



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**

October 10, 2024 @ 6:00 P.M.

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

APPLICANT: Bruce K Pulkrabek
36 Evergreen Cir
West Fargo, ND 58078

Project Location: 12114 Shorewood Beach Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling and patio with a dwelling to be located seventy-nine (79) feet and a patio to be located sixty-one (61) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to topographical and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0260.000 **Legal Land Description:** Section 22 Township 138 Range 042; 22-138-42 PT GOVT LOT 3; COMM SE COR GOVT LOT 3, W 469.11' TO POB; N 33', W 450', N 124.13', W 307.59' TO LK MAUD, S AL LK 155.97' TO S LN GOVT LOT 3, E AL S LN 668.89' TO POB, Maud 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:

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 # 389

Property and Owner Review

Parcel Number(s): **170260000**

Owner: **BRUCE PULKRABEK**

Township-S/T/R: **LAKE EUNICE-22/138/042**

Mailing Address:
36 Evergreen Cir West Fargo, ND 58078

Site Address: **12114 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501**

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

Original Permit Nbr: **site2024-305838**

Legal Descr: **22-138-42 PT GOVT LOT 3: COMM SE COR GOVT LOT 3, W 469.11' TO POB; N 33', W 450', N 124.13', W 307.59' TO LK MAUD, S AL LK 155.97' TO S LN GOVT LOT 3, E AL S LN 668.89' 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: **Request a variance to replace an existing dwelling and patio with a dwelling to be located seventy-nine (79) feet and a patio to be located sixty-one (61) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to topographical and setback issues.**

OHW Setback: **61' for the Patio; 79' for the House**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **13.2%**

Proposed Imp. Surface Coverage: **15.4%**

Existing Structure Sq Ft: **720sf**

Proposed Structure Sq Ft: **1,456sf house and 728sf attached garage**

Existing Structure Height: **16'**

Proposed Structure Height: **30'**

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: **We want to replace the existing house and patio which does not meet the current required setback from the OHW, with a new house, patio and attached garage using the same setback from the OHW because of the topography of the lot.**

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

Explain: **The new proposed house will be in the same location from the OHW as the existing one and that location has not been an issue thus far.**

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

Explain: **We are proposing to replace the existing house with expansion as more living space is greatly**

needed. Also proposing an attached garage as this property could become our permanent year-round home and we do have the impervious space available to allow us to do so.

4. Are there circumstances unique to the property? Yes

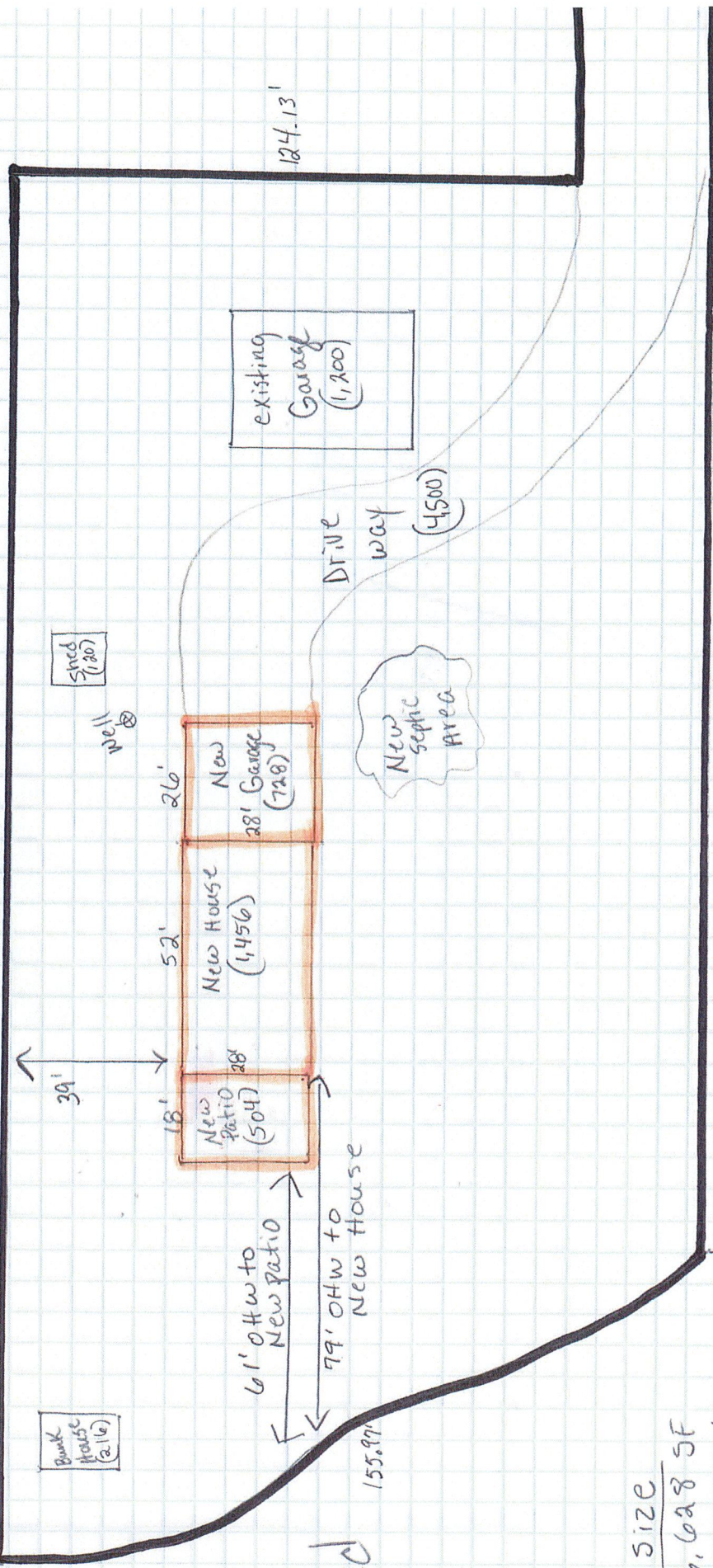
Explain: Topography of the lot. If we were to move the new house back farther it would run into a hill on the backside of the lot and if we were to move it to the other side of the lot, the topography of the lot goes much lower than the side we are proposing to replace the house, which in return would make for a very steep unsafe driveway and would interfere with where the new septic is going to be installed. The existing location of the house would be "best placement" for the new house and garage in our opinion.

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

Explain: The character of the locality will not change at all, this is a residential neighborhood and will remain the same.

17.0260.000 Pulkrabek

307.59'



39'
18'
61' OHW to New patio
79' OHW to New house

existing Garage (1,200)

New Patio (504)
New House (1,456)
New Garage (728)

Shed (120)

Well

Driveway (4,500)

New septic Area

124.13'

668.89'

Lake Maud

155.97'

Bunk House (216)

Lot size

56,628 SF

- New House 1,456
- New patio 504
- New garage 728
- Existing garage 1,200
- Shed 120
- Bunk House 216
- Driveway 4,500

