



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Bradley Olek
12803 140th Ave N
Felton, MN 56536

Project Location: 19430 Co Hwy 6
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to deviate from the required 8500 sq ft of buildable area required for a subdivision. The lot will exceed both the required lot area and lot width for a natural environment lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0041.000 **Legal Land Description:** Section 04 Township 138 Range 042; PT SE1/4 OF SW1/4 BEG @ SE COR TH W 369.12' TO RD, NE AL RD 515.10' TO E LN SW1/4, TH S AL E LN 360' TO BEG; & PT GVT LOT 8 LYING W OF CSAH #11

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 285

Property and Owner Review

Parcel Number(s): 170041000

Owner: **Bradley Olek**

Township-S/T/R: LAKE EUNICE-04/138/042

Mailing Address:
12803 140th Ave N Felton, MN 56536

Site Address: 19430 Co Hwy 6

Lot Recording Date: This will be a new lot split

Original Permit Nbr: -

Legal Descr: PT SE1/4 OF SW1/4 BEG @ SE COR TH W 369.12' TO RD, NE AL RD 515.10' TO E LN SW1/4, TH S AL E LN 360' TO BEG; & PT GVT LOT 8 LYING W OF CSAH #11

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to deviate from the required 8500 sq ft of buildable area required for a subdivision. The lot will exceed both the required lot area and lot width for a natural environment lake. The Becker County Zoning Ordinance allows one new lot to be created on a natural environment lake to meet the state lot requirements standards if the lot can be split to meet the county ordinance lot requirements. This split meets both the lot area and lot width standard however it will only have approximately 5,000 square feet of buildable area.**

OHW Setback: N/A

Side Lot Line Setback: N/A

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: N/A

Road Type:

Existing Imp. Surface Coverage: 5

Proposed Imp. Surface Coverage: 10

Existing Structure Sq Ft: 0

Proposed Structure Sq Ft: 2,000 +/-

Existing Structure Height: 0

Proposed Structure Height: 16

Existing Basement Sq Ft: No

Proposed Basement Sq Ft: No

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **See attachment from the Becker County Zoning Ordinance Chapter 8, sec 5, letter N. This provision allows for a less restrictive scenario however the ordinance established buildable area after this provision.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, the request is located in the policy district 3. This district encompasses most of the County's developed lakeshore and density.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, the current parcel is used in a residential manner and will continue to be used the same way.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The public road essentially subdivides the property with its close proximity to the lake.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **There are other residences in the area.**



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1-4,514

Date: 4/5/2023

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

Becker County



2. **Sale of lots from unrecorded plats.** It shall be unlawful to sell, trade, or otherwise convey any lot or parcel of land in violation of this ordinance.
3. **Misrepresentations as to construction, supervision, or inspection of improvements.** It shall be unlawful for any subdivider, person, firm or corporation owning an addition or subdivision of land within the County to represent that any improvement upon any of the highways, roads, streets or alleys of said addition or subdivision or any sewer in said addition or subdivision has been constructed according to the plans and specifications approved by the County Board, or has been supervised or inspected by the County, when such improvements have not been so constructed, supervised, or inspected.

M. **Non-riparian lots.** Non-riparian lots not meeting the required size of the zoning district may be allowed if the following criteria are met;

1. Non-riparian lots described by metes and bounds conveyance must be described by legal description the riparian lot to which it is being attached to and the combined tract cannot be conveyed separately nor separated without county approval;
2. Non-riparian lots created by platting must include in the plat dedication the legal description of the riparian lot to which it is being attached and that neither can be conveyed separately nor separated without county approval;
3. The non-riparian lot and riparian lot must be located within two hundred (200) feet of each other;
4. To the extent practicable and feasible, non-riparian lot must be at least five thousand (5000) square feet including any non-buildable area;
5. A non-riparian lot shall not be created that limits the access or development of parcels adjacent to the same roadway;
6. The minimum road frontage of the non-riparian lot is fifty (50) feet;
7. All setbacks for the applicable zoning district shall apply to the non-riparian lots;
8. The lot area of the non-riparian lot cannot be used in the calculations of impervious coverage for the riparian lot;
9. The maximum lot coverage of the non-riparian lot cannot exceed twenty-five (25) percent of the area of the non-riparian lot.



N. **Minor Subdivision Exemption on Natural Environment Lakes.** When a property owner owns a lot that is not large enough to subdivide into two tracts meeting the required lake frontage and lot area, a one-time minor subdivision exemption may be allowed if the following conditions are met:

1. The existing tract is large enough to meet the required lake frontage and lot area standard for the appropriate lake size and the remnant tract meets or exceeds the State lake frontage and lot area standards for a natural environment lake.
2. The lake frontage and lot area must be divided equally or as near practical as possible; and
3. The minor subdivision does not create more than one (1) additional lot according to the lot size requirements of 4/17/14.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Joseph D & Tamara S Stenger
18048 360th Ave
Detroit Lakes, MN 56501

Project Location: 33494 S Cotton Lake Rd
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a covered deck to be located sixty-six (66) feet from the Ordinary High-Water (OHW) mark. Request a variance to construct an addition to existing home and attached garage to be located seventy-seven (77) feet from the Ordinary High-Water mark, deviating from the required setback of 100 feet on a Recreational Development Lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0179.006 **Legal Land Description:** Section 11 Township 139 Range 040; PT SW1/4 SE1/4: COMM S QTR COR SEC 11, N 1415.87' TO POB; E 388.68', N 629.19' TO COTTON LK, NWLY AL LK 206.10', W 200.74', SLY 115.81', W 54.89' S 595.74' TO POB; Cotton Lake, Erie Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. There 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # VAR2023-278

Property and Owner Review

Parcel Number(s): **100179006**

Owner: **Joseph D & Tamara S Stenger**

Township-S/T/R: **ERIE-11/139/040**

Mailing Address:
18048 360th Ave Detroit Lakes, MN 56501

Site Address: **33494 S Cotton Lake Rd Rochert, MN 56578**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **2023-101329**

Legal Descr: **PT SW1/4 SE1/4: COMM S QTR COR SEC 11, N 1415.87' TO POB; E 388.68', N 629.19' TO COTTON LK, NWLY AL LK 206.10', W 200.74', SLY 115.81', W 54.89' S 595.74' TO POB.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **requesting a variance to be 66' for a covered deck and 77ft for a addition and a attached garage from the Ohw of cotton lake**

OHW Setback: **Covered deck 66'/ Addition and Attached Garage 77'**

Side Lot Line Setback: **n/a**

Rear Setback (non-lake): **n/a**

Bluff Setback: **n/a**

Road Setback: **n/a**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **6%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **14x18 deck/12x25 addition(300) /25.5x30.5 attached garage (778)**

Existing Structure Height:

Proposed Structure Height: **20' dwelling**

Existing Basement Sq Ft: **1040 sqft**

Proposed Basement Sq Ft: **Addition of 300 sqft Basement**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Because of the current nonconforming structure, purposed variance request are within reason and we meet all other setbacks .**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Proposed structures will be in compliance with surrounding structures in the area and we are not negatively impacting any ones view or enjoyment of the lake.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **approval would allow us to build the structures on our property and put them to good use without**

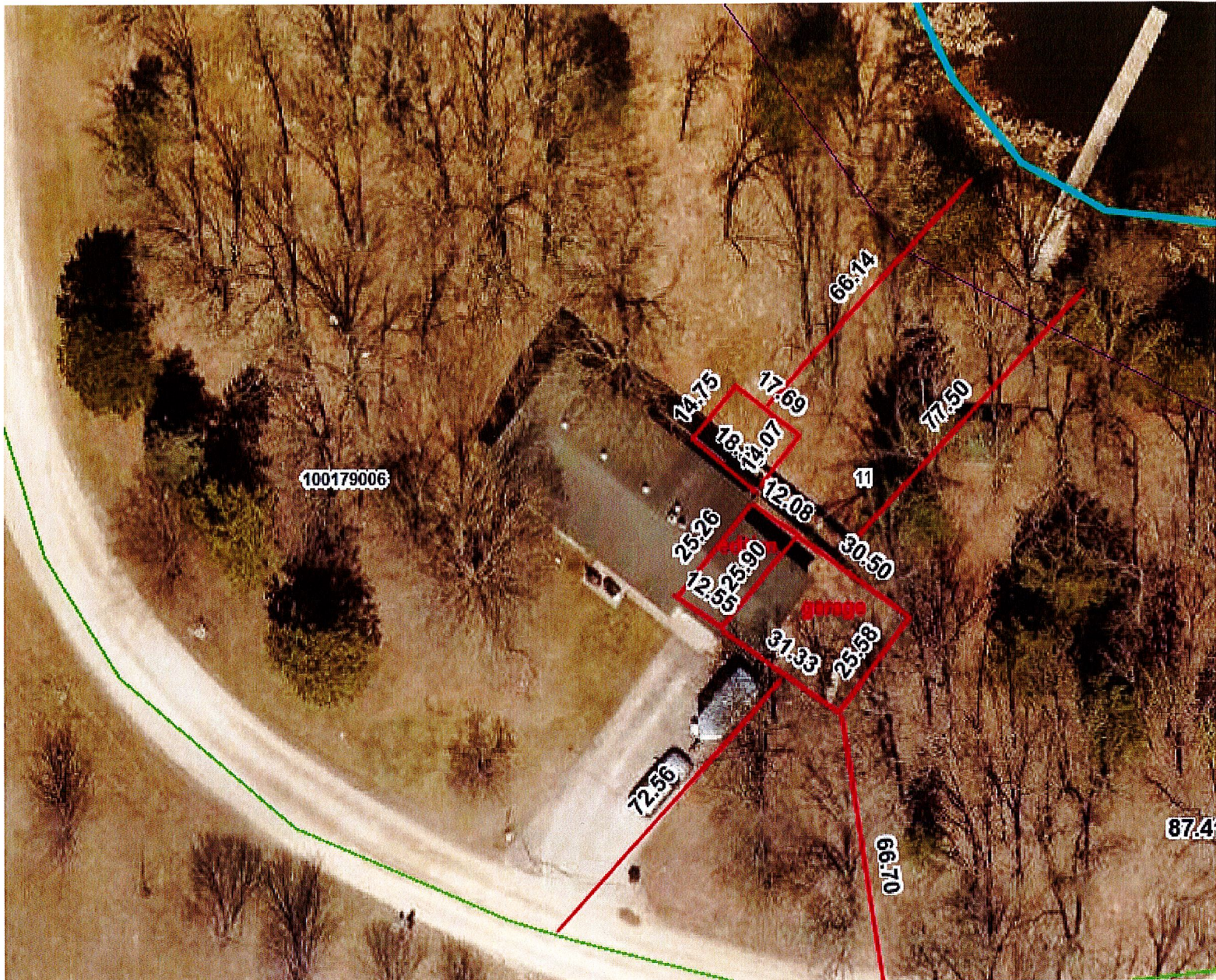
interfering with other property or property owners view.

4. Are there circumstances unique to the property? **Yes**

Explain: **Although a conforming lot, setbacks can not be met due to the shape of the parcel.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Other structures around the area are closer than what is being requested.**



JOE Stenger

218-280-0471

10 0179 006

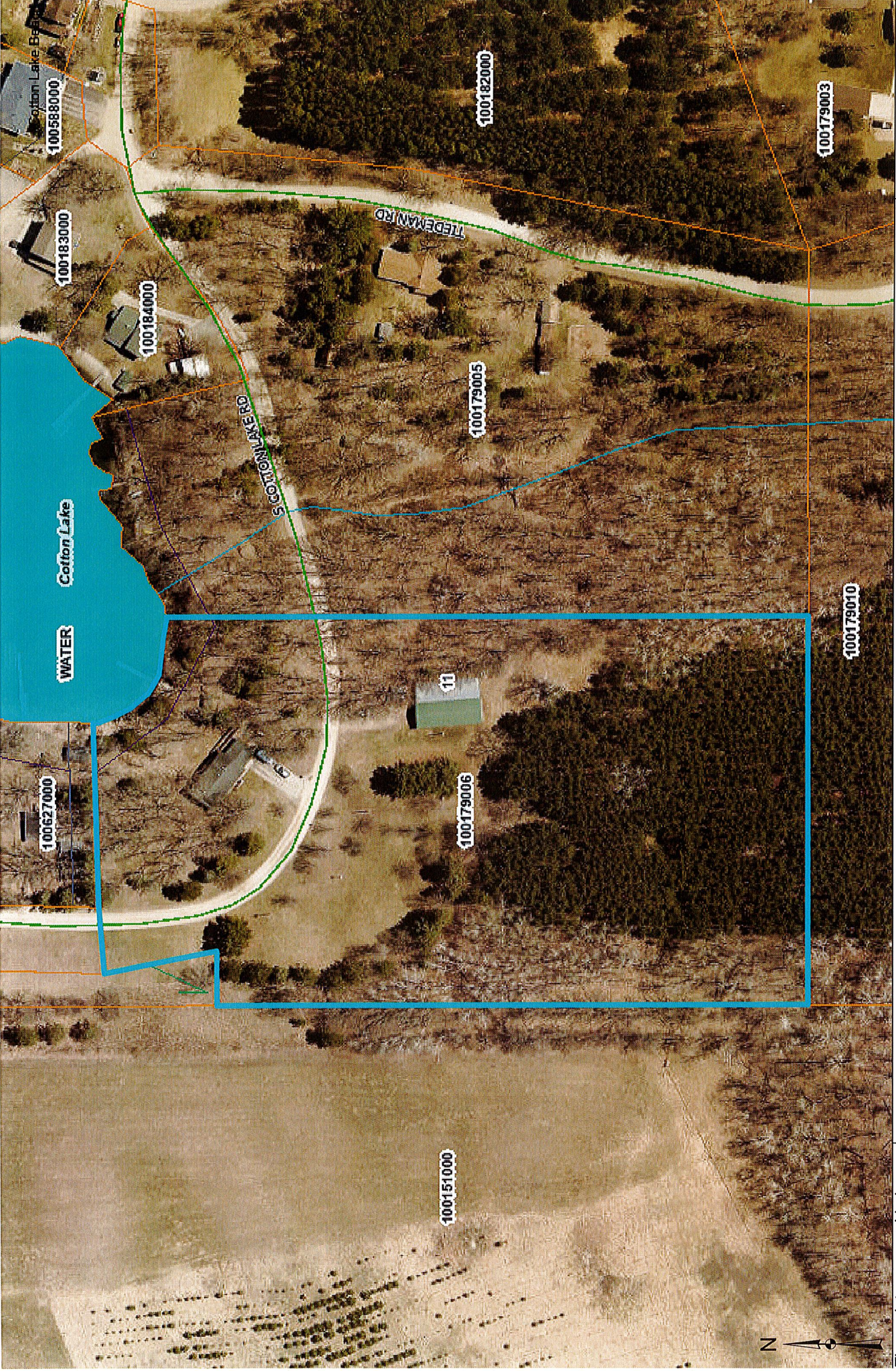
South Cotton Lake Road

100179006

EXIT

100627000





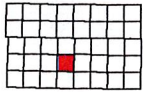
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Becker County

1:2,257

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

Date: 3/24/2023

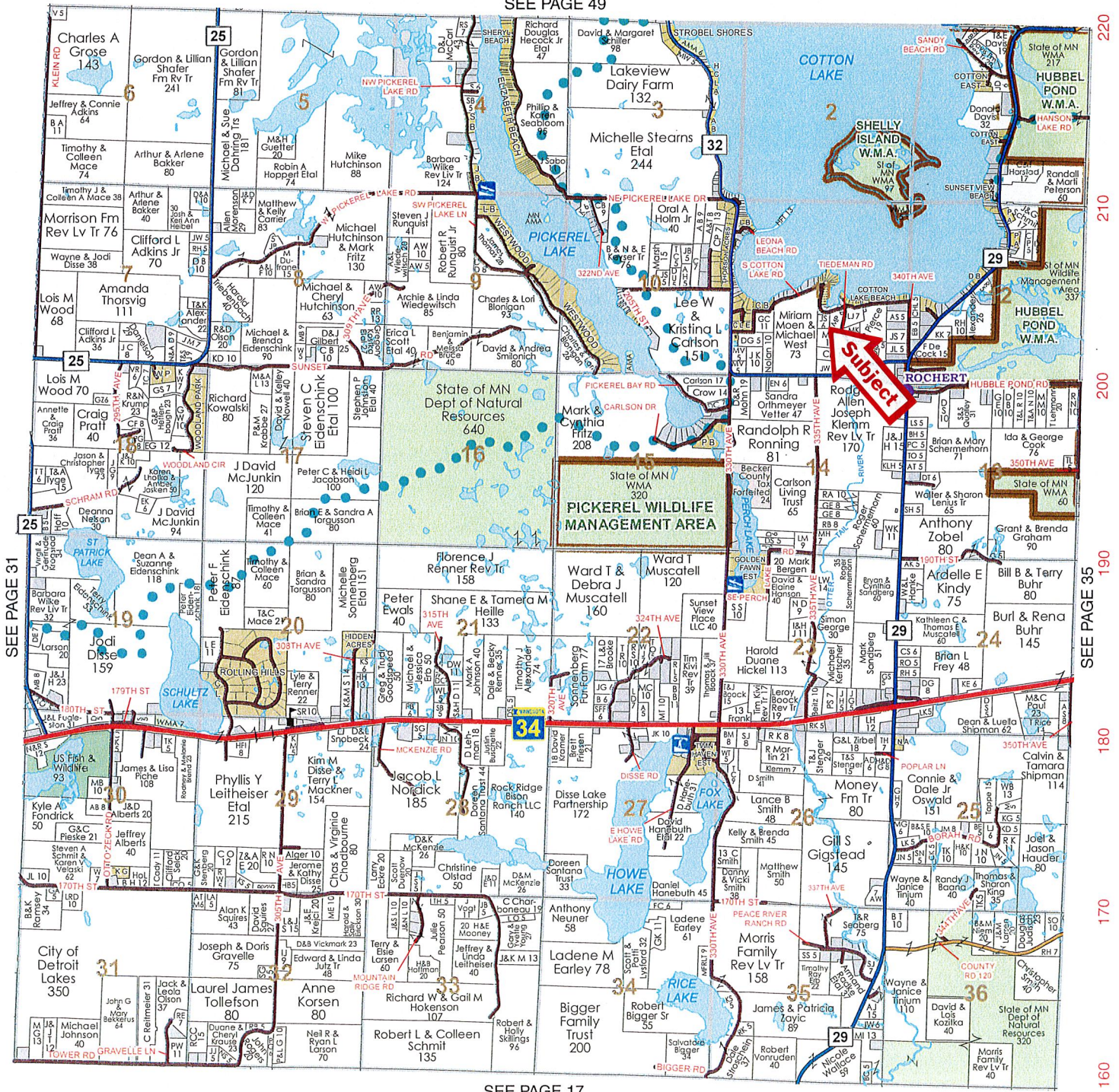


Erie

Township 139N - Range 40W

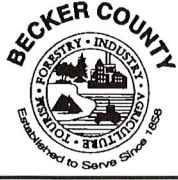
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SEE PAGE 49



SEE PAGE 17

290 300 310 320 330 340 350 33



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Duane L Sletmoen & Debra L Sletmoen
4286 255th St S
Hawley, MN 56549

Project Location: 16279 Sugar Island Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request a variance to construct an addition to home located 67 feet from the OHW, deviating from 100-foot setback on a Recreational Development Lake. 2.) Request to be at 33% lot coverage, deviating from the allowable coverage of 25% due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Number: 02.0329.000; Section 32 Township 139 Range 042
SUGAR ISLAND LOT 9; Little Cormorant Lake, Audubon Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning 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

EMAIL: janai.seley@co.becker.mn.us

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Variance Application Review

Permit # VAR2023-276

Property and Owner Review

Parcel Number(s): **020329000**

Owner: **Duane L Sletmoen & Debra L Sletmoen**

Township-S/T/R: **AUDUBON-32/139/042**

Mailing Address:
4286 255th St S Hawley, MN 56549

Site Address: **16279 Sugar Island Rd Audubon, MN 56511**

Lot Recording Date:

Original Permit Nbr: **SITE2022-2317**

Legal Descr: **SUGAR ISLAND LOT 9**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Project proposed is 33% lot coverage of lot size. Adding the driveway and project square footage puts us over the 25% standard. Addition to home 67' from OHW deviating from 100' setback on an RD lake. For the standards, just the square footage exterior hard surfaces are putting us over 25%.**

OHW Setback: **67'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **33%**

Existing Structure Sq Ft: **1672**

Proposed Structure Sq Ft: **3248**

Existing Structure Height: **22**

Proposed Structure Height: **22**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Project allows cleaner appeal from roadside. The property owner has to use road edge for parking. Proposed project allows more parking area on the property, reducing road congestion.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Property is currently dated and in need of cleaning up and update. Also proposed project allows owner to use property for parking instead of roadside parking. Currently it is difficult to park on property.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Owners plan to move into the property as a year around residence. The project makes the property more appealing and useful. cleaning up the yard and giving a lot of curb appeal.**

4. Are there circumstances unique to the property? **No**

Explain: **The property is a simple lot. Long and Narrow. House is set closer to the lakeside, so it makes the driveway longer adding to our impervious surface.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Proposed project cleans up the lot from the roadside. Along with new siding and exterior finishes to improve the curb appeal.**

EYE
FOR DESIGN

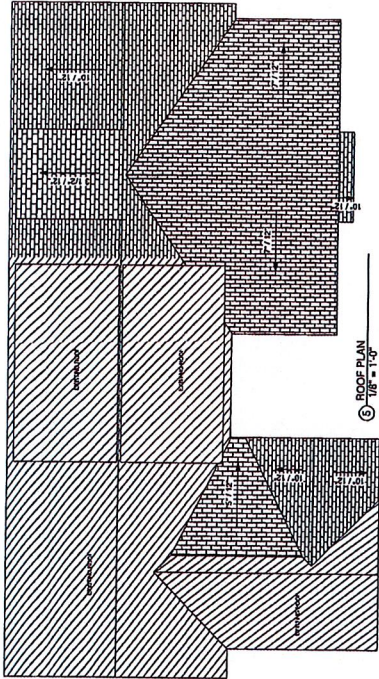
EYE FOR DESIGN
30860 CAREFREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesign@gmail.com

