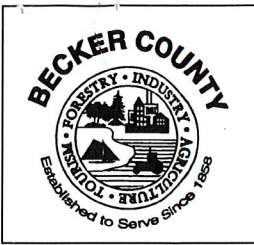
Date Received 6/12/17

Accepted [X]

Incomplete Application [ ]

Date 6/13/17

*[Signature]*  
Zoning Administrator



**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](http://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) <b>170766000</b>	Property (E911) Address <b>20652 Cnty Rd. 22</b> <b>Detroit Lakes</b>	**911 Address Needed	Legal Description <b>ISTHMUS BEACH Block 003</b> <b>1st Addition Lot 4</b>
---------------------------------------	---	----------------------	--

Lake/River Name <b>Maude</b>	Lake/River Class <b>Rec.</b>	Township Name <b>Lakeview</b>	Section <b>27</b>	TWP No. <b>138 N</b>	Range <b>42 W</b>
---------------------------------	---------------------------------	----------------------------------	----------------------	-------------------------	----------------------

Property Owner Last Name <b>Gress</b>	Property Owner First Name <b>Kelly</b>	Mailing Address <b>7008 Gleason Rd.</b> <b>Edina, MN 55439</b>	Phone <b>(701) 361 8303</b>
Contractor Name Lic # <b>MN LIC. NO. BC633966</b>	Steve 218 849 3872		

**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 \_\_\_\_\_

**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 **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 **8,081** sq ft or \_\_\_\_\_ acres Water Frontage **65** 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	Sidewalk	3 x 20	60
DRIVEWAY	<del>10x12</del>	120	Cottage	24 x 30	720
Parking area	8 x 10	80	Sidewalk		69
garage	24 x 28	672			
			<b>Total Impervious Material</b>		<b>1721</b>

Impervious Lot Coverage  $\frac{1721}{8081} \times 100 = 21.29\%$   
 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.

RECEIVED  
 JUN 12 2017  
 ZONING

# *Divergent water w/ gutters so its not running over the septic so it doesnt pool* (May want to advise)

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input type="checkbox"/> Dwelling _____ ft by _____ ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft		6/20/17 \$ <del>60,000</del> <i>will do in mitigation Per done</i>
Outside Dimension <input type="checkbox"/> Deck/Patio _____ ft x _____ ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>10</u> ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No	Basement <input type="checkbox"/> Yes <input type="checkbox"/> No    Walkout Basement <input type="checkbox"/> Yes <input type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input checked="" type="checkbox"/> Garage <u>27</u> ft by <u>28</u> ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> other _____ ft x _____ ft		\$ <u>68,000.00</u>
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line <u>10</u> ft & Rear Lot Line <u>17</u> ft	Setback to Road Right of Way <u>17</u> ft	
Setback to Bluff _____	Type of road <u>County</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>76'</u>	Elevation above OHW (Straight vertical distance) <u>5ft</u>	
Setback to septic tank <u>12</u>	Setback to drainfield _____ ?	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed <u>21</u> # of Stories <u>1 1/2</u>	
Bathroom proposed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>*Garages and storage sheds cannot contain amenities for independent human habitation</b>		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
<input type="checkbox"/> Stairway <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Porch <input type="checkbox"/> Gazebo <input type="checkbox"/> 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 _____	<b>*Sleeping facilities or water supplies are not permitted in these structures</b>

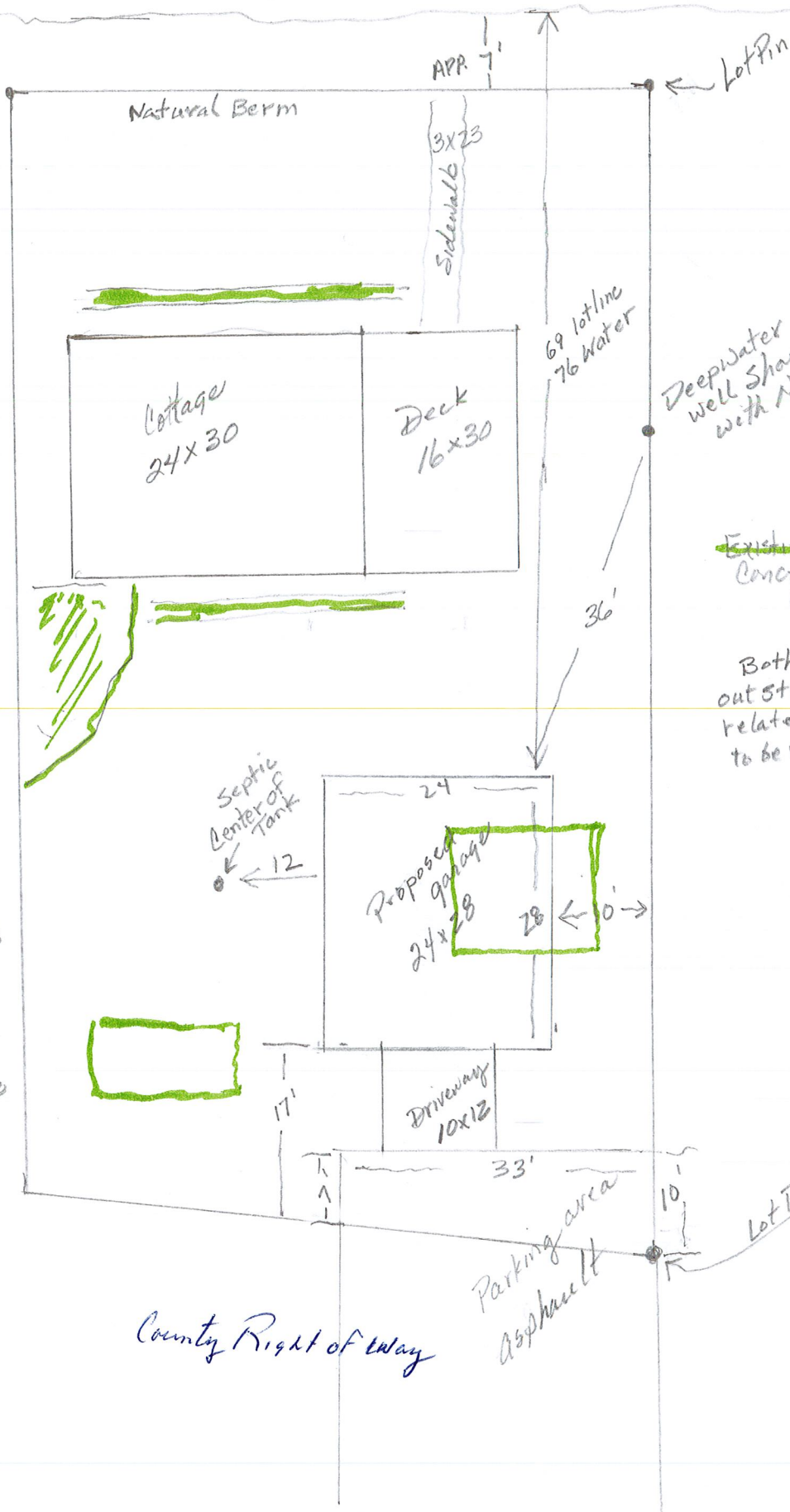
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

*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 *[Handwritten Signature]*

5/26/17  
 Date

LAKE



Deep Water well Shared with Neighbor

~~Existing Structures & Concrete That will be removed~~

Both existing out structures & related concrete to be removed

12ft  
Neighbor's Shed  
17' from lot line

Neighbor's garage  
15' from lotline

County Right of way

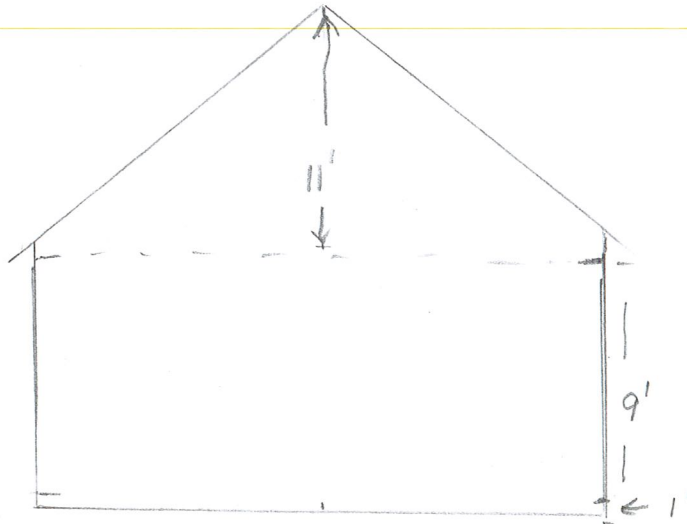
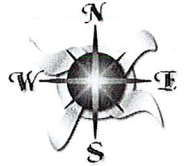
Parking area  
Asphalt

Cnty 22

## 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 6-12-17 Received By: Kyle 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: Pending Variance Approval

Application Fee: <u>264</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>264</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: \_\_\_\_\_

PARCEL	
APP	Mitigation
YEAR	
SCANNED	

# Mitigation Worksheet

Applicant: Kelly Gress Parcel #: 170766

Legal Description: Ishmus Beach Box 003 1st addition Lot 4

Lake Name: Mauve Lake Classification: Rec.

Property Dimensions:  
 Roadside Width: 65 Depth Side 1: 111.4  
 Lakeside Width: 65 Depth Side 2: 118.8

Total Lot Area: 8081 Sq Feet

**DETERMINING THE LAKE SETBACK**

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100  
 Proposed Setback: -- 76  
 Difference: = 24 Credit Units Required for Mitigation

**MITIGATING THE DIFFERENCE OF THE LAKE SETBACK**

**Vegetative Buffer:** Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: \_\_\_\_\_  
 Credit Units gained from buffer: \_\_\_\_\_

**Structure Setback:** One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_



PARCEL	
APP	Mitigation
YEAR	

**DETERMINING THE IMPERVIOUS SURFACE**

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 21.29 %

Threshold Coverage: - 15 %

Difference: = (6.29) x (5) = 31.45 Credit Units Required for Mitigation

**MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE**

*Reduce Impervious Surface Coverage:* 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(         % coverage reduced) x (5) = *Credit Units Gained*         

*Stormwater Management:* If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

*Example* 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

*Credit Units Gained* 40

*Berm:* If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

*Example* 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

*Credit Units Gained* 20

*Shore Impact Zone Removal (see below):*

*Credit Units Gained*         

**Total Mitigation Credit Units Gained:**         

**SHORE IMPACT ZONE OPTION**

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

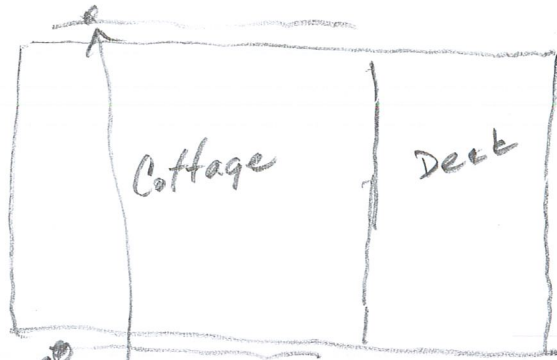
*Credit Units Gained through Shore Impact Zone Removal =*         

**Please  
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships.

Owner(s)          Date 6/12/17

NATURAL Berm



Rain Gutters.  
French drain



Rain gutters  
French drains

624735

①

CERTIFICATE OF REAL ESTATE VALUE FILED #011744

BECKER COUNTY RECORDER STATE OF MINNESOTA Document No. 624735

No delinquent taxes and transfer entered this 20th day of May, 2015. Mary E. Hendrickson, Becker County Auditor/Treasurer. By [Signature] Deputy. 17.0766.000

May 20, 2015 at 12:59 PM. I hereby certify that the within instrument was recorded in this office. Patricia Swenson, County Recorder. By SKS Deputy

eCRV # 347799

WARRANTY DEED

Dated: May 15, 2015

\*

FOR VALUABLE CONSIDERATION, DuBord Properties LLC, a limited liability company under the laws of the State of Minnesota, Grantor, hereby conveys and warrants to Kelly P. Gress and Jill M. Gress, Grantees, as joint tenants and not as tenants in common with right of survivorship, real property in Polk County, Minnesota, described as follows:

Lot 4, Block 3, Isthmus Beach First Addition, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, rights-of-way and other encumbrances of record.

Check here if all or part of the described real property is Registered [ ] (Torrens)

- [x] 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.

BECKER COUNTY DEED TAX AMT. PD. \$ 142.50 Receipt # 590686 Becker County Auditor/Treasurer

chg paid well

To: Northern Title 115030378



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

17.0766.000

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms - additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:

System Status

System status on date (mm/dd/yyyy): 4-20-15

[X] Compliant - Certificate of Compliance (Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

[ ] Noncompliant - Notice of Noncompliance (See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- [ ] Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
[ ] Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
[ ] Tank Integrity (Compliance Component #2) - Failing to protect groundwater
[ ] Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
[ ] Soil Separation (Compliance Component #4) - Failing to protect groundwater
[ ] Operating permit/monitoring plan requirements (Compliance Component #5) - Noncompliant



Property Information

Parcel ID# or Sec/Twp/Range: 27 138 42
Property address: 20652 Cottwy 22
Reason for inspection: Sale
Property owner: MARK Dubord
Owner's phone: 701-793-7890
Owner's representative:
Representative phone:
Local regulatory authority:
Regulatory authority phone:
Brief system description: Concrete septic tank w/ drain field

Comments or recommendations:

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: David Ohm
Certification number: 2228
Business name: Ohm excavating
License number: 932
Inspector signature: [Signature]
Phone number: 218-234-1256

Necessary or Locally Required Attachments

- [X] Soil boring logs
[X] System/As-built drawing
[ ] Forms per local ordinance
[ ] Other information (list):

**1. Impact on Public Health – Compliance component #1 of 5**

**Compliance criteria:**

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an imminent threat to public health and safety.**

Comments/Explanation:

**Verification method(s):**

- Searched for surface outlet
- Searched for seeping in yard/backup in home
- Excessive ponding in soil system/D-boxes
- Homeowner testimony (See Comments/Explanation)
- "Black soil" above soil dispersal system
- System requires "emergency" pumping
- Performed dye test
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

**2. Tank Integrity – Compliance component #2 of 5**

**Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Comments/Explanation:

**Verification method(s):**

- Probed tank(s) bottom
- Examined construction records
- Examined Tank Integrity Form (Attach)
- Observed liquid level below operating depth
- Examined empty (pumped) tanks(s)
- Probed outside tank(s) for "black soil"
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

**3. Other Compliance Conditions – Compliance component #3 of 5**

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound.  Yes\*  No  Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety.  Yes\*  No  Unknown  
**\*System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector.  Yes\*  No  
**\*System is failing to protect groundwater.**

Explain:

Property address: \_\_\_\_\_

Inspector initials/Date: JD 4-20-15  
(mm/dd/yyyy)

#### 4. Soil Separation – Compliance component #4 of 5

Date of installation: 80's  Unknown  
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging?  Yes  No

##### Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:  
Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.  Yes  No

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:  
Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.\*  Yes  No

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)  
Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.  Yes  No

**Any "no" answer above indicates the system is failing to protect groundwater.**

##### Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- Conducted soil observation(s) (Attach boring logs)
- Two previous verifications (Attach boring logs)
- Not applicable (Holding tank(s), no drainfield)
- Unable to verify (See Comments/Explanation)
- Other (See Comments/Explanation)

##### Comments/Explanation:

##### Indicate depths or elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

\*May be reduced up to 15 percent if allowed by Local Ordinance.