8,724 / 56,628

15.4%

17.0260.000 Fu Krabek

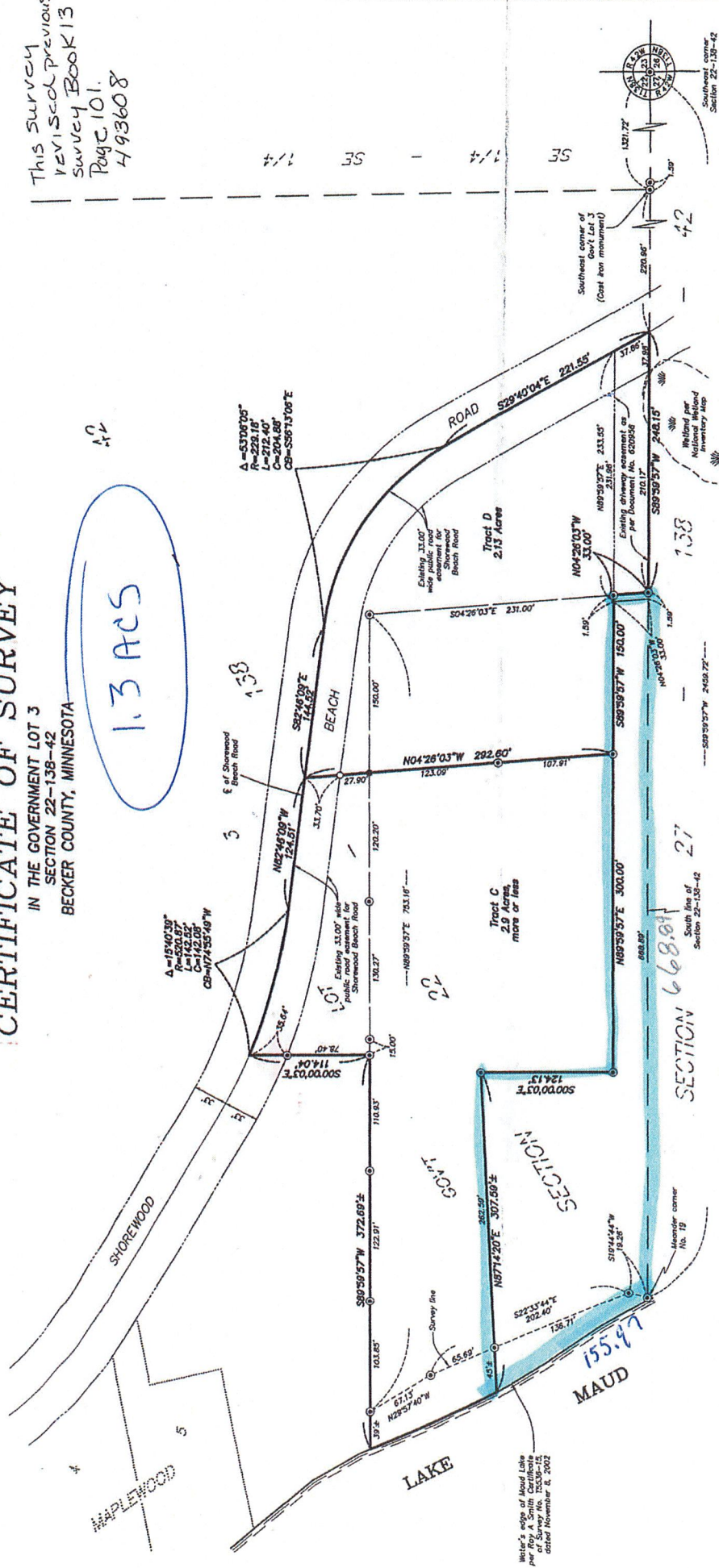
Book 27 Page 36

CERTIFICATE OF SURVEY

IN THE GOVERNMENT LOT 3
SECTION 22-138-42
BECKER COUNTY, MINNESOTA

This Survey
revises and prevails:
Survey Book 13
Page 101.
493608

1.3 ACS



LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46539/20320.
- ⊙ = Denotes iron monuments as shown on Roy A. Smith Certificate of Survey 12538-12 (Document No. 463608).



Orientation of bearing system is assumed.

- NOTES:**
- The purpose of this survey is to create a boundary line adjustment between Parcel Numbers 170259000 and 170261000.
 - Per the client's directive the only field work performed was to set the northerly monument and to find and verify the monument 27.90' southerly of the monument set on this line between Tracts C and D.

BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:

- Lake Maud (Recreational Development Lake) - 100'
- Side yard - 20'
- Rear yard - 40'
- Shorewood Beach Road - 53' from E for Tract C
- Shorewood Beach Road - 78' from E for Tract D

MEADOWLAND SURVEYING, INC. 1118 HWY 59 SOUTH, DETROIT LAKES, MN 56601 OFFICES: 218-847-4289 FAX: 218-846-1945 EMAIL: frontdesk@meadowlandsurveying.com www.meadowlandsurveying.com	CLIENT: MIKE RICHARDS 3918 RIVER OAKS CIRCLE MOUNDVILLE, MI 48869	COMP FILE: 222585GARD GRID FILE: 222585GARD DWG FILE: 222585GARD_005 COMP BY: JPP DRAWN BY: JDO
	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p>Print Name: <u>Scott E. White</u> Signature: <u>[Signature]</u> Date: <u>July 15, 2015</u> License #: <u>58129</u></p>	

Seal indicates official copy

DRAWING NUMBER: T8848-15



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1:2,113

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

Date: 9/6/2024



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**

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Kevin C & Lynette A Johnson
1111 Pine St
Crookston, MN 56716

Project Location: 48369 St Hwy 113
Ponsford, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a detached structure to be located five (5) feet from the right-of-way (ROW) of an old state highway due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 12.0018.000 **Legal Land Description:** Section 04 Township 142 Range 037; LOT 6 LYING S OF TR HWY #113 LESS S 600' & WHITETAIL RIDGE PLAT & TRACT N OF PLAT

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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Detroit Lakes, MN 56501

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

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Variance Application Review

Permit # 387

Property and Owner Review

Parcel Number(s): 120018000

Owner: KEVIN JOHNSON

Township-S/T/R: FOREST-04/142/037

Mailing Address:

KEVIN JOHNSON

1111 PINE ST

CROOKSTON MN 56716

Site Address: 48369 ST HWY 113

Lot Recording Date:

Original Permit Nbr: SITE2024-2924

Legal Descr: LOT 6 LYING S OF TR HWY #113 LESS S 600' & WHITETAIL RIDGE PLAT & TRACT N OF PLAT

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:

Old Hwy 113 was never vacated, so technically a road setback still needs to be met.

Description of Variance Request: **Request a variance to construct a detached structure to be located five (5) feet from the right-of-way (ROW) of an old state highway due to topography and setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **5' from old HWY 113 right of way 50-60' from hwy 113 row**

Road Type: **State**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1728 sq'**

Existing Structure Height:

Proposed Structure Height: **18' to peak**

Existing Basement Sq Ft:

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: **asking to build with in 50' of old road right away. I meet the current required setback from the active state highway, but the old highway does not appear to have ever been vacated, so the same road setback applies to that as well.**

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

Explain: **I meet all other required setbacks. It is just because of the old highway, I cannot meet that one setback.**

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

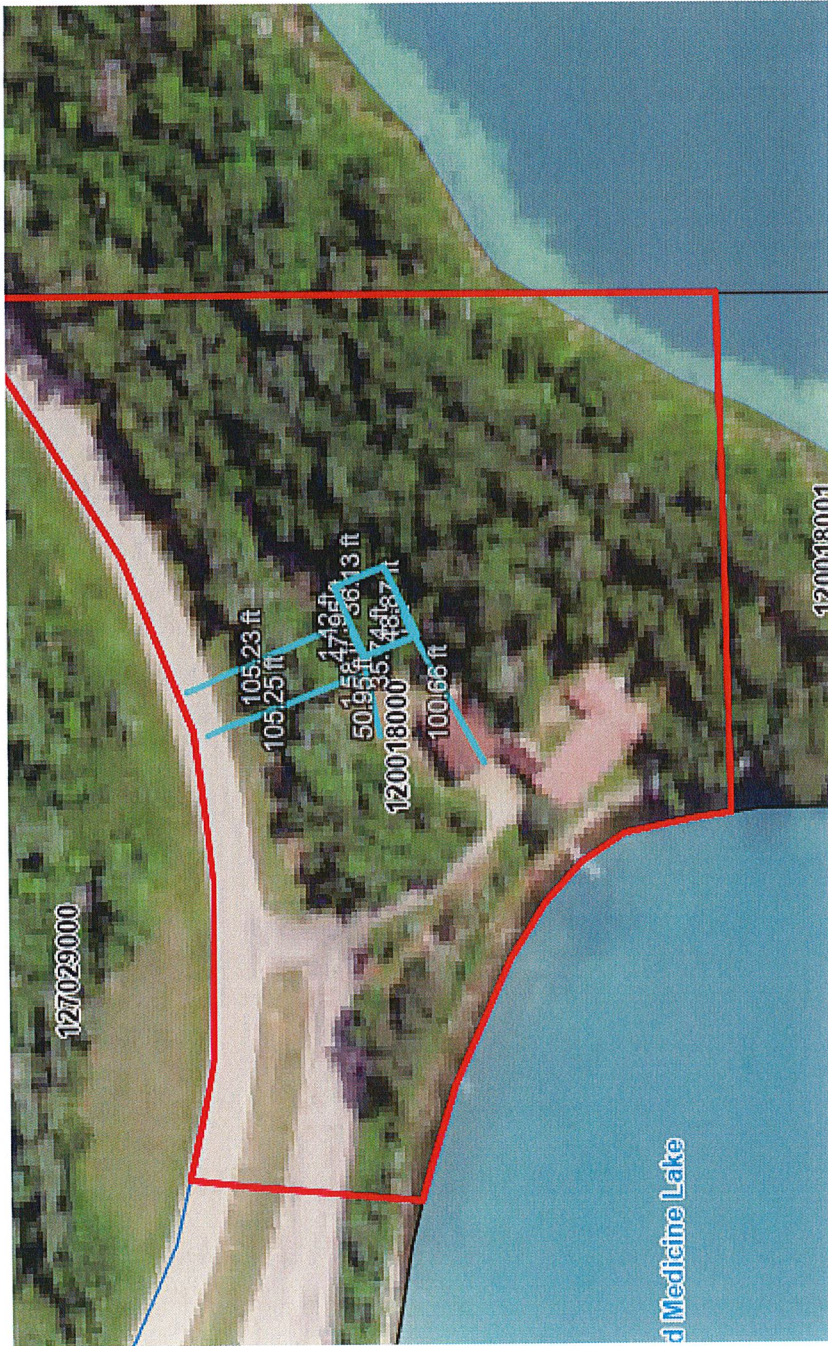
Explain: **adding storage for boats and trailers**