BY: JOSH S.
CHECKED: _____
DATE: JUNE 13, 2022
REVISION #1: JULY 27, 2022
REVISION #2: AUG. 30, 2022
REVISION #3: OCT. 28, 2022
REVISION #4: _____
REVISION #5: _____

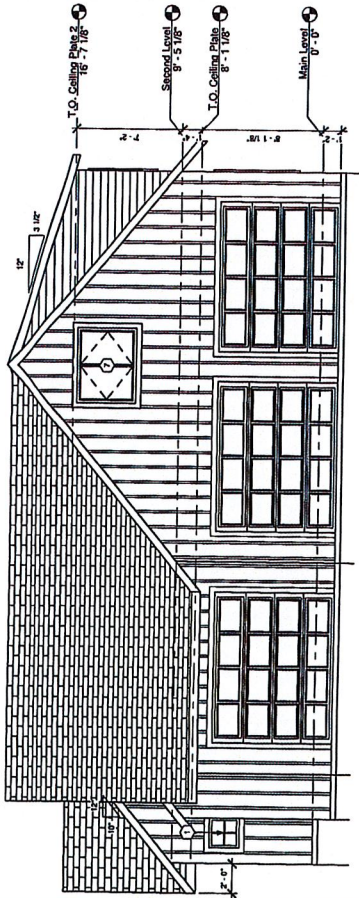
SLETMOEN REMODEL
16279 SUGAR ISLAND ROAD
LOT #9
CITY OF AUDUBON, MN 56311
SUGAR ISLAND

A1

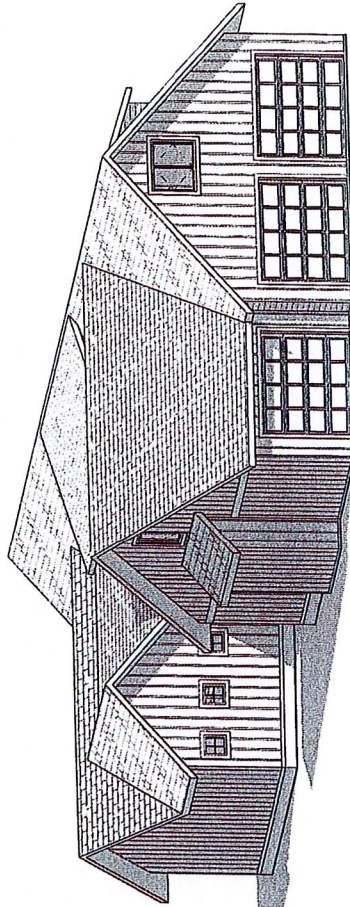
FINAL DRAWINGS FOR CONSTRUCTION
CUSTOMER APPROVAL _____
DATE _____
CONTRACTOR _____
DATE _____



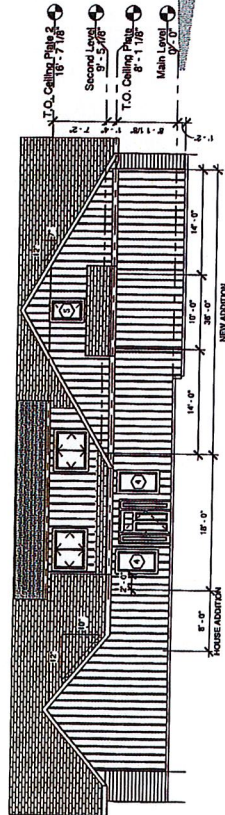
5 ROOF PLAN
1/8" = 1'-0"



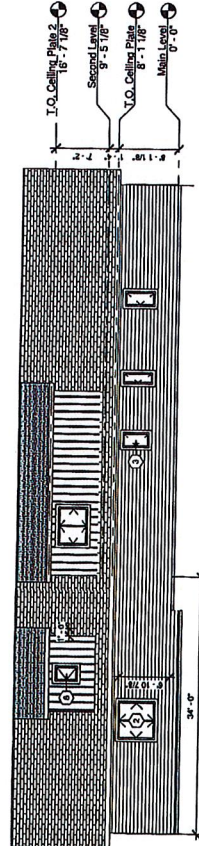
3 FRONT ELEVATION
1/4" = 1'-0"



2 3D ELEVATION



1 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

SQUARE FOOTAGE	
LEVEL	AREA
GARAGE ADDITION	1,415 SF
HOUSE ADDITION	160 SF
UPPER LEVEL ADDITION	846 SF
	2,422 SF

WINDOW SCHEDULE						
Window #	Type	Size	Width	Height	Head Height	Count
2	Casement - Double	60" x 60"	5'-0"	5'-0"	6'-10 7/8"	1
2	Casement - Double	72" x 60"	6'-0"	5'-0"	6'-10 7/8"	1
3	Casement	24" x 42"	2'-0"	3'-6"	6'-10 7/8"	1
1	Picture	24" x 24"	2'-0"	2'-0"	6'-10 7/8"	3
4	Picture	30" x 60"	2'-6"	5'-0"	6'-10 7/8"	2
Grand total:						8

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SHEET DESCRIPTION
ELEVATIONS & ROOF PLAN
HOUSE TYPE OF DESCRIPTION:
2 STORY MODEL # - 2 STALL

FINAL DRAWINGS FOR CONSTRUCTION
 CUSTOMER APPROVAL:
 DATE _____
 CONTRACTOR _____
 DATE _____



EYE FOR DESIGN
 30860 CAREFREE LANE
 FRAZEE, MN 56544
 Phone : 701 - 388 - 9225
 eyefordesignm@gmail.com

DRAWN BY: JOSH S.
 CHECKED: JUNE 13, 2022
 REVISION #1: JULY 27, 2022
 REVISION #2: AUG. 30, 2022
 REVISION #3: OCT. 28, 2022
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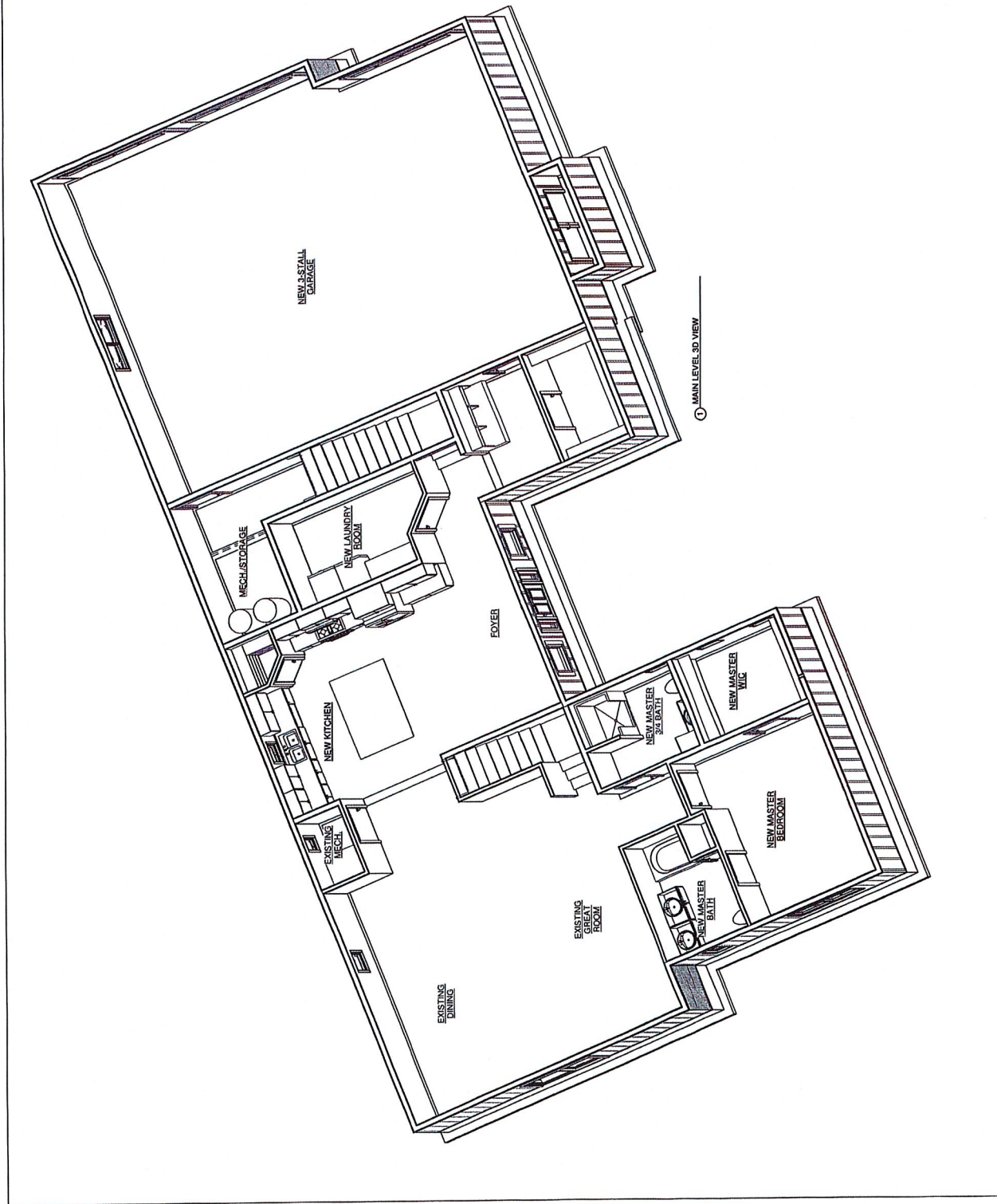
SLEMTOMEN REMODEL
 16279 SUGAR ISLAND ROAD
 LOT #9
 CITY OF AUBURN, MN 56511
 SUGAR ISLAND

A4

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LEVEL	AREA
GARAGE ADDITION	1,415 SF
HOUSE ADDITION	160 SF
UPPER LEVEL ADDITION	846 SF
	2,422 SF



SHEET DESCRIPTION
 MAIN LEVEL 3D
 HOUSE TYPE OF DESCRIPTION
 2 STORY MODEL # - 2 STALL

EYE
FOR DESIGN

EYE FOR DESIGN
30860 CAREFREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignm@gmail.com

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REVISION #5:
REVISION #6:

SLETMOEN REMODEL
16279 SUGAR ISLAND ROAD
CITY OF AUBURN, MN 56511
LOT #9
SUGAR ISLAND

A5

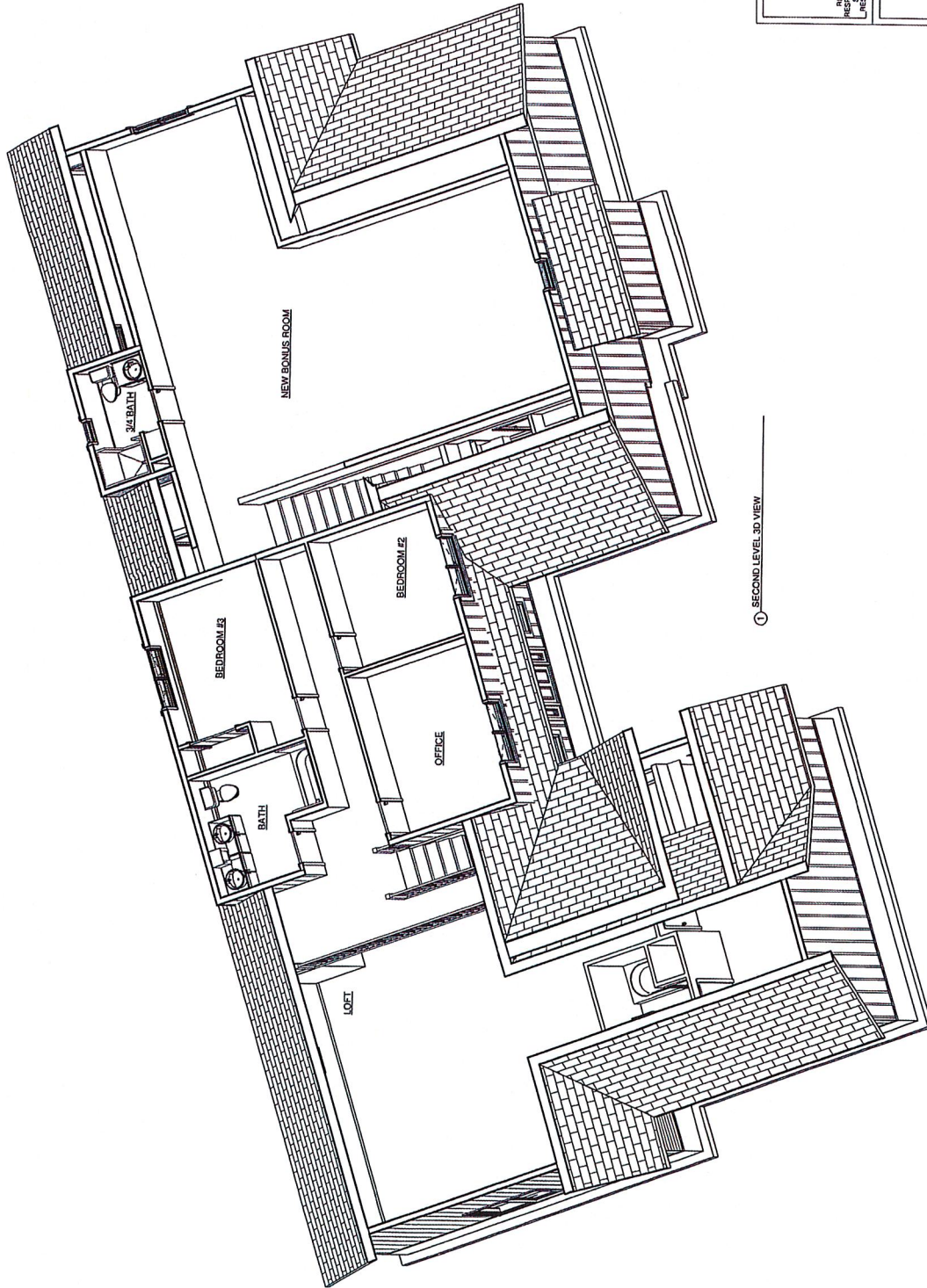
FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER
APPROVAL:
DATE _____
CONTRACTOR _____
DATE _____

LEVEL	AREA
HOUSE ADDITION	1,416 SF
UPPER LEVEL ADDITION	190 SF
UPPER LEVEL ADDITION	846 SF
	2,452 SF

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UNITED FEDERAL COPYRIGHT ACT.

SHEET DESCRIPTION
SECOND LEVEL 3D
HOUSE TYPE OR DESCRIPTION
2 STORY MODEL # - 2 STALL



① SECOND LEVEL 3D VIEW

EYE
FOR DESIGN

EYE FOR DESIGN
30860 CARE FREE LANE
FRAZER, MN 56544
Phone : 701 - 388 - 9225
eyefordesign@gmail.com

DATE: OCT. 28, 2022
DRAWN BY: JOSH S.
CHECKED BY: JOSH S.
REVISION #1:
REVISION #2:
REVISION #3:
REVISION #4:
REVISION #5:
REVISION #6:

SLETMOEN RESIDENCE
16279 SUGAR ISLAND ROAD
LOT #9
CITY OF AUDUBON, MN 56511
SUGAR ISLAND

C-1

FINAL DRAWINGS FOR CONSTRUCTION
CUSTOMER APPROVAL: _____
DATE: _____
CONTRACTOR APPROVAL: _____
DATE: _____

SITE STATISTICS

ITEM	AREA (SF)	COVERAGE (%)
BUILDING	14,472	40%
TOTAL IMPERVIOUS	3,500	24%
GRASSLANDSCAPING	10,972	76%
TOTAL LOT	14,472	100%

SLETMOEN RESIDENCE
SUGAR ISLAND
16279 SUGAR ISLAND ROAD
LOT #9
CITY OF AUDUBON, MN 56511



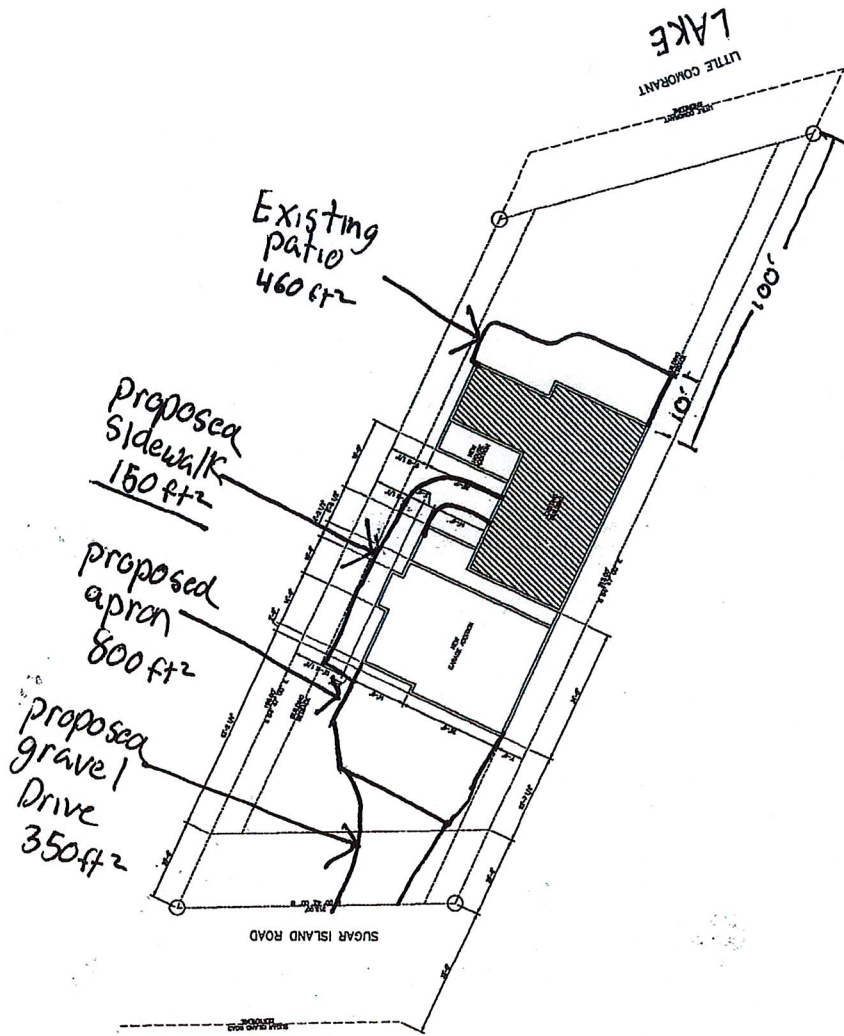
SITE PLAN LAYOUT
SCALE: 1" = 15'-0"

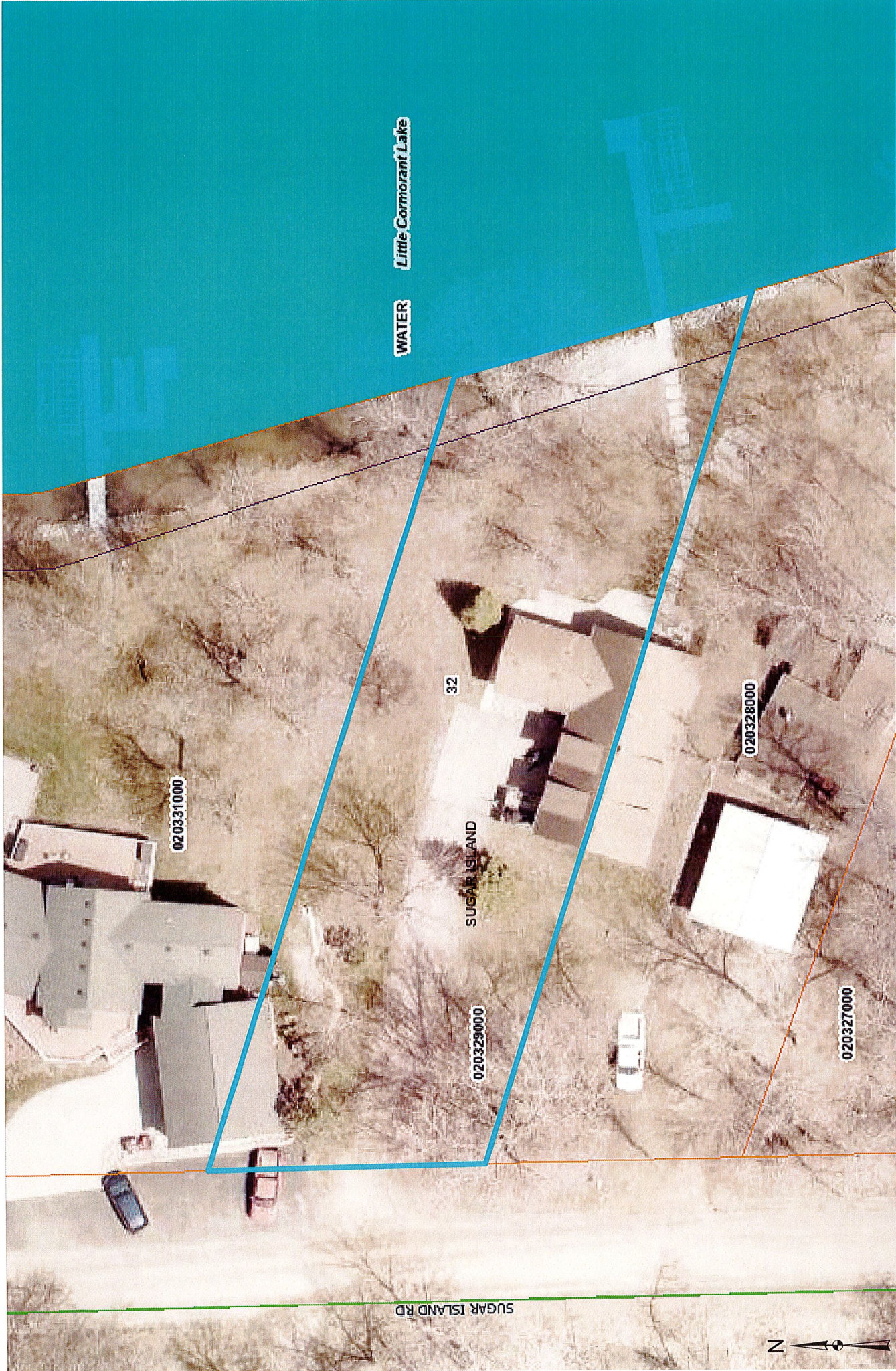
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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DESCRIPTION:
HOUSE & GARAGE ADDITION





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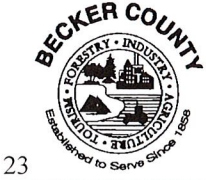
1:564

Date: 3/25/2023

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

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner’s Room – Becker County Courthouse****

APPLICANT: Travis & Rachel Olson
2805 64th Ave S
Fargo, ND 58104

Project Location: 24571 N Melissa Dr.
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request an extension to complete work on variance 2021-187. Variance was approved 11/18/2021 to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. Variance to be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Section 20 Township 138 Range 041ELM GROVE CORBETT W 3' OF LOT 1; & LOT 2 EX W 10; Lake View Township

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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**

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

ATTACHMENT A

Legal Description for Tax ID Number: 19.1226.000

Lot Numbered Two (2), less the West 10 feet, and the West 3 feet of Lot One (1), of Thomas Corbett's Subdivision of Lots One (1), Two (2) and Three (3), of Section 20, Township 138, Range 41 West of the Fifth Principal Meridian called "Elm Grove" according to the certified Plat thereof on file and of record; the West three feet being measured at a right angle to and parallel with the West line of said Lot Five (5), said tract shall be attached to and cannot be conveyed separately from Lot Numbered Two (2), less the West 10 feet of said Thomas Corbett's Subdivision.