#### 5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5 Not applicable

Is the system operated under an Operating Permit?  Yes  No **If "yes", A below is required**

Is the system required to employ a Nitrogen BMP?  Yes  No **If "yes", B below is required**

BMP = Best Management Practice(s) specified in the system design

**If the answer to both questions is "no", this section does not need to be completed.**

##### Compliance criteria

- a. Operating Permit number: \_\_\_\_\_  Yes  No  
Have the Operating Permit requirements been met?
- b. Is the required nitrogen BMP in place and properly functioning?  Yes  No

**Any "no" answer indicates Noncompliance.**

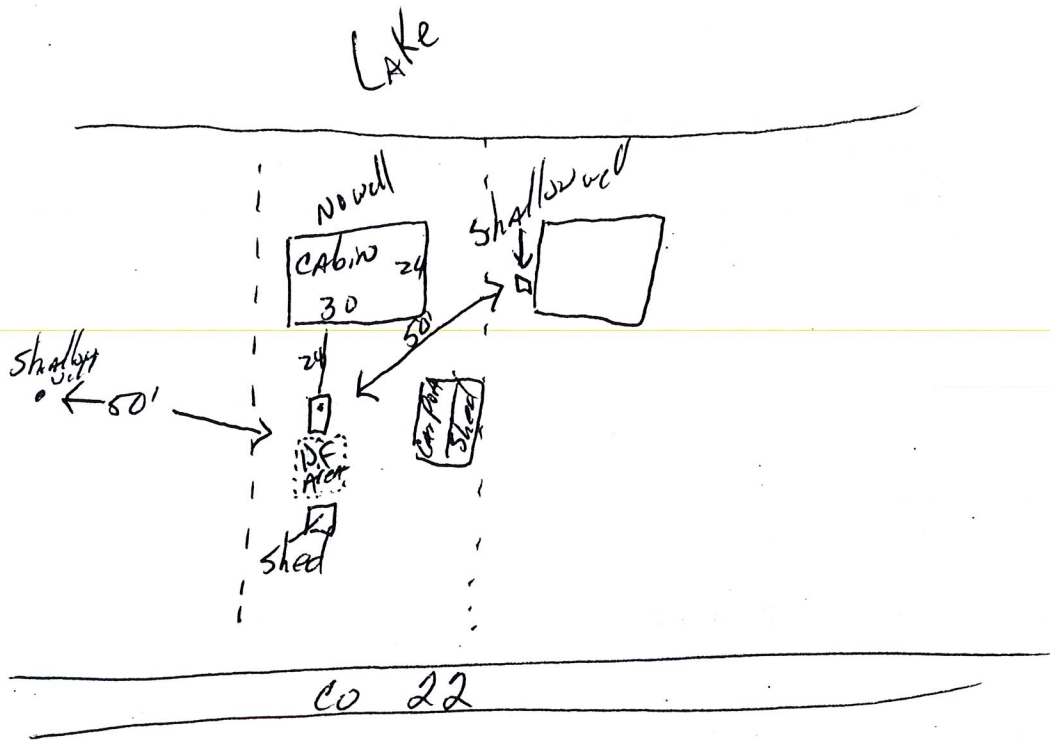
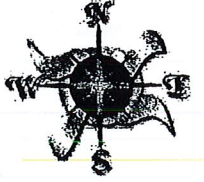
**Upgrade Requirements (Minn. Stat. § 115.55)** An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

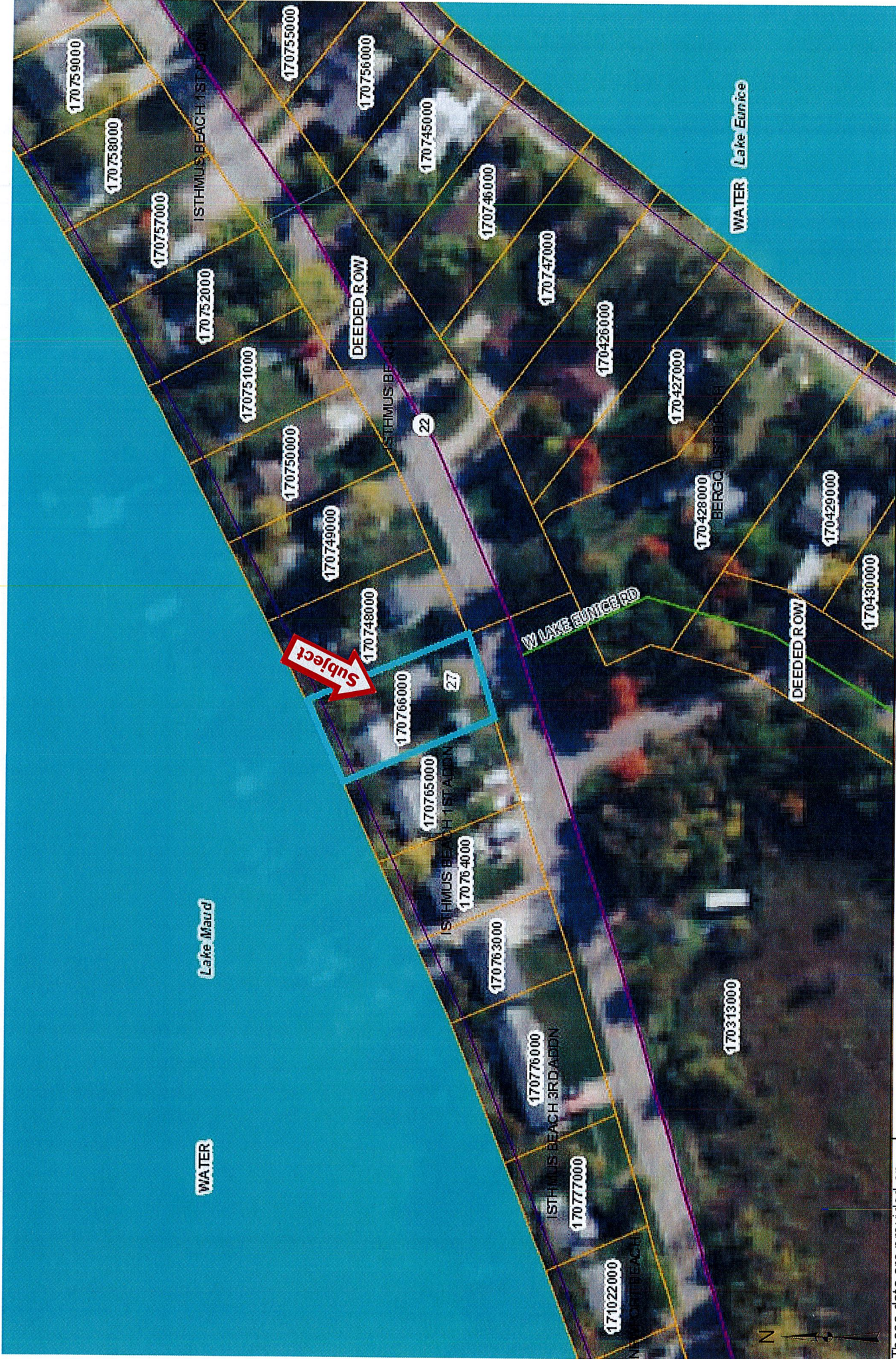
# SKETCH OF PROPERTY

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	

Mark Dubord  
20652 Co 22  
By David Ohm 2228  
4-20-15





Becker County



17.0766.000

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

Date: 6/19/2017

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



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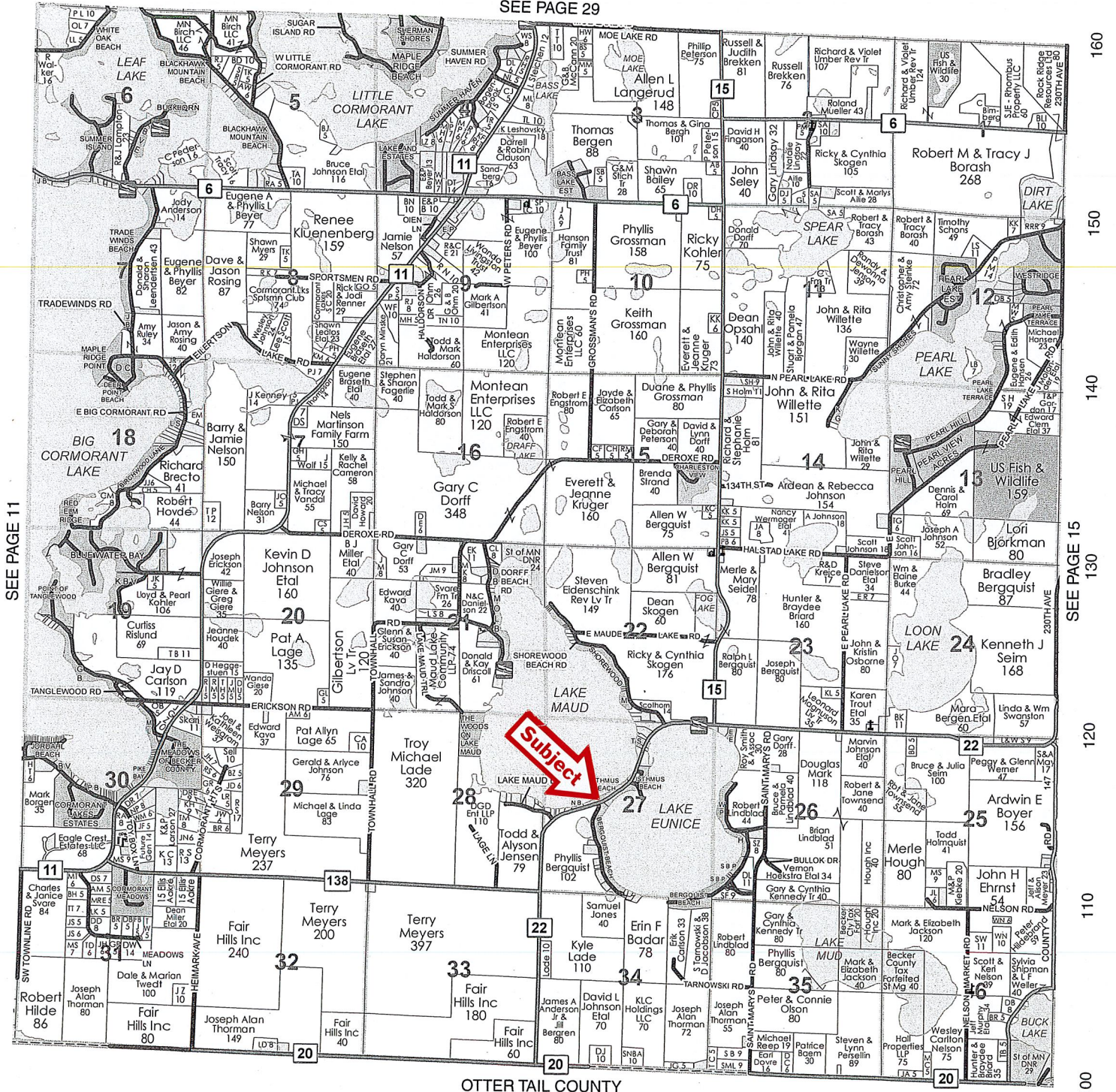


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL 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, July 13, 2017 @ 7:00 P.M.

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

APPLICANT: Jay & Lisa Hanson  
39376 State Hwy 34  
Detroit Lakes, MN 56501

Project Location: 36775 N. Hungry Lake  
Trail, Frazee, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to make 3 substandard lots currently deeded to the same party to be allowed to be sold separately. Proposed is deviating from the required standard lot size of 300 front feet of lakeshore and 120,000 square foot standard lot size on Hungry Lake.

LEGAL LAND DESCRIPTION: Tax ID number: 290230000, 290231000, 290232000 Hungary Lake  
HUNGRY LAKE ESTATES Block 001 SubdivisionCd 29001 LOT 1 LOT 2 & LOT 3

Section 05, TWP 138, Range 39, Silver Leaf 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](mailto: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	
RECEIVED	Variance
YEAR	
SCANNED	JUN 07 2017
ZONING	

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

First name(s) Jay and Lisa Hanson Last Name Hanson

Mailing Address 39376 State Hwy 34 City, State, Zip Detroit Lakes, Mn 56501

Phone Number 218-270-0806 Project Address: 36775 N. Hungry Lk. Tr 1. Phase 2

Parcel number(s) of property: 29.0230.000/29.0231.000 Sect - Twp - Range: Silver Leaf

Township Name: Silver Leaf Legal Description: Sec. 05 township 138

Range 039 Subdivision Name Hungry Lk. Est. Block 001 Subdivision Cd 29001 Lot 1.

### 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:

I would like to keep all 3 of my lots, individual lots. I would like all 3 of my lots to be buildable lots.

### 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) from 292 feet to 300' feet
  - Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet
  - Type of Road [ ] Township [ ] County [ ] State Proposed Distance (setback) \_\_\_\_\_ feet
  - Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet
  - Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft
- (58')

- 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? \_\_\_\_\_
- 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 (X) No ( ) Why or why not?

Legal lots purchased as all buildable lots.

2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?

Yes (X) No ( ) Why or why not?

Conforming lots.

3) In your opinion, does the proposal put property to use in a reasonable manner?

Yes (X) No ( ) Why or why not?

Reasonable proposal is to have 3 lots to sell someday for the firmment funds. Verages only 2 lots. I purchased 3 lots with the intend to sell 3 lots.

4) In your opinion, are there circumstances unique to the property?

Yes (X) No ( ) Why or why not?

If I had 3 lots on this development that did not border each other, they would all be permitted to be lots by current previous standards. My 3 lots connect. There is no more damage to the

5) In your opinion, will the variance maintain the essential character of the locality? environment,

Yes (X) No ( ) Why or why not?

My lots were all conforming lots at time of purchase and surveying standards and require no cuts. My house is on the east side of lot 1. If #2 is split it would be entirely off set. The best swimming and clock area is in center of lot 2, that area is 350' from my house. I would built close as I could

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to to that grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed area. 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: Jan J. Johnson Date: \_\_\_\_\_

(Office Use)

Date Received 6/7/17 Accepted [  ] Incomplete Application [ ] Date 6/8/17

Patricia Smith  
Zoning Administrator

Date application received 8/30/17 6/7/17 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: Required lot size is 300FF + 120,000 sq ft  
29.0230.000 IS 181.74 FF ≈ 94,680 sq ft  
29.0231.000 IS 242.01 FF ≈ 86,824 sq ft  
29.0232.000 IS 181.74 FF ≈ 98,730 sq ft

Application Fee: 28600 + Cormorant Surcharge \_\_\_\_\_ + Fines \_\_\_\_\_ = Total Fees 25600

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 \_\_\_\_\_

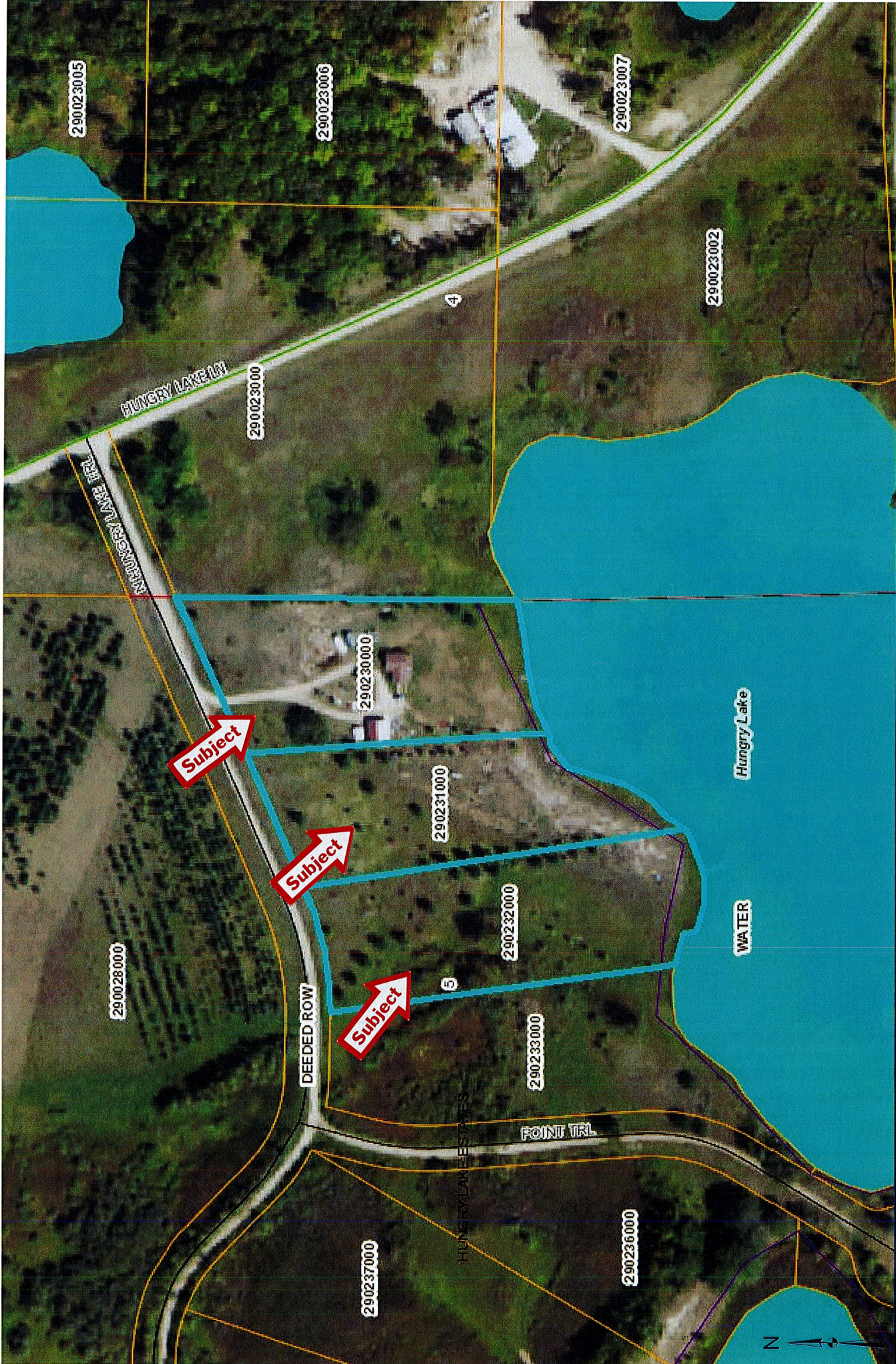
Additional Receipt Number \_\_\_\_\_ Date of Additional Receipt \_\_\_\_\_