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

Explain: **double+ HWY 113 RIGHTAWAY with old right of way power lines run thru the middle of the property not along the road easement**

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

Explain: **lots of storage buildings on the lake and the building will be set back on property and for the most part out of view**





Becker County

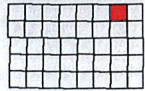


This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

1:4,225

Date: 8/29/2024

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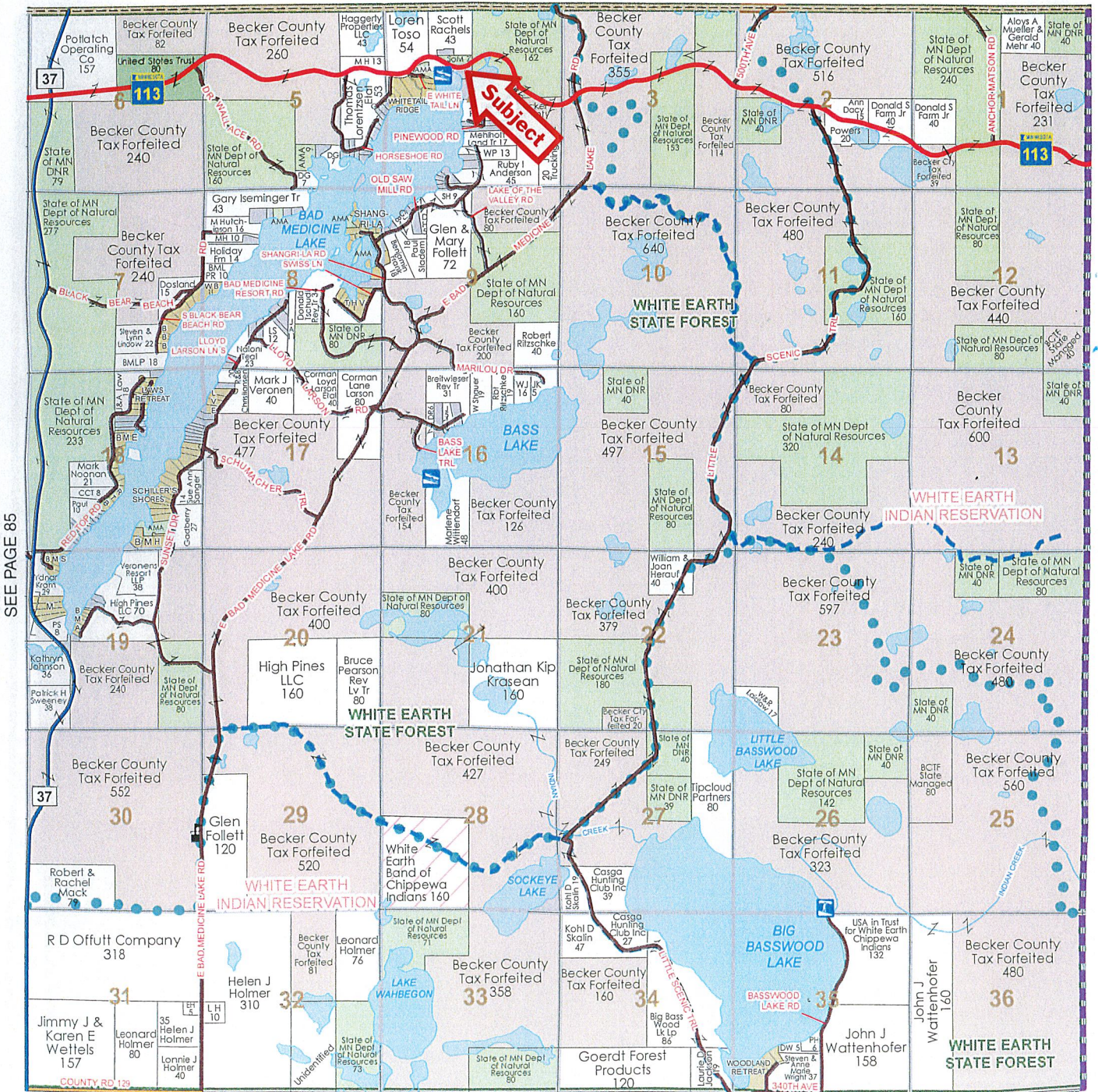


Forest

Township 142N - Range 37W

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CLEARWATER COUNTY



SEE PAGE 71



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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Jeanne & William Kauffmann
1335 Black Oaks Ln N
Plymouth, MN 55447

Project Location: 11356 S Lake Eunice Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing non-conforming dwelling with a larger dwelling to be located thirty (30) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.1065.000 **Legal Land Description:** Section 26 Township 138 Range 042; SANDY BEACH PARK, LOT 4, 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:

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Detroit Lakes, MN 56501

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

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Variance Application Review

Permit # 390

Property and Owner Review

Parcel Number(s): 171065000

Owner: JEANNE H & WILLIAM KAUFFMANN

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

Mailing Address:
1335 BLACK OAKS LN N
PLYMOUTH MN 55447

Site Address: 11356 S LAKE EUNICE RD DETROIT
LAKES MN 56501

Lot Recording Date:

Original Permit Nbr: have not applied for a site permit
as I was told to apply for a variance first

Legal Descr: SANDY BEACH PARK|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: **Request a variance to replace an existing non-conforming dwelling with a larger dwelling to be located thirty (30) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake due to lot size and setback issues.**

OHW Setback: 30'

Side Lot Line Setback: 8'

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 65'

Road Type: Township

Existing Imp. Surface Coverage: 16

Proposed Imp. Surface Coverage: 21

Existing Structure Sq Ft: 608

Proposed Structure Sq Ft: 1457

Existing Structure Height:

Proposed Structure Height:

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: **All other setbacks are met and it meets impervious requirements with mitigation and does not obstruct any neighbors view.**

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

Explain: **We are improving what is already there and there homes in the area with similar or closer setbacks than what we are requesting.**

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

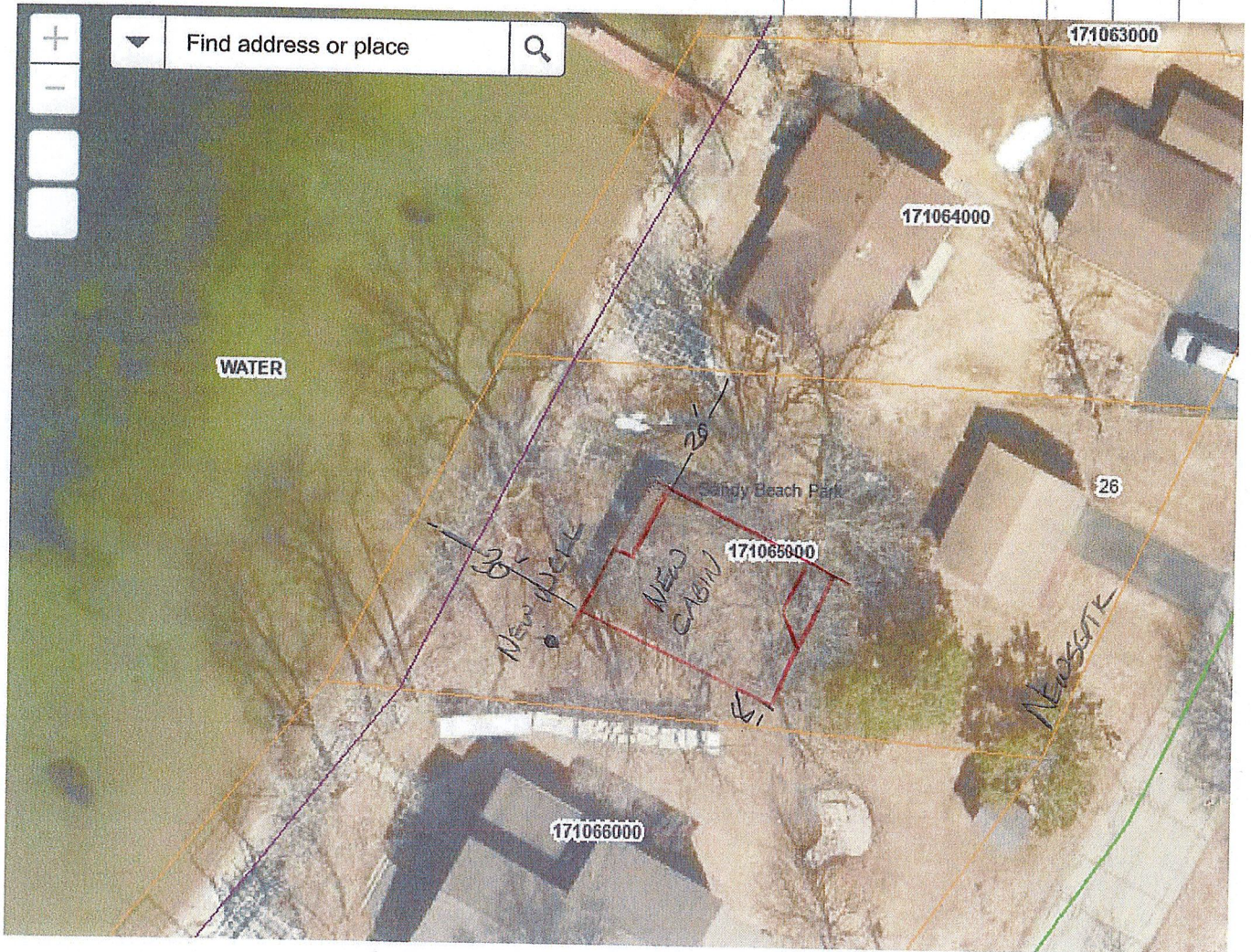
Explain: **The existing cabin is small. The proposed cabin will allow us better use of the property and fit in well with the locality.**

