



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****

July 18th, 2024 @ 6:00 P.M.

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

APPLICANT: Herzog Family Investments
PO Box 245
Detroit Lakes, MN 56501

Project Location: 30179 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be allowed the same impervious surface coverage of fifty/sixty-five (50/65) percent as allowed for general agricultural property outside of the shoreland district deviating from the allowable twenty-five (25) percent impervious coverage within the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 10.0460.000 **Legal Land Descriptions:** Section 29 Township 139 Range 040: BEG ON S LINE HWY#34 1838.5' W OF E LN N1/2 NW1/4 TH S 462' E 698.5' N 584.7' & W 739.1' TO BEG EX HWY, 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. 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: susan.rockwell@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 # 373

Property and Owner Review

Parcel Number(s): 100460000

Owner: Herzog Family Investments

Township-S/T/R: ERIE-29/139/040

Mailing Address:
PO Box 245 Detroit Lakes MN 56502-0245

Site Address: 30179 State Hwy 34 Detroit Lakes MN
56501

Lot Recording Date: After 1992

Original Permit Nbr: SITE2024-2965

Legal Descr: BEG ON S LINE HWY#34 1838.5' W OF E LN N1/2 NW1/4 TH S 462' E 698.5' N 584.7' & W 739.1' TO BEG EX HWY

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:

Impervious Surface

Description of Variance Request: **Request a variance to be allowed the same impervious surface coverage of fifty/sixty-five (50/65) percent as allowed for general agricultural property outside of the shoreland district deviating from the allowable twenty-five (25) percent impervious coverage within the shoreland district.**

The property is within 360' of Schultz Lake. The proposed building is 1,060'+ from the Schultz Lake. Structures only make up a small percentage of impervious. Driveway and parking is what puts us over the allowable 25%.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): 20'

Bluff Setback: N/A

Road Setback:

Road Type: State

Existing Imp. Surface Coverage: 51.77%

Proposed Imp. Surface Coverage: 54.77%

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: 7500

Existing Structure Height: N/A

Proposed Structure Height: 25'8"

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 variance request addresses water runoff management and increases the setback of the building to the furthest corner of the property. It also considers reducing impervious surface and runoff by potentially incorporating a green roof. This variance will not negatively impact the surrounding area or set a negative precedent that could undermine the integrity of the County Ordinance. Instead, it will improve safety and health.**

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

Explain: **The need for the variance extends beyond economic considerations. The building is necessary to securely contain materials, contributing to the safety and environmental health of the community.**

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

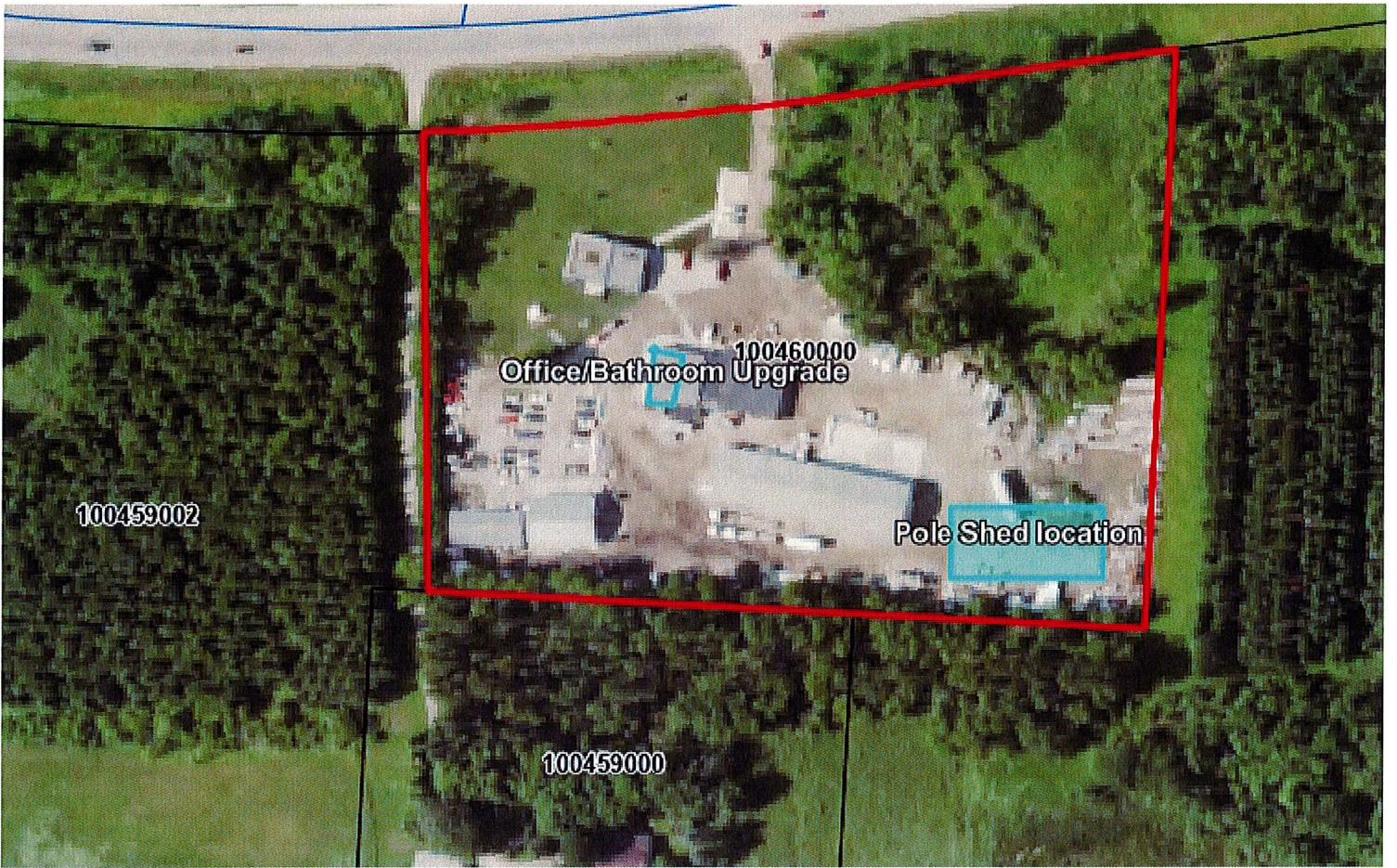
Explain: **We propose to build a shed consistent with the other buildings on site and with the commercial zoning of the property. Limiting the proposed building would prevent us from safely storing materials that could be hazardous if exposed to the elements and might be blown onto the busy highway adjacent to our property or into neighboring yards, becoming a nuisance. Housing these materials in a secure structure will significantly reduce such hazards. Without the proposed building, no site work will be undertaken to improve water runoff. The construction of the additional building will also enhance the visual appeal of the property for neighbors and passersby.**

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

Explain: **The need for a variance is due to the unique circumstances of the property's soil composition. The clay soil present on the property does not allow water to soak in as effectively as sandy soil would, making water runoff mitigation challenging.**

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

Explain: **The proposed change is consistent with the existing development pattern of the property and the surrounding area. It will not negatively impact the visual aesthetics; rather, it will enhance the overall appearance of the property.**



I am writing to formally request a variance to increase the allowable impervious surface area on our property located at 30183 Hwy 34 E, Detroit Lakes, MN. As the representative of Herzog, a company that employs 100 dedicated individuals, I believe this request aligns with our commitment to safety, environmental responsibility, and community well-being.

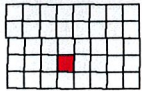
We are seeking this variance to construct a shed designed to securely contain materials that, if not properly stored, pose a significant risk. These materials, if exposed to the elements, could be hazardous and might be blown onto the busy highway adjacent to our property or become a nuisance in our neighbors' yards. By safely housing these materials in a secure structure, we will greatly reduce the potential for such hazards.

Additionally, as part of our plan, we will be installing catch basins to manage and improve the drainage and flow of rainwater on our property diverting runoff which will be contained on the property. We will also potentially install a green roof on one or more of the buildings. These enhancements will mitigate potential flooding and erosion issues, ensuring better water management and contributing positively to the local environment. Improved drainage infrastructure will help in maintaining the overall integrity of the surrounding area, particularly given our proximity to a pond just across the road.