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

Date owner notified of application outcome: \_\_\_\_\_







								Date: 6/8/2017

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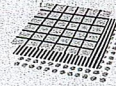
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# IMAGINE YOUR AD HERE

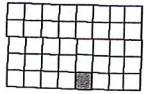
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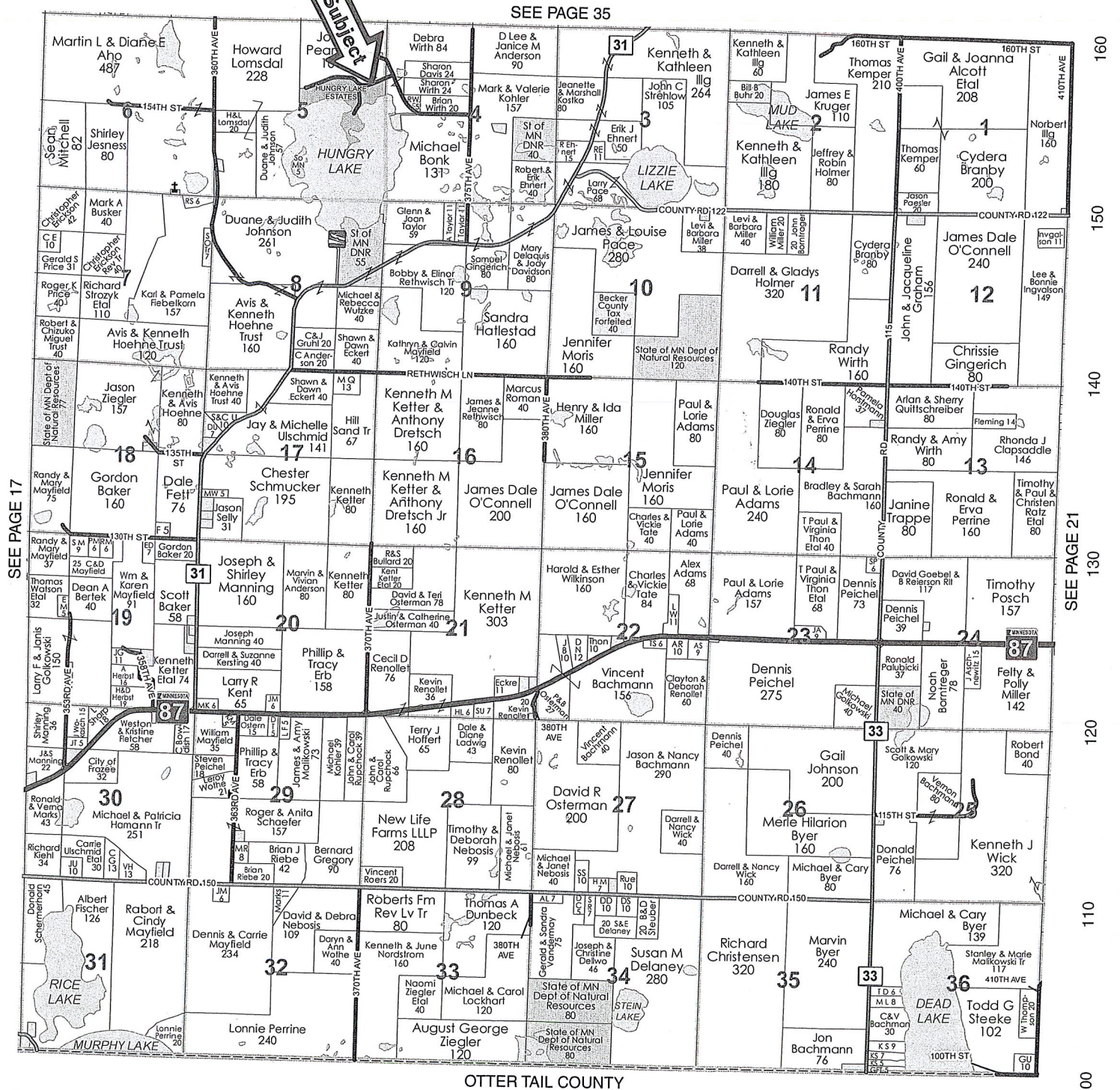
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Silver Leaf

Township 138N - Range 39W

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# 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, July 13, 2017 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Dustin Holte  
321 15th St. SW  
Jamestown, ND 58401

Project Location: 16005 221st St., Audubon, MN  
56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling and attached garage, to be located at one hundred seventeen (117) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred fifty (150) feet from a natural environment lake.

LEGAL LAND DESCRIPTION: Tax ID number: 070164000 LaBelle  
PT GOVT LOT 7: COMM MC #2 TH N 266.81' AL E LN GOVT LOT 7 TO POB; CONT N 220.49', TH W 297.2'  
TO LABELLE LK, TH SWLY 249' & SELY 294' AL LK TO PNT SW OF POB, TH NE 264' TO POB AKA  
TRACT C; Section 35, TWP 140, Range 43, Cuba 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Angie + Dustin Last Name Holte  
 Mailing Address 321 15th St SW City, State, Zip Jamestown ND 58401  
 Phone Number 701-320-8601 Project Address: 16005 221st St Audubon MN 56511  
 Parcel number(s) of property: 07.0164.00 Sect - Twp - Range: 35 140 43  
 Township Name: Cuba 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 build a home and garage on this property as a permanent residence. There is only one area that will allow this, however, it is 117ft to the shoreline to the closest corner of house. To the north of the open area is the septic system followed by a large hill and pond. To the East in the property line. To the South is water and then to the West is a very wooded

What are you applying for less than the minimum distance (setback) from? area followed by water

### Setback must include decks and patios, current and proposed.

- Ordinary High Water Mark (OHWM) Proposed Distance (setback) 117 feet  
 \_\_\_\_\_ Lot Line Proposed Distance (setback) \_\_\_\_\_ 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 \_\_\_\_\_ 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? 8240  
 What is the current height of the structure? N/A  
 What is the proposed height of the structure? 12ft  
 Is there a basement to the structure? N/A  
 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? N/A  
 What is the proposed percentage of lot coverage? 7%



**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 placing the home in an area that won't affect water, trees etc as the area to be placed is blank

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

Same as #1

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

This is the only place on the property to build a home. There are no trees or anything else in the way at this spot

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

given the location of septic system, property lines and water surrounding two sides.

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

house will be located on only open area

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.

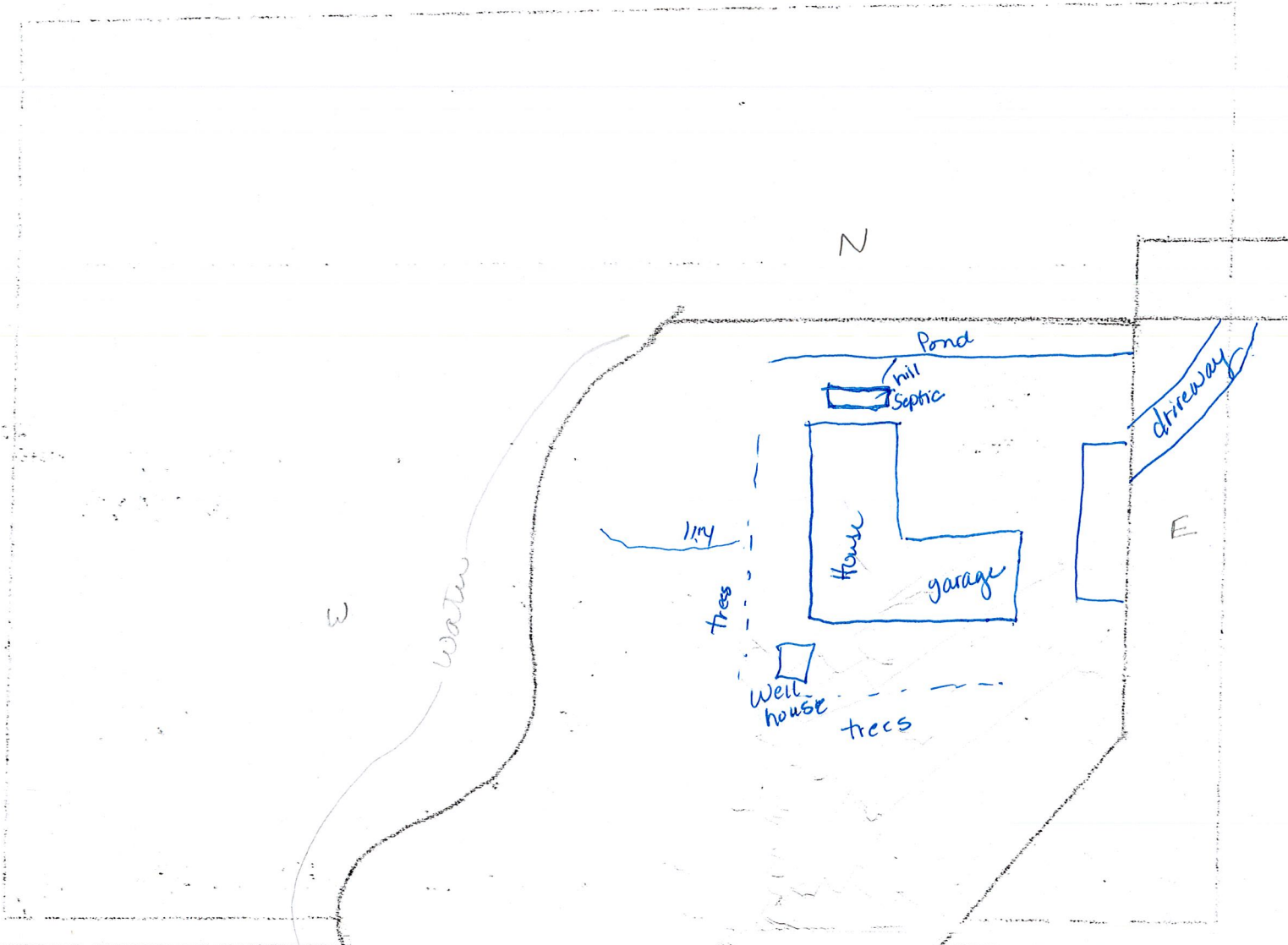
*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.*

Applicant's Signature: [Signature] Date: 6/13/17

(Office Use)  
Date Received 6/12/17 Accepted [X] Incomplete Application [ ] Date 6/14/17

[Signature]  
Zoning Administrator

Please draw a site plan showing the distances furnished on the front of the application.



For Office Use Only  
Application Fee \_\_\_\_\_  
 Application is hereby denied.  
 Application is hereby granted.  
all in accordance with the application, subdivision map, plans, specifications and all other supporting data. In  
witness whereof.  
\_\_\_\_\_  
Deputy County Engineer  
Signature of Permitting Authority \_\_\_\_\_ Date \_\_\_\_\_  
This Permit expires on \_\_\_\_\_

Compliance Inspections:  
Date: \_\_\_\_\_ Report: \_\_\_\_\_ By: \_\_\_\_\_

Date application received 6/12/17 Received By: Devian 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</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>326</u>
-----------------------------	---	---------------------------	---	-------------	---	-----------------------

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

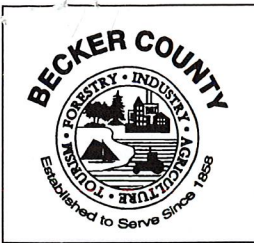
Application is hereby **DENIED** based on the fact that \_\_\_\_\_ by order of: \_\_\_\_\_ as of this date \_\_\_\_\_

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: \_\_\_\_\_



**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
07.0164.00	16005 221st St		Audubon

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
LaBelle	NK	Cuba	35	140	43

Property Owner	Last Name	First Name	Mailing Address	Phone
	Holte	Angie + Dustin	32115th St SW Jamestown ND 58401	701-320-8601 701-269-6093
Contractor Name Lic #				

**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**  
 Type of System \_\_\_\_\_    Date of Installation 2003    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 129,808 sq ft or 2.98 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	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
<b>On property</b>			<b>On property</b>		
Ex: Patio	10 x 12	120	Shed		90
DRIVEWAY	12 x 200	2400	shed		160
new dwelling	30 x 80	2400	Patio proposed	30 x 4	120
garage proposed	28 x 50	1400	Patio proposed	80 x 10	800
Conc Apron	28 x 40	1120	Park Model	4 x 16	656
			<b>Total Impervious Material</b>		

Impervious Lot Coverage  $\frac{9152}{129,808} = .07$  x 100 = 7% %  
 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.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input checked="" type="checkbox"/> Dwelling <u>30</u> ft by <u>80</u> ft	<input checked="" type="checkbox"/> Attached Garage <u>28</u> ft x <u>50</u> ft	\$ <u>120,000</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>80</u> ft x <u>10</u> ft <u>30 x 4 ft</u>	<input type="checkbox"/> Addition to existing _____ ft x _____ ft <u>conc. Apron 28x40</u>	
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>500+</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>117</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10 ft</u>	Setback to drainfield <u>60</u>	
Total No. Bedrooms <u>5</u>	Maximum height proposed <u>12ft</u> # of Stories <u>1</u>	
Roof Change ( ) 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
<input type="checkbox"/> Garage _____ ft by _____ ft	<input type="checkbox"/> Storage Shed _____ ft x _____ ft	\$ _____
<input type="checkbox"/> Fence _____ ft long x _____ high	<input type="checkbox"/> other _____ ft x _____ ft	
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft	<input type="checkbox"/> 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	
<b>*Garages and storage sheds cannot contain amenities for independent human habitation</b>		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
<input type="checkbox"/> 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 _____	<b>*Sleeping facilities or water supplies are not permitted in these structures</b>