PN 19.1226.000

Variance Application Review

Permit # VAR2021-187

Property and Owner Review

Parcel Number(s): 191226000

Owner: TRAVIS OLSON

Township-S/T/R: LAKE VIEW-20/138/041

Mailing Address:

TRAVIS OLSON
2805 64TH AVE S
FARGO ND 58104

Site Address: 24571 N MELISSA DR

Lot Recording Date:

Original Permit Nbr: 82009

Legal Descr: ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: 1. Request a variance to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. 2. Request a variance be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size. Tabled from the September 9th, 2021 Hearing by the applicant.

OHW Setback: 42' to Patio

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 37.44%

Proposed Imp. Surface Coverage: 35.5%

Existing Structure Sq Ft: 467 sq ft (Paver Patio and walkway)

Proposed Structure Sq Ft: 430 sq ft; Hot tub Pad 68, & New Built in Grill Pad 28 sq ft

Existing Structure Height: na

Proposed Structure Height: na

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are meeting all other setbacks. We will be outside of the shore impact zone. We are not going any closer to the lake than the existing structure. We will be reducing the overall coverage by 2%. We will put a stormwater mitigation plan into place, currently there is not one existing. This will be a great improvement to the lot. Our request will be outside of the SIZ.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, this project will not negatively impact anyone's views or enjoyment of the lake. Per stated statute we are allowed to replace in the footprint. We are doing so and improving the lot by reducing the impervious and creating a stormwater management plan to control the water from running into the lake. The Driveway is made of permeable pavers (1537 sq ft) at the time they were installed they were not to be counted against the total coverage (they were to be considered pervious). If we did not have to include**

this portion in our calculations we would at 30%. These pavers have been well maintained and still function as they were created. We are proposing a water retention area where currently none exist.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

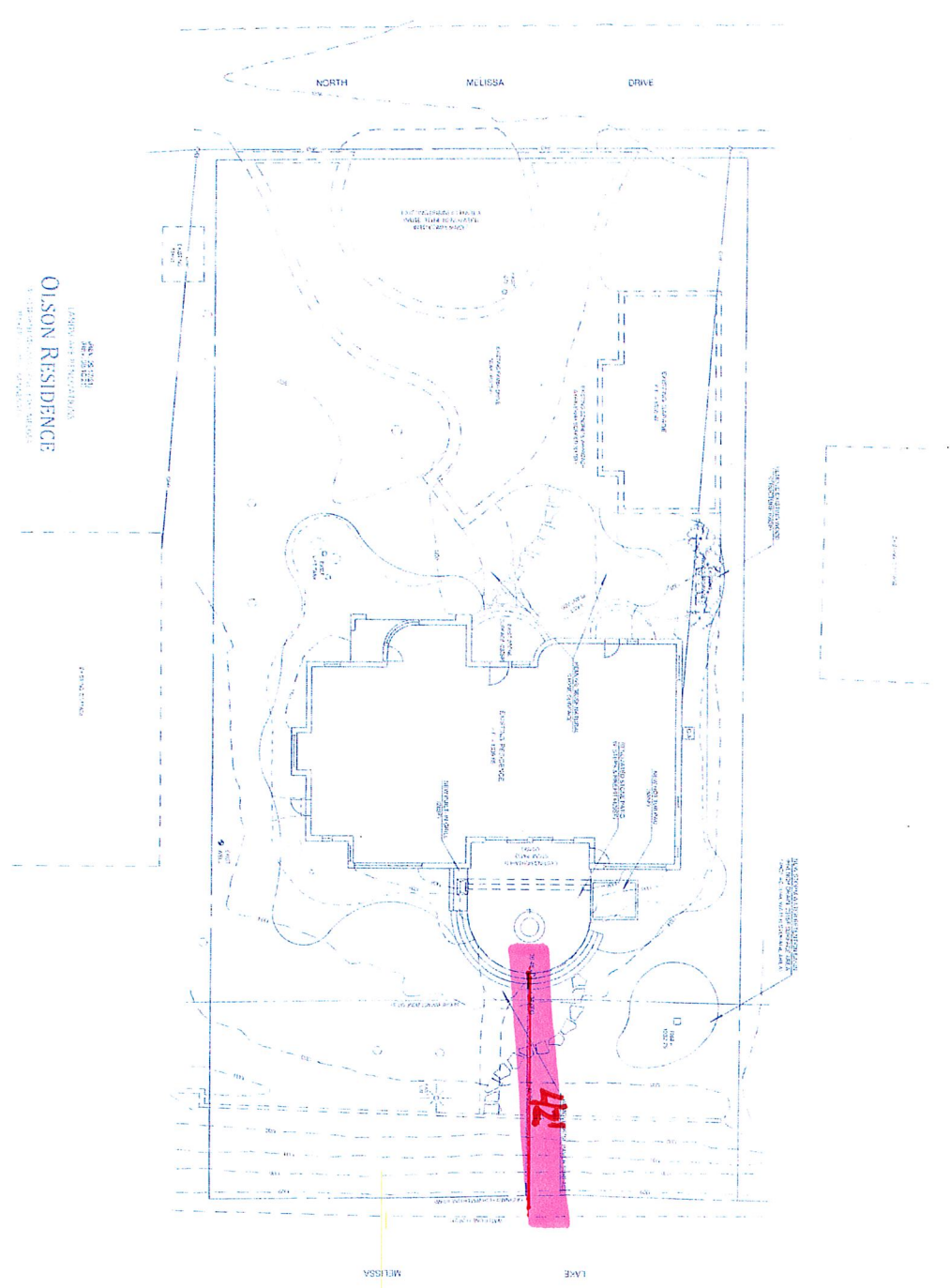
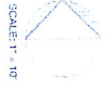
Explain: This property will be used for residential purposes. The existing structure is not very functional because of the steps, it is two levels, two different elevations. We just have two small patios. We would like to make a level surface to combine them into one larger functioning patio. This will allow for seating with a reasonable sized table so we can enjoy the lake side of the property. We would like remove non-mortared stone surface on roadside, remove existing paver surface on lakeside and install new mortared stone surface patio with steps (note: new patio does not exceed the size of current existing patio), hot tub pad and built-in grill, provide additional storm water retention basin on lakeside and landscape plant bed renovations along roadside and house foundation.

4. Are there circumstances unique to the property? **Yes**

Explain: Permeable pavers were allowed at the time they were installed on this lot and now they are required to be counted as the rules have changed over time creating a hardship. The lot was developed well before zoning setbacks and lot standards were created.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: All of the lots in the area were developed and created at the same time and have similar setbacks.



LANDSCAPE DEVELOPMENT
OLSON RESIDENCE
1000 20th Avenue South
Fargo ND 58103
701.235.7611

DL

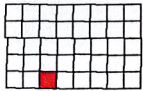
MICHAEL
Lloyd

LANDSCAPE DEVELOPMENT

100 20th Avenue South
Fargo ND 58103
701.235.7611

DATE: 03/11/2011



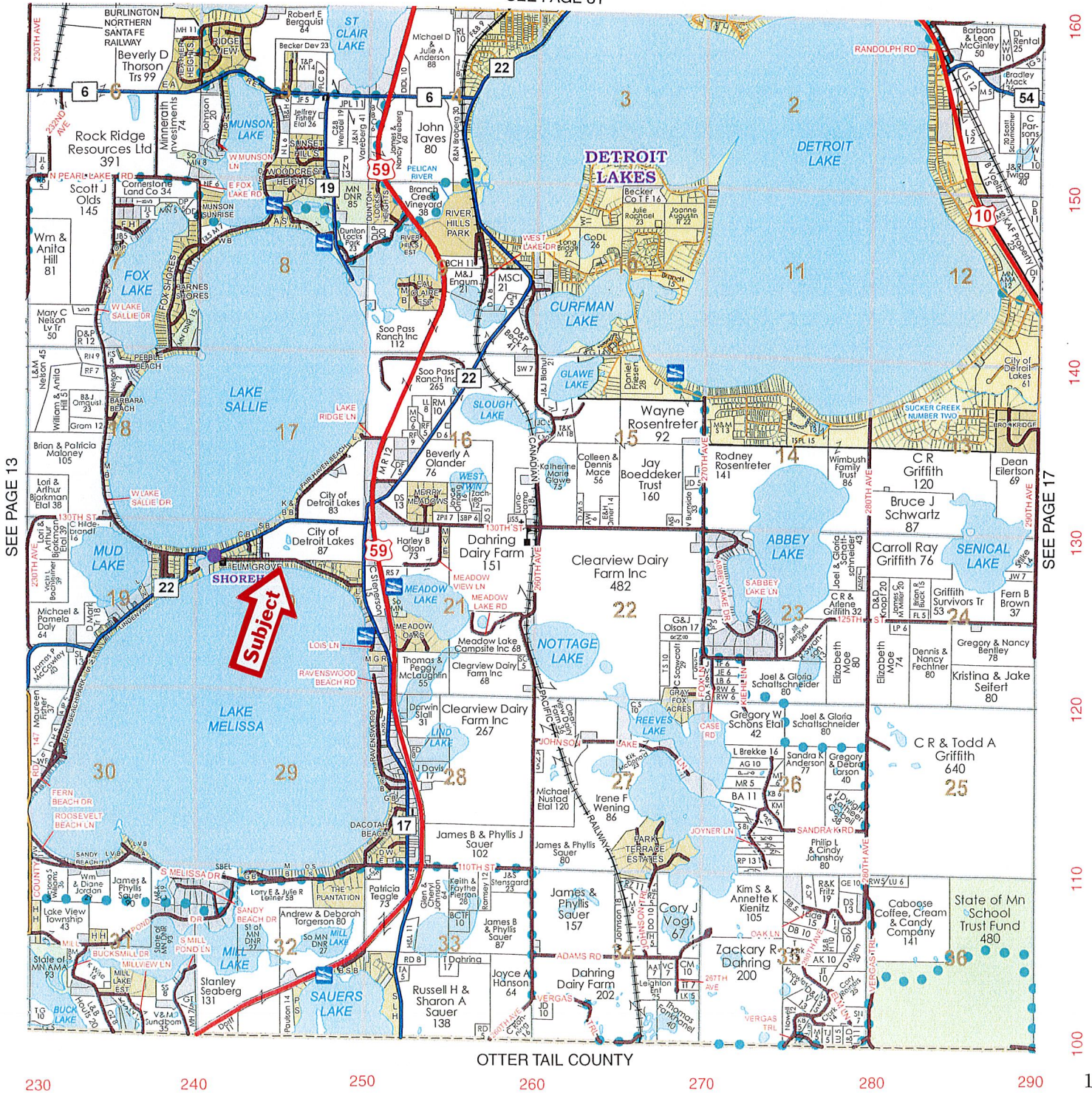


Lake View

Township 138N - Range 41W

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SEE PAGE 31



160
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140
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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

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Melissa A Paul & Scott E Paul
3816 22nd St S
Fargo, ND 58104

Project Location: 15916 Blackhawk Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a patio to be located six (6) feet from the crest of a bluff and seventy-four (74) feet from the ordinary high-water mark, deviating from the required setback of one hundred (100) feet on a recreational development (RD) lake.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: 17.0513.000 & 17.0514.000 Section 06 Township 138 Range 042; BLACKHAWK MTN BEACH LOT 12; BLACKHAWK MTN BEACH LOT 13; Leif Lake, Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # VAR2023-277

Property and Owner Review

Parcel Number(s): 170513000 170514000

Owner: **Melissa A Paul & Scott E Paul**

Township-S/T/R: **LAKE EUNICE-06/138/042**

Mailing Address:
3816 22nd St S Fargo, ND 58104

Site Address: **15916 Blackhawk Rd Lake Park, MN 56554**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2023-100937**

Legal Descr: **BLACKHAWK MTN BEACH LOT 12**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **We are looking at replacing a cracked concrete patio and rotted wood timber retaining walls to provide better erosion control. The patio would will increase 1 foot towards the lake and the retaining walls will move out at a 90 degree angle from the current 45 degree angle.**

OHW Setback: **75-current; 74-proposed**

Side Lot Line Setback: **21**

Rear Setback (non-lake):

Bluff Setback: **6 approx.**

Road Setback: **175**

Road Type: **Township**

Existing Imp. Surface Coverage: **11.7**

Proposed Imp. Surface Coverage: **approximately 13.0**

Existing Structure Sq Ft: **240SF**

Proposed Structure Sq Ft: **460SF**

Existing Structure Height: **3**

Proposed Structure Height: **3**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The scope of our proposed project has the main intent of reduction erosion. By adding 1 foot of patio pavers to the existing cracked concrete patio(towards the lakeshore) will allow us to tie in the above existing deck more efficiently. By replacing the rotted retaining wall timbers, we will be able to substantially aid the integrity of the hillside.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Negligible effect will occur to the Becker County Comprehensive Plan.**

In regards to Natural Resources, our main intent is to reduce erosion from heavy rains and increase the integrity of the hillside by implementing multiple measures.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The overall footprint of the project will allow for a more efficient use the existing space and will add to the overall experience. By incorporating more usable space, we believe it serves the purpose of our enjoyment while incorporating land integrity measures.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The hillside orientation of the property certainly adds to the view of the lake but adds some interesting challenges. Like mowing the lawn or walking the steps to and from the lakeshore. With the current condition of the patio and retaining walls, we believe that our plan to add to the property integrity will also allow for a more functional use of the space.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Beyond our main goal of reducing erosion and increasing land integrity, we are cognizant of the essential component of enjoyment of lake property in our neighborhood. We believe that the style and scope of the project is non-evasive and with the existing established foliage and trees, will not affect the feel of the area or the view of the neighbors.**

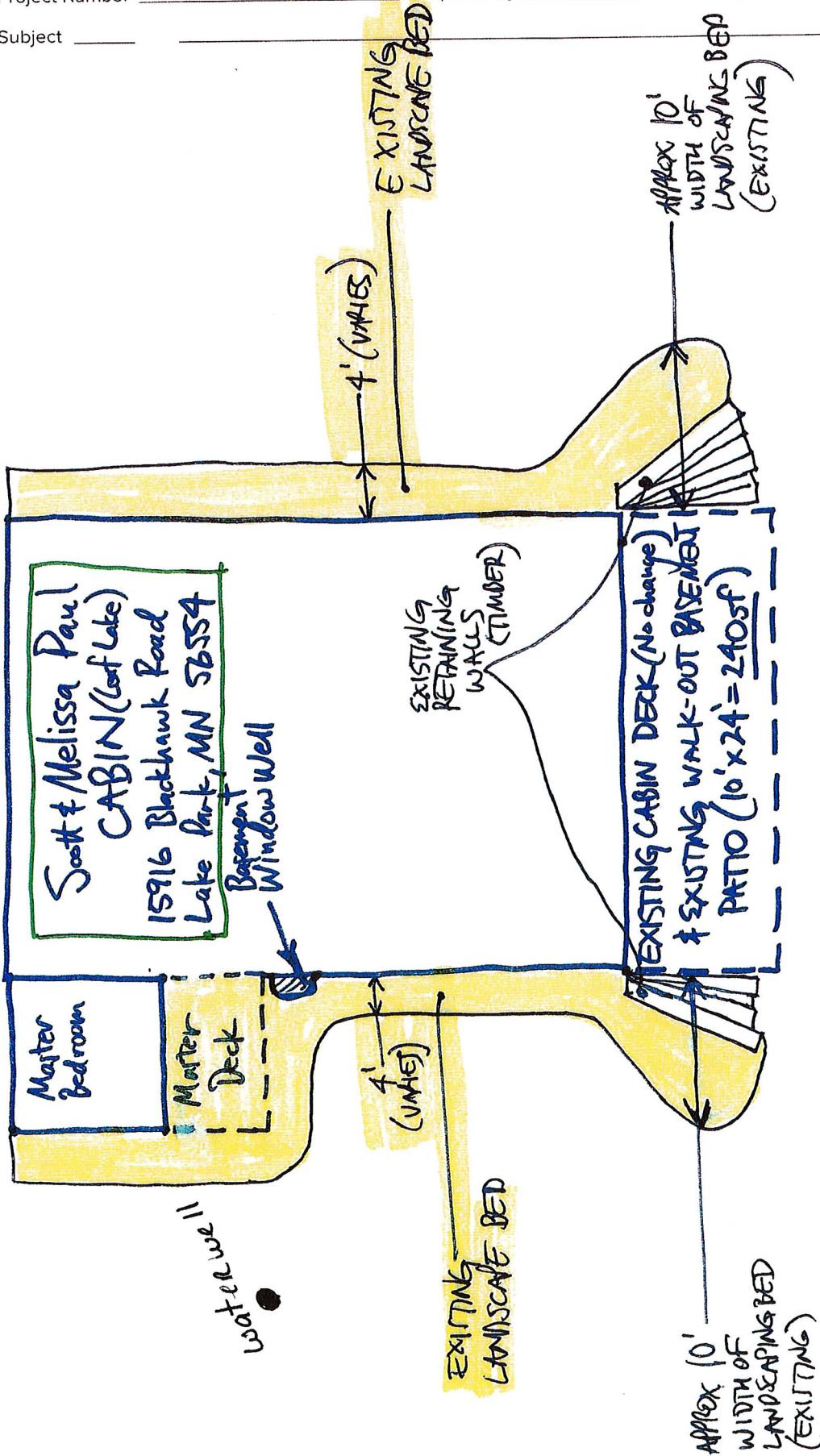
Scott & Melissa Paul - LEAF LAKE PROJECT