It is important to note that while the standard allowance for impervious surfaces is 75-85%, our property is within ---feet of a small body of water which with the addition of the building and improved drainage and runoff improvements will benefit therefore further justifying our request. The proposed building location is in the furthest corner of the property away from the small body of water further increasing the setback from the lake.

Granting this variance will not only support Herzog's operational needs but also enhance our ability to contribute to the community's safety and environmental health. We are dedicated to maintaining a responsible and conscientious presence in the neighborhood and believe that this development will have a positive impact on both our immediate surroundings and the broader community.

Thank you for considering our request. We are confident that with your support, we can achieve a solution that benefits everyone involved. Please feel free to contact me at (218)847-1121 or Josh@HerzogRoofing.com if you require any additional information or wish to discuss this request further.

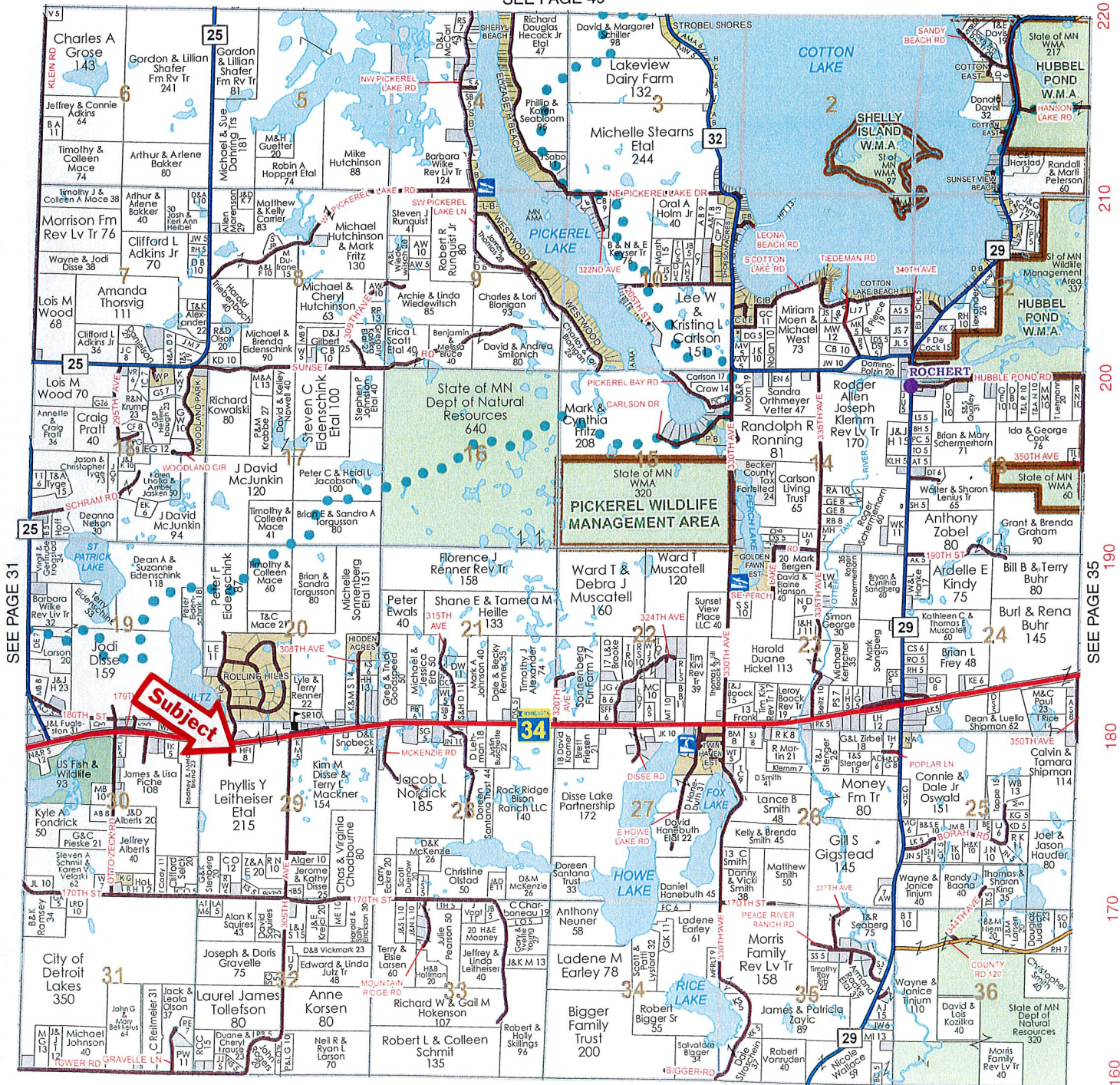


Erie

Township 139N - Range 40W

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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****

July 18th, 2024 @ 6:00 P.M.

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

APPLICANT: Hans F & Gail A Tronnes
4150 40th Ave SW #312
Fargo, ND 58104

Project Location: 12019 Fern Beach Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace a deck to be located fifty-three (53) feet from the Ordinary High Water (OHW) Mark deviating from the required setback of seventy-five (75) feet on a General Development (GD) Lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 19.1284.000 & 19.1285.000 **Legal Land Descriptions:** Section 30 Township 138 Range 041; FERN BEACH 2ND ADD|LOTS 4 & 5, Lake Melissa

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: susan.rockwell@co.becker.mn.us

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Variance Application Review

Permit # 374

Property and Owner Review

Parcel Number(s): **191284000 191285000**

Owner: **Hans F & Gail A Tronnes**

Township-S/T/R: **LAKE VIEW-30/138/041**

Mailing Address:
4150 40th Ave SW #312 Fargo ND 58104

Site Address: **12019 FERN BEACH DR Detroit Lakes MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **Site2024-266984**

Legal Descr: **FERN BEACH 2ND ADD|LOT 4**

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 replace a deck located at fifty-three (53) feet from the Ordinary High Water (OHW) Mark deviating from the required setback of seventy-five (75) feet on a General Development (GD) Lake due to setback issues.**

OHW Setback: **53'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **18.4%**

Proposed Imp. Surface Coverage: **18.4% No change**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **We want to replace the deck on the lakeside of the house, same size, same location, but the location of the house from the OHW does not allow us to meet the required setback from the OHW.**

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

Explain: **Proposed deck replacement will be in compliance with surrounding properties in the area, will not be negatively impacting anyone's views of the lake and the deck will be out of the shore impact zone.**

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

Explain: **This is the only deck on the lakeside of our house and it gets used alot. The current one needs replacing.**

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

Explain: **The placement of the house is not meeting the required 75' from the OHW, therefore the proposed deck will not either. Also, the setback averaging rule does not work in our favor.**

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

Explain: **This property is located in a residential neighborhood and if the proposed deck is approved, this will not change that use at all.**



Fern Beach Drive

50'

191284000

Fern Beach Drive

30

House

191283000

New Deck (replace)

53' OHW to New Deck

50'

50'

Melissa Lake

WATER

191286000

191285000

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.

Hans & Gail Tromms
12019 Fern Beach DR

1:374

D.L.