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.*

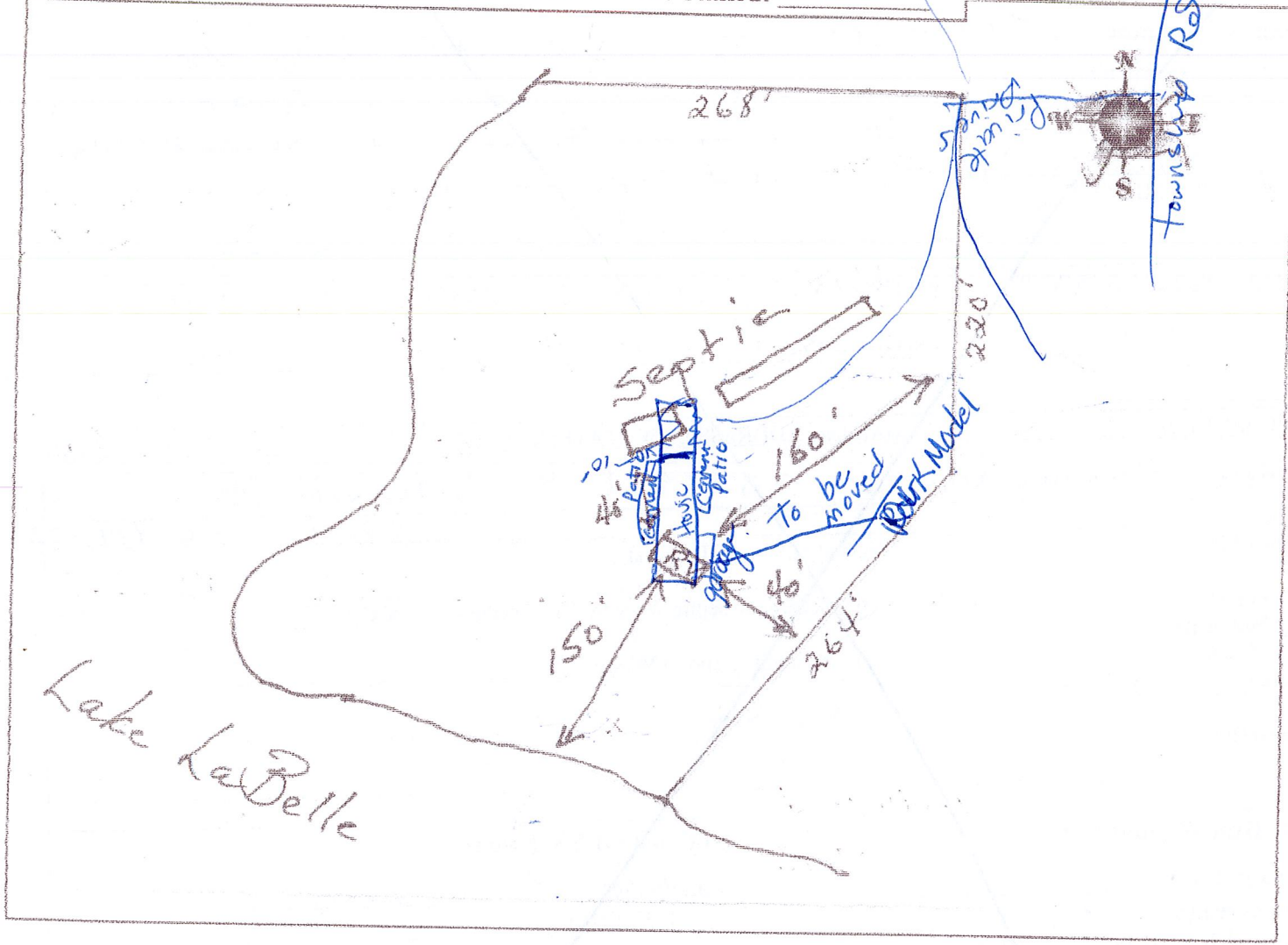
Angie Hoeltz  
Signature

4/21/17  
Date

**SKETCH:**

- 1) Sketch location of RV. Include distance from property lines.
- 2) Property lines/road right of ways and proposed RV location must be well marked/staked or application will be **DENIED**. Date Staked: \_\_\_\_\_

PARCEL	
APP	RV
YEAR	



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 \_\_\_\_\_

Compliance Inspection Date: \_\_\_\_\_ Report: \_\_\_\_\_ By whom: \_\_\_\_\_

Date application received 4/2/11 Received By: Dorian 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 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: Stipulation Park Model to be removed within 1 year of permit

Application Fee:	Cormorant Surcharge	Fines	Total Fees
<u>531.00</u>	_____	_____	<u>531.00</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: \_\_\_\_\_



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.

WATER

2

Labelle Lake  
WATER

07.0164.000

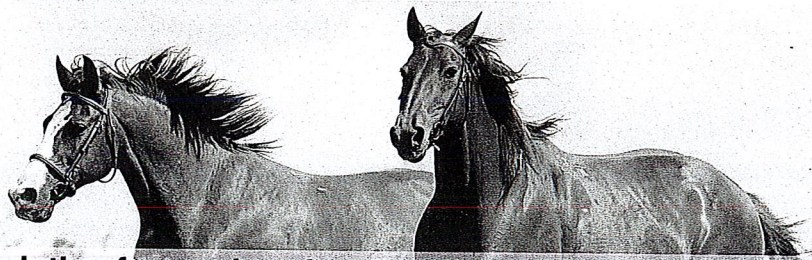
Becker County



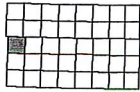
1:1,498

Date: 6/13/2017

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



"Nature is painting for us, day after day, pictures of infinite beauty."  
~ John Ruskin



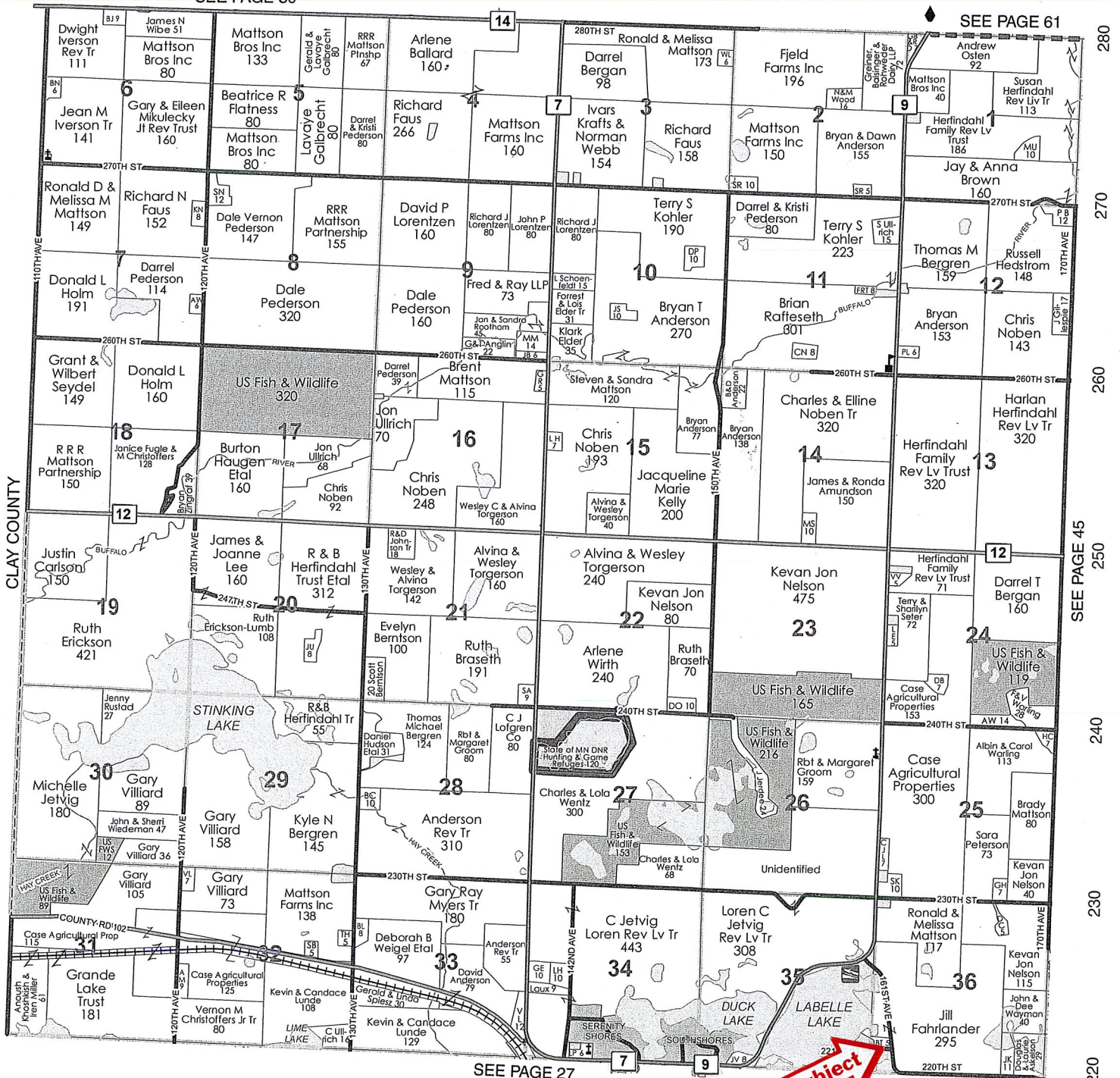
Cuba

Township 140N - Range 43W

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SEE PAGE 59

SEE PAGE 61



SEE PAGE 27

Subject



# 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, July 13, 2017 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: James & Margo McCulley  
2025 Rose Creek Blvd  
Fargo, ND 58104

Project Location: 24455 N. Melissa Drive., Detroit  
Lakes, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck, to be located at fifty-eight (58) feet from the ordinary high water mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW on a general development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 191232000 Melissa

ELM GROVE CORBETT

LOT 7 & E 40' OF LOT 8; Section 20, 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) James + Margo Last Name McCulley  
Mailing Address 2025 Rose Creek Blvd City, State, Zip Fargo, ND 58104  
Phone Number 701-261-9990 margo Project Address: 24455 N. Melissa Dr.  
701-261-3935 Jim Parcel number(s) of property: 19.1232.000 Sect - Twp - Range: Detroit Lakes, MN 20-138-41  
Township Name: Lakeview Legal Description: Elm Grove Corbett  
Lot 7 + E. 40' of Lot 8.

### 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:

Request a variance to put a deck on lakeside of house at 58' from OHW instead of the required setback of 75'. The existing cabin that the deck is being built onto was built in the 1920's and sits 60' from the OHW. There currently is no deck on the cabin on the lakeside.

### 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) 58' feet  
 Lot Line Proposed Distance (setback) \_\_\_\_\_ 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 \_\_\_\_\_ 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? 3,159  
What is the proposed addition square footage? deck - 510 SF  
What is the current height of the structure? —  
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? NO  
Will the main structural framework of the structure be altered? NO  
What is the current percentage of lot coverage? 18.5%  
What is the proposed percentage of lot coverage? 18.5%



**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?  
Adding a deck to a non-conforming structure from the 1920's and the deck would not be in the shore impact zone.
- 2) In your opinion, is the Variance consistent with the Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
The deck would be a safe entrance into the structure from the lakeside.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?  
Yes (X) No ( ) Why or why not?  
There are currently concrete steps into the structure on the lakeside, the deck would be simply replacing them along with expansion for seating area.
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
The fact that the structure was originally built in the 1920's at 60' from the OTW.
- 5) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?  
This is a mainly residential area and adding a deck will not change the use of this property.

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.

X Applicant's Signature: Margo McCubley Date: 5/19/17  
 Fee Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(Office Use)  
 Date Received 5/23/17 Accepted [X] Incomplete Application [ ] Date 5/25/17

Habun [Signature]  
 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

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), James & Margo McCulley hereby authorize Joyce Holm 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 application
- plat application: \_\_\_\_\_
- conditional use application: \_\_\_\_\_
- variance application: for a deck
- other: \_\_\_\_\_

on my (our) property located at:  
 Tax Parcel Number(s): 19.1232.000 Physical Site Address: 84455 N. Melissa Dr.  
 Legal Description: Elm Grove Corbett Lot 7 & E 40' of D.L. MN 56501  
 Section: 20 Township: 138 Range: 41 Lot: 7 Block: \_\_\_\_\_ Plat Name: Elm Grove Corbett  
LOT 8.

#### Agent Contact Information

Agent address: 13600 E. Pearl Lake Rd Detroit Lakes, MN 56501  
 Agent phone #(s): 218-849-4834 Agent fax #: \_\_\_\_\_  
 Agent email address: joyceholm@hotmail.com

Margo McCulley \_\_\_\_\_ 5/12/17  
 Property Owner(s) Signature(s) Date  
 State of Minnesota  
 County of Becker

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_ 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)

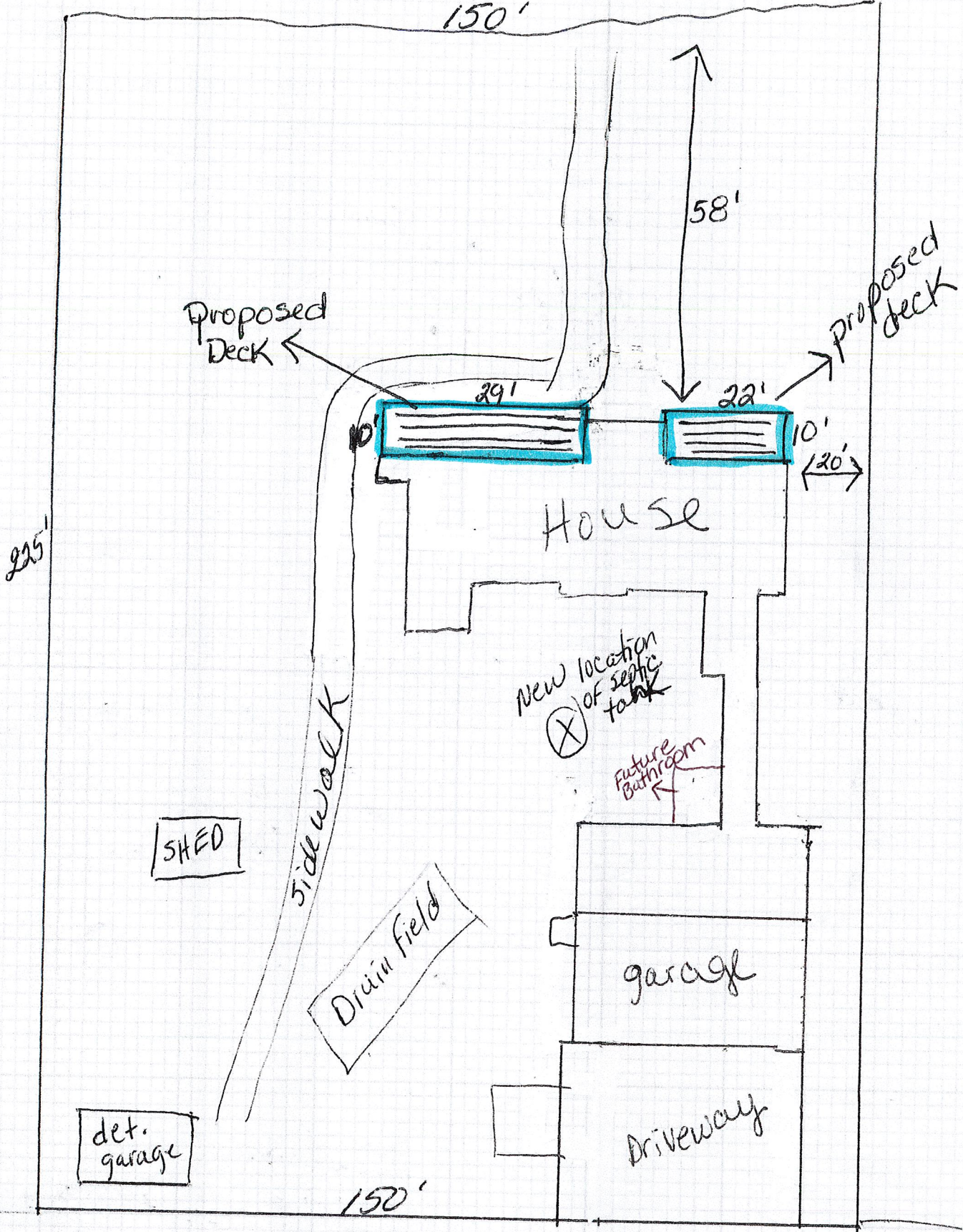
Notary Public

Office Use Only:

Date received: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

# Lake Melissa 150'



N. Melissa Dr.

610049

CERTIFICATE OF REAL ESTATE VALUE FILED # 9635

No delinquent taxes and transfer entered this 9th day of Aug, 2013

Ryan L. Tangaen  
Becker County Auditor/Treasurer

By [Signature] Deputy

19,1232.000

BECKER COUNTY RECORDER STATE OF MINNESOTA

Document No. 610049

August 9, 2013 at 2:22 PM

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

Darlene Maneval, County Recorder

By SKS Deputy

ecrv# 610049

WARRANTY DEED

Dated: July 31, 2013

Becker County Recorder  
Well Certificate Received Aug 9, 2013  
Darlene Maneval  
Deputy SKS Becker County Recorder

FOR VALUABLE CONSIDERATION, ELIZABETH H. LARSON, a single person, Grantor, hereby conveys and warrants to JAMES McCULLEY and MARGO McCULLEY, Grantees, as joint tenants and not as tenants in common, real property in Becker County, Minnesota, described as follows:

All of Lot 7 and the East 40 feet of Lot 8 of Thomas Corbett's Subdivision called Elm Grove located on and being a part of Government Lot 2 of Section 20, in Township 138 North, of Range 41 West of the 5th P.M., according to the certified plat thereof on file and of record in the office of the County Recorder of Becker County, Minnesota;

a/k/a 24405 North Melissa Drive, Detroit Lakes, MN 56501

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, rights-of-way and other encumbrances of record.

- 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.