Date 01/19/2023

Project Number _____ Prepared By _____ Checked By _____ Page 1 of 4

Subject _____

SEPTIC TANKS LOCATED 11' 75FT NORTH OF HOUSE

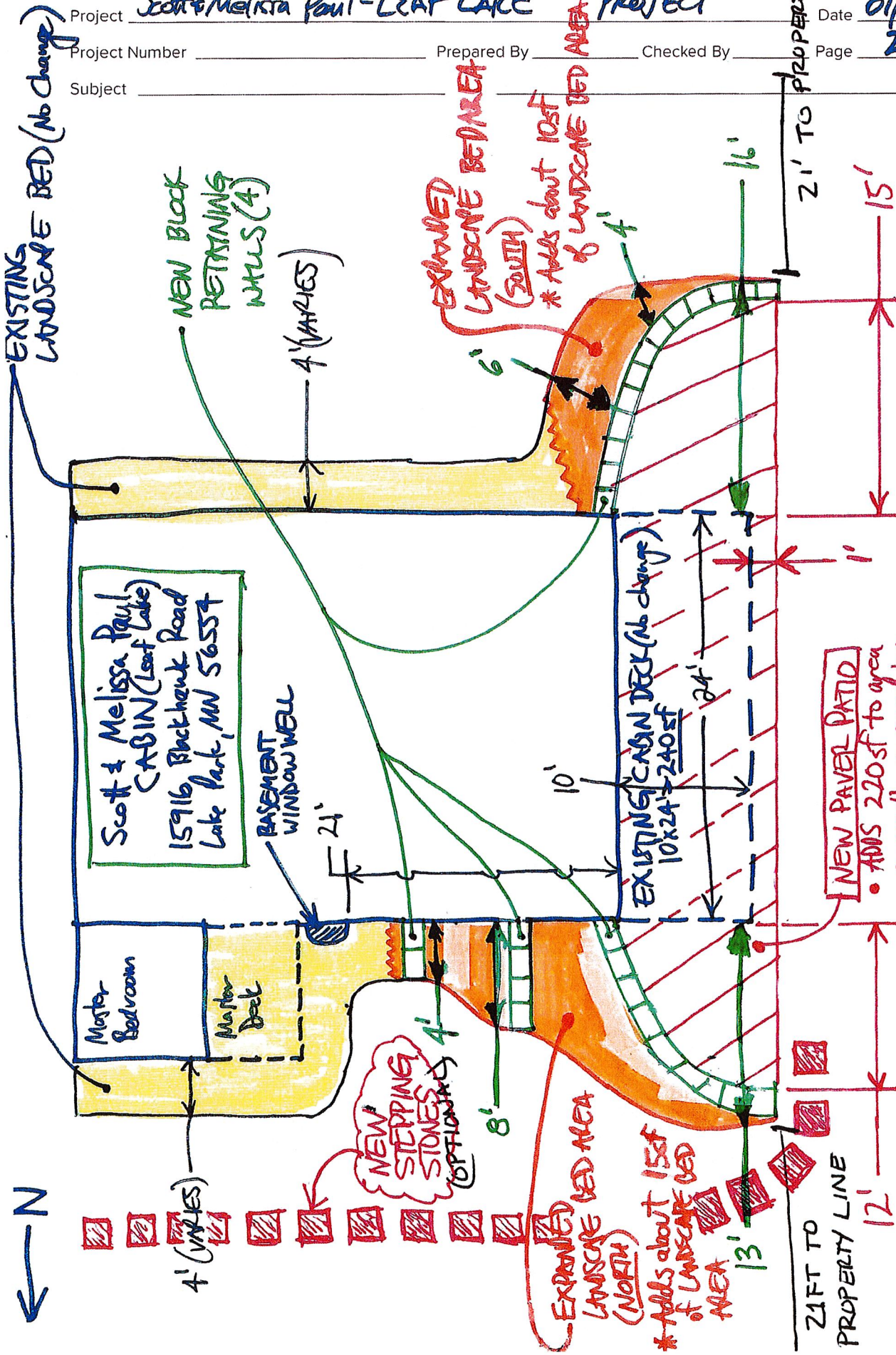


CURRENT LAYOUT

Project **Scott & Melissa Paul - LEAF LAKE PROJECT**

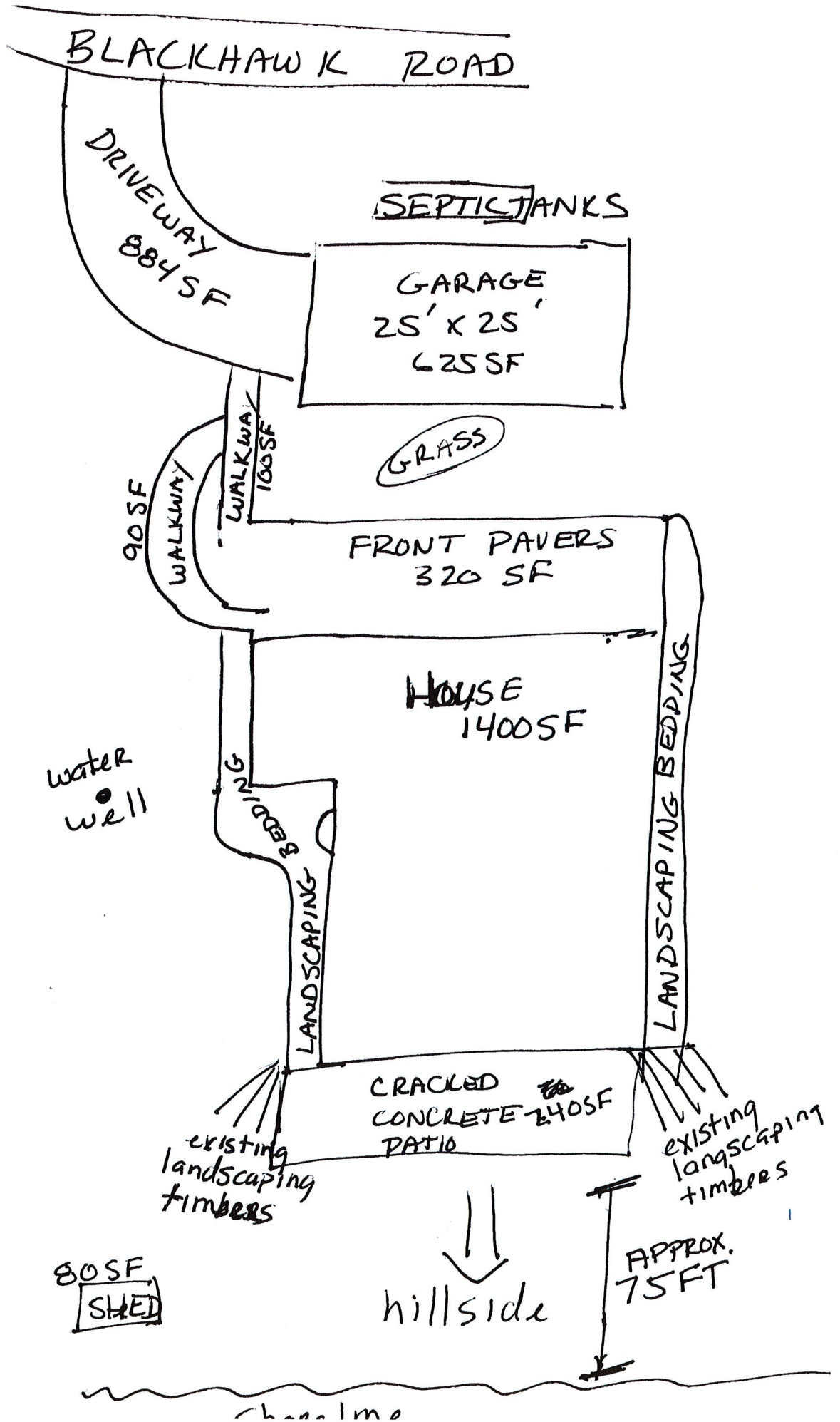
Date **01/19/2023**
Page **2** of **4**

Project Number _____ Prepared By _____ Checked By _____
Subject _____



PROPOSED FUTURE LAYOUT

EAST
↑



PROPOSED FUTURE LAYOUT - HIGHLIGHTS

- EXPANDS CURRENT CONCRETE PATIO (240 SF) TO A PAVER PATIO WITH A NEW TOTAL PAVER PATIO AREA OF 460 SF
- REPLACES TWO TIMBER RETAINING WALLS WITH BLOCK RETAINING WALLS
- ADDS TWO BLOCK RETAINING WALLS TO NORTH SIDE OF CABIN TO REDUCE EROSION
- ADDS STEPPING STONES ON NORTH SIDE OF CABIN TO REDUCE EROSION (Stepping Stones w/B 16" x 16")
- IMPORT APPROXIMATELY 15 CUBIC YARDS OF FILL/TOPSOIL TO LEVEL OFF EXISTING GRADE ON NORTH & SOUTH SIDES OF CABIN TO MATCH WITH RETAINING WALLS & EXISTING/FUTURE LANDSCAPE BEDS
- DURING CONSTRUCTION [IN SPRING 2023] STRAW EROSION WATTLES WILL BE USED TO PREVENT EROSION
- SEED ALL DISRUPTED AREAS OUTSIDE THE PAVER PATIO, RETAINING WALLS & LANDSCAPE BED w/ GRASS SEED & COVER SEEDED AREAS SUBJECT TO EROSION w/ EROSION CONTROL BLANKETS/STRAW/ETC.

NEW PAVER PATIO

EXTEND PATIO TOWARD LAKE 24 sf $1' \times 24' = 24 \text{sf}$

EXPANDED PATIO AREA BY NORTH RETAINING WALL 88 sf $12' \times 11' \times \frac{2}{3} = 88 \text{sf}$

EXPANDED PATIO AREA BY SOUTH RETAINING WALL 108 sf $15' \times 11' \times \frac{2}{3} = 108 \text{sf}$

EXPANDED PAVER PATIO ON North & South sides of CABIN OVER THE EXISTING CONCRETE PATIO AREA → 220 sf

REPLACING EXISTING CONCRETE PATIO WITH PATIO PAVERS → 240 sf

+

TOTAL PAVER PATIO AREA → 460 sf

*Includes replacement of existing concrete patio w/ pavers & expanded paver patio on North & South sides of CABIN

Scott and Melissa Paul - Leaf Lake Cabin - Patio & Retaining Wall Project

15916 Blackhawk Road - Lake Park, MN - 56554

Project Scope

Install new pavers (selected by owner) in existing patio area and add new patio areas to accommodate

1. Curved retaining wall on south side of patio for future hot tub and to promote drainage and structural integrity of the retaining wall structure including installing subgrade conduit for hot tub electrical needs as specified by owner
2. Curved retaining wall on north side of patio to promote drainage and longevity of the retaining wall structure
Note relative to previous two items: Block adhesive will be used to ensure longevity of retaining wall structure
3. Extending the patio pavers approximately 1 foot beyond lakeside deck posts to prevent washouts from water drainage of deck above and to accommodate wrapping of deck posts, if optional scope item 1. is desired by owner

Resolve drainage issues and minimize washouts on both sides of the cabin while incorporating

1. Stepping stone walkway from the parking area or roadside of cabin along north side of cabin with input from owner
Note: Confirm stepping stone selection and location with owner
2. Downspout flows of rain/snowmelt drainage that will minimally impact the project areas upon project completion including extending existing downspout on SW corner of cabin that is adjacent to and extending beyond the south retaining wall
3. Install StealthFlow downspout extension on the north side of cabin adjacent to and extending beyond the north retaining wall
4. Install remaining downspout drain tile tubes and sump pump tubing subgrade on north side of cabin between StealthFlow downspout extension and galvanized window well below the master bedroom deck
5. Install two additional retaining wall sections on north side of cabin between patio and master bedroom deck to 'slow' down waterflow toward the lake and redirect water flow away from the cabin and tie-in/transition to existing landscaping
6. Proper grading from north side of cabin to large oak tree including relocating existing large rocks with input from owner
7. Proper grading from retaining wall on south side of cabin to existing grade and landscaping around retaining wall and toward the lake/downstream of the south of retaining wall to prevent washouts with input from owner
Note relative to previous two items: Fill material and topsoil that has been removed from the work areas will be re-used, likely this will not be enough material and additional fill material and topsoil will be required to accommodate transitions from construction areas including added patio areas, retaining/landscape walls, tie-ins to existing landscaping and to promote healthy grass growth
8. Upon completion of proper grading on the north and south sides of the cabin, seed grass in areas as specified by owner

Optional scope items that could be added now or at a later date

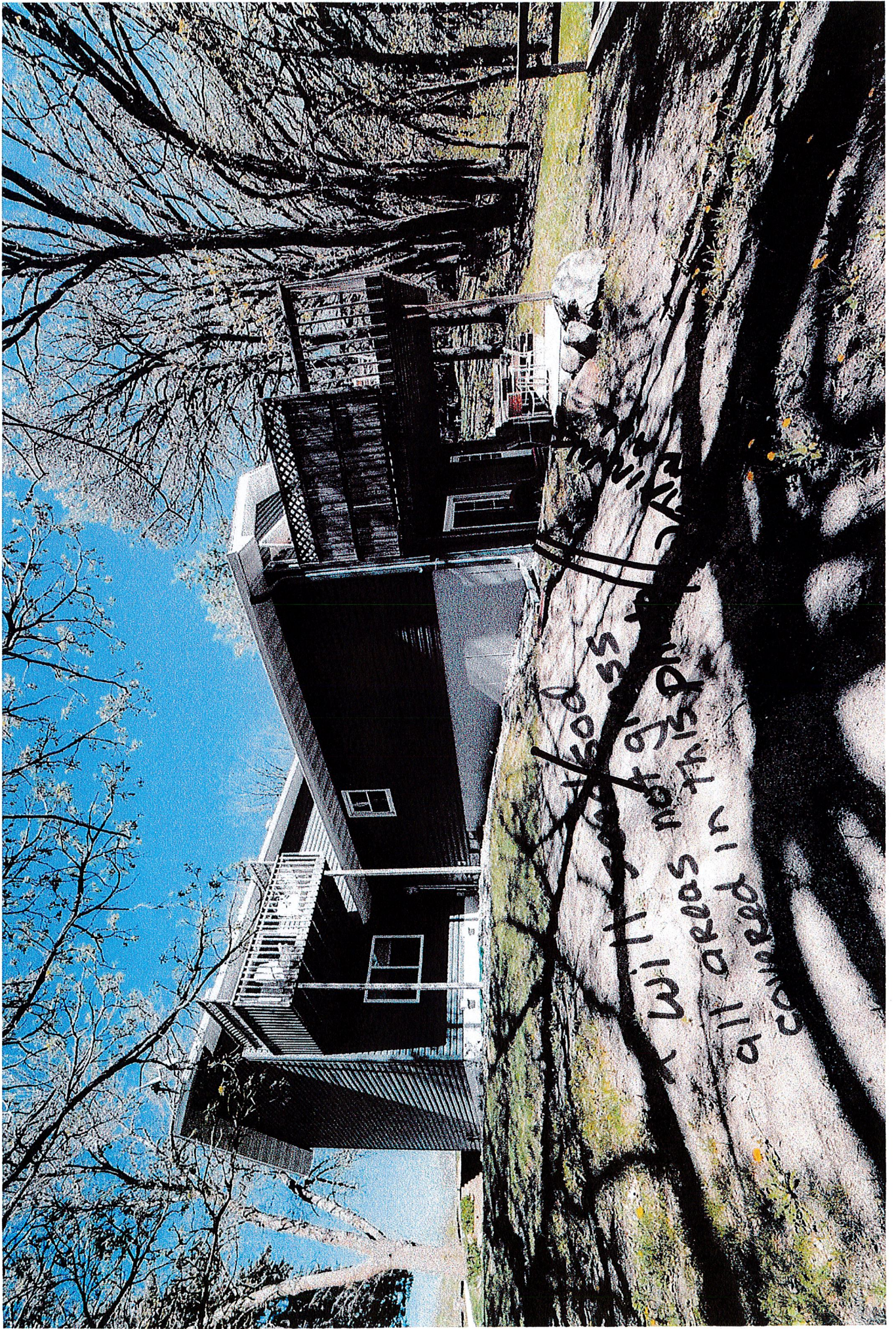
1. Wrap 8 deck posts (4 on lakeside and 4 next to cabin) to properly finish transition from new pavers to deck support to 'freshen' up deck posts and 'hide' twist in existing structural posts with rough cut cedar, stained and/or sealed after installation of cedar
2. Install existing drain tile tubes on the south side of the cabin subgrade coming from the cabin (2) and/or detached garage (2)
3. Paint existing exterior of basement concrete walls on north and/or south sides of cabin, color match as specified by owner
Note: Color match as specified by owner, likely to match existing cabin siding

Materials

- 600 sf of patio pavers, paver GeoTextile fabric underlayment and polymetric sand
- 130 sf of retaining wall blocks (north and south retaining walls & 2 landscaping walls on north side), including block adhesive, weed barrier fabric under new/tie-in landscape bed area
- StealthFlow low profile downspout extension uphill of north retaining wall
- Aluminum downspout extension uphill of south retaining wall and closely match existing downspouts
- 10 yards of subgrade sand and/or pearock for patio and retaining/landscaping walls & stepping stones
- 12 yards of class 5 stabilizing base material for patio & stepping stones
- Polymetric Sand as needed for paver patiopolymetric sand
- 2.5 yards of landscaping river rock to closely match existing landscaping river river
- 15 yards of fill dirt/top soil

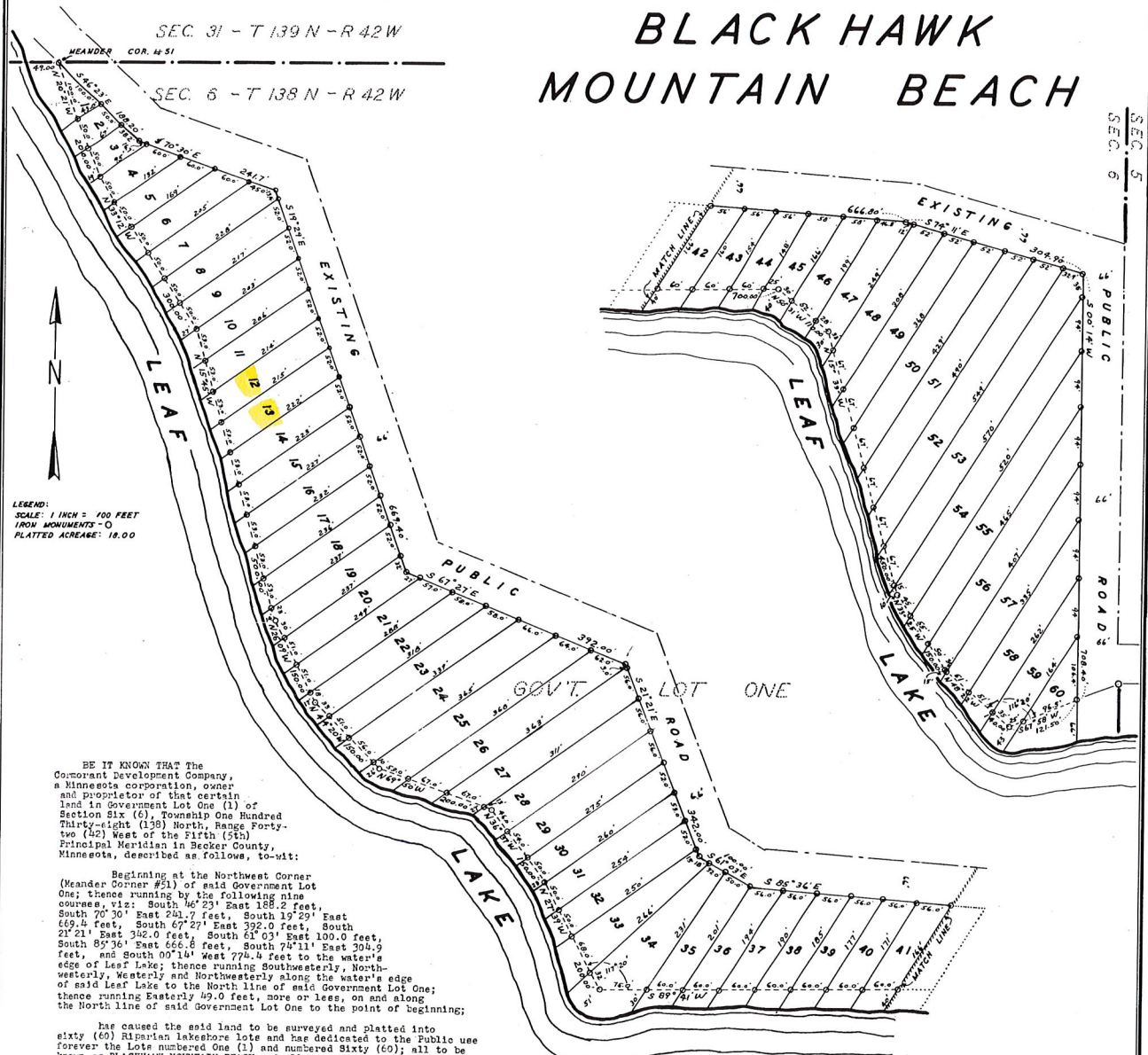
Note 1: Fill dirt/top soil will be determined when grading is underway

Note 2: Grading will promote proper water flows & grass growth and ultimately should result in substantially reduced occurrences of future washouts



I will soon be good with all areas in this project covered in this project

BLACK HAWK MOUNTAIN BEACH



LEGEND:
SCALE: 1 INCH = 100 FEET
IRON MONUMENTS - O
PLATTED ACRES: 18.00

BE IT KNOWN THAT The Commorant Development Company, a Minnesota corporation, owner and proprietor of that certain land in Government Lot One (1) of Section Six (6), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, described as follows, to-wit:

Beginning at the Northwest Corner (Meander Corner #51) of said Government Lot One; thence running by the following nine courses, viz: South 46° 23' East 188.2 feet, South 70° 30' East 241.7 feet, South 19° 29' East 69.4 feet, South 67° 27' East 392.0 feet, South 21° 21' East 392.0 feet, South 61° 03' East 109.0 feet, South 85° 36' East 666.8 feet, South 74° 11' East 304.9 feet, and South 00° 14' West 774.4 feet to the water's edge of Leaf Lake; thence running Southwesterly, Northwesterly, Westerly and Northwesterly along the water's edge of said Leaf Lake to the North line of said Government Lot One; thence running Easterly 49.0 feet, more or less, on and along the North line of said Government Lot One to the point of beginning;

has caused the said land to be surveyed and platted into sixty (60) Riparian lakeshore lots and has dedicated to the Public use forever the Lots numbered One (1) and numbered Sixty (60); all to be known as BLACK HAWK MOUNTAIN BEACH and all as shown on the herein plat.

IN WITNESS WHEREOF, We, Leif D. Thirane and Jerome D. Lenz, President and Secretary respectively of the said Commorant Development Company, have caused this plat to be signed this 6th day of Sept. A.D. 1960.

Witnesses:
Owners:
The Commorant Development Company
Leif D. Thirane, its President
Jerome D. Lenz, its Secretary

State of Minnesota } ss
County of Becker }
On this 6th day of Sept. 1960, before me, Register of Deeds, within and for said County, personally appeared Leif D. Thirane 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 Commorant Development Company, the corporation named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of the Corporation, that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and Leif D. Thirane and Jerome D. Lenz acknowledged said instrument to be the free act and deed of said Corporation.

E. T. MILLER
REGISTER OF DEEDS,
Detroit Lakes, Becker Co., Minn.

I HEREBY CERTIFY that I made the survey of BLACK HAWK MOUNTAIN BEACH 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 and that there are no public roads except as shown on the herein plat.

Carl R. Redberg
Minnesota Registered Land Surveyor
3277

Subscribed and sworn to before me this 6th day of SEPTEMBER, A.D. 1960.

Catharine Nedberge
CATHARINE NEDBERGE
Notary Public, BECKER COUNTY, MINN.
My Commission Expires JULY 19, 1962

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 7th day of Sept. A.D. 1960.