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

Explain: **This is a non-conforming lot of record. By keeping the setback at 30' we are able to save mature trees in back yard, to have enough room for a new septic system in back of lot and to not crowd the existing detached garage.**

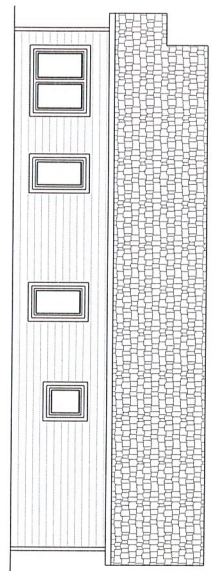
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Fits in with neighboring homes and cabins.**

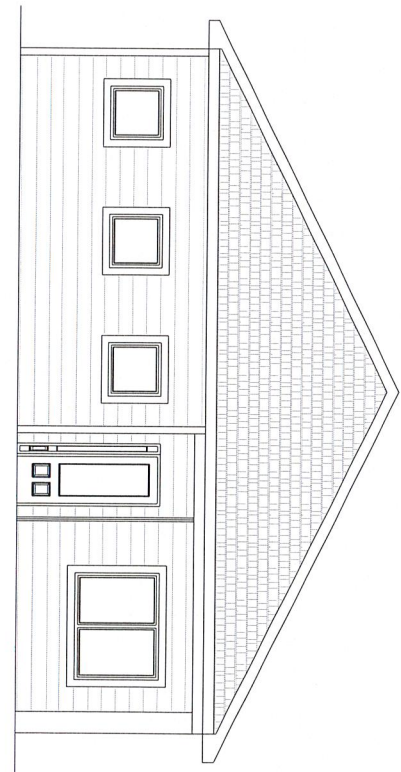


30ft

5,898,878.990 -10,682,221.025 Feet

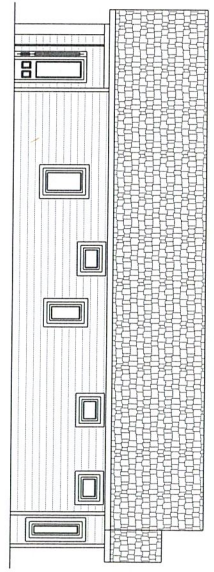


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

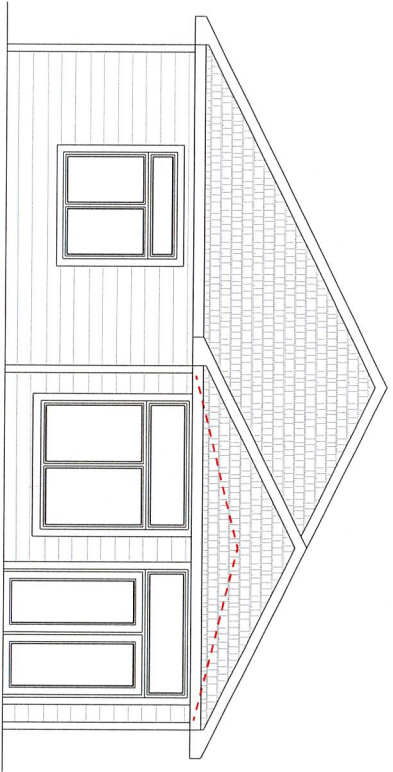


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL ROOF SLOPES
ARE 6/12
ALL ROOF OVERHANGS
ARE 1'-4"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONS
ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND COVER FOR ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY.

RELEASE OF LIABILITY
PLANS FURNISHED BY PRECISION DRAFTING DESIGN WERE PREPARED BY DRAFTSMEN WHO ARE NOT QUALIFIED AS PROFESSIONAL ARCHITECTS OR ENGINEERS. PRECISION DRAFTING & DESIGN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ERRORS ON THESE PLANS. USE OF SUCH PLANS ARE AT THE SOLE RISK OF THE USER AND ARE FURNISHED WITHOUT ANY WARRANTY, REPRESENTATION OR THE USAGE OF CORRECT STRUCTURAL MATERIALS, SPAN LOADS, BEARING, AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER, OWNER, OR USER OF THESE PLANS.