BECKER COUNTY DEED TAX  
AMT. PD. \$ 2887.50  
Receipt # 541099  
Becker County Auditor/Treasurer

chg  
paid  
well  
non/std  
extra

[Signature]  
Elizabeth H. Larson, Grantor

Northern Title - Fargo

N13050328

STATE OF NORTH DAKOTA

COUNTY OF CASS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2013, by Elizabeth H. Larson.

GREGORY B. SELBO  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 20, 2016

2-20-16

  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
NILLES LAW FIRM  
1800 Radisson Tower  
201 North Fifth Street  
P.O. Box 2626  
Fargo, North Dakota 58108

Tax Statements for the Real Property described in this instrument should be sent to:

NAME AND ADDRESS:  
James and Margo McCulley  
2025 Rose Creek Blvd. S.  
Fargo, ND 58104

STATE DEED TAX  
DUE HEREON: \$ \_\_\_\_\_

**Becker County**  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501  
 218-846-7311  
 www.co.becker.mn.us

PIN: 19.1232.000  
 BILL NUMBER: 1085631  
 LENDER:  
 OWNER NAME: MCCULLEY JAMES & MARGO

TAXPAYER(S):  
 JAMES & MARGO MCCULLEY  
 2025 ROSE CREEK BLVD  
 FARGO ND 58104-6878

\$\$\$

**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  
 24455 N MELISSA DR  
 DETROIT LAKES, MN 56501

DESCRIPTION  
 Section 20 Township 138 Range 041  
 SubdivisionName ELM GROVE  
 CORBETT SubdivisionCcd 19035

Line 13 Detail  
 S-7001/17 1B SA 78.11  
 S-1010/15 SOLID V 40.00  
 S-7301/17 STORM 27.88  
 Principal 145.99  
 Interest 0.00

**TAX STATEMENT**

**2017**

2016 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2016	2017
<b>1</b>	Taxes Payable Year:	
	Estimated Market Value:	782,200
	Homestead Exclusion:	0
	Taxable Market Value:	782,200
	New Improvements	
<b>2</b>	Expired Exclusions:	Seasonal
	Property Classification:	Seasonal
<i>Sent in March 2016</i>		
<b>3</b>	<b>PROPOSED TAX</b>	
<i>Sent in November 2016</i>		
<b>PROPERTY TAX STATEMENT</b>		
	First half taxes due 05/15/2017	\$3,476.00
	Second half taxes due 10/15/2017	\$3,476.00
	Total taxes due in 2017	\$6,952.00

Tax Detail for Your Property:		2016	2017	
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax 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	\$0.00	
	3. Property taxes before credits	\$6,712.40	\$6,806.01	
	4. Credits that reduce property taxes			
	A. Agricultural market value credit	\$0.00	\$0.00	
B. Other credits	\$0.00	\$0.00		
<b>5. Property taxes after credits</b>		<b>\$6,712.40</b>	<b>\$6,806.01</b>	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$3,297.96	\$3,406.13
	7. LAKE VIEW		\$761.34	\$785.77
	8. State General Tax		\$1,708.79	\$1,686.07
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$0.00	\$0.00
		B. Other local levies	\$736.18	\$778.56
	10. Special Taxing Districts	A. BC EDA	\$13.77	\$20.44
		B. Others	\$194.36	\$129.04
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$6,712.40	\$6,806.01
	13. Special assessments		\$147.60	\$145.99
	<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$6,860.00</b>	<b>\$6,952.00</b>
		Tax Amount Paid	\$0.00	

**2**

**2nd Half Payment Stub - Payable 2017**

Detach and return this stub with your 2nd half payment.  
 To avoid penalty, pay on or before October 15, 2017.

Total Property Tax for 2017	\$6,952.00
<b>2nd Half Tax Amount</b>	<b>\$3,476.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>2nd Half Total Amount Due</b>	<b>\$3,476.00</b>
Balance Good Through	10/15/2017

PIN: 19.1232.000  
 AIN:  
 BILL NUMBER: 1085631  
 TAXPAYER(S):

Paid By \_\_\_\_\_

JAMES & MARGO MCCULLEY  
 2025 ROSE CREEK BLVD  
 FARGO ND 58104-6878

**MAKE CHECKS PAYABLE TO:**  
 Becker County  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501

Seasonal

**1**

**1st Half Payment Stub - Payable 2017**

Detach and return this stub with your 1st half payment.  
 To avoid penalty, pay on or before May 15, 2017.  
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2017.

Total Property Tax for 2017	\$6,952.00
<b>1st Half Tax Amount</b>	<b>\$3,476.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>1st Half Total Amount Due</b>	<b>\$3,476.00</b>
Balance Good Through	05/15/2017

PIN: 19.1232.000  
 AIN:  
 BILL NUMBER: 1085631  
 TAXPAYER(S):

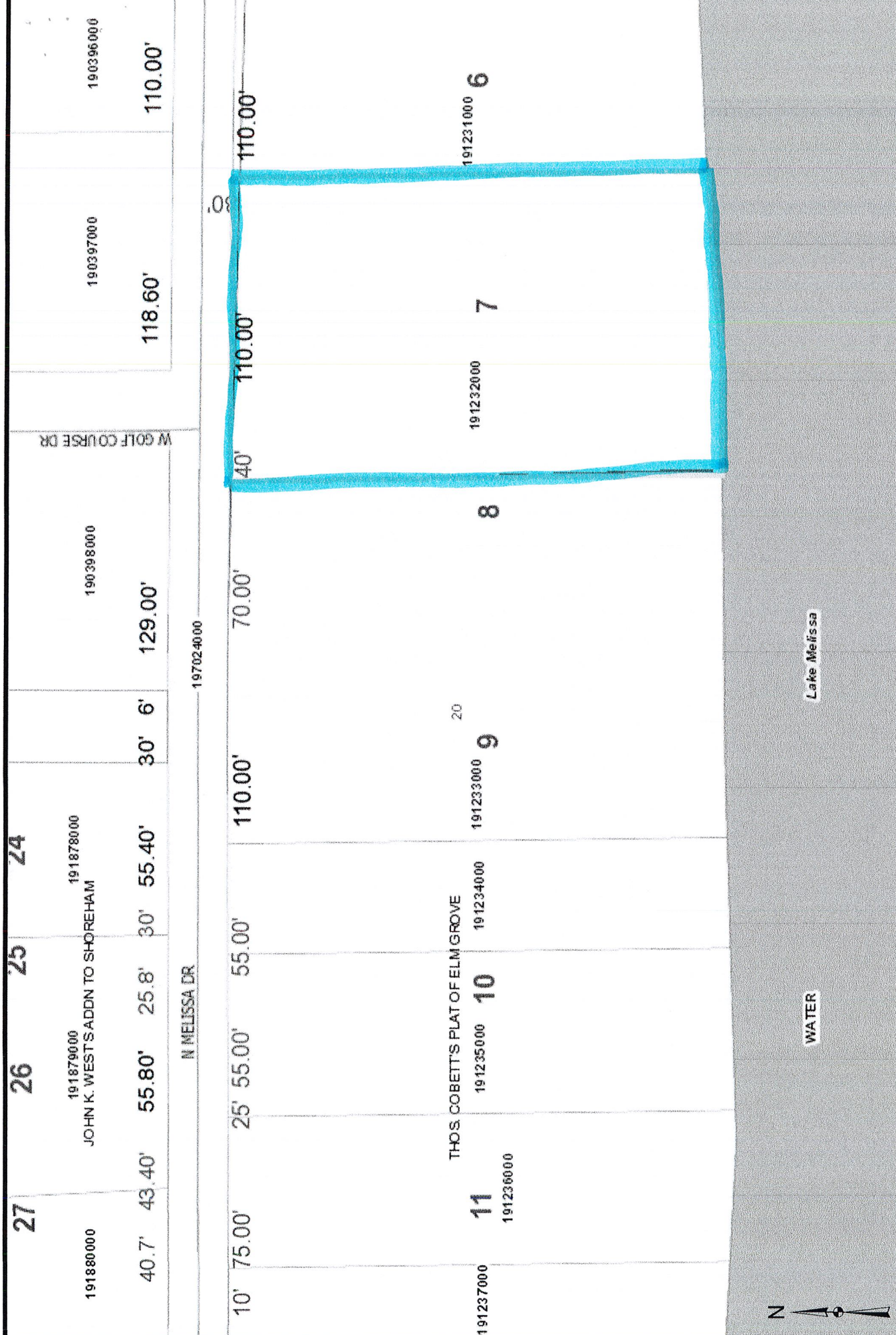
Paid By \_\_\_\_\_

JAMES & MARGO MCCULLEY  
 2025 ROSE CREEK BLVD  
 FARGO ND 58104-6878

**MAKE CHECKS PAYABLE TO:**  
 Becker County  
 Auditor-Treasurer Office  
 915 Lake Avenue  
 Detroit Lakes, MN 56501

Seasonal





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.

1.758

19.1232.000

Date: 5/21/2017

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

Date application received Hiora 5/23/17 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 \_\_\_\_\_ = \_\_\_\_\_  
100 = \_\_\_\_\_ % of proposed lot coverage

Additional notes: \_\_\_\_\_

Application Fee:	Cormorant Surcharge	Fines	Total Fees
<u>326<sup>00</sup></u>	_____	_____	<u>326<sup>00</sup></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 240312.052804 Date Paid 6/16/17

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) 19.1232.000 Property (E911) Address 24455 N. Melissa DR. \*\*911 Address Needed \_\_\_\_\_ Legal Description Lot 7 Elm Grove Corbett

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Melissa</u>	<u>GD</u>	<u>Lake View</u>	<u>20</u>	<u>138</u>	<u>41</u>

Property Owner Last Name First Name Mailing Address Phone 701-261-9990 Margo  
McCulley, James & Margo 201-261-3935 Jim  
 Contractor Name Lic # 2025 Rose Creek BLVD. Fargo, ND 58104 849-4834 Joyce  
Frank Hanson CONSTRUCTION # 20385960

**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 (2)	<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** proposed new w/ OHM Date of Installation \_\_\_\_\_ Last Date Certified \_\_\_\_\_  
 Type of System \_\_\_\_\_  
 Must have current certificate of compliance on septic system prior to issuance of a permit

**Lot Information** Shoreland  Riparian  Non Riparian ( ) Non Riparian \_\_\_\_\_ Non Shoreland \_\_\_\_\_

Lot Area 33,750 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	detached garage	20 x 14	280
DRIVEWAY	32 x 32	1024	concrete slab & sidewalks	5	886
House		3159	shed	12 x 14	168
attached garage	20 x 24	720	<b>Total Impervious Material</b>		<b>6237</b>

Impervious Lot Coverage  $\frac{6237}{33,750} = .1848$  x 100 = 18.5 %

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.

**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 (X) Deck/Patio 10 ft x 29 ft ( ) Addition to existing \_\_\_ ft x \_\_\_ ft

Setback to Side Lot Line 20 ft & Rear Lot Line 10 x 22 ft Setback to Road Right of Way 50(+) ft

Setback to Bluff \_\_\_\_\_ Type of road TWSLP

Setback to Wetland \_\_\_\_\_ Is wetland protected ( ) Yes ( ) No

Setback to OHW (straight horizontal distance) 58' Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank 10(+) Setback to drainfield 20(+)

Total No. Bedrooms \_\_\_\_\_ Maximum height proposed \_\_\_\_\_ # of Stories \_\_\_\_\_

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

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

( ) 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

**Cost of Project**  
\$ \_\_\_\_\_

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

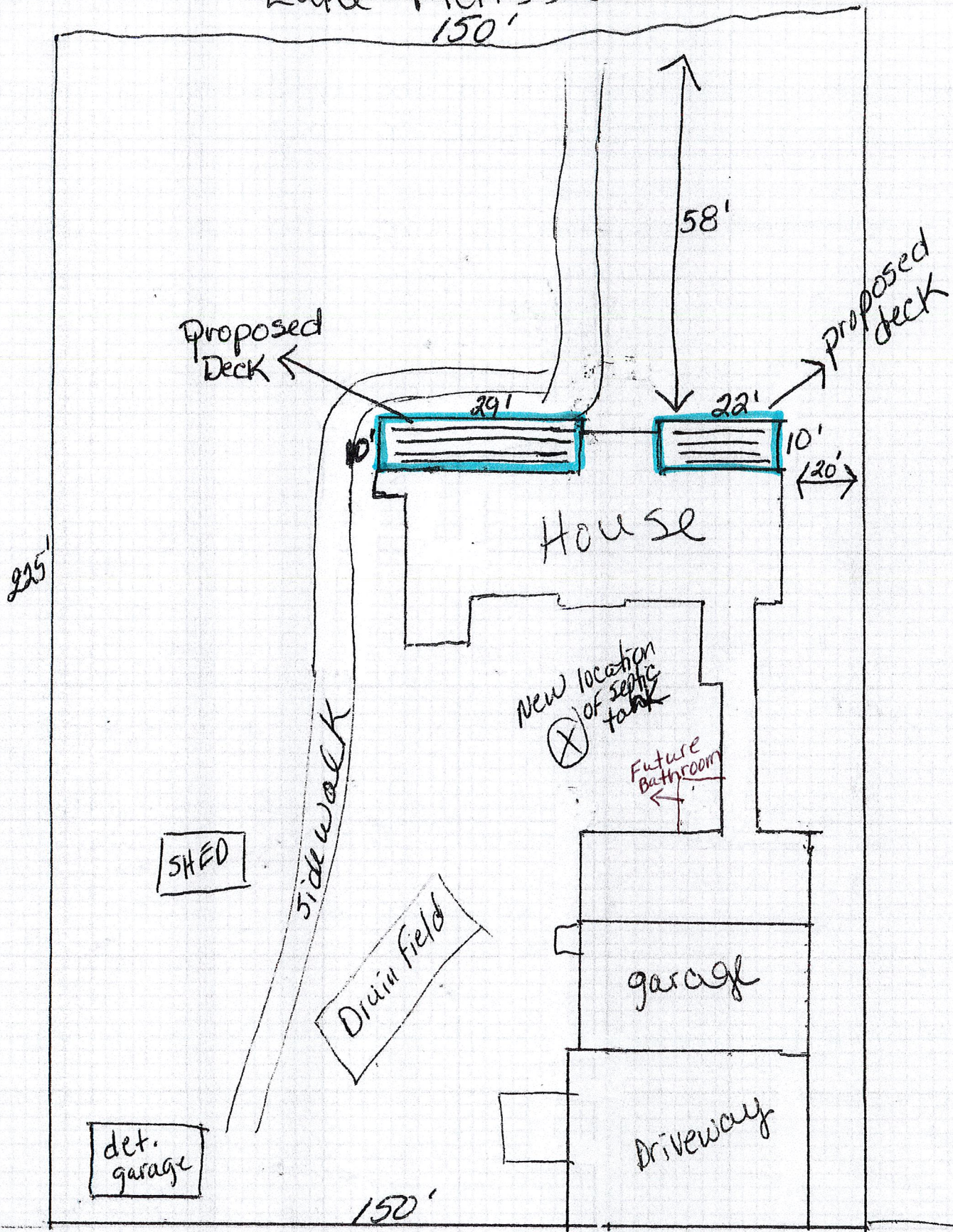
**THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.**

*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. 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.*

X Margo McCulley  
Signature

5/12/17  
Date

Lake Melissa  
150'



Proposed Deck

Proposed Deck

House

New location of septic tank

Future Bathroom

SHED

sidewalk

Drain Field

garage

det. garage

Driveway

N. Melissa Dr.



COUNTY OF BECKER

Planning and Zoning

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

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), James & Margo McCulley hereby authorize Joyce Holm 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.): site application
[ ] plat application:
[ ] conditional use application:
[X] variance application: for a deck
[ ] other:

on my (our) property located at:
Tax Parcel Number(s): 19.1232.000 Physical Site Address: 84455 N. Melissa Dr.
Legal Description: Elm Grove Corbett Lot 7 & E 40' of D.L. MN 56501
Section: 20 Township: 138 Range: 41 Lot: 7 Block: Plat Name: Elm Grove Corbett

Agent Contact Information

Agent address: 13600 E. Pearl Lake Rd Detroit Lakes, MN 56501
Agent phone #(s): 218-849-4834 Agent fax #:
Agent email address: joyceholm@hotmail.com

Margo McCulley Property Owner(s) Signature(s) 5/12/17 Date

State of Minnesota
County of Becker

On this day of before me personally appeared 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)

Notary Public

Office Use Only:
Date received:

Expiration Date:

Date application received 5.12.31.17 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 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: Pending variance approval

Application Fee:		Cormorant Surcharge		Fines		Total Fees
<u>25.00</u>	+	_____	+	_____	=	<u>25.00</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: \_\_\_\_\_



**Subject**



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.