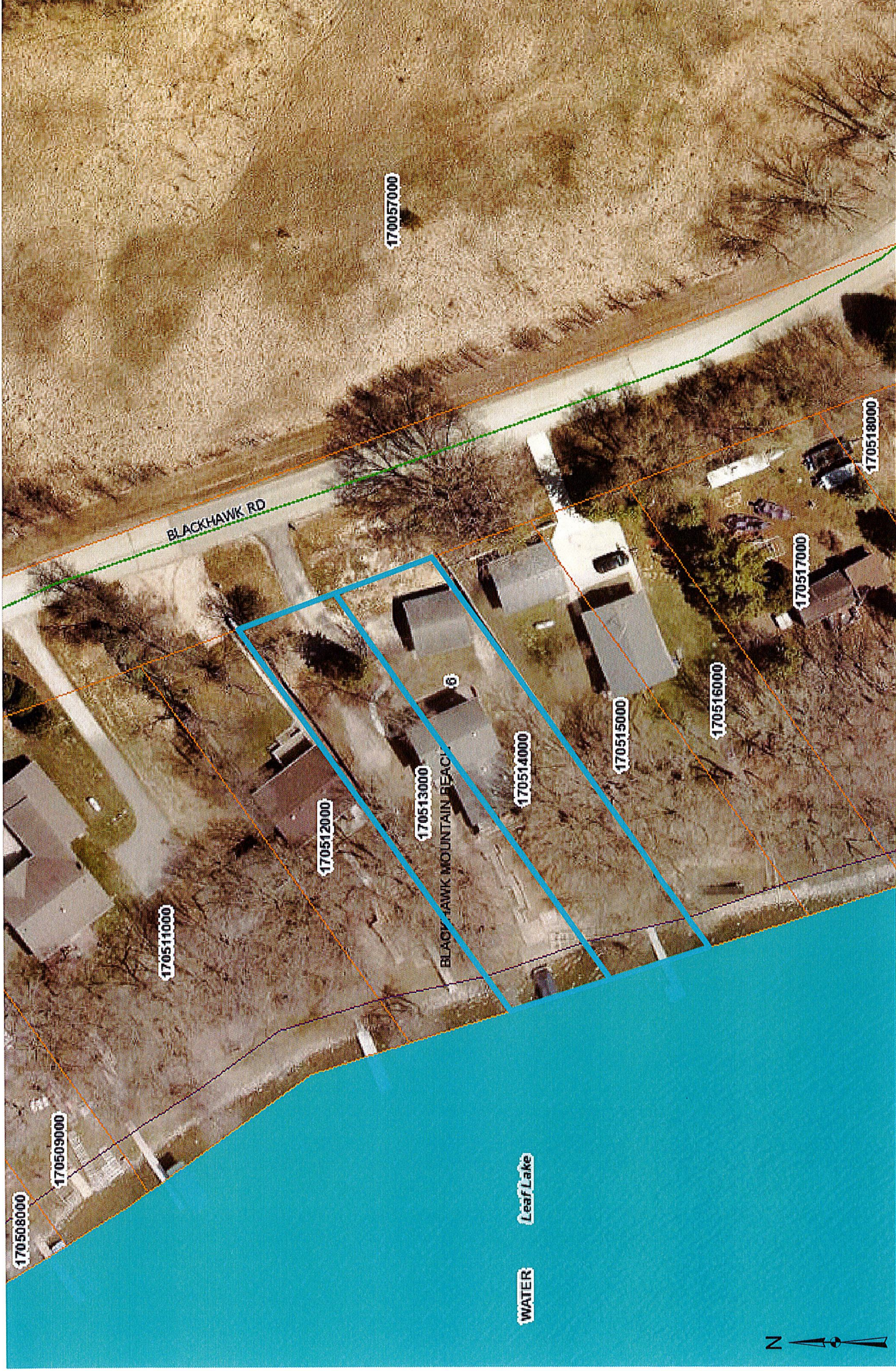
ATTEST:
E. T. Miller
County Auditor

I hereby certify that taxes for the year 1959 on the lands platted within the plat of Sept. 7, 1960
John D. Gentry, Co. Treas.
Deputy

Walter B. Anderson
Chairman of County Board

220697 ORIGINAL
OFFICE OF REGISTER OF DEEDS
COUNTY OF BECKER, MINN.
I hereby certify that the within instrument was filed in this office for record on the _____ day of _____, 1960.
SEP 23 1960
A. D. _____ at _____, Minn., and was duly recorded in Book _____ of _____
Plates _____ Page _____
E. T. Miller
Register of Deeds

ORIGINAL



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.

<p>1:1,128</p>	<p>Date: 3/25/2023</p>
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Glen A & Kari K Holmstrom
21084 Co Hwy 32
Rochert, MN 56578

Project Location: 21084 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to be at twenty-nine (29) percent lot coverage, deviating from the allowable twenty-five (25) percent impervious surface coverage due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0029.000; Section 03 Township 139 Range 040; PT LOT 6 BEG 845.7' W & 574.7' N OF SE COR TH S 100' E 273' N 100' AL LK & W 269' TO BEG; Cotton Lake

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. Their 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # VAR2023-279

Property and Owner Review

Parcel Number(s): 100029000

Owner: Glen A & Kari K Holmstrom

Township-S/T/R: ERIE-03/139/040

Mailing Address:
21084 Co Hwy 32 Rochert, MN 56578

Site Address: 21084 Co Hwy 32 Rochert, MN 56578

Lot Recording Date:

Original Permit Nbr: SITE 2023-2347

Legal Descr: PT LOT 6 BEG 845.7' W & 574.7' N OF SE COR TH S 100' E 273' N 100' AL LK & W 269' TO BEG

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

County Hwy 32 runs through the property reducing the amount of total square footage and increasing the amount of impervious surface coverage.

Description of Variance Request: **Request a variance to be at 29% lot coverage deviating from the required allowable impervious surface coverage of 25% due to lot size and topographical issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 37%

Proposed Imp. Surface Coverage: 29%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 24'x28'

Existing Structure Height:

Proposed Structure Height: 16'

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? No

Change to main structural framework? No

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **The garage would be sitting on top of existing impervious space. It would not be creating additional impervious coverage. Unable to count all area of property in calculations due to Highway running through the property. Elimination of some impervious space is actually making this property more compliant than it has been.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Proposed structure meets all of the required setbacks, and property will be reducing the amount of impervious surface coverage.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **We would like to construct the garage as our vehicles currently are park outside on the same area where the proposed garage would be.**

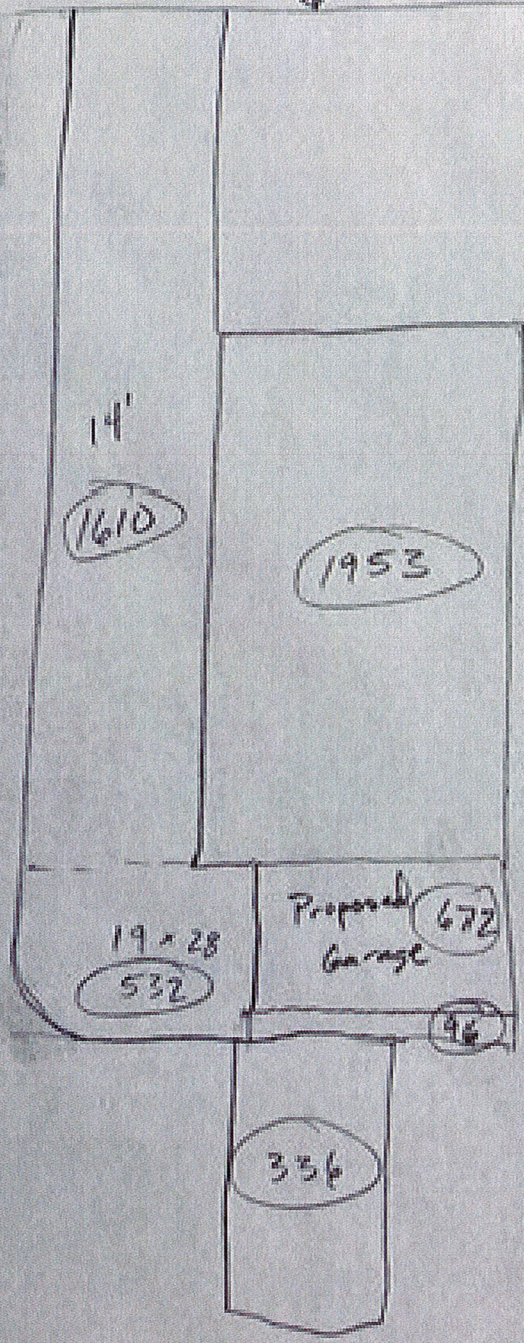
4. Are there circumstances unique to the property? **Yes**

Explain: **County Hwy 32 runs through the property reducing the amount of space available for impervious surfaces.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **.The garage will make the property more aesthetically pleasing as vehicles will be able to be parked inside.**

33' offset



5199 S.E. 11
Proposed

Image printed on 3/23/2023 at 9:23 AM

Parcel: 10.0029.000, Photo 2 of 13

Taken: 10/02/2013, Last edit: 10/02/2013

Notes:





County Highway 32 (CR 32)

100029000

EISE



WATER Cotton Lake

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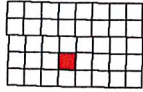
1:564

Date: 3/22/2023

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Becker County



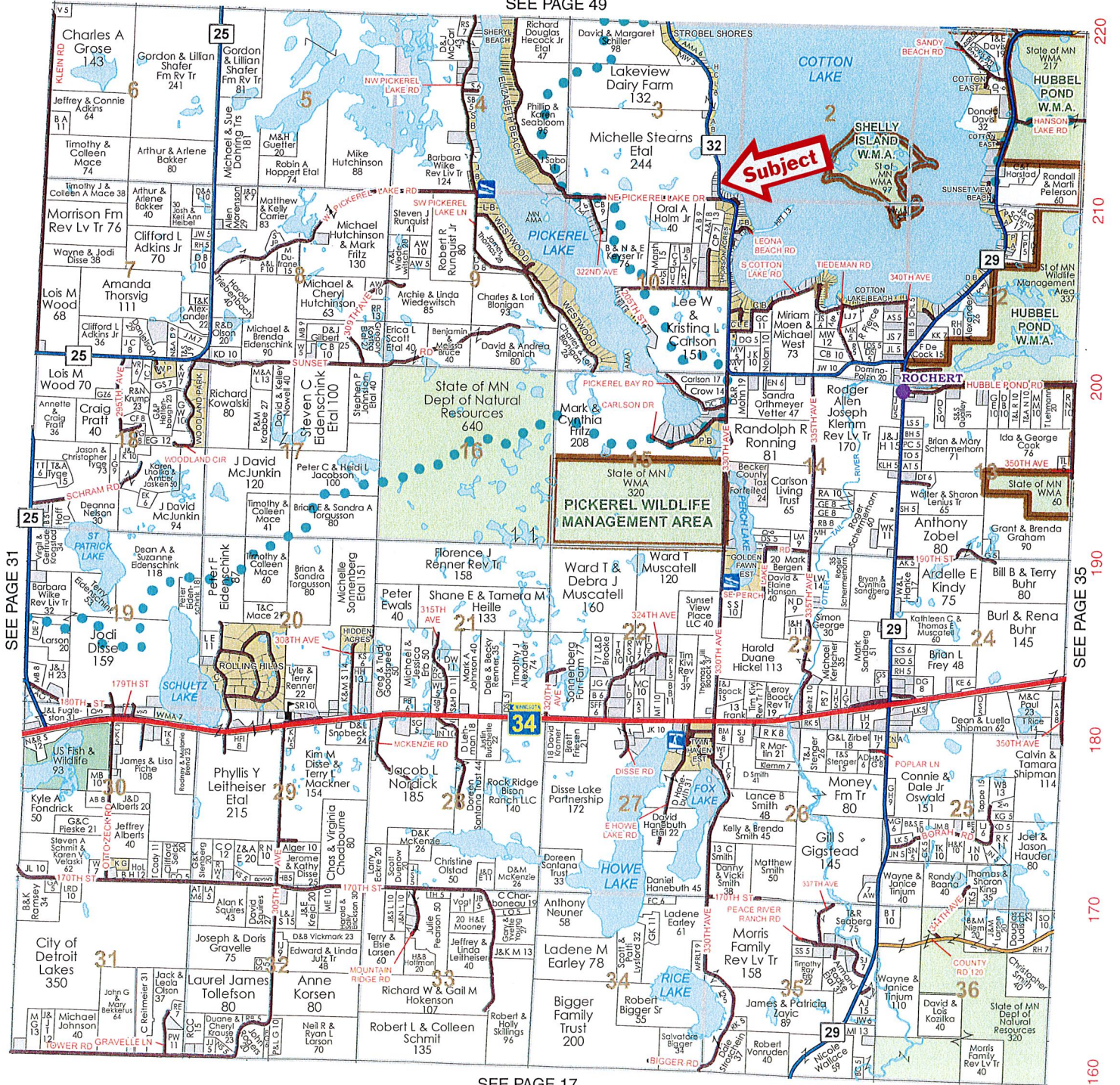


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Rodney & Diane Jordahl
3104 Timberline Cir. S
Fargo, ND 58104

Project Location: 21014 Co Hwy 29
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a garage sixty feet (60) from the ordinary high water mark of a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0730.000 **Legal Land Description:** Section 12 Township 139 Range 040; SUNNY COVE 139 40 Block 001 LOT 1

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 291

Property and Owner Review

Parcel Number(s): **100730000**

Owner: **Rodney C Jordahl & Diane J Jordahl**

Township-S/T/R: **ERIE-12/139/040**

Mailing Address:
3104 Timberline Cir S Fargo, ND 58104

Site Address: **21014 Co Hwy 29 Rochert, MN 56578**

Lot Recording Date:

Original Permit Nbr: **SITE2023-112817**

Legal Descr: **Block 001 of SUNNY COVE 139 40|LOT 1**

Variance Details Review

Variance Request Reason(s):

If 'Other', description:

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

Description of Variance Request: **Request a variance to construct a garage 60' from the OHW.**

OHW Setback: **60'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **295'**

Road Type: **County**

Existing Imp. Surface Coverage: **.22**

Proposed Imp. Surface Coverage: **.24**

Existing Structure Sq Ft: **960**

Proposed Structure Sq Ft: **1200**

Existing Structure Height: **12**

Proposed Structure Height: **15**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**
Explain: **The garage is meeting all other setbacks the lot.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**
Explain: **The project is located in very developed area on a recreational developed lake.**

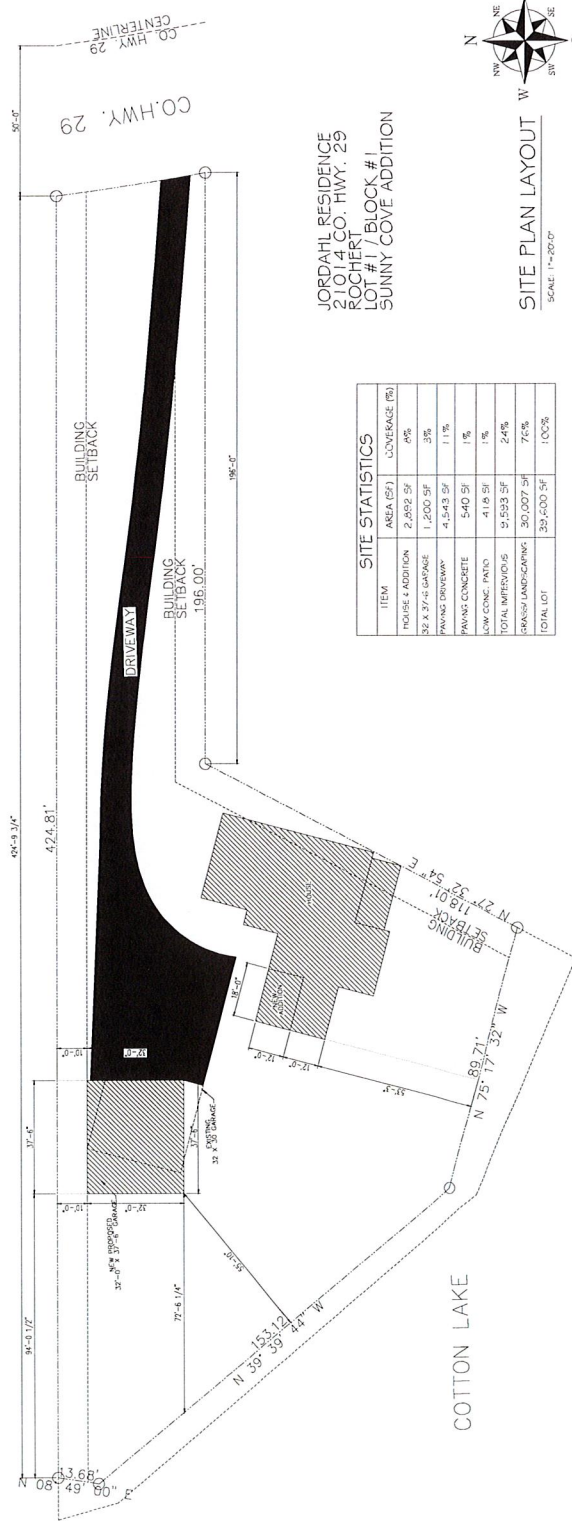
3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **Yes, most lots have garages.**

4. Are there circumstances unique to the property? **Yes**
Explain: **Very unique shaped lot, making it very difficult building footprint.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **Other lots around the lake have similar setbacks.**

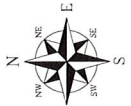
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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DESCRIPTION
1.5 STORY - 3 STALL



SITE STATISTICS

ITEM	AREA (SF)	COVERAGE (%)
HOUSE & ADDITION	2,892 SF	6%
32' x 27'6" GARAGE	1,200 SF	3%
PAVING DRIVEWAY	4,543 SF	11%
PAVING CONCRETE	540 SF	1%
LOW CONC. PAVED	418 SF	1%
TOTAL IMPERVIOUS	9,593 SF	24%
GRASSY LANDSCAPING	30,007 SF	75%
TOTAL LOT	39,600 SF	100%



SITE PLAN LAYOUT
SCALE: 1"=20'-0"

JORDAHL RESIDENCE
21014 CO. HWY. 29
ROCHERT
LOT #1 / BLOCK #1
SUNNY COVE ADDITION

COTTON LAKE

CO. HWY. 29
CO. HWY. 29 CENTERLINE

DRIVEWAY

BUILDING SETBACK

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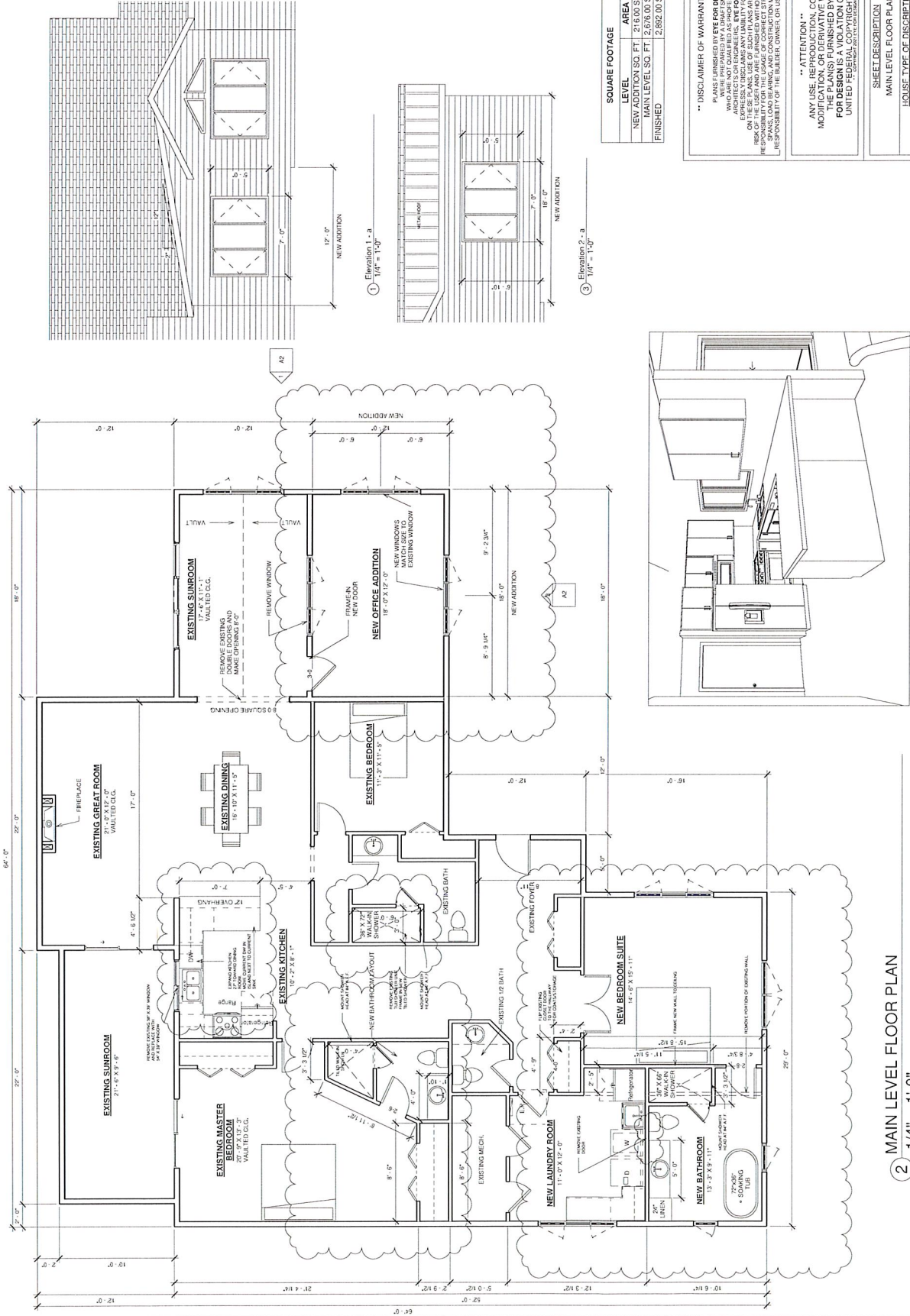
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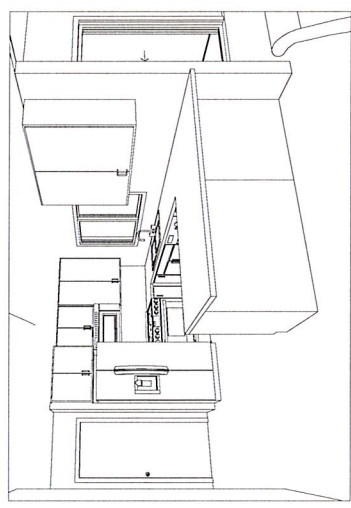