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

Date: 5/31/2024



Becker County



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Tronnes

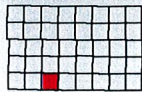
Becker County



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

Date: 6/17/2024

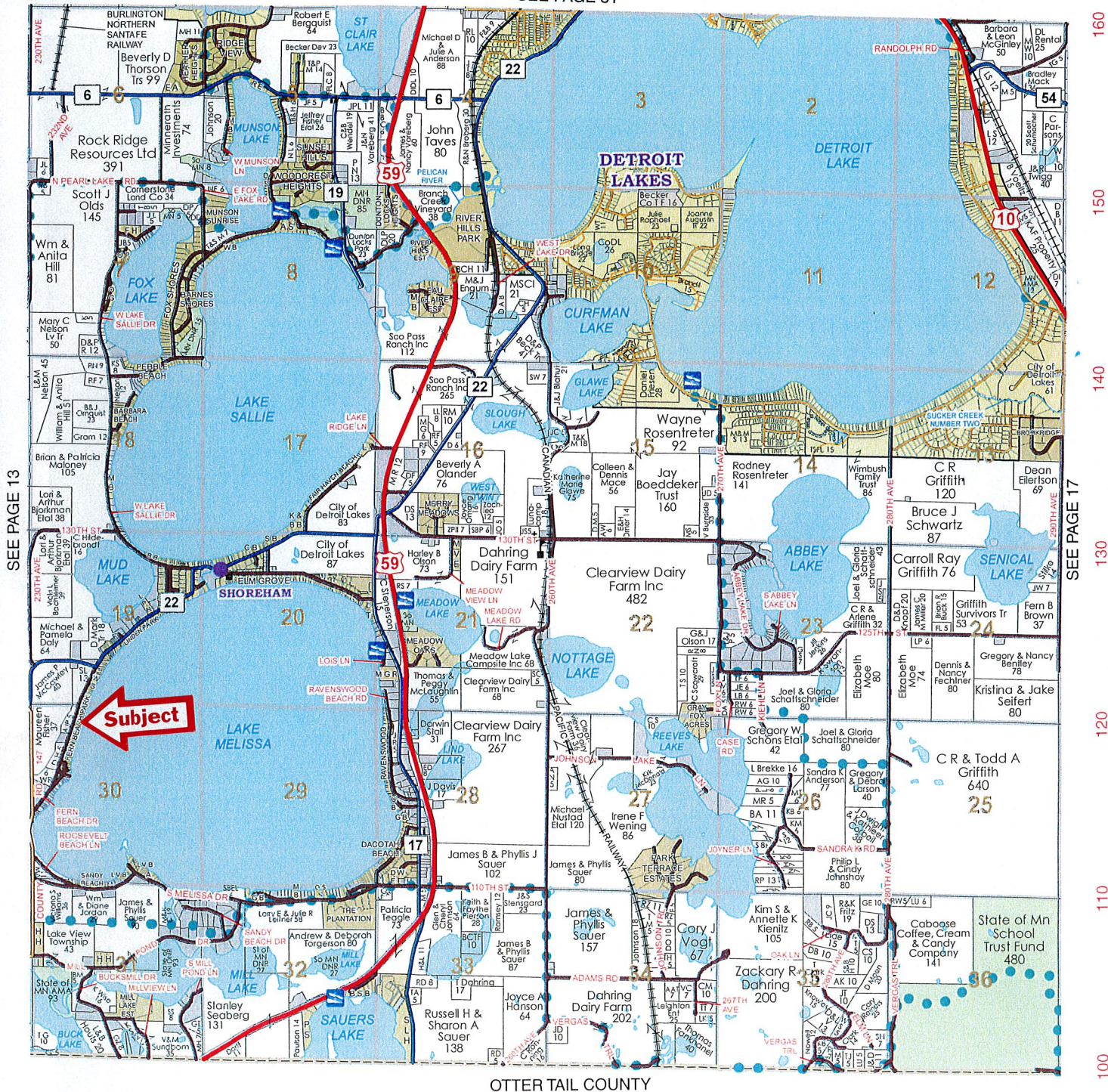


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL 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****

July 18, 2024 @ 6:00 P.M.

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

APPLICANT: Christopher Nord
865 Lake Forest Cir
Detroit Lakes, MN 56501

Project Location: 15216 E Munson Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request an extension for recorded document number 697842.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1152.000 Section 05 Township 138 Range 041; R S DUTTON'S SUB DIV LOTS 34 & 35; 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. 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: susan.rockwell@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.

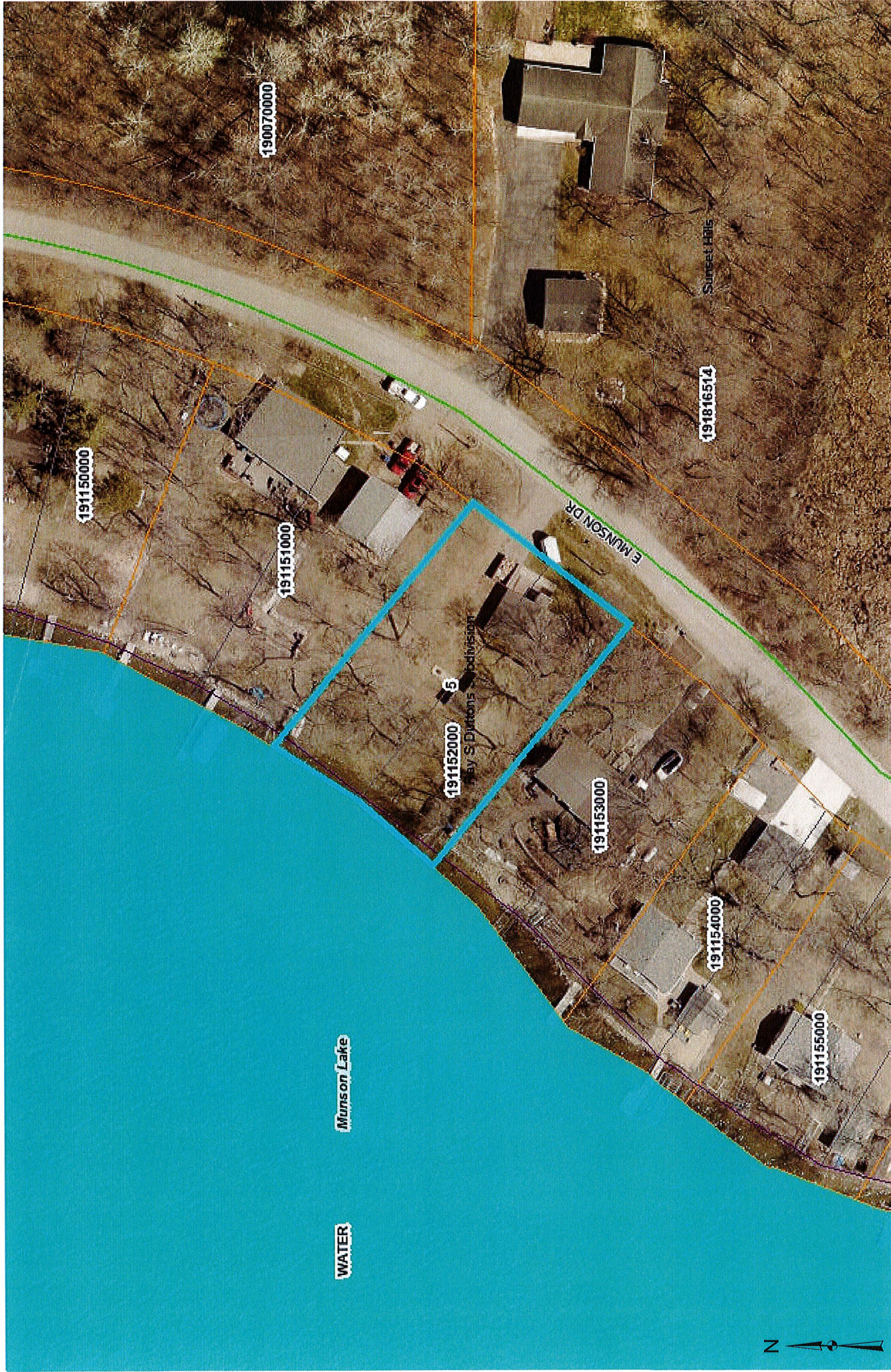
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the 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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Legal Description for Parcel number 19.1152.000

Lots 34 and 35 of Ray S. Dutton's Subdivision, 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:

Covenants, Easements and Restrictions of Record, if any

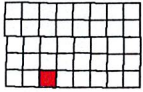


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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Date: 8/30/2022