19.1232.000

1:1,123

Date: 6/6/2017

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

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

comdevbank.com



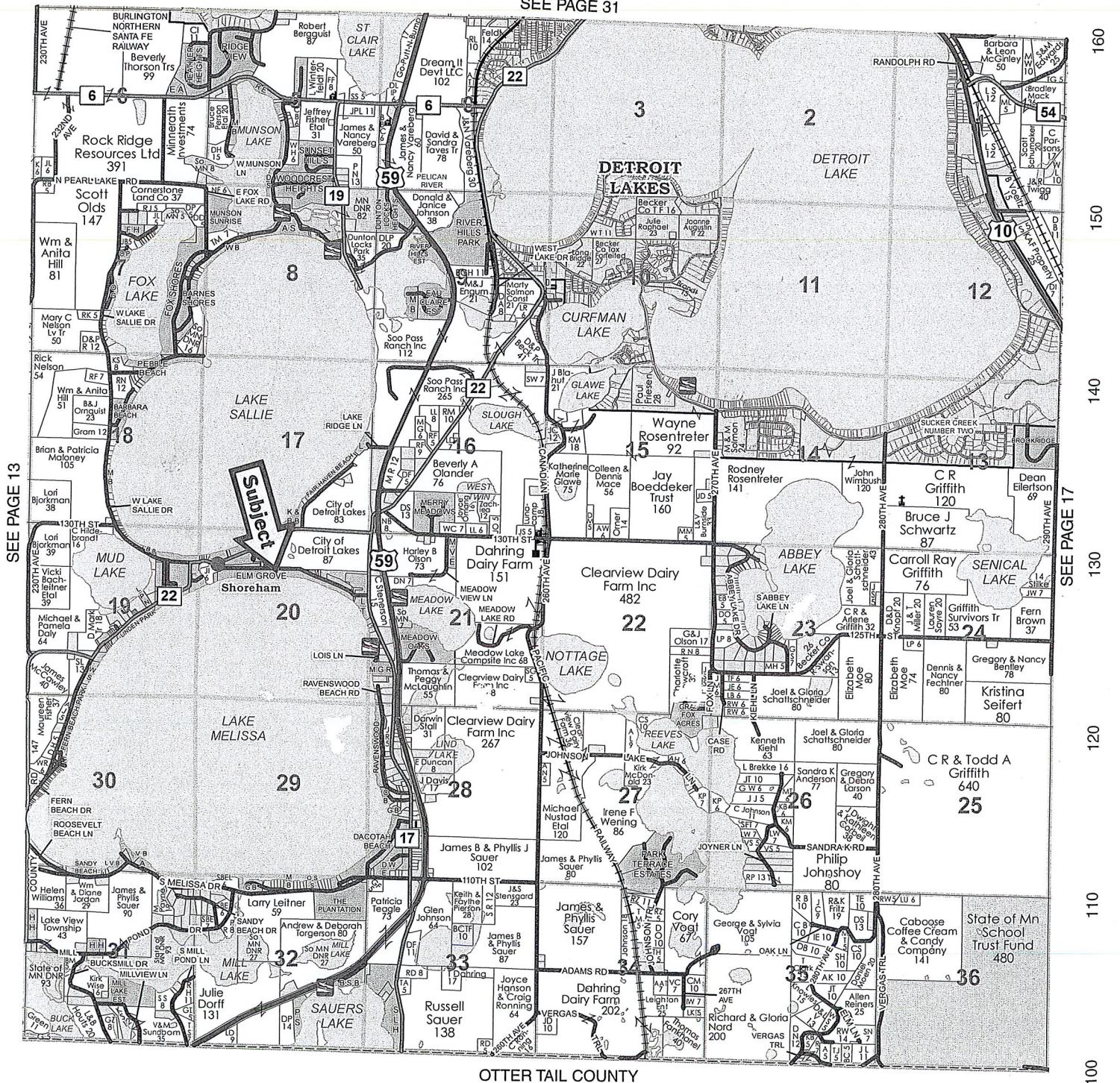
Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY

230 240 250 260 270 280 290 15 100 110 120 130 140 150 160



# 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, July 13, 2017 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Joseph & Wendy Olson  
12821 Abbey Lake Drive  
Detroit Lakes, MN 56501

Project Location: 12821 Abbey Lake Drive, Detroit  
Lakes, MN 56511

**APPLICATION AND DESCRIPTION OF PROJECT:**

Request a variance to construct an addition to a dwelling, to be located at one hundred thirty-five feet (135) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred fifty (150) feet from a natural environment lake.

LEGAL LAND DESCRIPTION: Tax ID number: 190691000 Abbey Lake  
ABBEY LAKE ESTATES Lot 027 Block 001; 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Joseph & Wendy Last Name Olson  
 Mailing Address 12821 Abbey Lake Dr City, State, Zip Detroit Lakes, MN 56501  
 Phone Number 218 849-7204 Project Address: Same  
 Parcel number(s) of property: 19-0691-000 Sect - Twp - Range: \_\_\_\_\_  
19-0692-000  
 Township Name: Lakeview Legal Description: lots 27+28 block 1  
Abbey Lake 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:

due to medical issues we need to add a bedroom on the main level. Due to lot depth we do not meet setback of 150' from the lake. We are at 135' if approved. requesting addition of 20' x 28' bedroom and 10' x 32' 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) 135 feet  
 \_\_\_\_\_ Lot Line Proposed Distance (setback) \_\_\_\_\_ 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 \_\_\_\_\_ sq ft  
 \_\_\_\_\_ %

Was the lot recorded prior to 1971?

Yes

Was the lot recorded between 1971 & 1992?

Yes

Was the lot recorded after 1992?

Yes

Will this be a new lot split?

Yes

What is the current square footage of the structure? house-1248 garage-1120 = 2,368 driveway-1960

What is the proposed addition square footage? 560-bedroom 320-deck 392-pavers/retaining wall = 1,272

What is the current height of the structure? 12'

What is the proposed height of the structure? 12'

Is there a basement to the structure? yes

Will the proposed addition have a basement? block foundation only

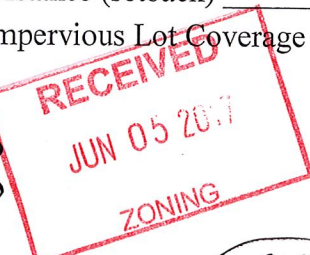
Will the roofline of the existing structure be changed? no

Will the main structural framework of the structure be altered? no

What is the current percentage of lot coverage? 5214 sq ft 20.9%

What is the proposed percentage of lot coverage? 6134 sq ft 25.1%

lots total sq footage = 34600



**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?  
*It is necessary not luxury nor extravagance as to why we are adding a bedroom.*
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
*It will be done to match the rest of the house and not endanger any zoning laws.*
- 3) In your opinion, does the proposal put property to use in a reasonable manner?  
Yes (X) No ( ) Why or why not?  
*this is the best spot to add a bedroom on current structure*
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
*lot line to N has no room due to lot line this is the most practical use of space*
- 5) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?  
*more curb appeal + view of lake from addition*

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.*

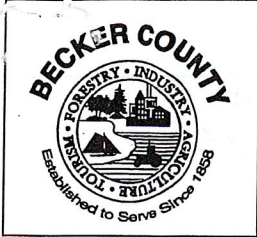
Applicant's Signature: Joseph Alan Wendy Olson Date: 5-17-17

(Office Use)

Date Received 6/5/17 Accepted [  ] Incomplete Application [  ] Date 6/6/17

*[Signature]*  
Zoning Administrator





**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](http://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) 19-0691-000/19-0692-000 Property (E911) Address 12821 Abbey Lake Dr \*\*911 Address Needed \_\_\_\_\_ Legal Description Lots 27 & 28 Block 3 Abbey Lakes

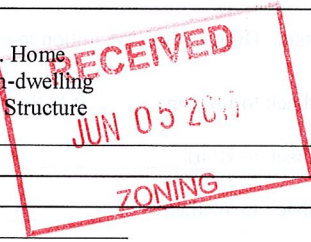
Lake/River Name Abbey Lake Lake/River Class \_\_\_\_\_ Township Name Lakeview Section 23 TWP No. 138 Range 41

Property Owner Last Name First Name Mailing Address Phone 218 849-7204 Joe  
Olson Joseph + Wendy 12821 Abbey Lk Dr. 218 234-1845 Wendy  
 Contractor Name Lic # Detroit Lakes, MN 56501

**Proposed Project (Check those that apply)**

<input type="checkbox"/> New Dwelling	<input checked="" 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 120'  
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System  
 Type of System holding tank/drain field Date of Installation 1996 Last Date Certified 2009 Aug  
 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 36,600 sq ft or \_\_\_\_\_ acres Water Frontage 146 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	<u>10 x 12</u>	<u>120</u>			
DRIVEWAY	<u>28 x 70</u>	<u>1960</u>	New addition	<u>26 x 20'</u>	<u>560</u>
House	<u>48 x 26</u>	<u>1248</u>	New deck	<u>32' x 10'</u>	<u>320</u>
Garage	<u>28 x 40</u>	<u>1120</u>	New retain wall/pavers	<u>14 x 28</u>	<u>392</u>
			<b>Total Impervious Material</b>		

Impervious Lot Coverage  $\frac{5,600}{36,600} = 15.3 \times 100 = 15.3\%$

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.

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

( ) Dwelling 26 ft by 20 ft ( ) Attached Garage \_\_\_\_\_ ft x \_\_\_\_\_ ft \$ 15,000.

Outside Dimension ( ) Deck/Patio 32 ft x 10 ft ( ) Addition to existing \_\_\_\_\_ ft x \_\_\_\_\_ ft

Setback to Side Lot Line 47 ft & Rear Lot Line 135 ft Setback to Road Right of Way 114 ft

Setback to Bluff \_\_\_\_\_ Type of road gravel

Setback to Wetland 135 Is wetland protected (X) Yes ( ) No

Setback to OHW (straight horizontal distance) 135 Elevation above OHW (Straight vertical distance) 16'

Setback to septic tank 15' Setback to drainfield 21'

Total No. Bedrooms 1 Maximum height proposed 12' # of Stories 1 *gravel floor + found on X*

Roof Change ( ) Yes ( ) No Basement ( ) 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.*

*Mendy Olson*  
Signature

6-5-17  
Date



Date application received 6/2/11 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 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: Pending Variance Approval

Application Fee: <u>147.00</u>	+	Cormorant Surcharge _____	+	Fines _____	=	Total Fees <u>147.00</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: \_\_\_\_\_



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.
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Date: 6/6/2017

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

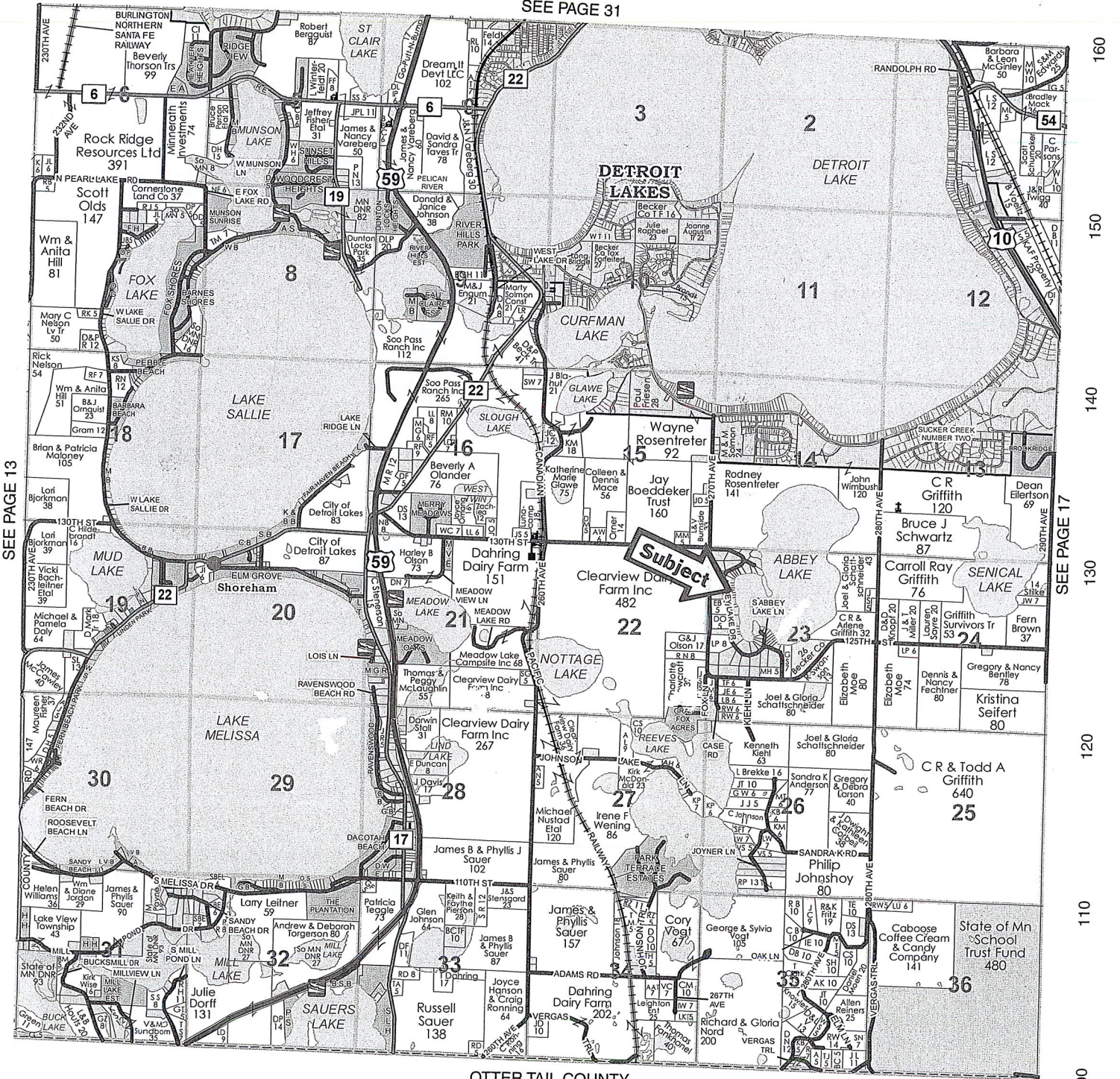


Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY

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, July 13, 2017 @ 7:00 P.M.