SQUARE FOOTAGE	LEVEL	AREA
NEW ADDITION SQ. FT.		21,600.00 SF
MAIN LEVEL SQ. FT.		2,676.00 SF
FINISHED		2,892.00 SF

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SHEET DESCRIPTION
MAIN LEVEL FLOOR PLAN
HOUSE TYPE OF DISCRETION
CUSTOM 1.5 STORY



(2) MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

EYE
FOR DESIGN

EYE FOR DESIGN
30860 CAREFREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesign@gmail.com

DRAWN BY: JOSH S
CHECKED: NOV. 11, 2022
BY:
REVISION #1: DEC. 12, 2022
REVISION #2: JAN. 9, 2023
REVISION #3:
REVISION #4:
REVISION #5:
REVISION #6:

JORDAHL - REMODEL
21014 CO. HWY. 29
ROCHERT
LOT #1/BLOCK #1
SUNNY COVE ADDITION

A3

***NOTE:**

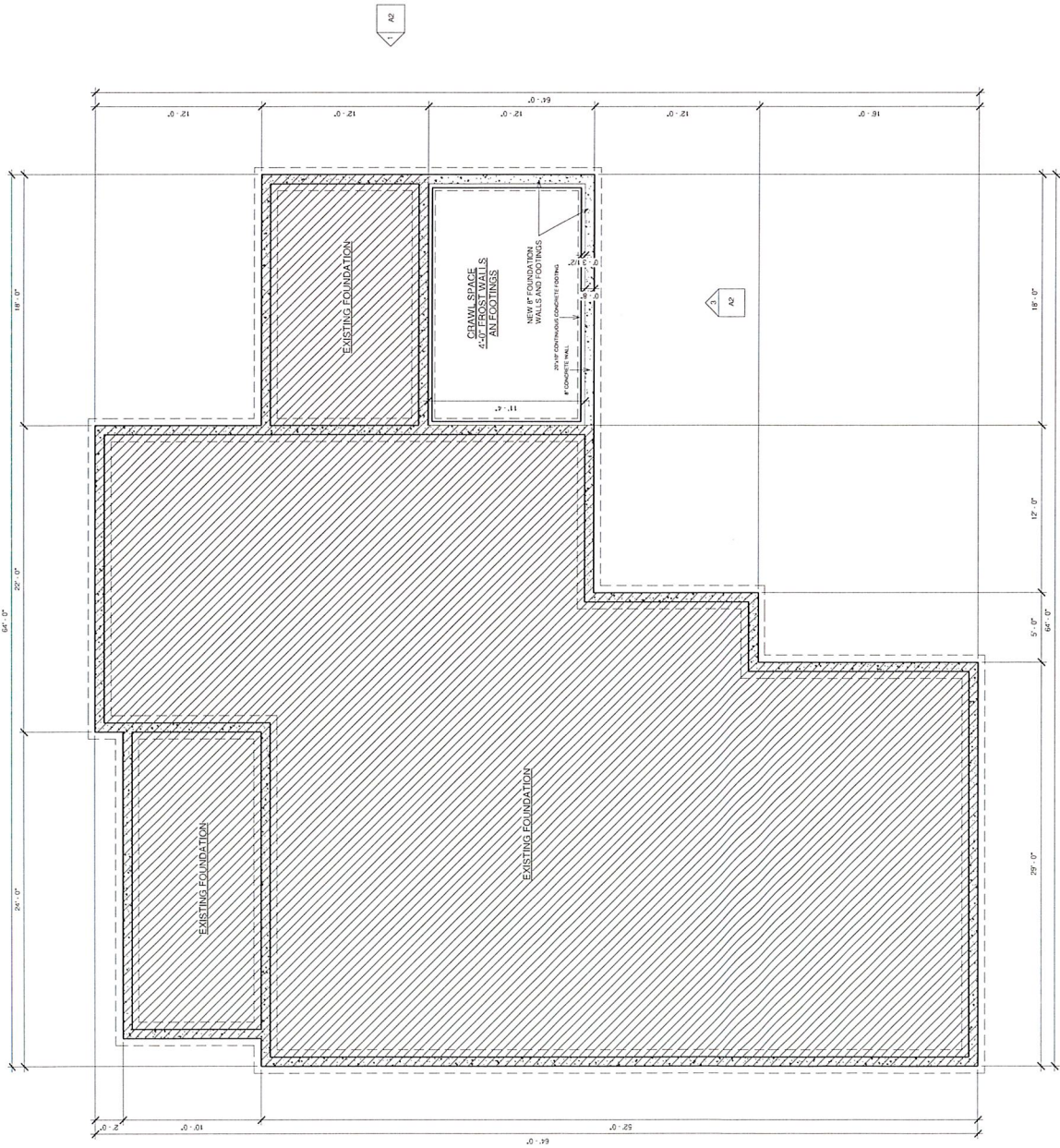
1. UNREINFORCED EARTH UNDER ALL FOOTINGS
2. UNREINFORCED CONCRETE UNDER ALL FOUNDATION WALLS
3. LOCATION WITH CONNECTION TO HOUSE (BASE & LOCATION WITH CONNECTION TO GARAGE (BASE & LOCATION WITH CONNECTION
4. LOCATION WITH CONNECTION

SQUARE FOOTAGE	
LEVEL	AREA
NEW ADDED SQ. FT.	2,576.00 SF
MAIN LEVEL SQ. FT.	2,576.00 SF
FINISHED	2,592.00 SF

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SHEET DESCRIPTION
FOUNDATION PLAN
HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY



② FOUNDATION PLAN
1/4" = 1'-0"

EYE
FOR DESIGN

EYE FOR DESIGN
30860 CARFREE LANE
FRAZEE, MN 56544
Phone: 701 - 388 - 9225
eyefordesignm@gmail.com

DRAWN BY: JOSH S.
CHECKED: _____
BY: _____
DEC. 13, 2023
REVISION #1: JAN. 9, 2023
REVISION #2: _____
REVISION #3: _____
REVISION #4: _____
REVISION #5: _____
REVISION #6: _____

JORDHAL - 3 STALL GARAGE
21014 CO. HWY. 29
ROCHERT
LOT #1/BLOCK #1
SUNNY COVE ADDITION

A1

FINAL DRAWINGS
CONSTRUCTION
CUSTOMER
APPROVAL: _____
DATE: _____
CONTRACTOR: _____
DATE: _____

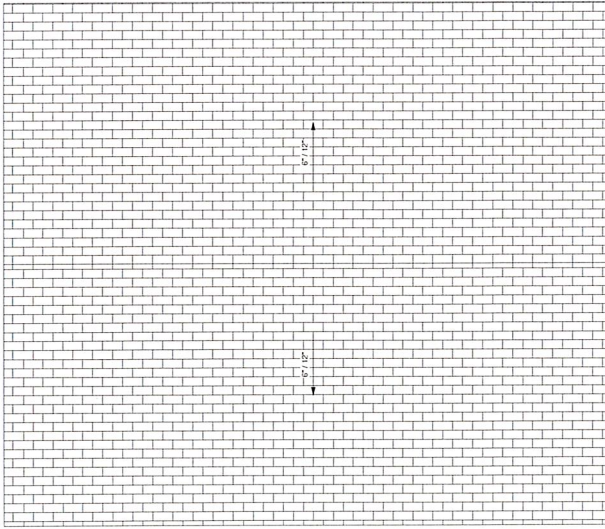
LEVEL	AREA
3 STALL GARAGE SQ. FT.	1200 SF
	1200 SF

WINDOW #	Type	Size	Width	Height	Head Height	#
Main Level 222	Slitor	48" x 48"	4' - 0"	4' - 0"	7' - 0"	2
Grand Total						2

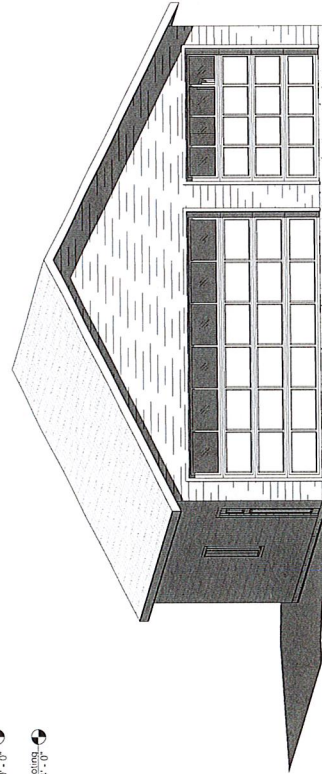
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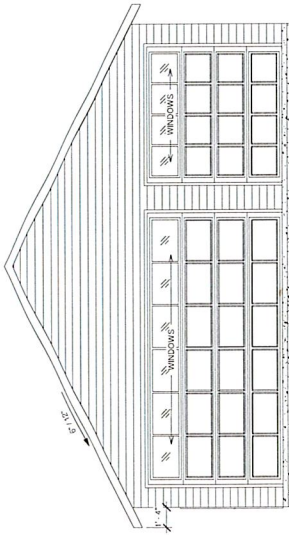
SHEET DESCRIPTION
ELEVATIONS & ROOF PLAN
HOUSE TYPE OF DISCREITION
32'-0" X 37'-6" 3-STALL GARAGE



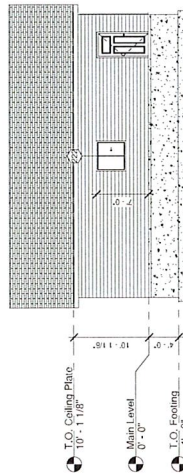
⑤ Roof Plan
1/4" = 1'-0"



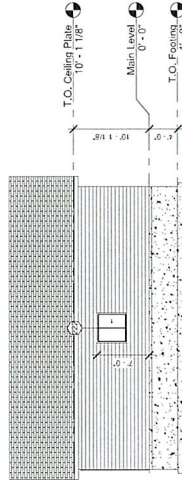
⑥ 3D Elevation



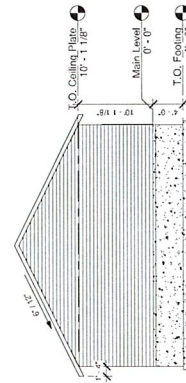
① FRONT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/8" = 1'-0"



③ RIGHT ELEVATION
1/8" = 1'-0"



④ REAR ELEVATION
1/8" = 1'-0"

EYE
FOR DESIGN

EYE FOR DESIGN
30860 CAREFREE LANE
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Phone : 701 - 388 - 9225
eyefordesign@gmail.com

DRAWN BY: JOSH S
CHECKED: DEC. 13, 2022
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REVISION #5:
REVISION #6:

JORDHAL - 3 STALL GARAGE
21014 CO. HWY. 29
ROCHERT
LOT #1/BLOCK #1
SUNNY COVE ADDITION

A2

FINAL DRAWINGS
FOR CONSTRUCTION
CUSTOMER
APPROVAL:
DATE: _____
CONTRACTOR: _____
DATE: _____

NOTE:
1. ALL DIMENSIONS ON WINDOWS ARE WITHIN 1/8"
SEE HOOR PLAN (PG. 01)
2. VERIFY ALL DOOR AND WINDOW SIZES WITH CONTRACTOR
3. VERIFY ALL DOOR AND WINDOW SIZES WITH CONTRACTOR
4. OTHERWISE (SEE WINDOW SCHEDULE) UNLESS NOTED
OTHERWISE
- VERIFY ALL DOOR AND WINDOW SIZES WITH CONTRACTOR
- (SUPPLIED BY OTHERS)
- VERIFY ALL DOOR AND WINDOW SIZES ON
WINDOWS (FRONT ONLY) WITH
CONTRACTOR
5. ALL WINDOW, DOOR, AND OPENINGS 5/8"
CLEARANCE FROM FINISH SURFACES
6. EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC
2020

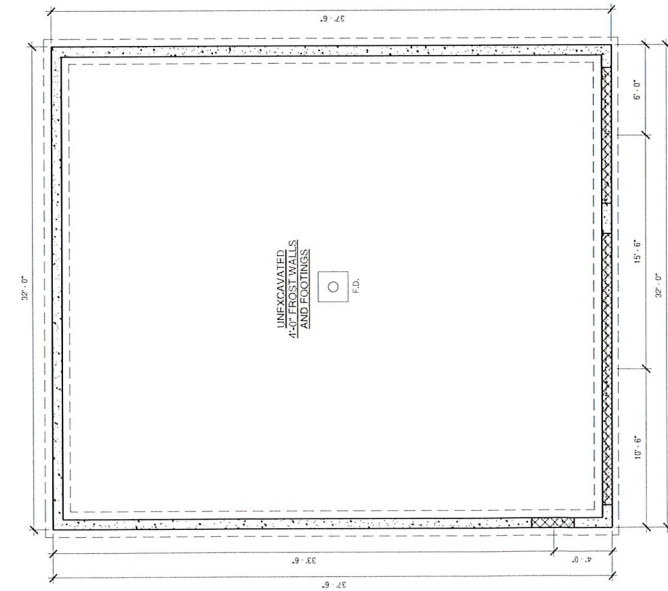
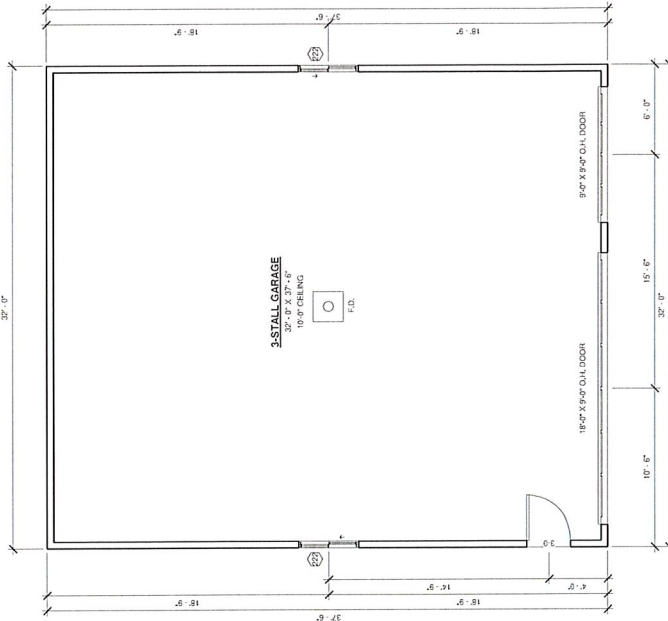
SQUARE FOOTAGE		
LEVEL	AREA	
3 STALL GARAGE SQ. FT.	2200 SF	
	1200 SF	

WINDOW SCHEDULE - OWNER					
Window #	Type	Size	Width	Height	Head Height
Main Level	Slabor	48" x 48"	4' - 0"	4' - 0"	7' - 0"
2					
2					
Grand Total					

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SHEET DESCRIPTION
MAIN LEVEL FLOOR PLAN
HOUSE TYPE OF DISCRPTION
32'-0" X 37'-6" 3-STALL GARAGE





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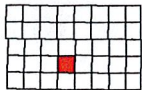
1:1,128

Becker County



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Date: 4/6/2023

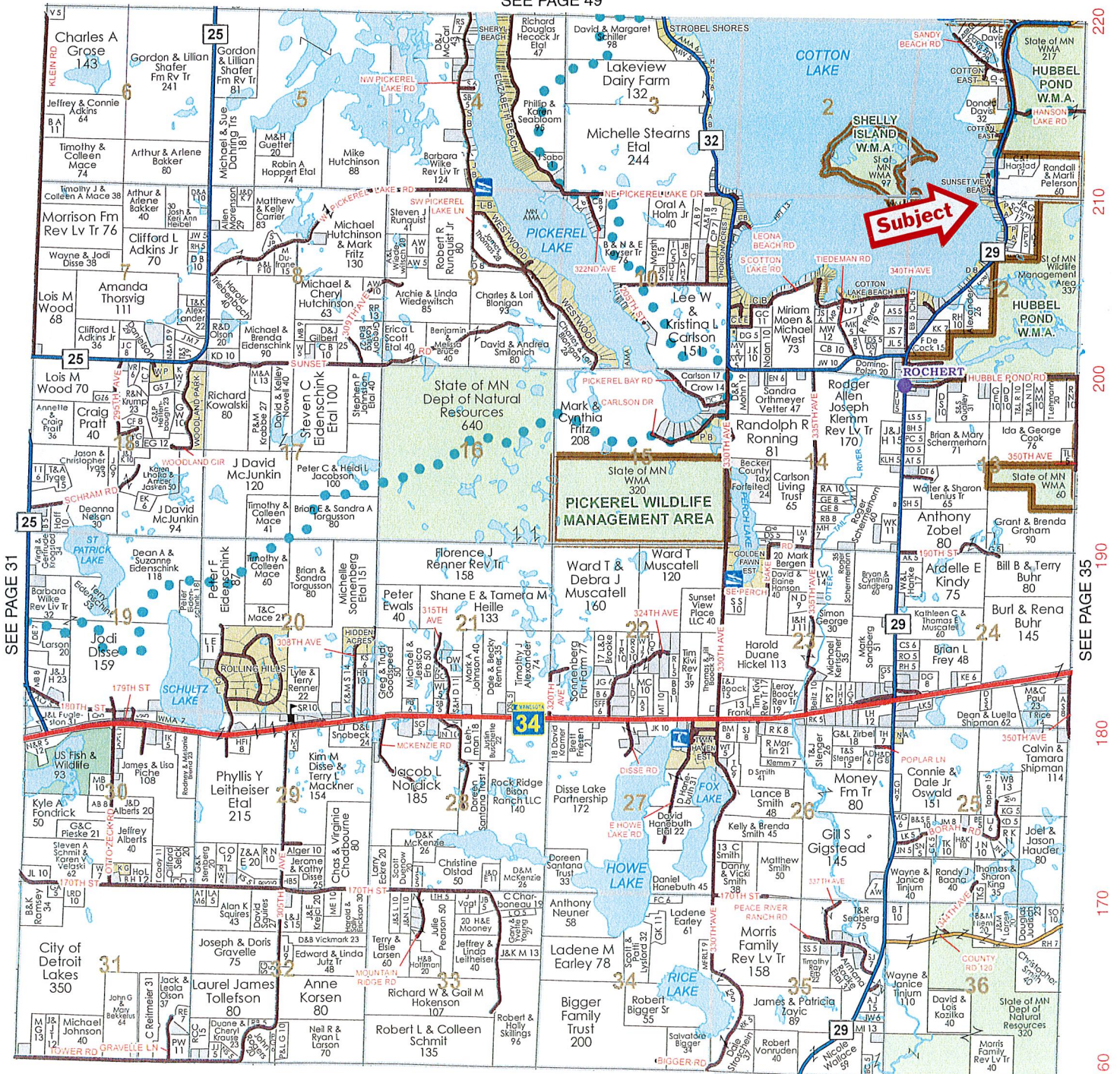


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: John & Paula Johnson
27343 Co Hwy 34
Callaway, MN 56521

Project Location: 27343 Co Hwy 34
Callaway, MN 56521

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to separate two non-conforming lots in contiguous ownership due to the fact both existing parcels of land have commercial businesses.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 24.0319.000 & 24.0318.000 **Legal Land Descriptions:** Section 02 Township 140 Range 041; TOWNSITE OF RICHWOOD 140 41 Block 001 LOTS 11 & 12 & TOWNSITE OF RICHWOOD 140 41 Block 001

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 284

Property and Owner Review

Parcel Number(s): 240319000 240318000

Owner: John & Paula Johnson

Township-S/T/R: RICHWOOD-02/140/041

Mailing Address:
27343 Co Hwy 34

Site Address: 27343 Co Hwy 34

Lot Recording Date: This will be a new lot split

Original Permit Nbr: -

Legal Descr: Block 001 of TOWNSITE OF RICHWOOD 140 41|LOTS 11 & 12

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Request to separate two non-conforming lots in contiguous ownership.