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

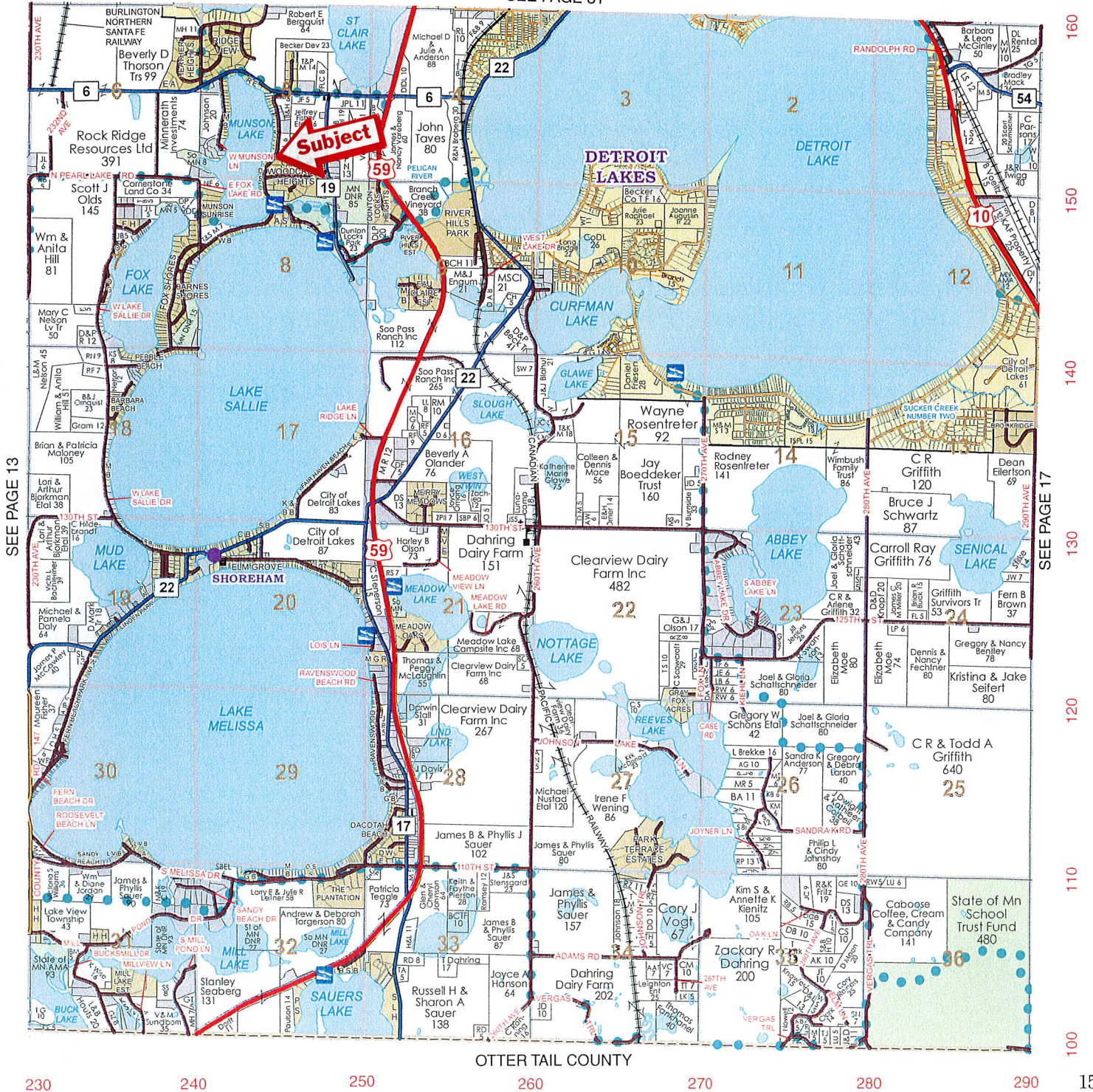


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

July 18th, 2024 @ 6:00 P.M.

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

APPLICANT: Christopher C Mathson
2509 Evergreen Rd
Fargo, ND 58102

Project Location: 21001 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to 1) replace a deck to be located at twenty-three (23) feet from the Ordinary High Water (OHW) mark and 2) construct a paver stone patio to be located at nine (9) feet from the OHW both deviating from the required setback of seventy-five (75) feet on a General Development Lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.0877.000 & 17.0878.000 **Legal Land Descriptions:** Sections 26 & 27 Township 138 Range 042; LANGSETH BEACH|LOT 1 & LOT 2, Lake Eunice

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: susan.rockwell@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 # 375

Property and Owner Review

Parcel Number(s): 170877000 170878000

Owner: Christopher C Mathson

Township-S/T/R: LAKE EUNICE-26/138/042

Mailing Address:
2509 Evergreen Rd Fargo, ND 58102

Site Address: 21001 Co Hwy 22 Detroit Lakes MN
56501

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: Site2024-271674

Legal Descr: LANGSETH BEACH|LOT 1

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 replace a deck to be located at twenty-three (23) feet from the Ordinary High Water (OHW) mark and construct a paver stone patio to be located at nine (9) feet from the OHW both deviating from the required setback of seventy-five (75) feet on a General Development Lake due to setback issues.**

OHW Setback: **9' to the proposed paver stone patio and 23' to the proposed deck**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **19.6%**

Proposed Imp. Surface Coverage: **21.4%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **Want to replace a deck that has been in this same location for years and also put in a paver stone patio where there is currently peat rock, but due to the placement of the house, we are not able to achieve the required setbacks from the OHW with either project.**

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

Explain: **The placement of the proposed deck and patio will not be negatively impacting anyone's views or enjoyment of the lake.**

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

Explain: **The previous deck and the railroad ties it was sitting on were very rotten and unsafe. Definitely needs replacing in order to make the deck safe and useable again. I did obtain a Land Alteration Permit from Becker**

County Zoning just recently to remove all the railroad ties, replace them with rock and do the landscaping needed to get prepared for this new proposed deck.

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

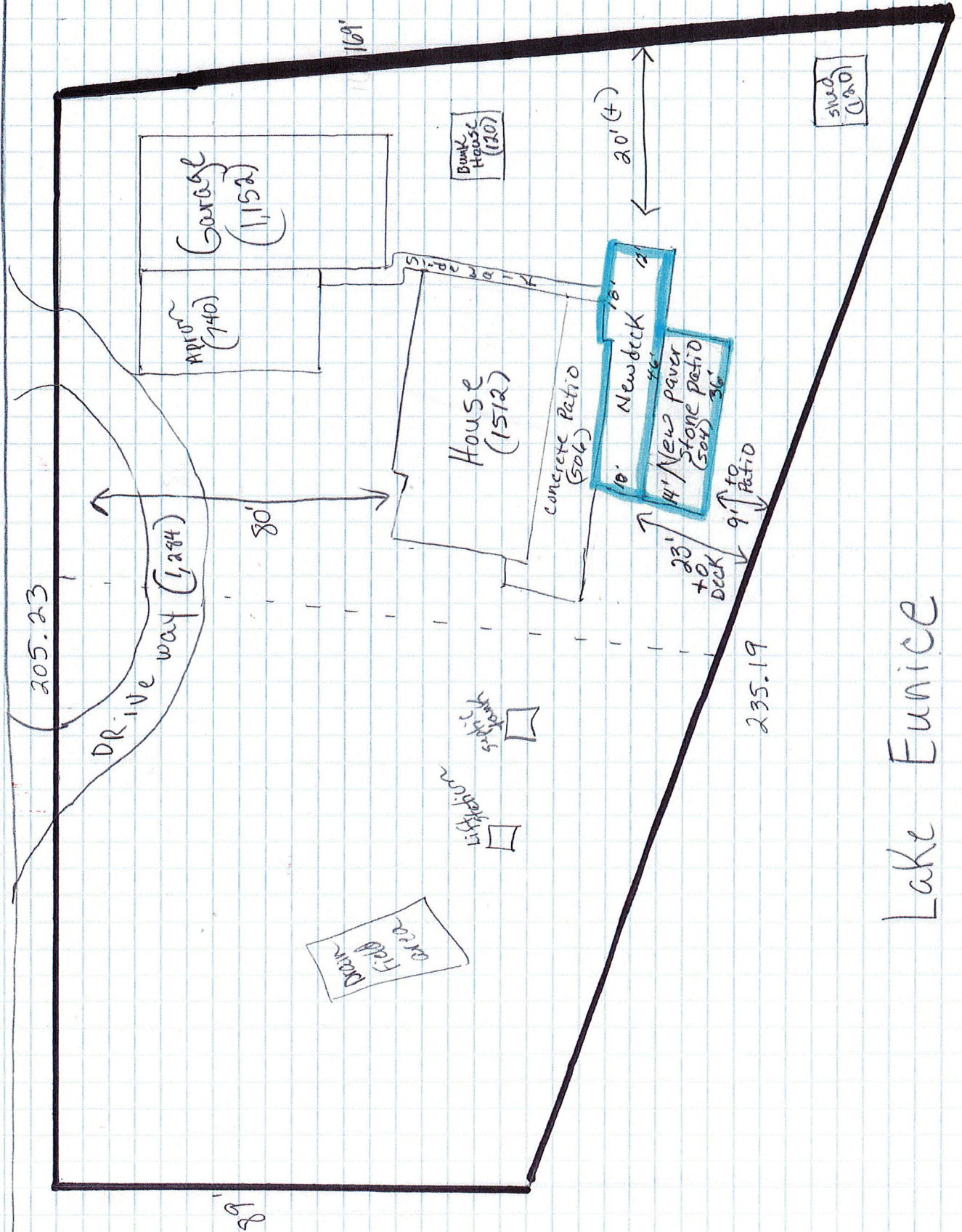
Explain: **The location of the house is not meeting the required setback from the OHW, so in return, the replacement of the deck will not meet the required setback, but that is where the deck has always been and is the best placement for it as far as enjoyment of the lake. And the paver stone patio would be in an area that currently has peat rock and would make that area be more user-friendly.**