1615 MAIN AVE. SE
MHD, MN 56560
218-287-0099

TODD NELSON CONST.
MOORHEAD, MN 701-371-0850

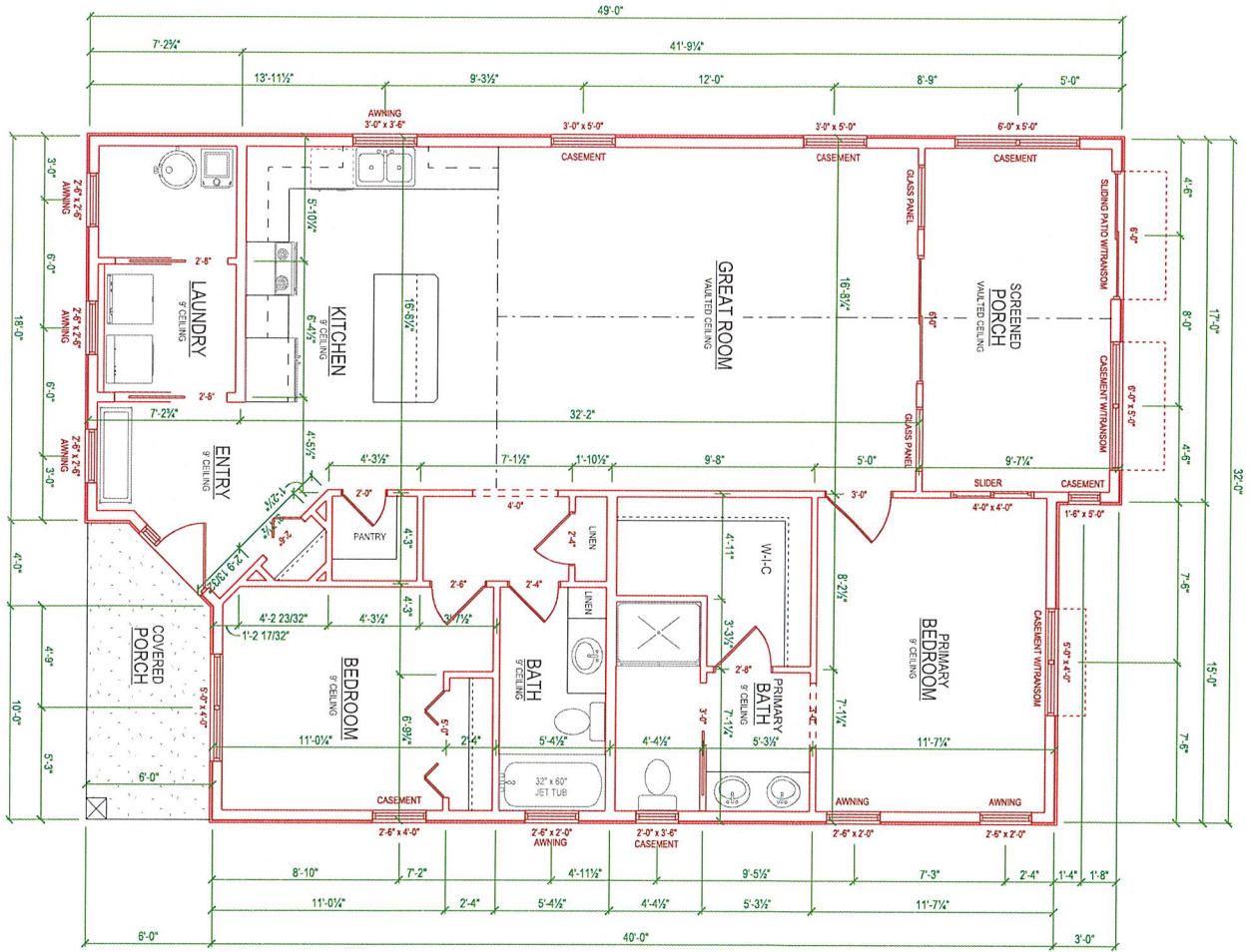
BILL & JEANNE KAUFMANN

DATE: MARCH 26, 24
REV 1: APRIL 1, 24
REV 2: APRIL 10, 24
REV 9: AUG. 28, 24

SCALE: VARIES
DRAWN BY: RDJ
DWG# 3224

SHEET: **1**

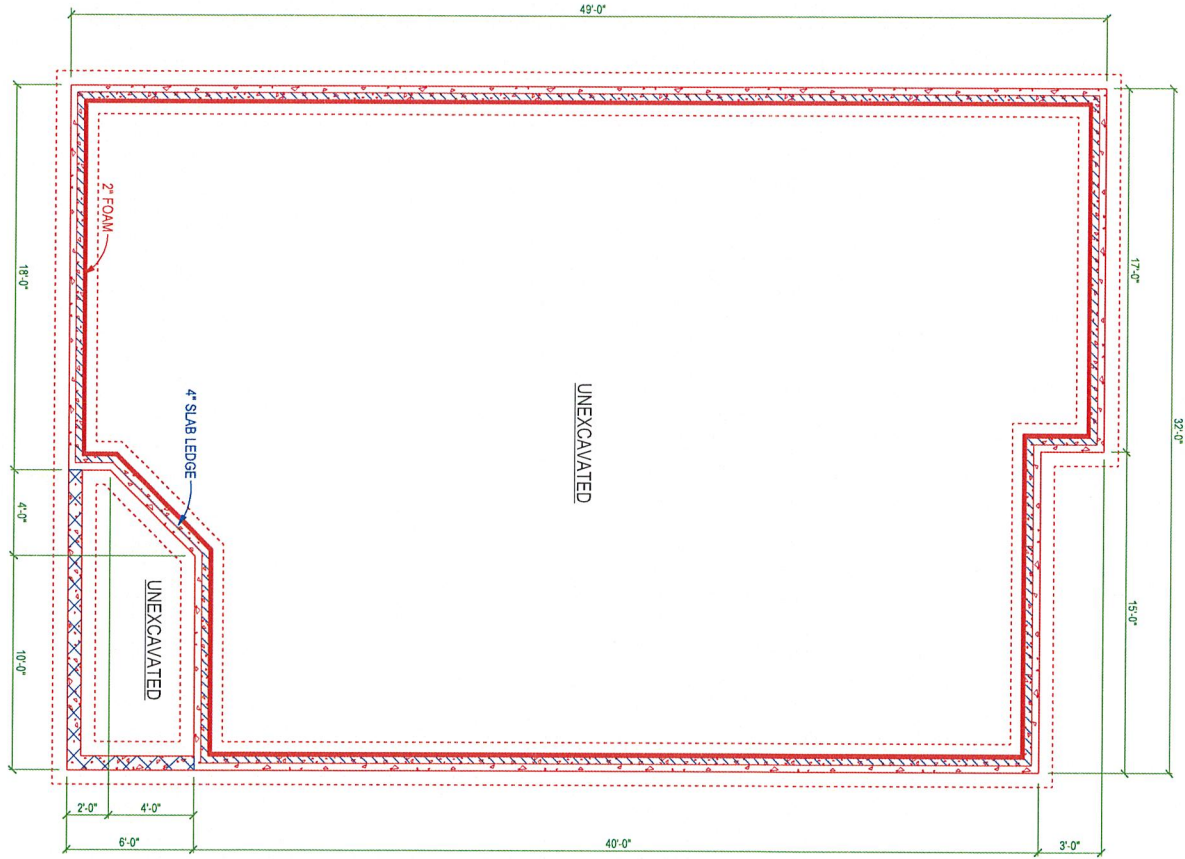
MAIN FLOOR PLAN



MAIN FLOOR 1447 SQ FT

SHEET: 2	SCALE: 1/4" = 1'-0"	DATE: MARCH 26, 24	BILL & JEANNE KAUFMANN TODD NELSON CONST. MOORHEAD, MN 701-371-0850	VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND SPACING IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROOMS, OPENINGS AND OTHER DIMENSIONS FOR ACCURACY. NOTICE OF WARNINGS PLANS FURNISHED BY PRECISION DRAFTING & DESIGN ARE PREPARED BY DRAFTSMEN WHO ARE NOT LICENSED ARCHITECTS OR ENGINEERS. PRECISION DRAFTING & DESIGN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ISSUES ON THESE PLANS. USE OF SUCH PLANS ARE AT THE SOLE RISK OF THE USER AND ARE PROVIDED WITHOUT ANY WARRANTY, REPRESENTATION OR THE GUARANTEE OF COMPLETE STRUCTURAL, MATERIALS, SPAN/LOAD BEARING, AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THESE PLANS.		1615 MAIN AVE. SE MHD, MN 56560 218-287-0099
	DRAWN BY: RDJ	REV 1: APRIL 1, 24				
	DWG# 3224	REV 2: APRIL 10, 24 REV 9: AUG. 28, 24				

FOUNDATION PLAN



SHEET: 3	SCALE: 1/4" = 1'-0"	DATE: MARCH 26, 24	BILL & JEANNE KAUFMANN	TODD NELSON CONST. MOORHEAD, MN 701-371-0850	<p>VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CORRECT ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY.</p> <p>DISCLAIMER OF WARRANTIES PLANS FURNISHED BY PRECISION DRAFTING & DESIGN WERE PREPARED BY DRAFTSMEN WHO ARE NOT QUALIFIED AS PROFESSIONAL ARCHITECTS OR ENGINEERS. PRECISION DRAFTING & DESIGN EXPRESSLY DISCLAIMS ANY LIABILITY FOR INJURY OR DAMAGE ON THESE PLANS. USE OF SUCH PLANS ARE AT THE SOLE RISK OF THE USER AND ARE FURNISHED WITHOUT ANY WARRANTY, REPRESENTATION OR THE USAGE OF CORRECT STRUCTURAL MATERIALS, SPACING, LOAD BEARING, AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER, OWNER, OR USER OF THESE PLANS.</p>		<p>1615 MAIN AVE. SE MHD, MN 56560 218-287-0099</p>
	DRAWN BY: RDJ	REV 1: APRIL 1, 24					
	DWG# 3224	REV 2: APRIL 10, 24 REV 9: AUG. 28, 24					