Description of Variance Request: **Request to separate two non-conforming lots in contiguous ownership. Per state statute two or more non-conforming parcels of land located in the shoreland must be combined. They may be separated under certain circumstances by rule. This situation is unique as the statute is more specific to residential use and not commercial use as these parcels are being used.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: N/A

Proposed Imp. Surface Coverage: N/A

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: N/A

Existing Structure Height: N/A

Proposed Structure Height: N/A

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: N/A

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the property is zoned commercial and will be continued to be used in the same manner.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The parcels are already developed.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

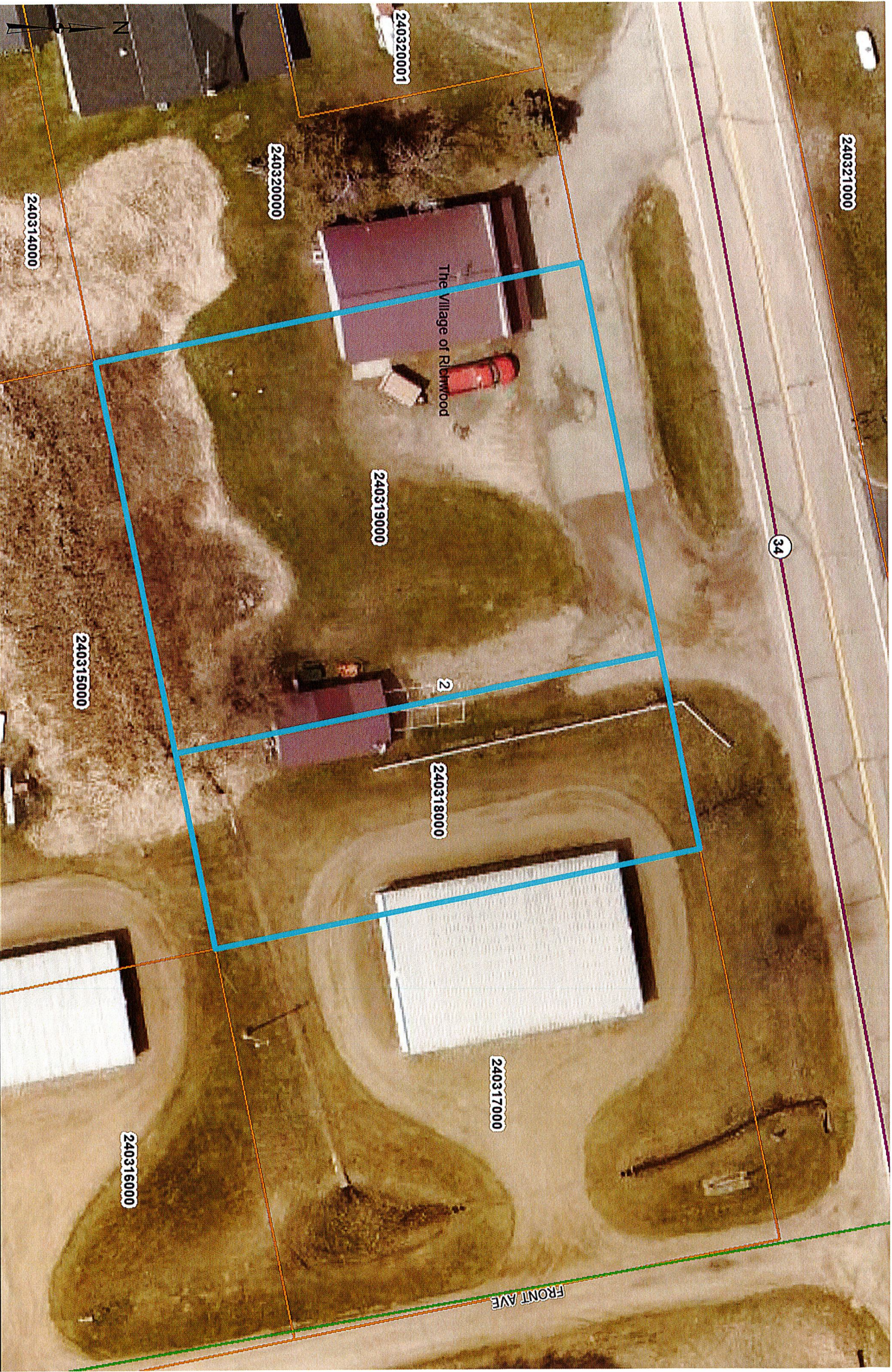
Explain: **Yes, the current use of the parcels is established with no known concerns.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The current parcels are non-conforming in size with two active commercial business's.**

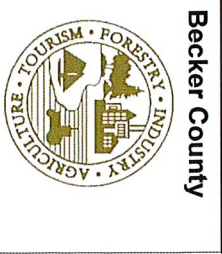
5. Will the variance maintain the essential character of the locality? **Yes**

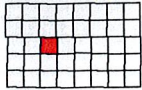
Explain: **Yes, the parcels are located in the unincorporated community of Richwood. Richwood has multiple commercial business's in the community and these parcels will continued to be used in a commercial manner.**



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1:564	
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Date: 4/10/2023	





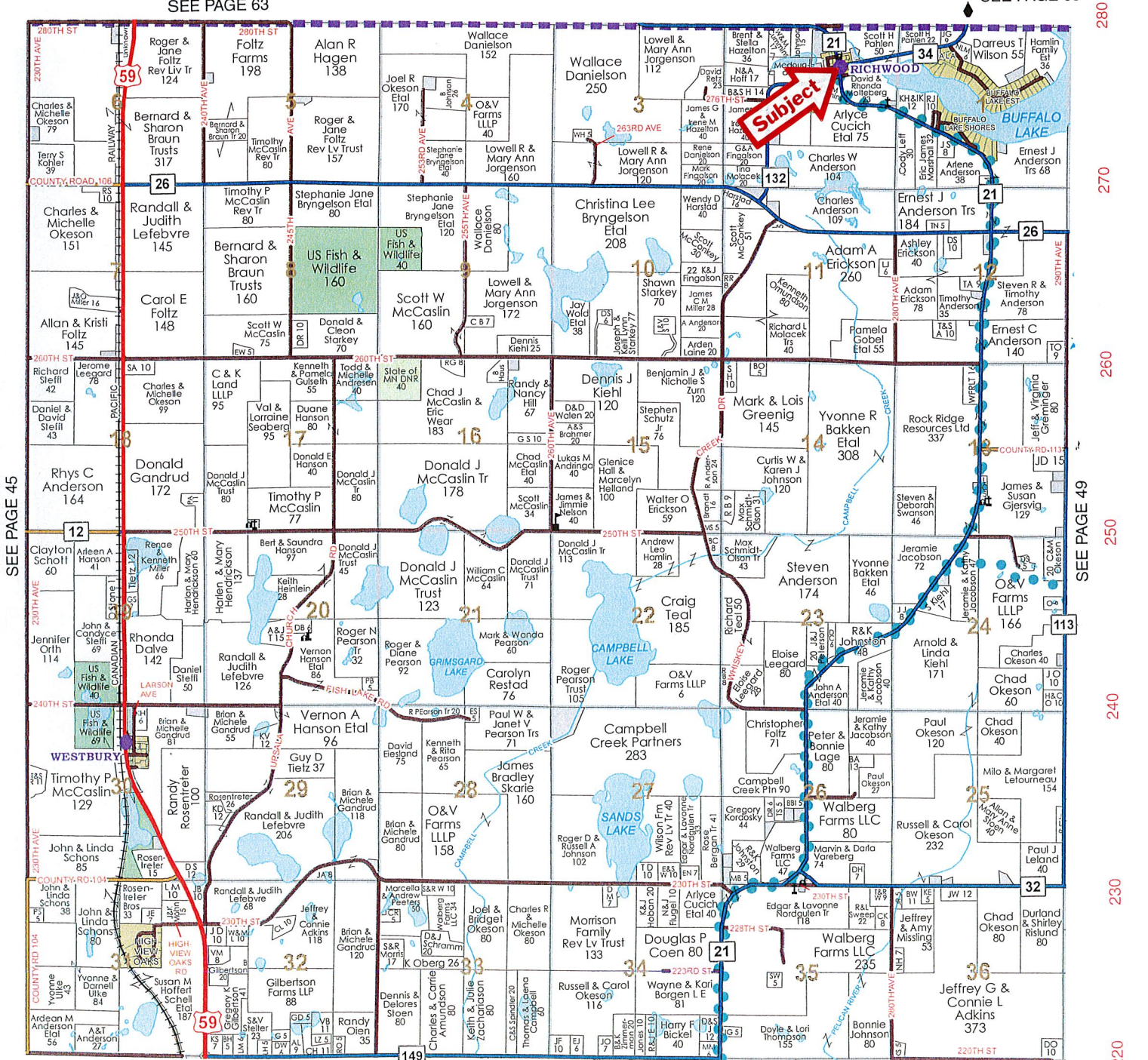
Richwood

Township 140N - Range 41W

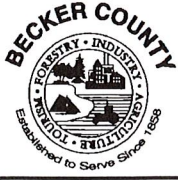
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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
HEARING DATE AND LOCATION**

April 20th @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Brimen Property LLC
1603 Blairhill Cir.
Brookings, SD 57006

Project Location: TBD N Melissa Dr.
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling to be located fifteen feet (15) from the rear property line.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1883.000 **Legal Land Description:** Section 20 Township 138 Range 041; WESTS ADD – SHOREHAM BLOCK B W 9' OF LOT 32 & LOTS 33 & 34 REF 19.1884.000 IN 2013

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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

EMAIL: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # 290

Property and Owner Review

Parcel Number(s): **191883000**

Owner: **Brimen Property LLC**

Township-S/T/R: **LAKE VIEW-20/138/041**

Mailing Address:
1603 Blairhill Cir Brookings, SD 57006

Site Address: **TBD N Melissa Dr Detroit Lakes, MN
56501**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **2023-2416**

Legal Descr: **WESTS ADD - SHOREHAM|BLOCK B W 9' OF LOT 32 & LOTS 33 & 34 REF 19.1884.000 IN 2013**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Lot depth is shallow.

Description of Variance Request: **Request a variance to construct a dwelling to be located 24' from the rear property line.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): **24**

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **25**

Existing Structure Sq Ft: **0**

Proposed Structure Sq Ft: **3490**

Existing Structure Height: **0**

Proposed Structure Height: **30**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline?

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, the building is meeting all other setbacks and requirements but cannot meet the rear setback due to the shallow lot depth.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Located in the most populated area of the county with dense development.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The property will be used in a residential manner, similar to it's surroundings.**

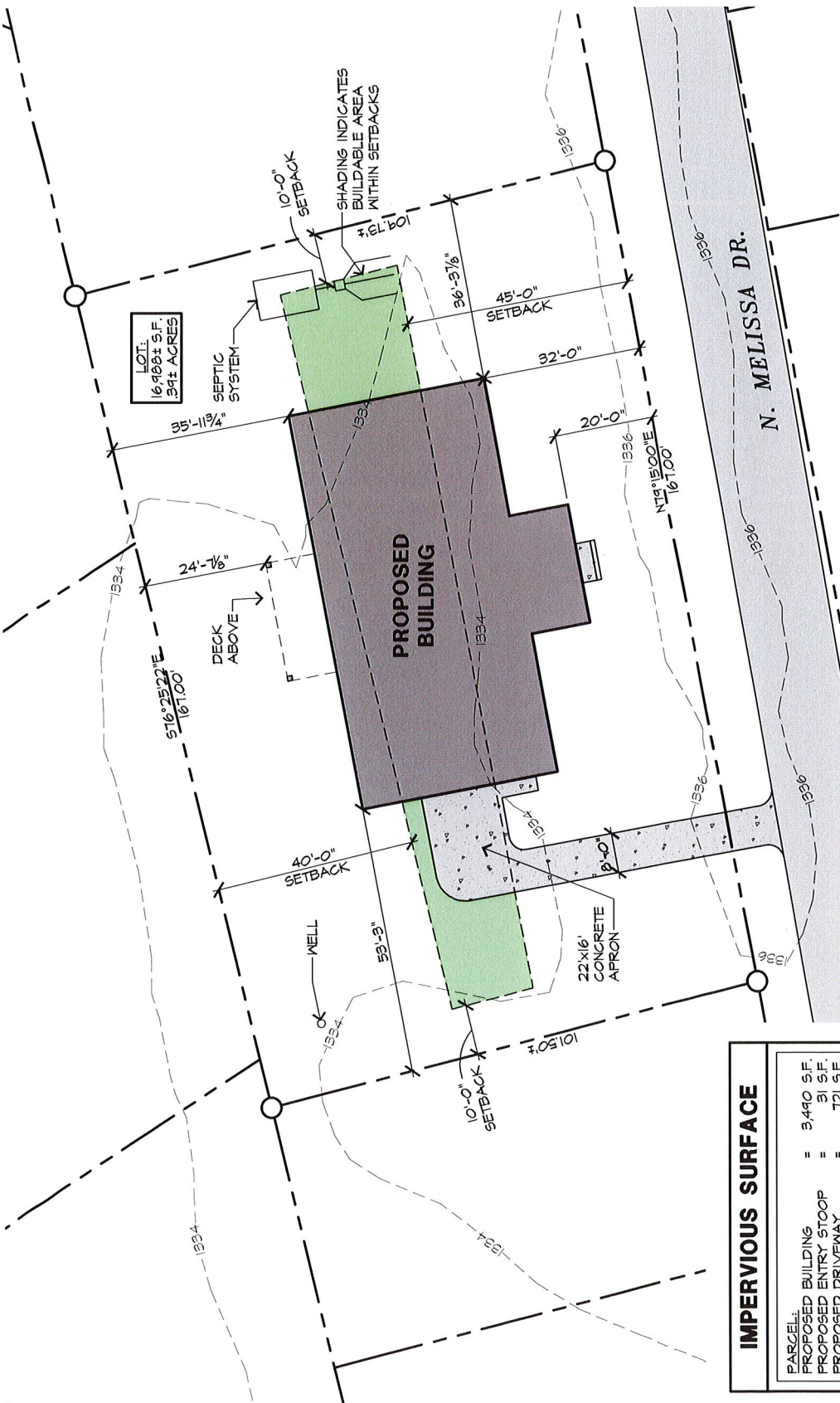
4. Are there circumstances unique to the property? **Yes**

Explain: **Non-conforming lot area.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, there are other non-conforming lots with setback issues in the immediate vicinity.**

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- DWELLING:**
- MEETS IMPERVIOUS REQUIREMENTS.
 - MEETS BUILDING HEIGHT REQUIREMENTS.
 - EXCEEDS BOTH FRONT AND REAR YARD SETBACK REQUIREMENTS.

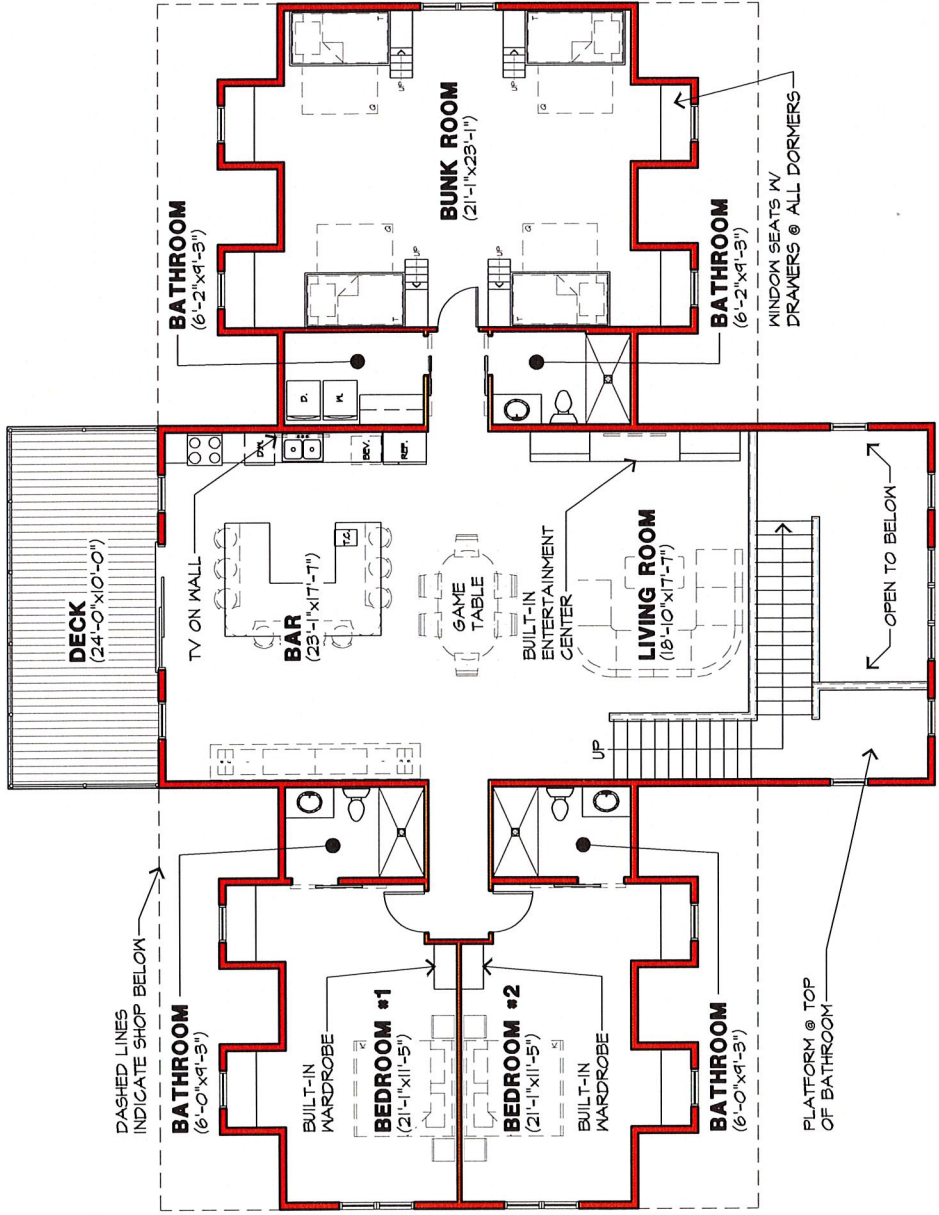


PROPOSED SITE PLAN

SCALE - 1" = 20'-0"

IMPERVIOUS SURFACE	
PARCEL:	
PROPOSED BUILDING	= 3,490 S.F.
PROPOSED ENTRY STOOP	= 91 S.F.
PROPOSED DRIVEWAY	= 121 S.F.
TOTAL IMPERVIOUS	= 4,242 S.F.
LOT SIZE	= 16,488 S.F.
IMPERVIOUS COVERAGE	= 24.97 %
ALLOWABLE IMPERVIOUS (25%)	= 4,248 S.F.
ADD'L IMPERVIOUS ALLOWED	= 6 S.F.

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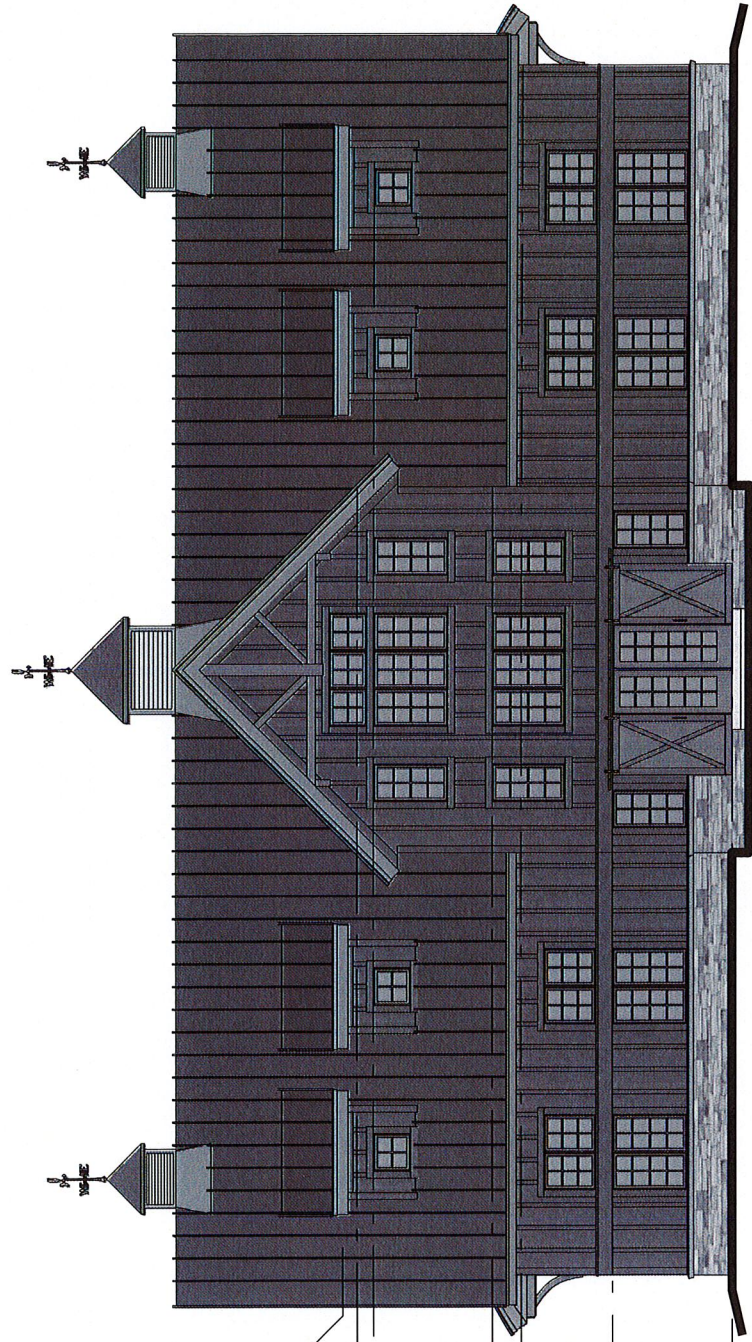
PROPOSED UPPER LEVEL PLAN

UPPER LEVEL = 2566 S.F.
 DECK = 240 S.F.