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

Explain: **Replacing the deck and adding a paver stone patio will not change the essential character of this property. It will definitely improve it, because the previous deck and railroad ties under it were rotten and unsafe.**

CO Hwy 22

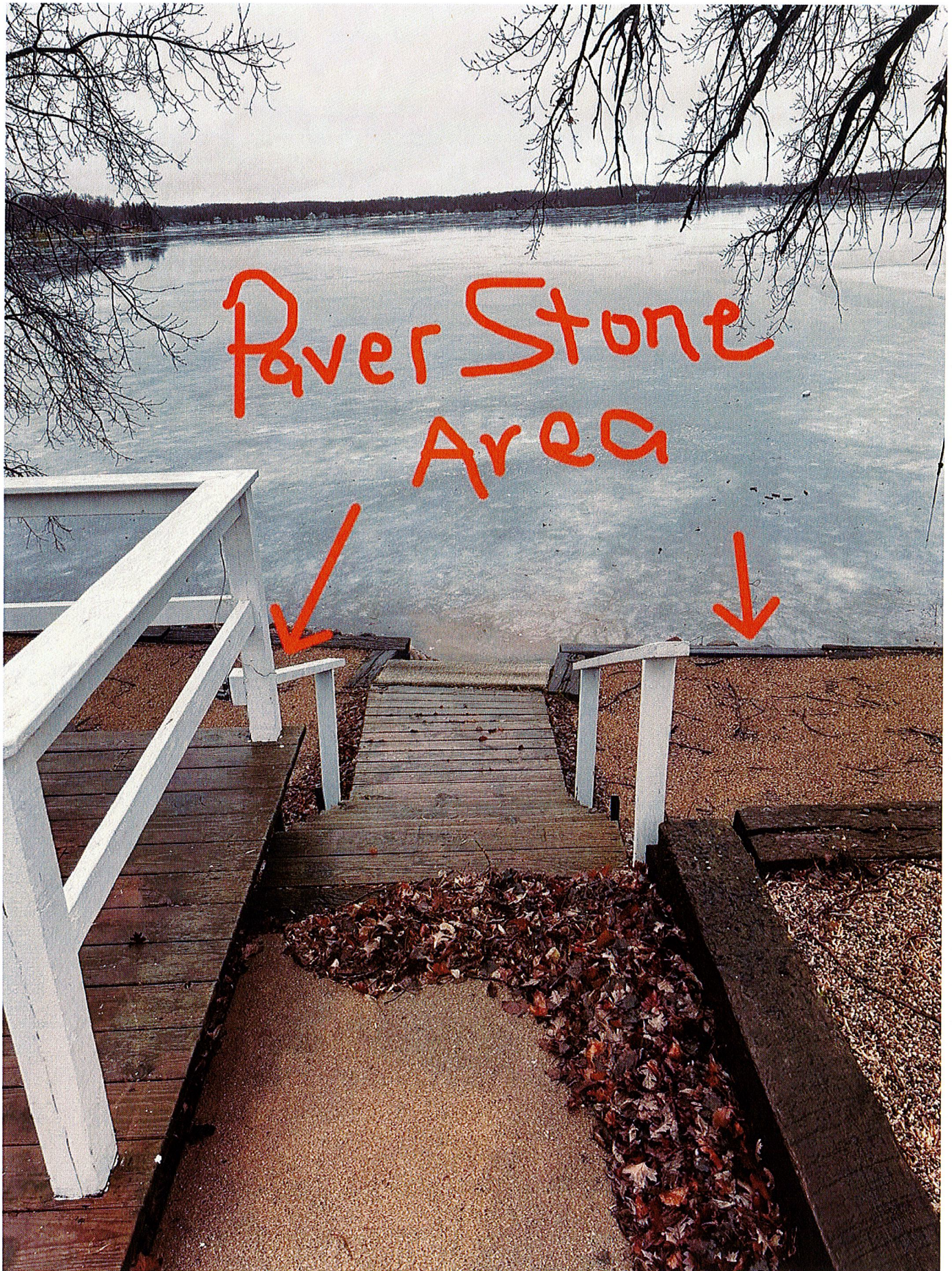
17.0877.000 & 17.0878.000

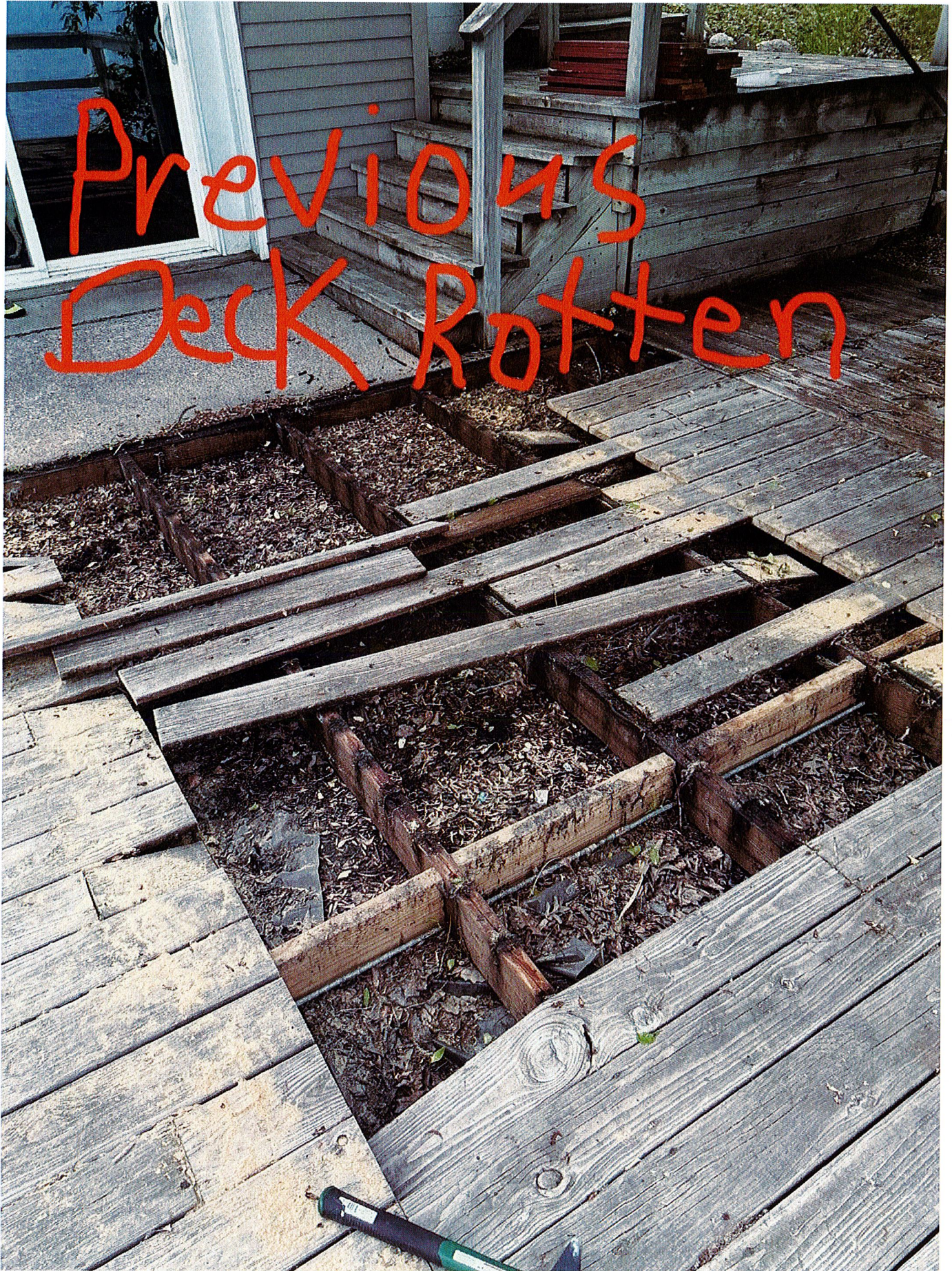


Lake Eunice













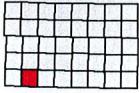
Mathson

1:2,113

Date: 6/18/2024

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

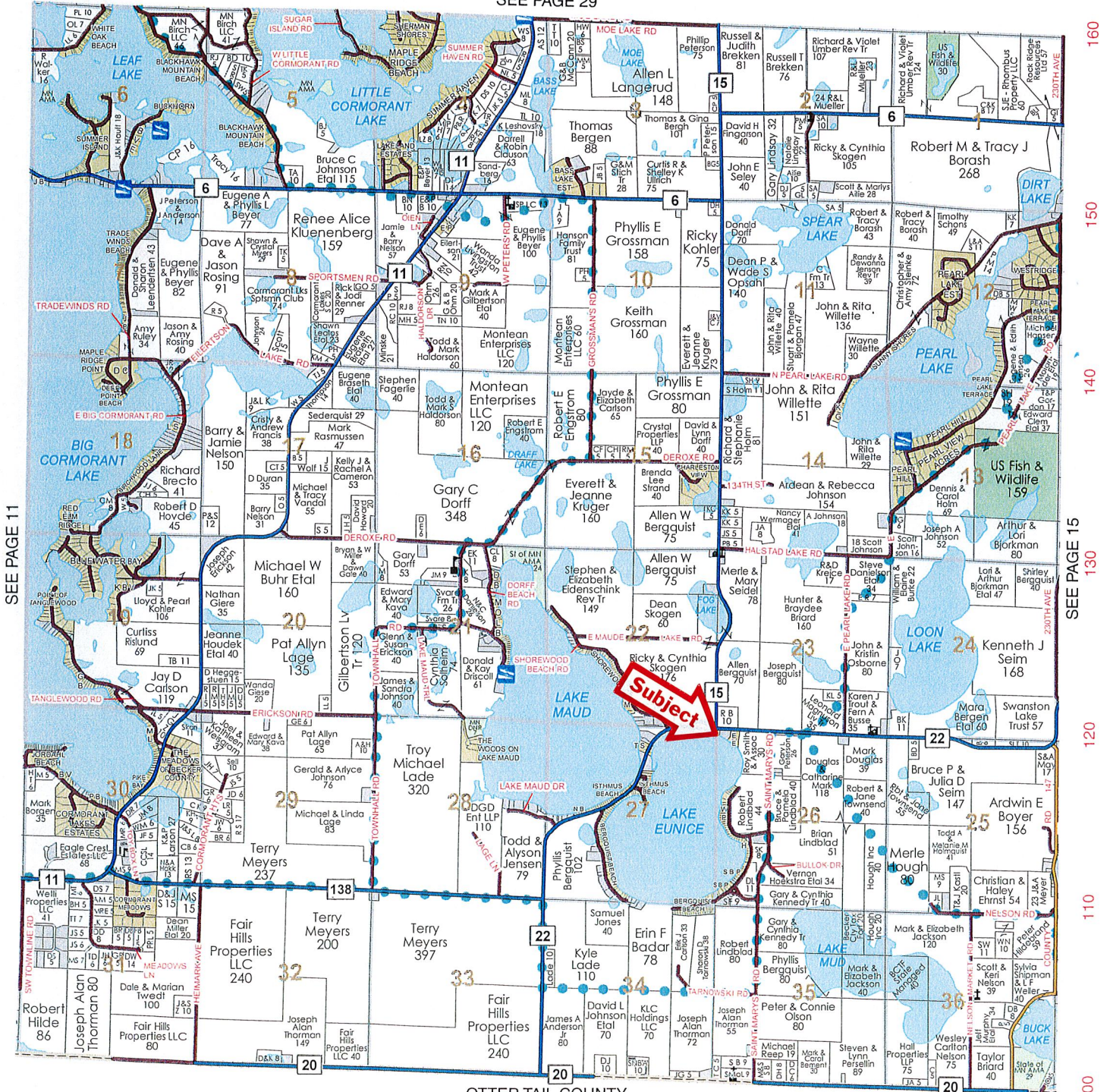


Lake Eunice

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

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BOARD OF ADJUSTMENT

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

APPLICANT: Seth A & Julie A Yliniemi
25961 Brolin Beach Rd
Detroit Lakes, MN 56501

Project Location: 25961 Brolin Beach Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a pool to be located twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake and to be at thirty-five (35) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious coverage within the shoreland district due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1227.501 **Legal Land Descriptions:** Section 16 Township 139 Range 041; Block 001 of REBNE ACRES|LOT 1 Big Floyd 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. 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:

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Variance Application Review

Permit # 371

Property and Owner Review

Parcel Number(s): **081227501**

Owner: **Seth & Julie Yliniemi**

Township-S/T/R: **DETROIT-16/139/041**

Mailing Address:
25961 Brolin Beach Rd Detroit Lakes, MN 56501

Site Address: **25961 Brolin Beach Rd Detroit Lakes, MN 56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2024-3003**

Legal Descr: **Block 001 of REBNE ACRES|LOT 1**

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:

Currently the property is 36.8% impervious, with the additional of the pool the owner is proposing a net reduction of impervious surface by removing 1216 sf of existing concrete patio to offset the 648 sf of the new pool. The proposed impervious surface would be 34.3%.

Description of Variance Request: **Requesting a variance to add an 18 ft by 36 ft pool from 20 ft from the Ordinary High Water Mark of the lake.**

OHW Setback: **20 feet**

Side Lot Line Setback: **20 feet**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **36.8**

Proposed Imp. Surface Coverage: **34.3**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **648**

Existing Structure Height:

Proposed Structure Height: **0-2 ft**

Existing Basement Sq Ft:

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: **We are looking at using the land for it's indented use. Swimming is difficult in the bay with all the muck so the pool would offer swimming at our property.**

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

Explain: **We enjoy our home and property very much and want to add a pool for recreational purposes, specifically for our children and their friends. We want to offer a safe and sober home with fun activities for children in our county.**

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

Explain: **We feel this is a reasonable request as we would be adding value to our home and community and reducing impervious surface.**