Becker County



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1:528

Date: 9/18/2024

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171063000

171064000

28

171065000

171066000

170298002

171067000

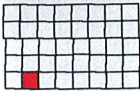




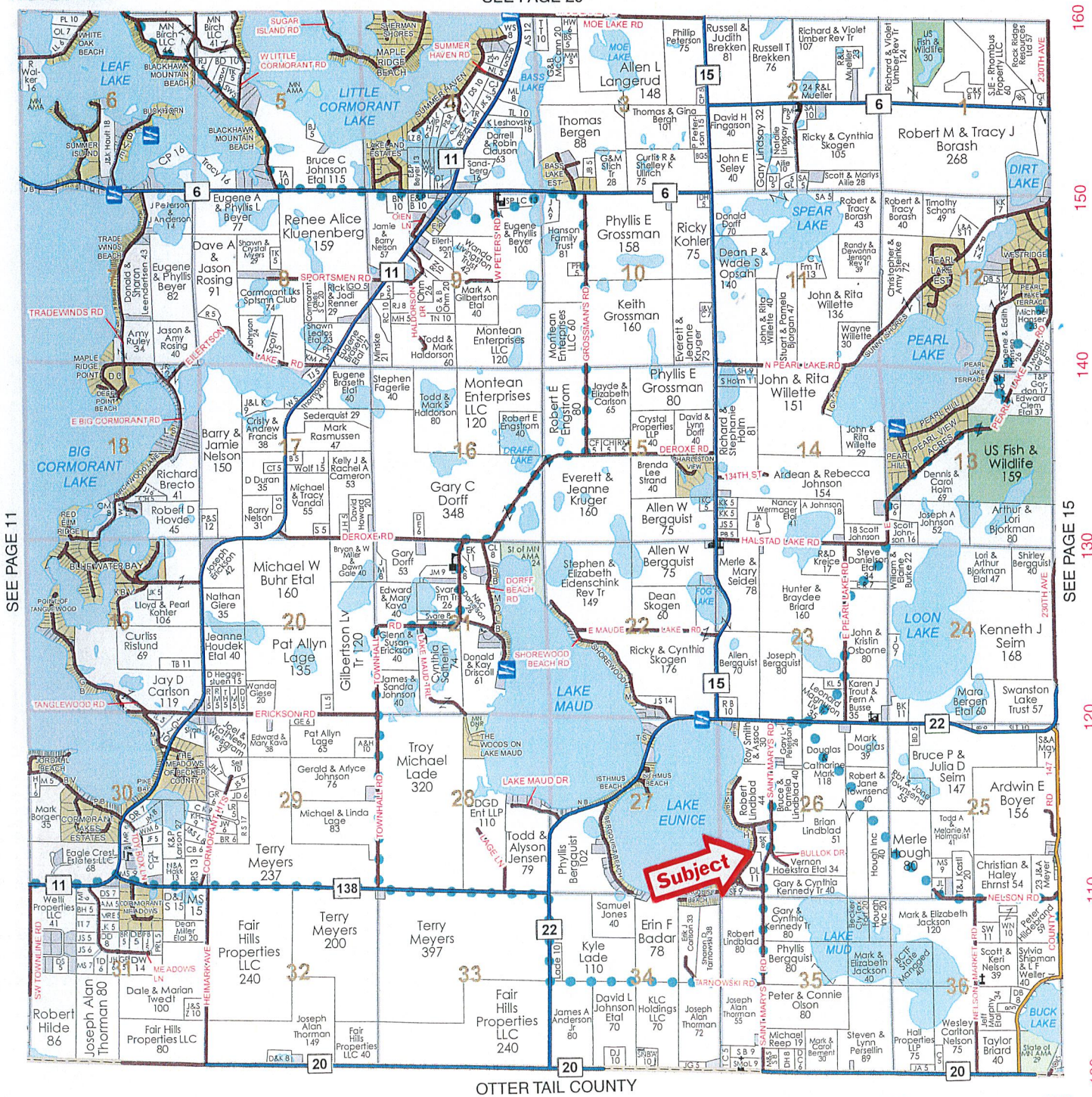
Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY

160
150
140
130
120
110
100

SEE PAGE 11

SEE PAGE 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**

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Daniel Kleist & Kari Kleist
1425 Summerwood Tr
Dilworth, MN 56529

Project Location: 11840 N Lake Eunice Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance for an after-the fact three hundred and forty (340) square foot water-oriented patio located eight (9) feet from the ordinary high-water (OHW) mark and a ninety (90) square foot walkway located fifteen (15) ft from the OHW deviating from the allowable one hundred and twenty (120) square feet with a minimum ten (10) foot setback for a water oriented structure.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0662.857 **Legal Land Description:** Section 26 Township 138 Range 042; LOT 7. PT GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66', E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB. (TRACT F), 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.

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 # 388

Property and Owner Review

Parcel Number(s): 170662857

Owner: DANIEL KLEIST

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

Mailing Address:
1425 SUMMERWOOD TR
DILWORTH MN 56529

Site Address: 11840 N LAKE EUNICE RD DETROIT
LAKES MN 56501

Lot Recording Date:

Original Permit Nbr: SITE 2024-3305

Legal Descr: Lot 007 of EUNICE WINDSONG|26-138-42 LOT 7. PT GOVT LOT 1 PT NE1/4 NW1/4: COMM SE COR LOT 1, E 66.03' TO POB; N 66', E 66', N 66' TO POB; W 66', N 130', E 214.53', S 140', W 153.68' TO POB. (TRACT F).

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:

After the fact Patio larger than allowed for a water-oriented structure. After the fact walkway.

Description of Variance Request: **Request a variance for an after-the fact three hundred and forty (340) square foot water oriented patio located eight (9) feet from the ordinary high-water (OHW) mark and an ninety (90) square foot walkway located fifteen (15) ft from the OHW deviating from the allowable one hundred and twenty (120) square feet with a minimum ten (10) foot setback for a water oriented structure.**

OHW Setback: 9'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 13%

Proposed Imp. Surface Coverage: 13%

Existing Structure Sq Ft: **340 sq ft patio and 90 sq ft walkway**

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **A water oriented structure and an access path are allowed to the lake.**

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

Explain: **The patio and walkway do not negatively impact anyone's views or enjoyment of the lake.**

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

Explain: **This area allows for a more private area to enjoy the lot for family recreation, group gatherings and bonfires.**

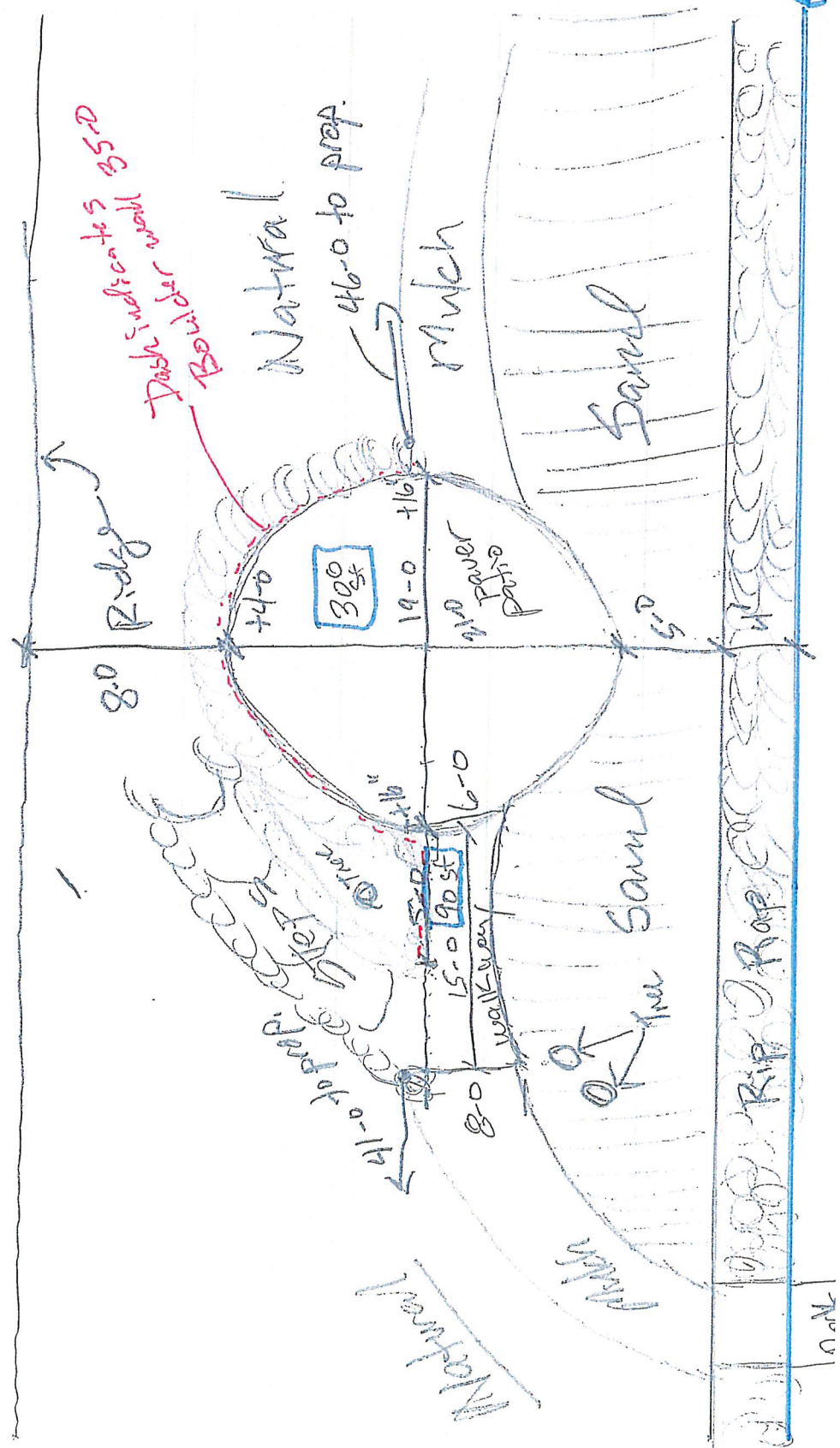
4. Are there circumstances unique to the property? **Yes**

Explain: **We were trying to improve the area with the way the earth slopes down towards the lake.**

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

Explain: **The neighboring lots are for residential purposes and this is for our personal use. We feel it makes the area more aesthetically pleasing.**