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

APPLICANT: Robert & Tammy Schmidt  
5427 E River Rd  
Kindred, ND 58051

Project Location: 16157 Saign Lane & 16177 Saign  
Lane, Audubon, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an a dwelling, to be located at fifty-six (56) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred fifty (100) feet from a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0285.000 & 02.0286.000 Little Cormorant  
Subdivision Name: BLACKHAWK MNT BCH 1ST Block 002; SubdivisionCd 02001 LOTS 2 AND; 3 LOTS 4 & 5; Section 32, TWP 139, Range 42, Audubon 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](mailto: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	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Robert and Tammy Last Name Schmidt  
 Mailing Address 5427 E. River Rd City, State, Zip Kindred ND 58051  
 Phone Number 701-428-3088 or 701-388-2045 Project Address: 16157 Saign Ln + Saign Ln  
 Parcel number(s) of property: 02028600 + 02028500 Sect - Twp - Range: 32 139 42  
 Township Name: Audubon Legal Description: Sec 32 Township 139  
range 42 Blackhawk Mt beach 1st Block 002 lots 1,2,3,4,5

### 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 combine 5 parcels and combine area coverage of 2 dwellings to make 1 dwelling in the middle of our land to increase distance from dwelling to waters edge

### 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) 50 feet  
 Lot Line Proposed Distance (setback) \_\_\_\_\_ 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 \_\_\_\_\_ 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? 2052  
 What is the proposed addition square footage? N/A  
 What is the current height of the structure? 18.6 FT  
 What is the proposed height of the structure? 25 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? 7.7  
 What is the proposed percentage of lot coverage? 7.8



**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 proposed dwelling will increase the current setback that is presently there
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?  
Yes (X) No ( ) Why or why not?  
in accordance with the surroundings
- 3) In your opinion, does the proposal put property to use in a reasonable manner?  
Yes (X) No ( ) Why or why not?  
Going from substandard to conforming lot
- 4) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?  
its a peninsula
- 5) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?  
in accordance with its surroundings

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: 6/12/17

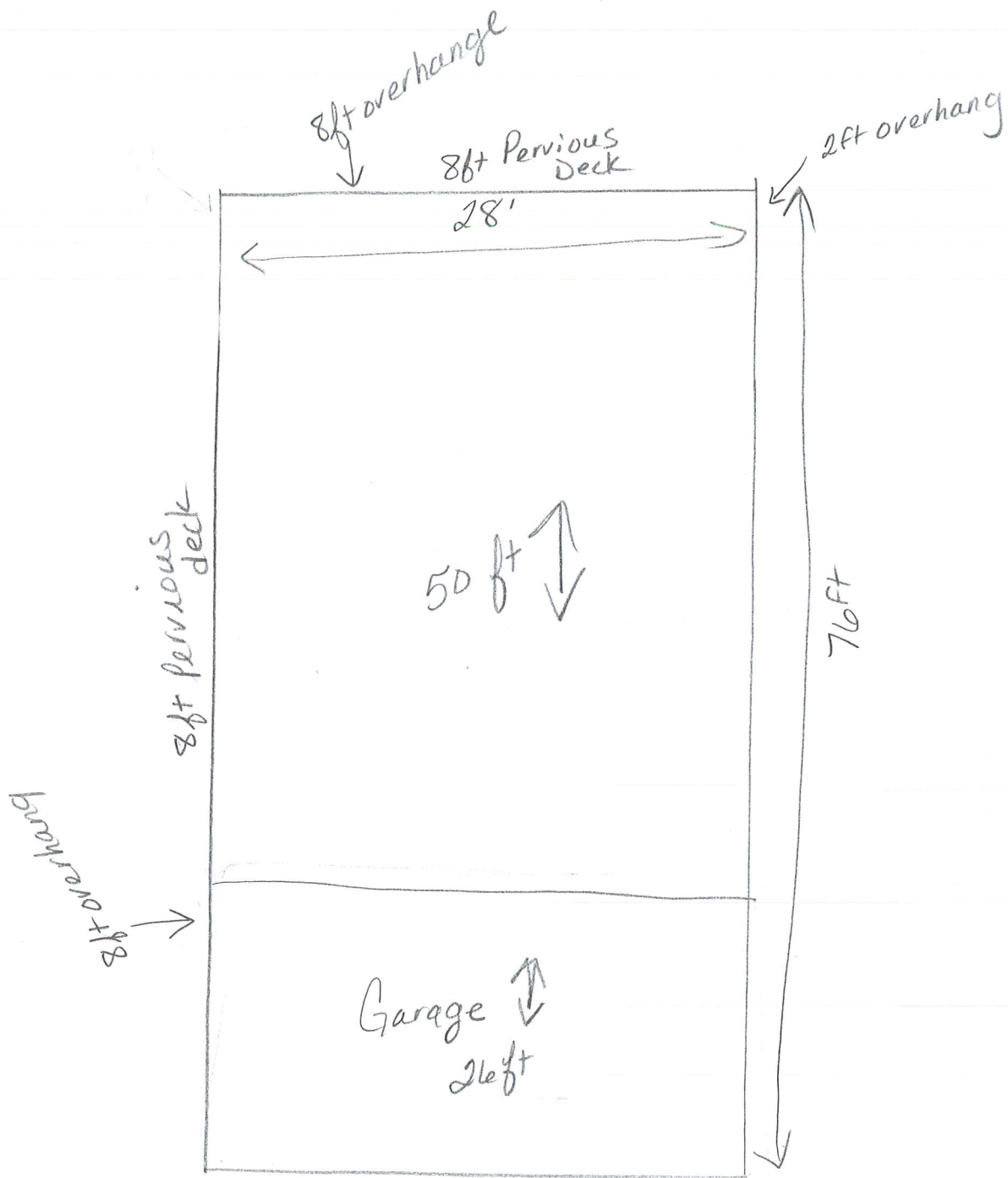
(Office Use)

Date Received 6/12/17 Accepted [  ] Incomplete Application [  ] Date 6/13/17



Zoning Administrator

# Structure



2 stories

ht = 30ft



T L E

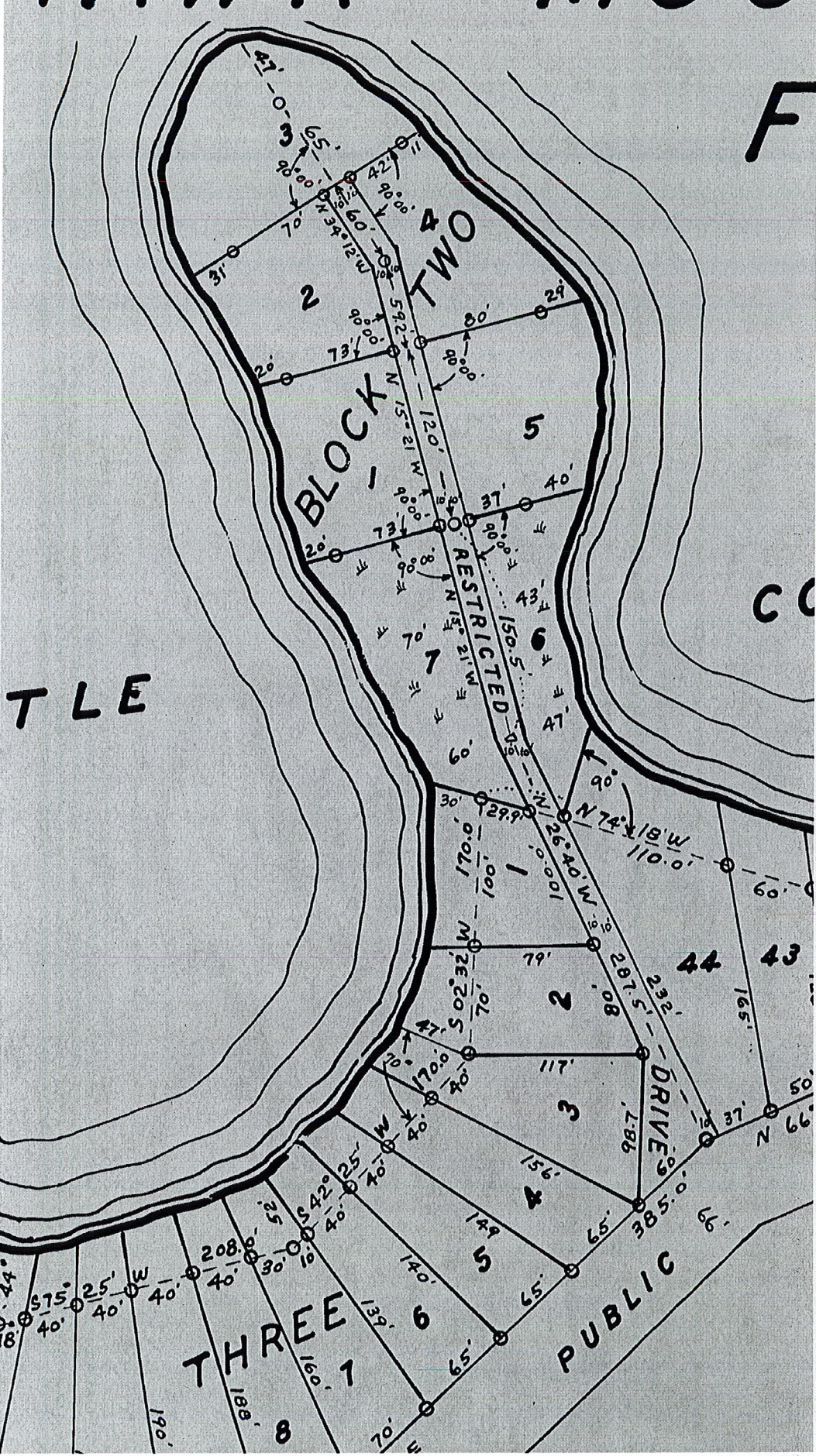
BLOCK TWO

RESTRICTED

THREE

PUBLIC

DRIVE

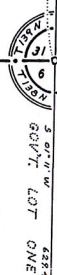
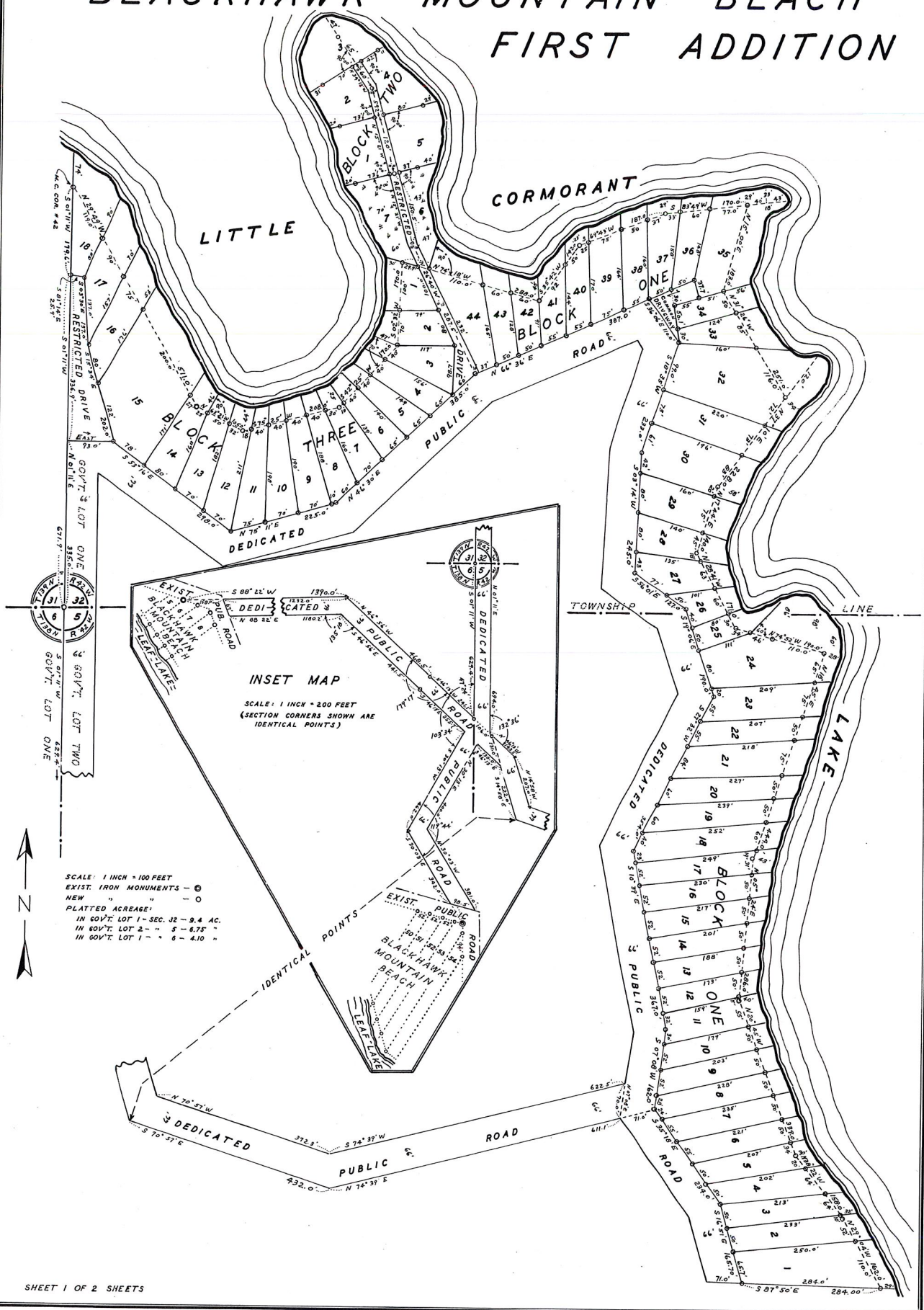


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CO

# BLACKHAWK MOUNTAIN BEACH FIRST ADDITION

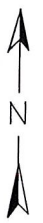
08-88 747-A



### INSET MAP

SCALE: 1 INCH = 200 FEET  
(SECTION CORNERS SHOWN ARE IDENTICAL POINTS)

SCALE: 1 INCH = 100 FEET  
EXIST. IRON MONUMENTS - ●  
NEW " " - ○  
PLATTED ACRES:  
IN GOVT. LOT 1 - SEC. 32 - 9.4 AC.  
IN GOVT. LOT 2 - " - 5 - 8.75 "  
IN GOVT. LOT 1 - " - 6 - 4.10 "



7C 747-A

# BLACKHAWK MOUNTAIN BEACH FIRST ADDITION

7C 747-8

BE IT KNOWN THAT The Cormorant Development Company, a Minnesota Corporation, owner and proprietor of that certain land in Government Lot One (1), Section Thirty-two (32), Township One Hundred Thirty-nine (139) North, Range Forty-two (42) West and in Government Lot Two (2), Section Five (5), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West, described as follows, to-wit:

Beginning at a point on the West line of said Section 32 which bears North 01 11' East 335.00 feet from the Southwest corner of said Section 32; thence running by the following courses to the water's edge of Little Cormorant Lake, viz: East 93.00 feet, South 53 16' East 298.00 feet, North 75 11' East 225.00 feet, North 46 30' East 385.00 feet, North 66 30' East 387.00 feet, South 36 06' East 110.00 feet, South 18 35' West 233.00 feet, South 03 14' West 245.00 feet, South 56 01' East 127.00 feet, South 19 06' East 190.00 feet, South 27 32' West 354.00 feet, South 10 39' East 367.00 feet, South 07 08' West 162.00 feet, South 35 18' East 234.00 feet, South 16 51' East 165.70 feet and South 87 50' East 313.00 feet; thence running along the water's edge of Little Cormorant Lake by generally Northerly and Westerly directions to the most Northerly point in said Government Lot One of Section 32; thence continuing by generally Southerly, Westerly and Northwesterly directions along the water's edge of said Lake to the West line of said Section 32; thence running South 01 11' West 590.50 feet, more or less, to the point of beginning;

ALSO a strip of land sixty-six (66.00) feet in width located in aforementioned Government Lots One (1) and Two (2) described as follows: Beginning at the Southwest corner of aforementioned Section 32; thence running by the following seven-teen courses, viz: North 01 11' East 335.00 feet, East 93.00 feet, South 53 16' East 298.00 feet, North 75 11' East 225.00 feet, North 46 30' East 385.00 feet, North 66 30' East 387.00 feet, South 36 06' East 110.00 feet, South 18 35' West 233.00 feet, South 03 14' West 245.00 feet, South 56 01' East 127.00 feet, South 19 06' East 190.00 feet, South 27 32' West 354.00 feet, South 10 39' East 367.00 feet, South 07 08' West 162.00 feet, South 35 18' East 234.00 feet, South 16 51' East 165.70 feet, and North 87 50' West 71.00 feet; thence running by parallel courses in generally Northerly, Westerly and Southerly directions to the point of beginning;

ALSO that part of Government Lot One (1) in Section Six (6) and of Government Lot Two (2) in Section Five (5), both in Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West, described as follows, to-wit:

Beginning at the Northeast Corner of said Section 6; thence running by the following 24 courses, viz: Southeast 67.00 feet along the Northeast boundary of the existing platted and dedicated Public Road in Blackhawk Mountain Beach subdivision; thence North 88 22' East 1180.20 feet, South 46 56' East 441.50 feet, South 46 13' East 255.70 feet, South 30 13' West 668.00 feet, South 30 03' East 342.00 feet to the Northeast line of an existing platted and dedicated Public Road in said Blackhawk Mountain Beach subdivision, thence Southeast 98.50 feet along the Northeast line of said existing road, thence North 30 03' West 381.00 feet, North 30 13' East 400.00 feet, South 46 13' East 130.00 feet, South 14 58' East 222.00 feet, South 70 57' East 432.00 feet, North 74 39' East 611.10 feet, North 07 08' East 70.00 feet, South 74 39' West 622.50 feet, North 70 57' West 372.30 feet, North 14 58' West 207.00 feet, North 46 13' West 143.50 feet, North 01 11' East 694.00 feet and West 66.00 feet to the point of beginning;

has caused the said land to be surveyed and platted into Riparian lakeshore Lots, Blocks, Roads and Restricted or Common Drives and does hereby dedicate to the public use forever all those portions thereof which are designated "Dedicated Public Road", all to be known as BLACKHAWK MOUNTAIN BEACH FIRST ADDITION and all as shown on the herein plat.

IN WITNESS WHEREOF, she said Corporation has caused this plat to be executed in its corporate name by its President and its Secretary, the said Corporation having no corporate seal, this \_\_\_ day of December, 1960.