SCALE - 1/8" = 1'-0"

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bh Partners
 PLANNERS / ARCHITECTS
 P.O. BOX 185, 650 3RD AVE SE, SUITE #10, PERHAM, MN 56573 (218) 346-4505
SATHER SHOUSE
 DETROIT LAKES MINNESOTA



SOUTH ELEVATION

SCALE - 1/8" = 1'-0"

- DWELLING MID-POINT EL:
126'-2 1/2" (MAX ALLOWED=130'-0")
- TOP PLATE EL:
125'-2 7/8"
- WINDOW HD:
124'-1 3/4"
- UPPER LEVEL EL:
116'-1 1/2"
- TOP PLATE EL:
114'-1 1/8"
- WINDOW HD:
108'-0"
- MAIN LEVEL EL:
100'-0"

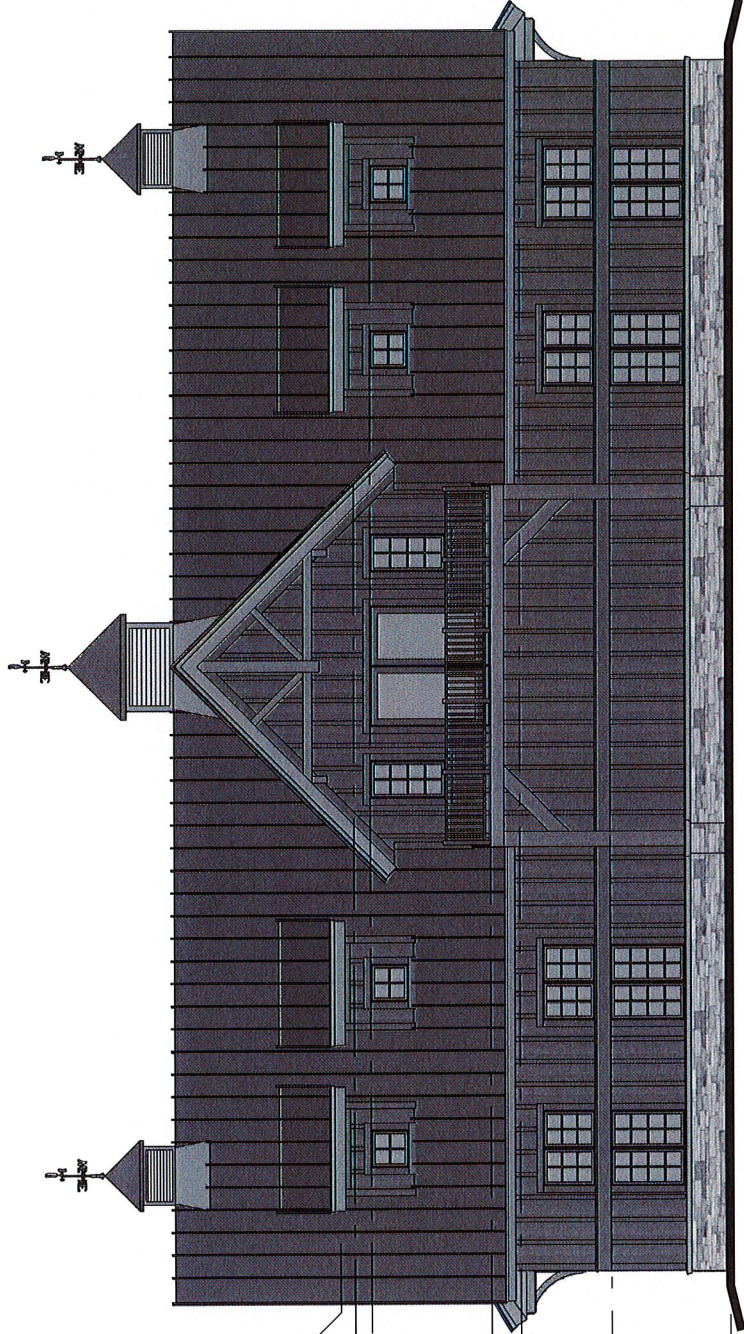
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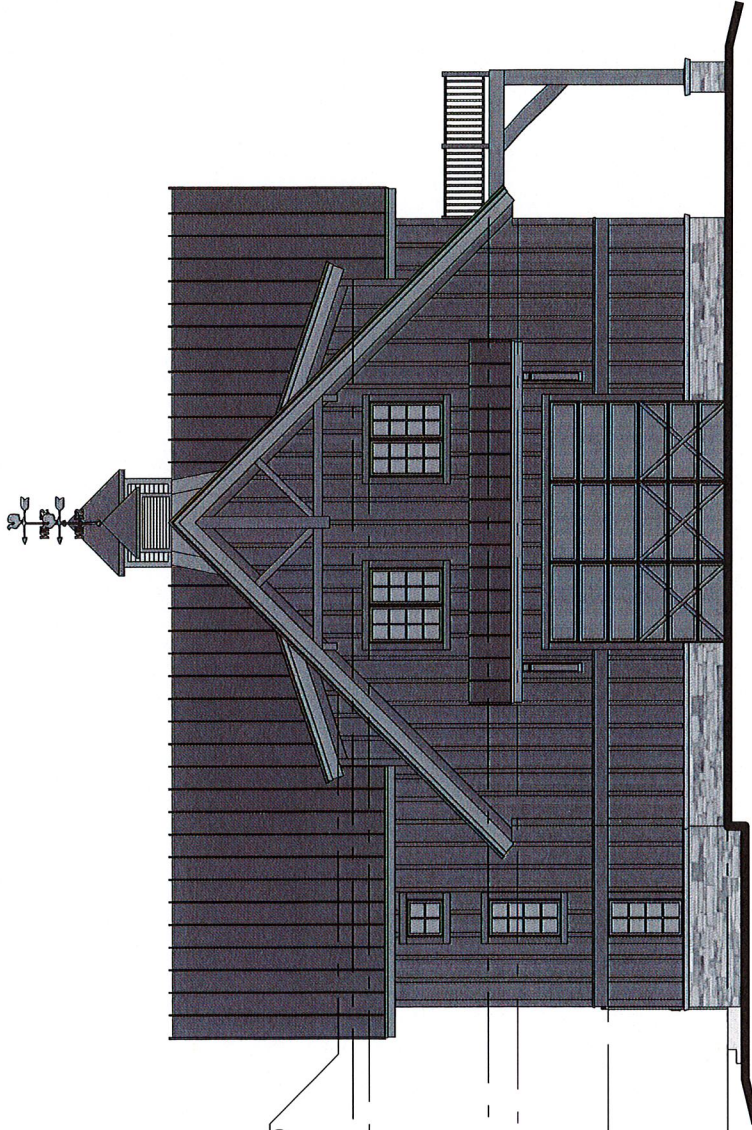
bh partners



- DWELLING MID-POINT EL.:
126'-2 $\frac{1}{2}$ " (MAX ALLOWED=130'-0")
- TOP PLATE EL.:
125'-2 $\frac{1}{8}$ "
- WINDOW HD.:
124'-1 $\frac{3}{4}$ "
- UPPER LEVEL EL.:
116'-1 $\frac{3}{4}$ "
- TOP PLATE EL.:
114'-1 $\frac{1}{8}$ "
- WINDOW HD.:
108'-0"
- MAIN LEVEL EL.:
100'-0"

NORTH ELEVATION

SCALE - 1/8" = 1'-0"



- DWELLING MID-POINT EL.:
126'-2 1/2" (MAX ALLOWED=130'-0")
- TOP PLATE EL.:
125'-2 7/8"
- WINDOW HD.:
124'-1 3/4"
- UPPER LEVEL EL.:
116'-1 3/4"
- TOP PLATE EL.:
114'-1/8"
- WINDOW HD.:
108'-0"
- MAIN LEVEL EL.:
100'-0"

EAST ELEVATION

SCALE - 1/8" = 1'-0"

SATHER SHOUSE

DETROIT LAKES MINNESOTA

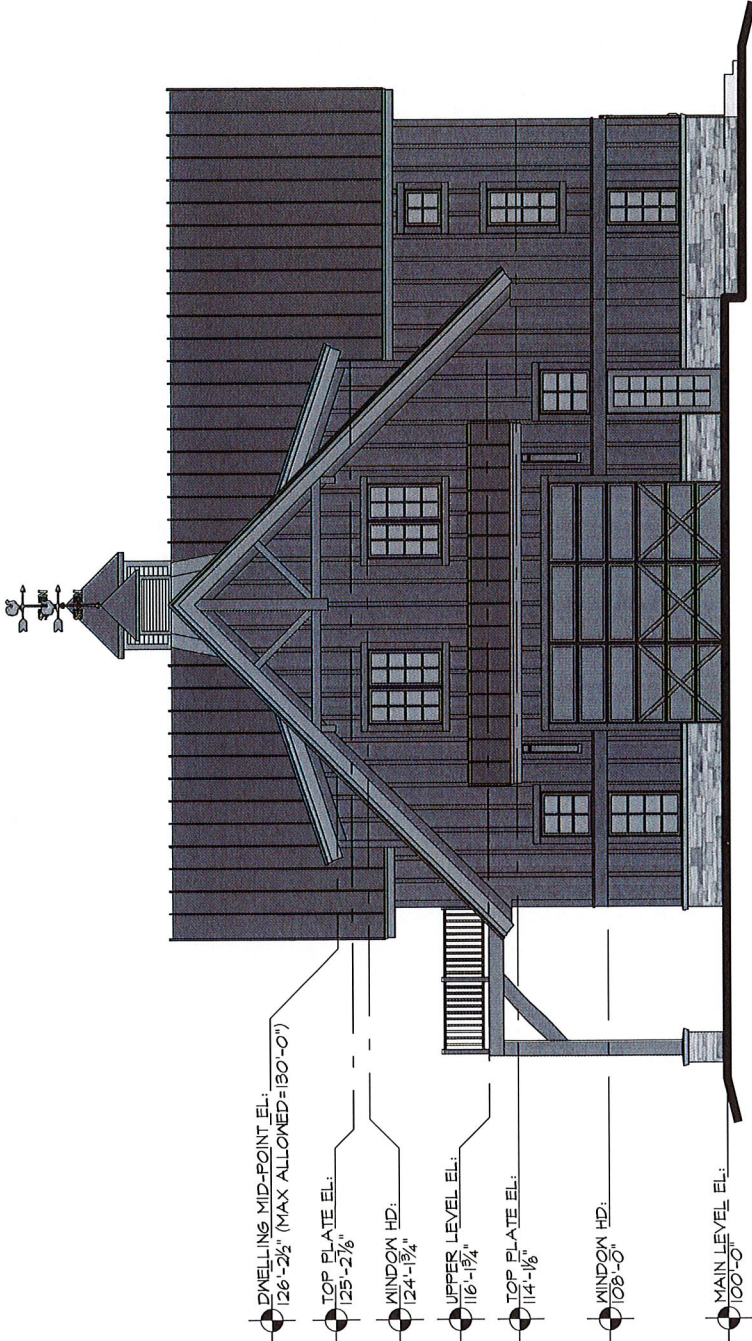
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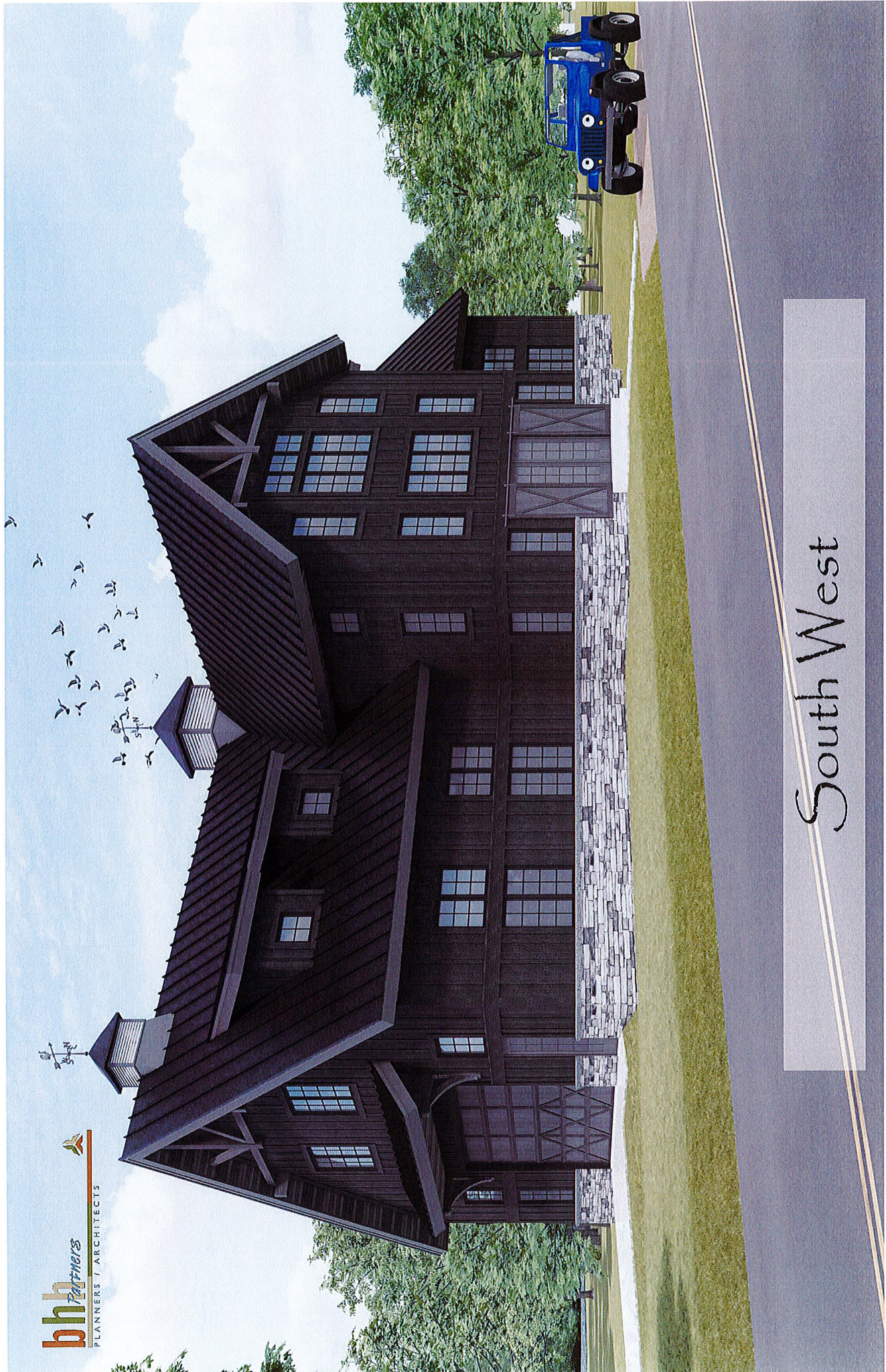
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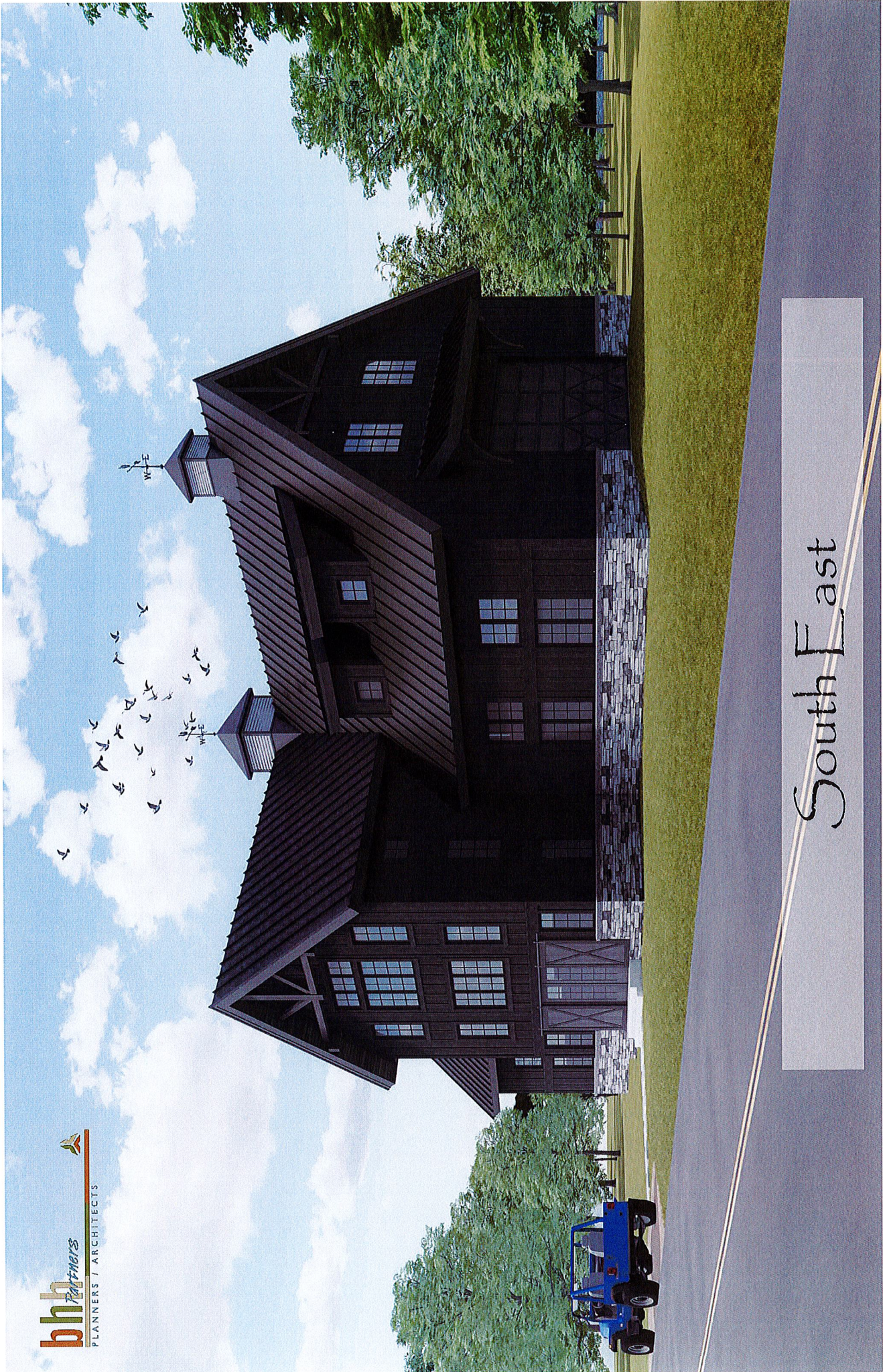
- DWELLING MID-POINT EL.:
126'-2½" (MAX ALLOWED=130'-0")
- TOP PLATE EL.:
125'-2¾"
- WINDOW HD.:
124'-1¾"
- UPPER LEVEL EL.:
116'-1½"
- TOP PLATE EL.:
114'-1/8"
- WINDOW HD.:
108'-0"
- MAIN LEVEL EL.:
100'-0"

WEST ELEVATION

SCALE - 1/8" = 1'-0"



South West



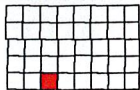
South East



North East



North West

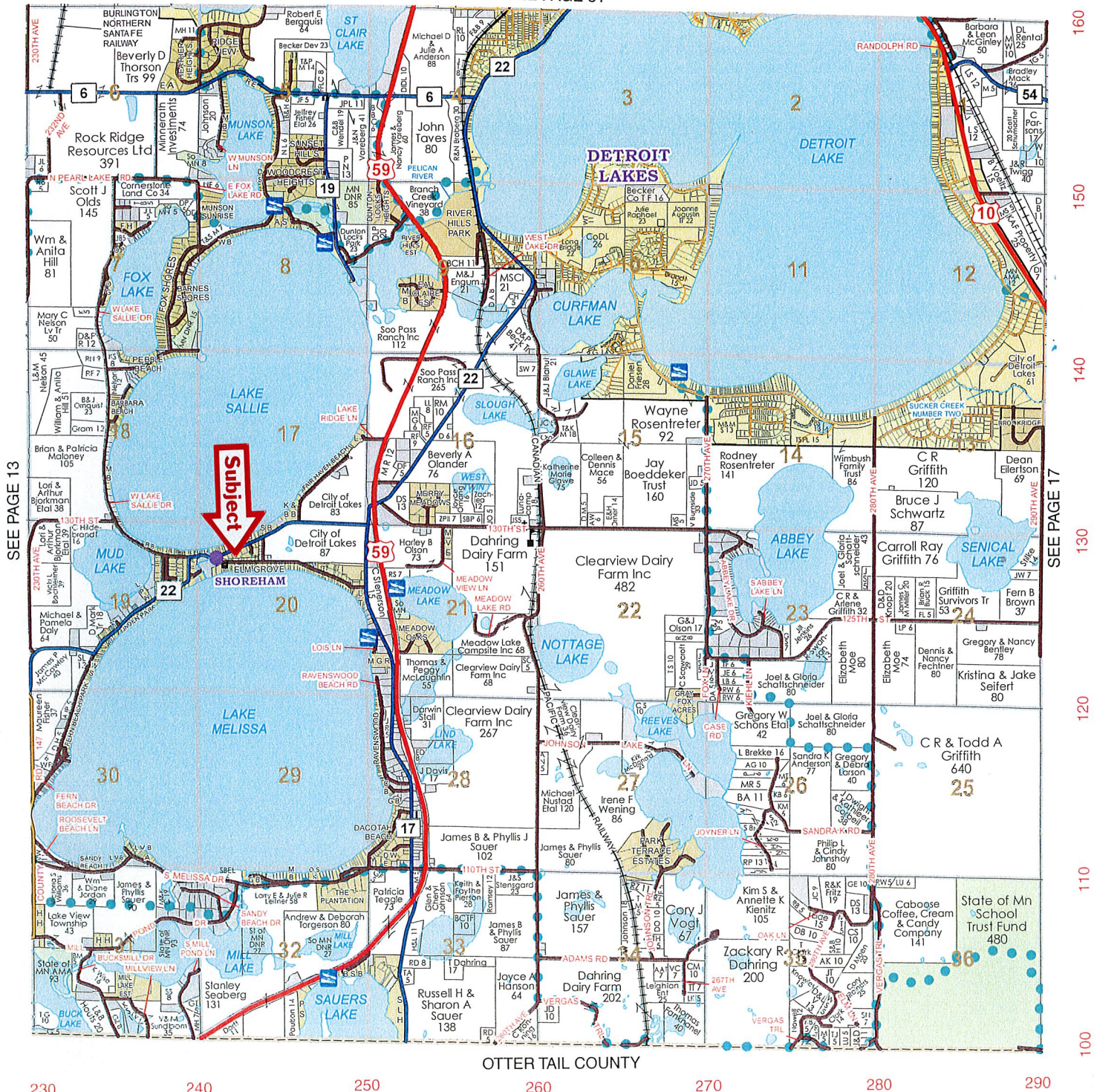


Lake View

Township 138N - Range 41W

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OTTER TAIL COUNTY