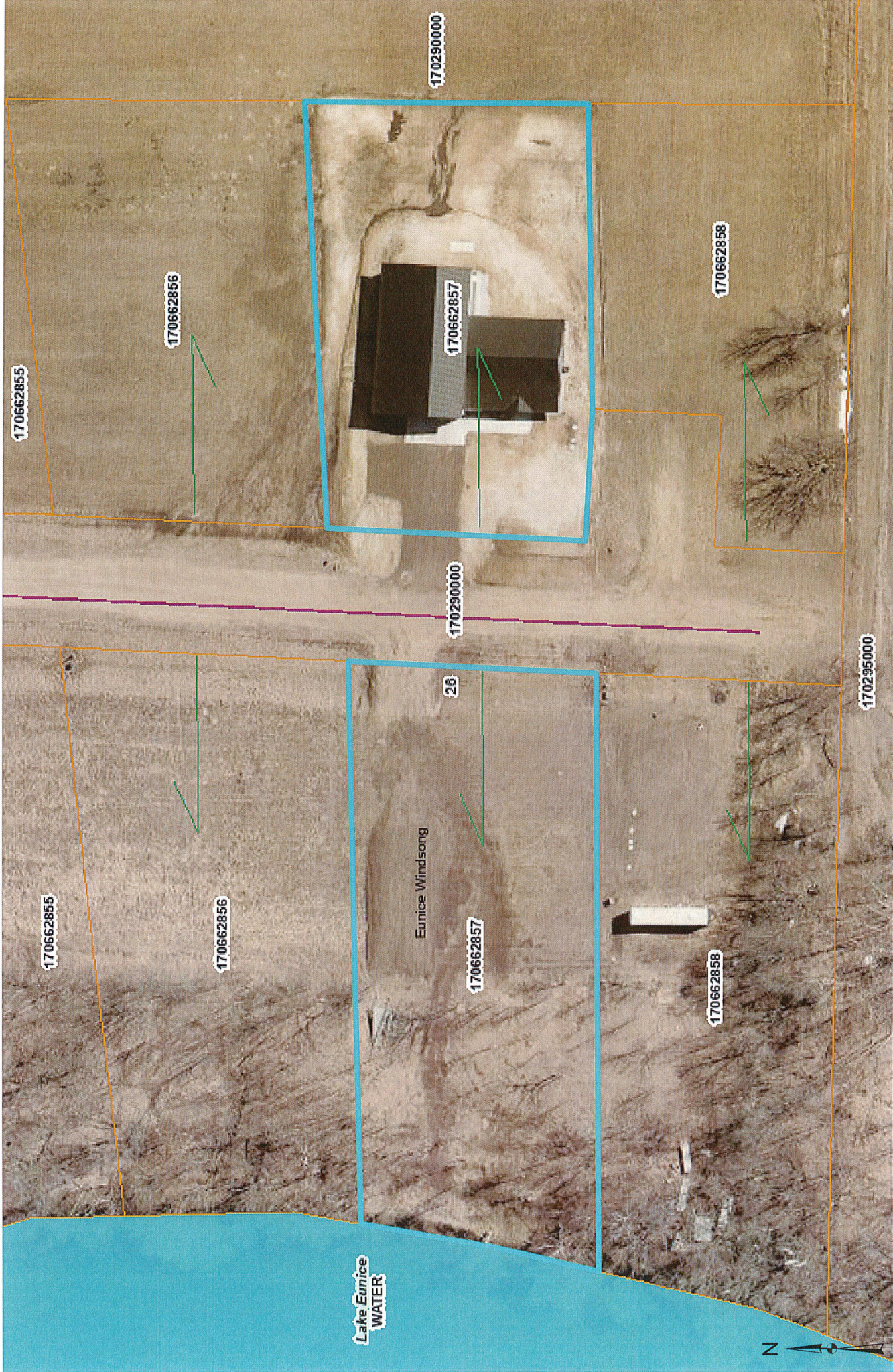
Level around











Lake Eunice
WATER

Eunice Windson

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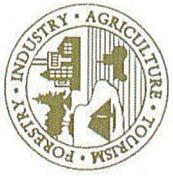
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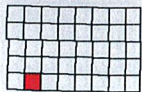
Becker County



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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: 9/11/2024

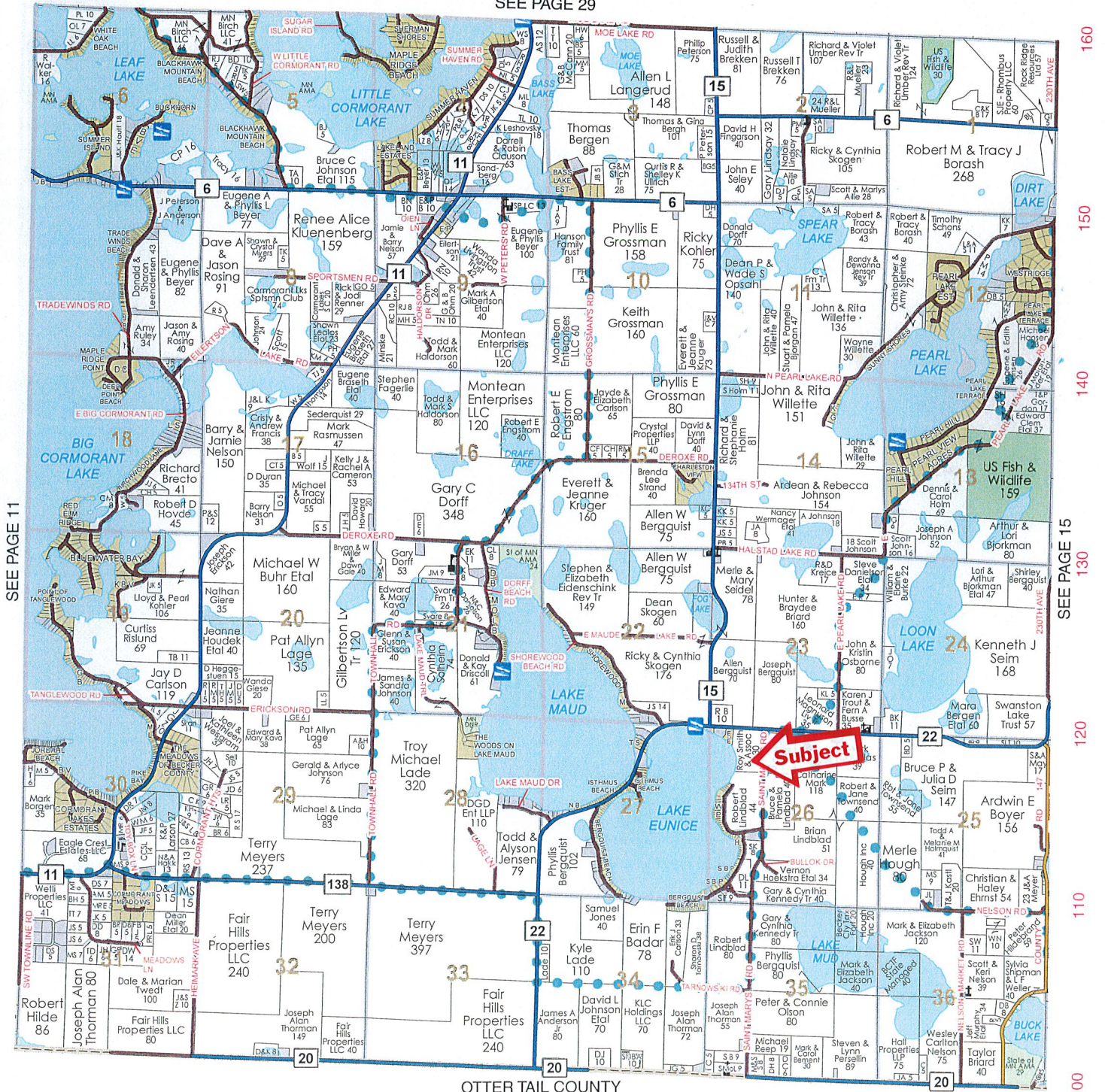


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



Subject

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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Cotton Lake Curley's LLC
20762 Co Hwy 29
Rochert, MN 56578

Project Location: 20762 Co Hwy 29
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance(1) to construct an addition to an existing non-conforming non-dwelling related structure to be located zero (0) feet from the road right-of-way (ROW) deviating from the required set back of forty-five (45) feet from the ROW of a County Road within the shoreland district and to be located twenty (20) feet from the side yard setback deviating from the required setback of thirty (30) feet for a commercial lot located next to a differently zoned lot; 2) to construct a deck addition to be located eighty (80) feet from the ordinary high-water (OHW) mark deviated from the required setback of one hundred (100) feet on a Recreational Development Lake; 3) to be at 42% impervious surface coverage all requests due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0189.000 **Legal Land Description:** Section 12 Township 139 Range 040; PT LOTS 3 & 4; BEG 1516.03' SE OF N QTR COR ON CTR LN OF CSAH #29, TH SWLY AL CTR HWY 274.04', NW 237.26' TO WTRS EDGE, NELY AL LK 276.39' & SE 260.67' TO POB, 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 # 394