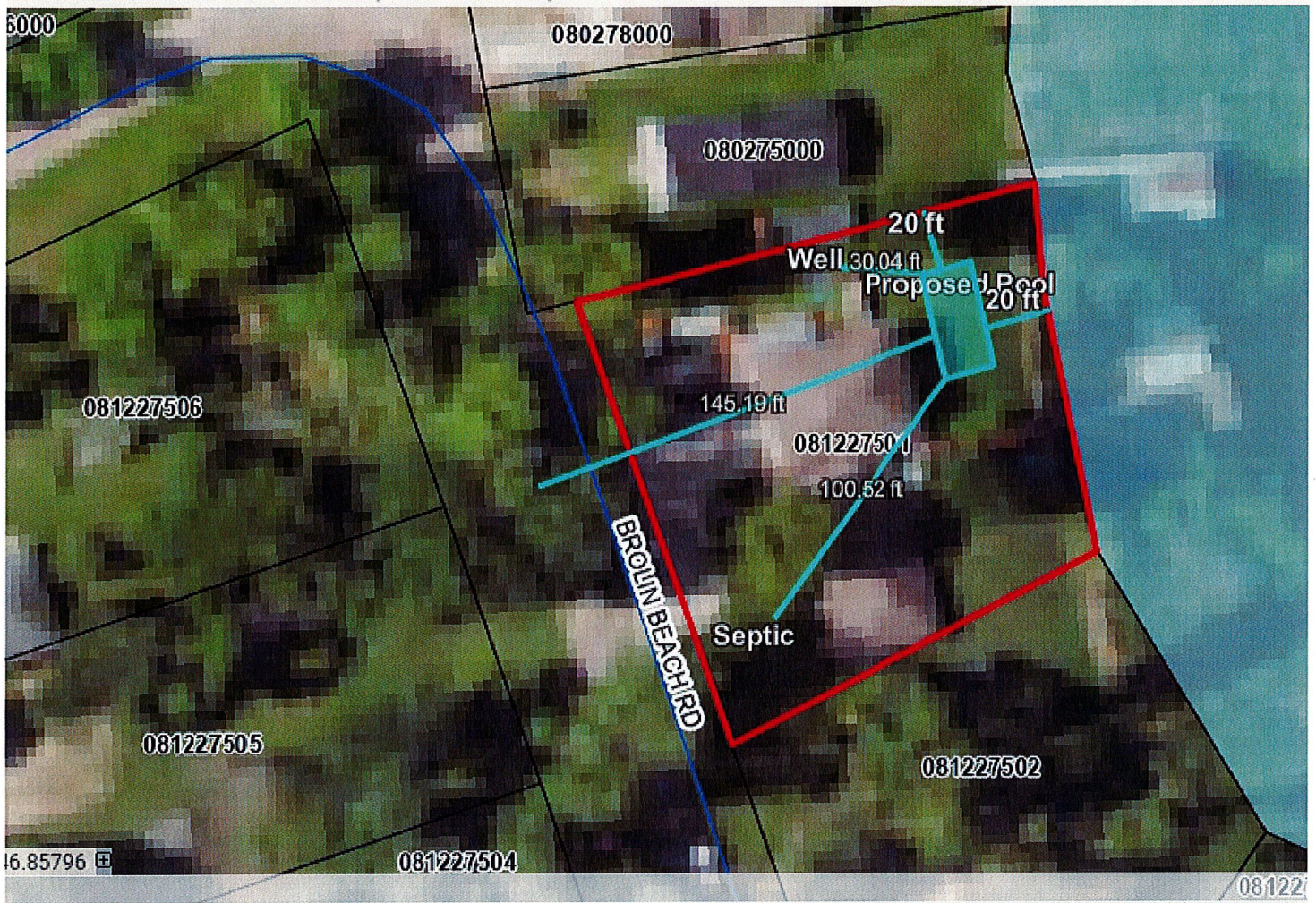
4. Are there circumstances unique to the property? **No**

Explain: **Not that we know of.**

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

Explain: **The home is on the lake and will all stay the same, just want to add the pool so we can swim.**

is available via the button directly below the map.





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.

Yliniemi

1:2,113

Date: 6/20/2024

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

Becker County



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Surveying the Lakes Area Since 1946

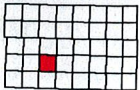
For all your land survey needs, contact our friendly staff at:
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
 frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

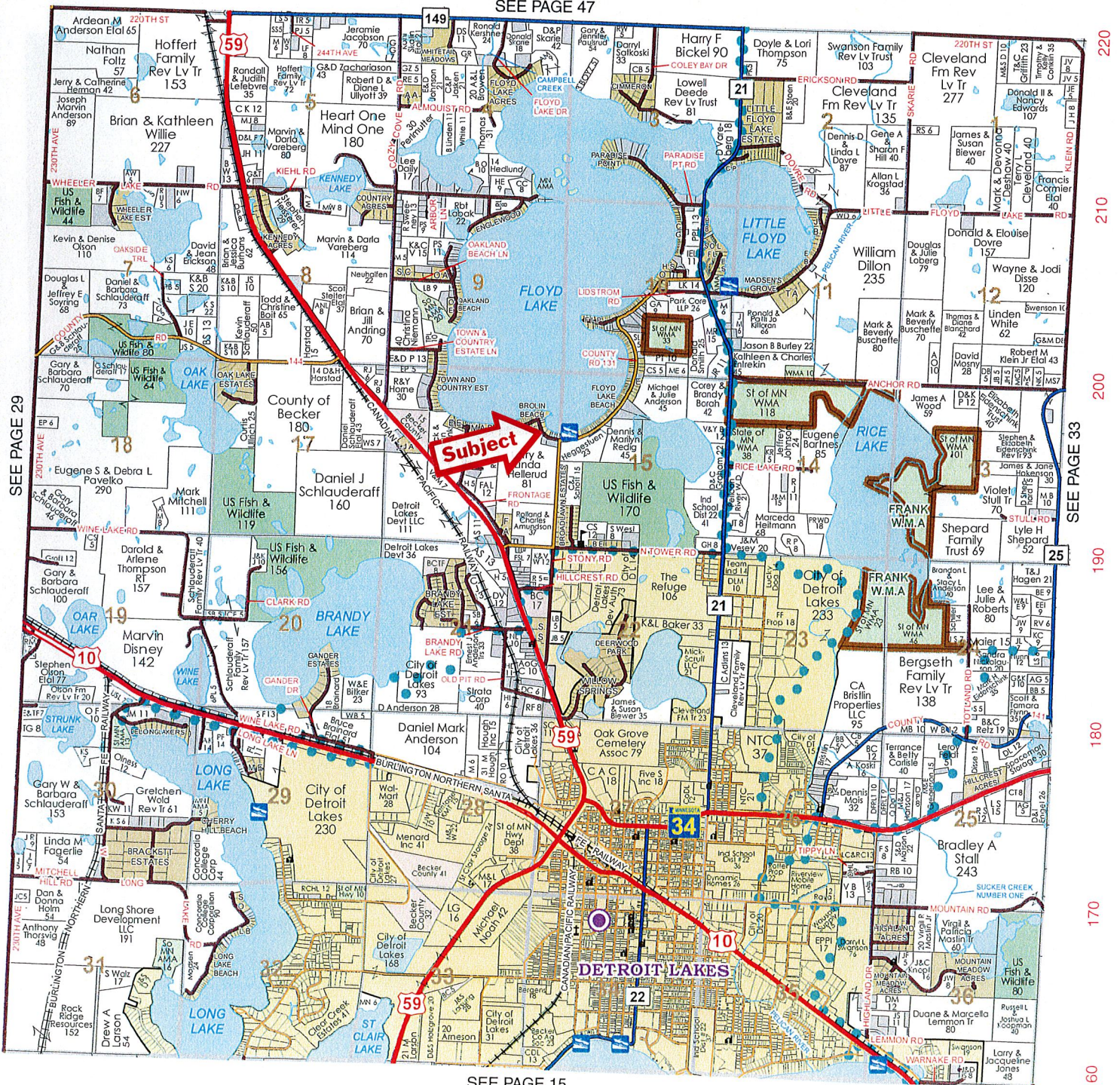


Detroit

Township 139N - 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****

July 18, 2024 @ 6:00 P.M.

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

APPLICANT: Hanson Properties of Shoreham
1462 East Shore Dr
Detroit Lakes, MN 56501

Project Location: 24110 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to 1) rebuild a dwelling to be located twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a Tributary, 2) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a tributary and to be located seventy-two (72) feet from the OHW deviating from the required setback of seventy-five (75) feet on a General Development Lake, 3) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a Tributary, 4) be at thirty-seven (37) percent impervious surface coverage deviating from the allowable impervious surface coverage of twenty-five (25) percent within the shoreland district all due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 19.1869.000 & 19.1870.000 Section 20 Township 138 Range 041; Wests add - Shoreham Block A Lot 1 Ex Nely 235' & Wests Add - Shoreham Block A A 95' strip lying 140' W of SLY Line of 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: susan.rockwell@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 # 377

Property and Owner Review

Parcel Number(s): 191870000 191869000

Owner: HANSON PROPERTIES OF SHOREHAM

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

Mailing Address:
1462 East Shore Dr Detroit Lakes, MN 56501

Site Address: 24110 CO HWY 22 Detroit Lakes, MN
56501

Lot Recording Date: Prior to 1971

Original Permit Nbr: N/A

Legal Descr: WESTS ADD - SHOREHAM|BLOCK A A 95' STRIP LYING 140' W OF SLY LINE OF LOT 1

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 1) rebuild a dwelling to be located twenty (20) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet from a Tributary, 2) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a tributary and to be located seventy-two (72) feet from the OHW deviating from the required setback of seventy-five (75) feet on a General Development Lake, 3) construct a deck onto a dwelling to be located twenty (20) feet from the OHW deviating from the required setback of one hundred (100) feet from a Tributary, 4) be at thirty-seven (37) percent impervious surface coverage deviating from the allowable impervious surface coverage of twenty-five (25) percent within the shoreland district all due to setback issues.