In Presence of:  
*E.P. Miller*  
*Jessie E. Ebad*  
 (This Corporation has no Corporate Seal)

THE CORMORANT DEVELOPMENT COMPANY  
 By *Leif D. Thrane*, its President  
 By *Jerome D. Lenz*, its Secretary

State of Minnesota }  
 County of Becker } ss

On this 13<sup>th</sup> day of December, 1960, before me, *Register of Deeds*, within and for said County, personally appeared *Leif D. Thrane* and *Jerome D. Lenz* to me personally known, who, being each by me duly sworn did say that they are respectively the President and Secretary of THE CORMORANT DEVELOPMENT COMPANY, the Corporation named in the foregoing instrument, that the said Corporation has no corporate seal, that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and said *Leif D. Thrane* and *Jerome D. Lenz* acknowledged said instrument to be the free act and deed of said corporation.

*E.P. Miller*  
 E. P. MILLER  
 REGISTER OF DEEDS,  
 Beach Lake, Becker Co., Minn.

I HEREBY CERTIFY that I made the survey of BLACKHAWK MOUNTAIN BEACH FIRST ADDITION in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that there are no wet lands except Lots 6 and 7 of Block 2 and that there are no public roads except as shown on the herein plat.

*George J. ...*  
 Minnesota Registered Land Surveyor #3277.

Subscribed and sworn to before me this 13<sup>th</sup> day of December, A.D. 1960.

*E.P. Miller*  
 E. P. MILLER  
 REGISTER OF DEEDS,  
 Beach Lake, Becker Co., Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 14<sup>th</sup> day of Dec, A.D. 1960.

ATTEST:  
*Forrest A. ...*  
 County Auditor

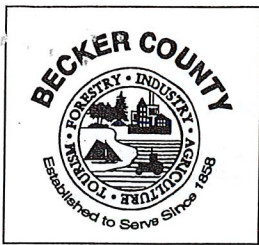
*Richard R. ...*  
 Chairman of County Board

*Carol A. ...*  
*John ...*

221449  
 OFFICE OF REGISTER OF DEEDS,  
 COUNTY OF BECKER, MINN. IN  
 I hereby certify that the within instru-  
 ment was filed in this office for record  
 on the 13<sup>th</sup> day of Dec 1960  
 at 9 o'clock AM  
 and was duly recorded in Book 20  
 of Plat, Page 20-21  
*E.P. Miller*  
 Register of Deeds  
 By *E.P.M.* Deputy

7C 747-8

10-21



**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](http://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) 020286000 020285000 020284000 Property (E911) Address \_\_\_\_\_ \*\*911 Address Needed \_\_\_\_\_ Legal Description 16157 saign Ln + 16177 saign Ln

Lake/River Name Little Cormerant RD Lake/River Class \_\_\_\_\_ Township Name Audubon Section 32 TWP No. 139 Range 42

Property Owner Last Name Schmidt First Name Robert Mailing Address 5427 E. River Rd Phone 701-428-3088  
 Contractor Name Lic # Kindred ND 58051 701-388-2045

**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 less than 50ft  
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well  
proposed new deep well  
**Onsite Sewage Treatment System**  
 Type of System holding tank Date of Installation proposed new system 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 \_\_\_\_\_  
proposed Lot Area 46,815 sq ft or \_\_\_\_\_ acres Water Frontage 420 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	84 x 12	1,008	Sheds	13	224
House	28 x 76	2,128			
Boathouse	17.5 x 17.5	306			
<b>Total Impervious Material</b>					

Impervious Lot Coverage  $\frac{3668}{46,815} = .078$  x 100 = 7.8 %  
 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.

**RECEIVED**  
 JUN 12 2017  
 ZONING

50

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

Dwelling 28 ft by 26 ft ( ) Attached Garage 28 ft x 26 ft \$ 50,000

Outside Dimension  Deck/Patio 8 ft x 28 ft ( ) Addition to existing \_\_\_ ft x \_\_\_ ft

Setback to Side Lot Line N/A ft & Rear Lot Line N/A ft Setback to Road Right of Way 84 ft

Setback to Bluff N/A Type of road Township

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

Setback to OHW (straight horizontal distance) 56 Elevation above OHW (Straight vertical distance) NA

Setback to septic tank 10' Setback to drainfield 20'

Total No. Bedrooms 3 Maximum height proposed 30 # of Stories 2

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

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

( ) 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 **Cost of Project**

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 \_\_\_\_\_

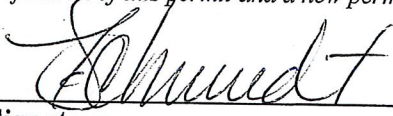
Setback to OHW (straight horizontal distance) \_\_\_ Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank \_\_\_\_\_ Setback to drainfield \_\_\_\_\_

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

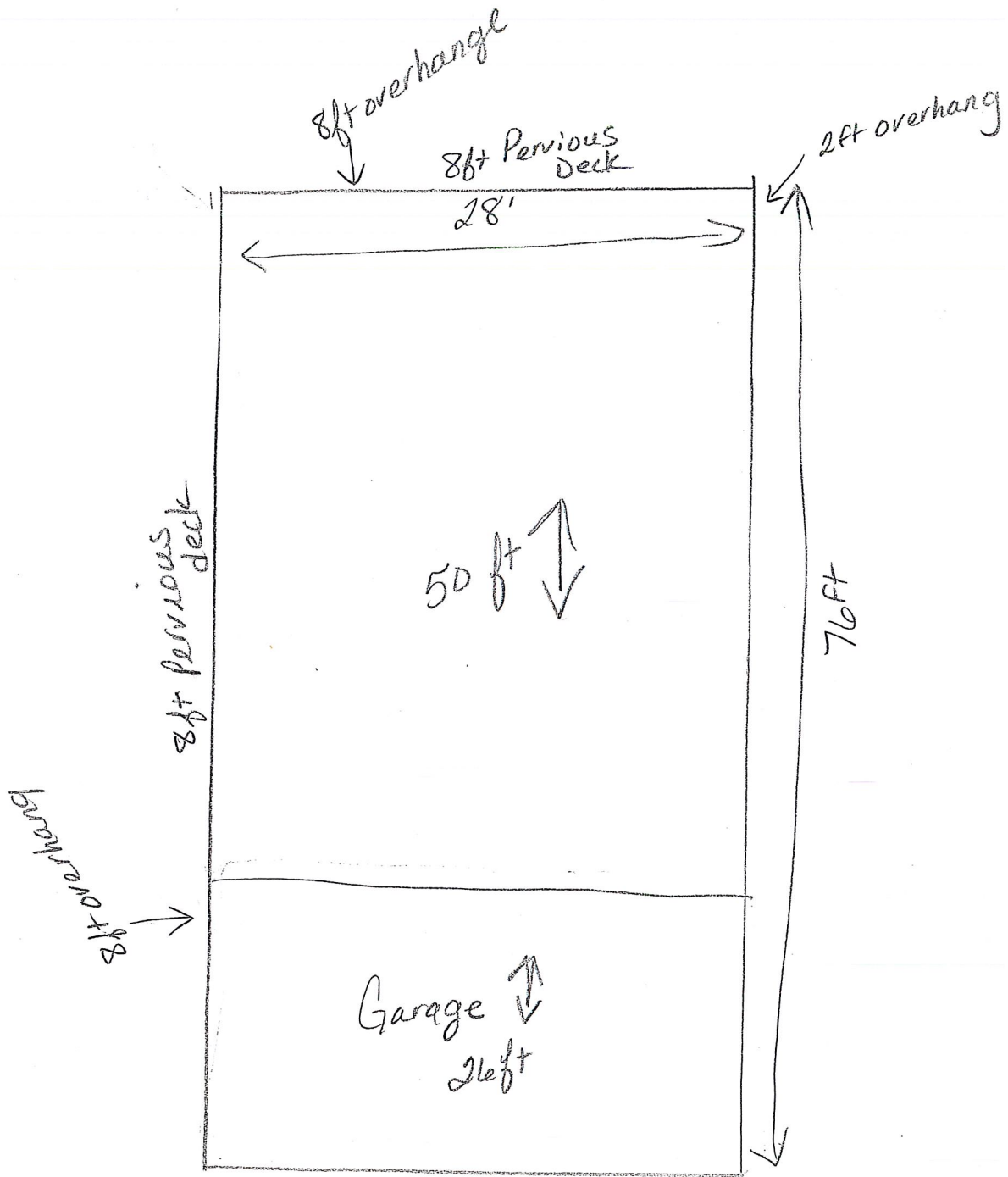
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

*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

6/12/17  
Date

# Structure

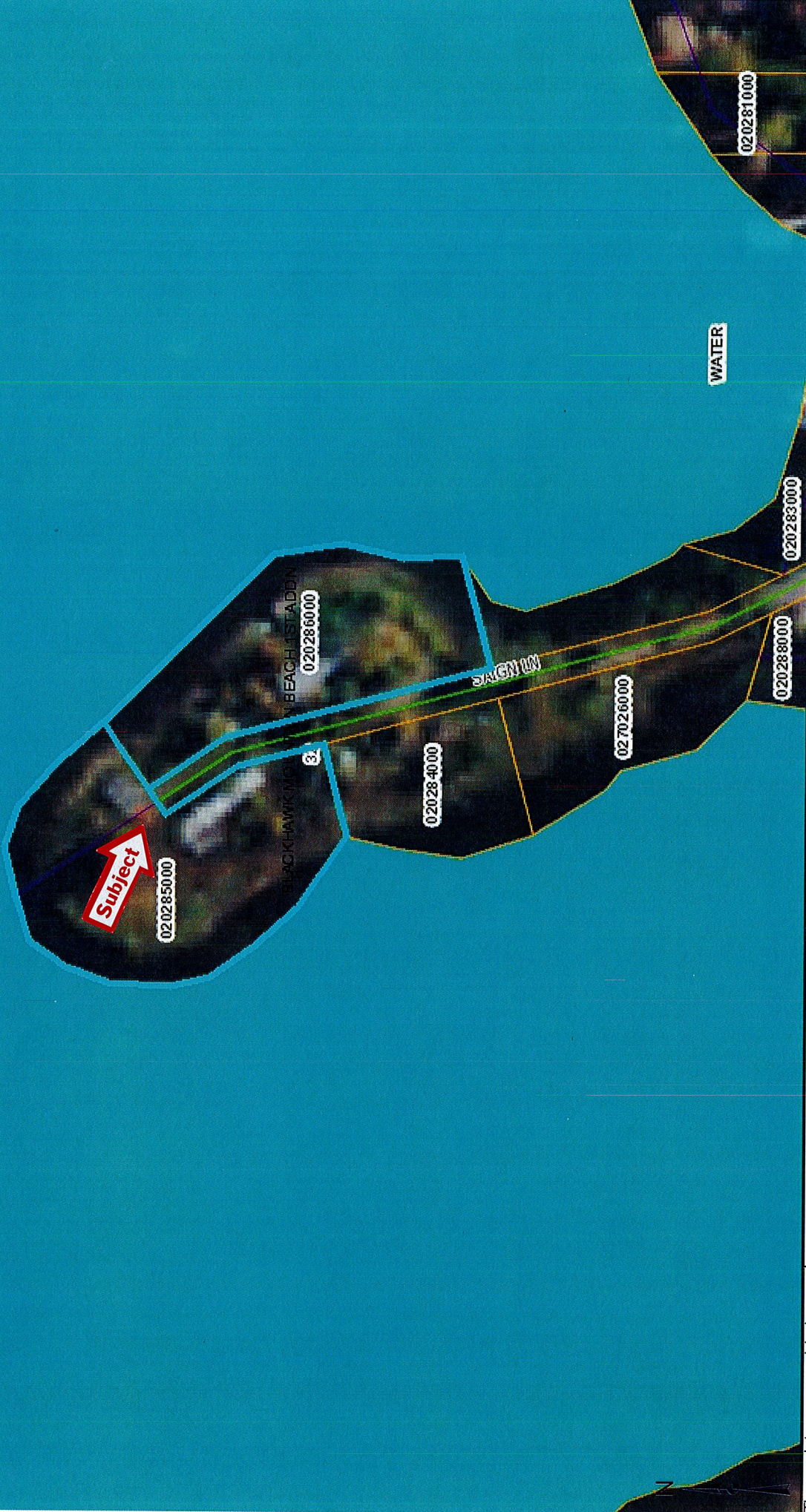


2 stories

ht = 30 ft



Little Cormorant Lake



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

Date: 6/21/2017

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

Becker County



**Consolidated  
Abstract  
company**  
OF BECKER COUNTY

828 Minnesota Avenue - Detroit Lakes, MN

**Becker  
County  
title services**  
INCORPORATED

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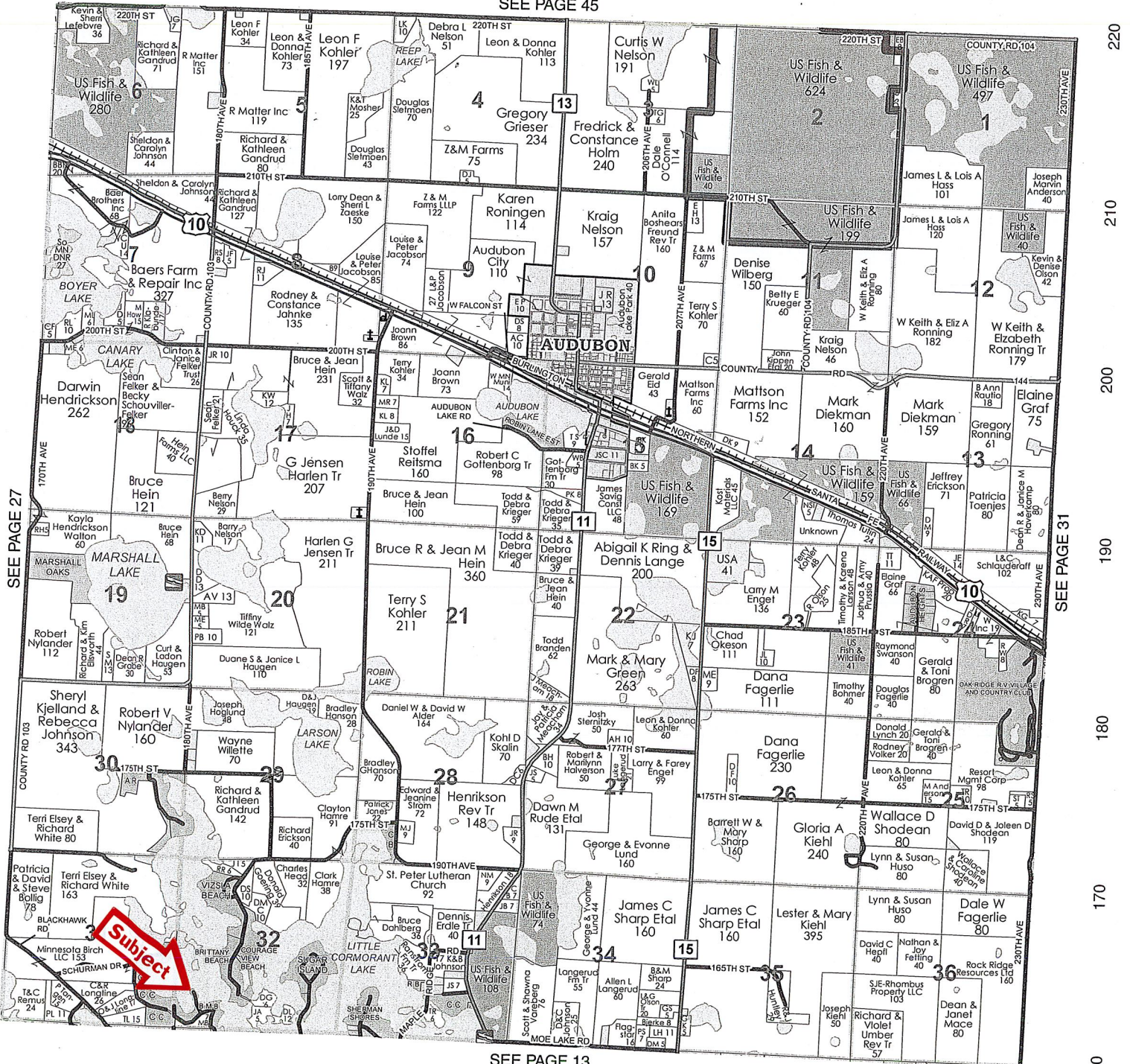


**Audubon**

**Township 139N - Range 42W**

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170 180 190 200 210 220 230 29