The property currently consists of a restaurant and three other small houses. Two of these houses were remodeled this past year. The third house [the one in question] is old and beyond repair; it was constructed in 1916. It currently sits on an impervious pad, approximately 44'6" x 28'4", for a total square footage area of 1,261 SF. The house has two insets that give it somewhat of the shape of the letter "H." The conditioned living area of the house totals 1,006 SF. This variance request is to build a similar house on the same footprint as the rectangular 44'6" x 28'4" pad. The total impervious surface area does not change; the total conditioned living area would also be 1,261 SF because the house would now be rectangular.

This house is approximately 12' from the Pelican River. We would like to move the new house eight (8) feet straight east so the new structure would be approximately 20' from the river; this would not change the distance of the lake setback.

The construction design goal of this new house is to make it similar to what a house on the property would have looked like in 1911.

This project would commence after Labor Day 2024.

OHW Setback: 20'

Side Lot Line Setback: 10+

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: 135	Road Type: County
Existing Imp. Surface Coverage: 1261	Proposed Imp. Surface Coverage: 1261 No change to the overall impervious surface area of this house area, or to the overall lot.
Existing Structure Sq Ft: 1006	Proposed Structure Sq Ft: 1261; 352; 36
Existing Structure Height: 13	Proposed Structure Height: 17 This is the same height as the other two small houses on the property and would blend in well with these other structures
Existing Basement Sq Ft: No	Proposed Basement Sq Ft: No
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: **MN State Statute allows a property owner to rebuild a non-conforming structure with the same footprint in the same location. We are proposing two requests. 1) to correct the odd "H" shape of the building to a more normal rectangular shape, and 2) to move the building eight (8) additional feet from the river, which is a positive environment point.**

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

Explain: **The County's Comprehensive Plan states that one of its policies is to support locally-owned commercial businesses and encourage businesses that provide services for a diversity of household types. The Hotel Shoreham has been in business for over a century providing services and economic value in the County.**

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

Explain: **The small houses on this property have been used to provide employee houses for employees of the Hotel Shoreham. Affordable housing in the county has always been an issue, and the Hotel Shoreham uses this property to provide housing options for employees. These are not houses rented out to the public, nor are there any plans to change that.**

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

Explain: **As mentioned, the Hotel Shoreham has existed for over a century. It truly is a historical landmark in Becker County that has provided services to locals and tourist families for generations. The goal is to preserve the property's historical significance.**



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

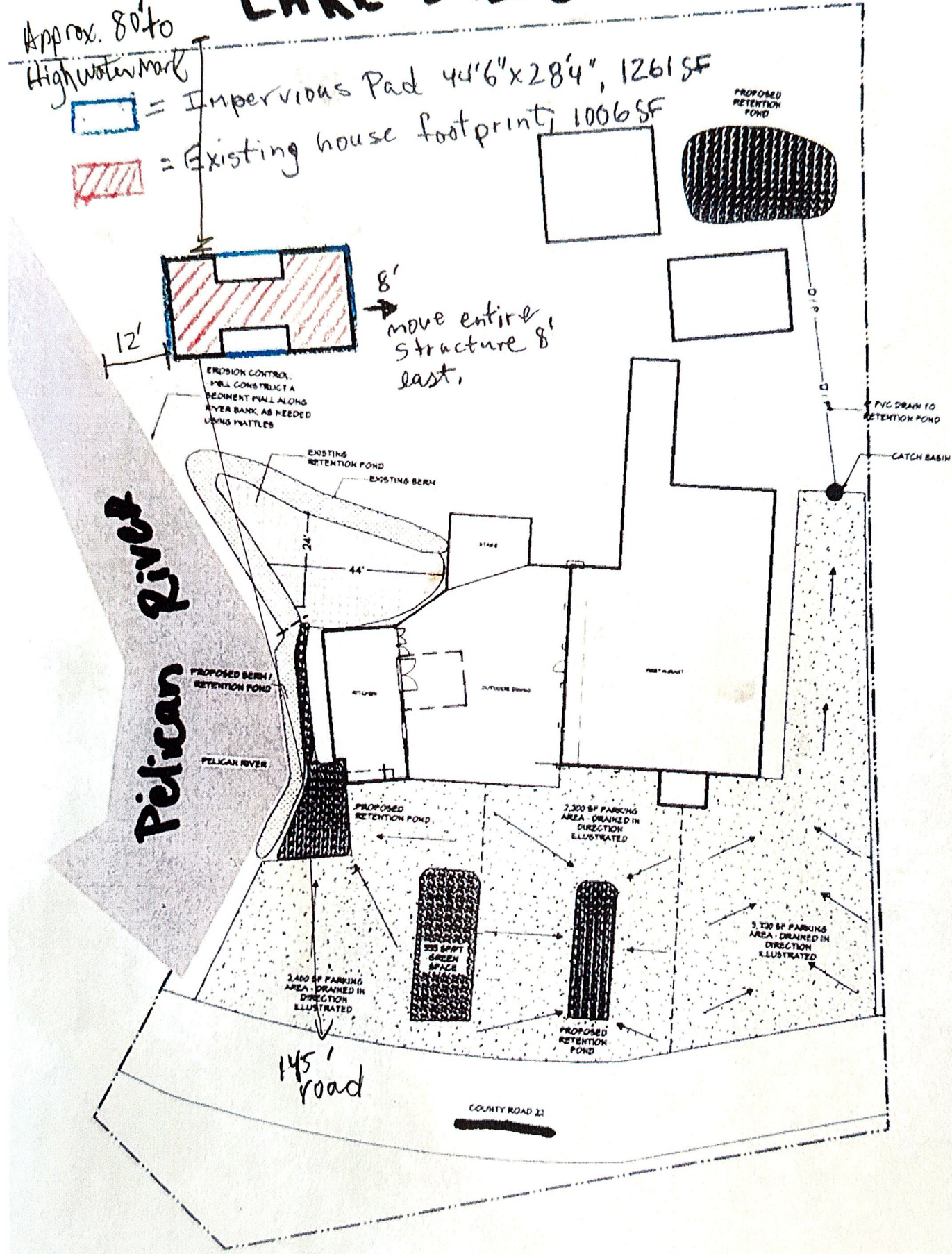
Explain: **The design of this house will recreate the area's look from over 100 years ago. The goal is to preserve the historical look and appeal that Shoreham Village has provided for decades. This project will improve the area, the Pelican River, and Lake Salle.**

Hotel Shoreham has already spoken with the Pelican River Watershed District [PRWD]about landscaping, removing trees, and replacing trees to improve the property. A permit will be obtained from PRWD before the project begins.

LAKE SALLIE

Approx. 80' to
Highwater mark

-  = Impervious Pad 44'6" x 28'4", 1261 SF
-  = Existing house footprint, 1006 SF



Pelican River

8' → move entire structure 8' east.


145' road


COUNTY ROAD 21

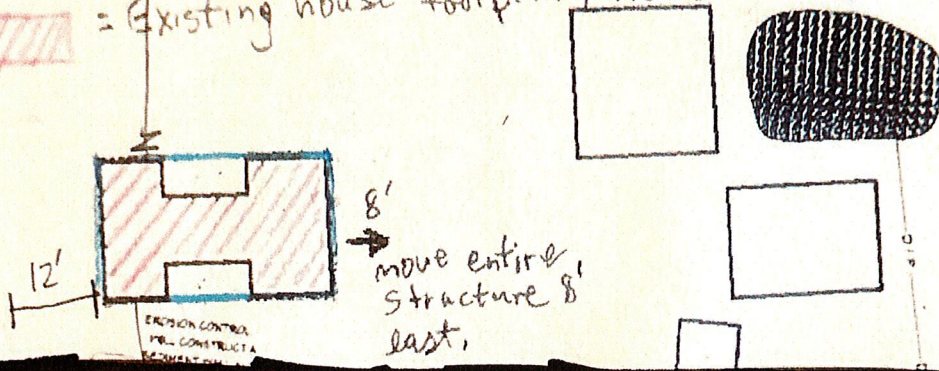
LAKE SALLIE

Approx. 80' to

High water mark

 = Impervious Pad 44'6" x 28'4", 1261 SF

 = Existing house footprint, 1006 SF



Enlarged Area
Lake Sallie

OHW

80'


72'

Pelican River

20'
(12+8)

Deck
8 x 44'6"

New House
44'6" x 28'4"
moved 8' feet further
from River

 6x6 Deck into house