Property and Owner Review

Parcel Number(s): 100189000

Owner: COTTON LAKE CURLEYS LLC

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

Mailing Address:
20762 CO HWY 29
ROCHERT MN 56578

Site Address: 20762 CO HWY 29 | ROCHERT MN 56578

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE 2024-3329

Legal Descr: PT LOTS 3 & 4; BEG 1516.03' SE OF N QTR COR ON CTR LN OF CSAH #29, TH SWLY AL CTR HWY 274.04', NW 237.26' TO WTRS EDGE, NELY AL LK 276.39' & SE 260.67' 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: **Request a variance 1) to construct an addition to an existing non-conforming non-dwelling related structure to be located zero (0) feet from the road right-of-way (ROW) deviating from the required set back of forty-five (45) feet from the ROW of a County Road within the shoreland district and to be located twenty (20) feet from the side yard setback deviating from the required setback of thirty (30) feet for a commercial lot located next to a differently zoned lot; 2) to construct a deck addition to be located eighty (80) feet from the ordinary high-water (OHW) mark deviated from the required setback of one hundred (100) feet on a Recreational Development Lake; 3) to be at 42% impervious surface coverage all requests due to lot size and setback issues.**

OHW Setback: 80

Side Lot Line Setback: 20

Rear Setback (non-lake): n/a

Bluff Setback: n/a

Road Setback: 0

Road Type: **County**

Existing Imp. Surface Coverage: 39.02

Proposed Imp. Surface Coverage: 41.51

Existing Structure Sq Ft: 4598

Proposed Structure Sq Ft: 5175

Existing Structure Height: 22

Proposed Structure Height: 22

Existing Basement Sq Ft: **Yes, unknown (unable to measure)**

Proposed Basement Sq Ft: **no**

Change to roofline? **Yes**

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 property is zoned commercial and will continue to be used in a commercial manner. Stormwater will be controlled by an existing holding pond and french drains. The deck addition will be pervious and the kitchen addition will not decrease the current right-of-way setback or side yard setback.**

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

Explain: **Yes, the property is located in policy district 3, this district supports resorts and tourism. This**

request accommodates tourism year round.

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

Explain: **Yes, the property use will remain as is which is a bar/restaurant.**

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

Explain: **Yes, the current structure is located in very close proximity to the right-of-way.**

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

Explain: **Yes, current commercial business which has been operational for decades will remain as is. The outside structure dimensions will be altered slightly for a larger kitchen..**

Susan Rockwell

From: Kyle P. Vareberg
Sent: Tuesday, September 24, 2024 1:15 PM
To: Susan Rockwell
Subject: Curleys



Kyle Vareberg
Becker County Zoning Director
915 Lake Ave
Detroit Lakes, MN 56501
Office Line: 218-846-7314
kyle.vareberg@co.becker.mn.us

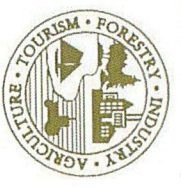


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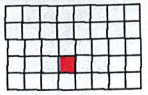
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Date: 9/19/2024



Becker County

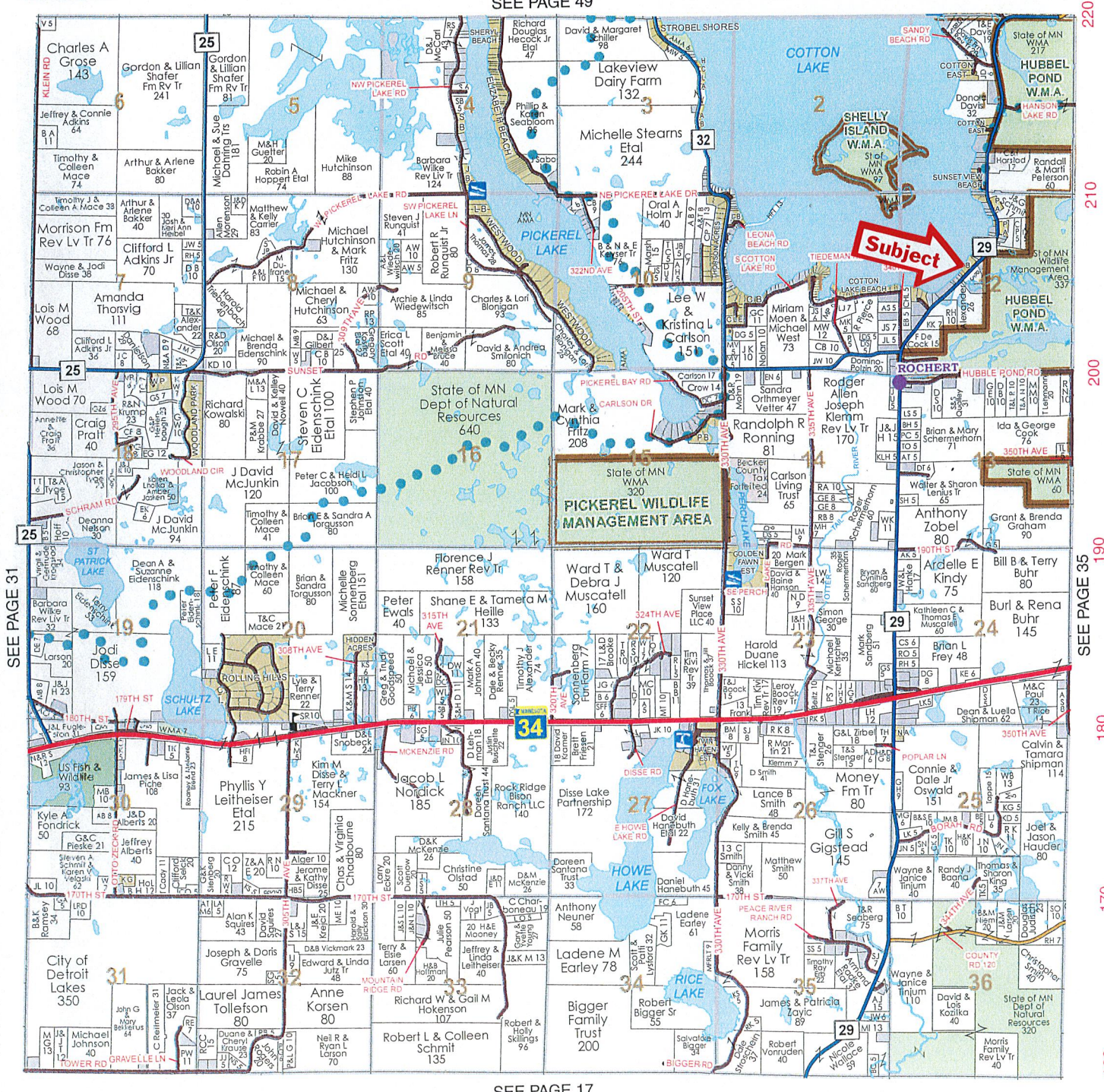


Erie

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**

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Craig W Casler & Jill A Rudolph
1007 Parke Ave
Glyndon, MN 56547

Project Location: 20635 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to rebuild a dwelling with an addition to be located fourteen (14) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a County road within the shoreland district and to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to lot size and setback issues.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: 10.0111.000 & 10.0137.000 **Legal Land Descriptions:** Section 10 Township 139 Range 040; PT SE1/4 NE1/4 BEG 50' E & 93.98' SW OF NE COR LOT 6 BLK 1, THORSON AC, TH W 114.77' TO E LN SEC 10, SW AL E LN 113.75', TH W 112.07' & NE 113.75' TO POB & Section 11 Township 139 Range 040; PT GOVT LOT 2 BEG 161.86' E & 99.92' S OF NE COR LOT 6 BLK 1 THORSON AC, TH CONT S 113.75', E 5' TO W SHORE COTTON LK, N AL LK TO PT ON W SHORE BEING 5' E OF POB, TH W 5' TO POB, 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. 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 # 393

Property and Owner Review

Parcel Number(s): 100111000 100137000

Owner: CRAIG CASLER

Township-S/T/R: ERIE-10/139/040

Mailing Address:
1007 PARKE AVE
GLYNDON MN 56547

Site Address: 20635 CO HWY 32 ROCHERT MN 56578

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE 2024-3328

Legal Descr: PT SE1/4 NE1/4 BEG 50' E & 93.98' SW OF NE COR LOT 6 BLK 1, THORSON AC, TH W 114.77' TO E LN SEC 10, SW AL E LN 113.75', TH W 112.07' & NE 113.75' 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: **Request a variance to rebuild a dwelling with an addition to be located fourteen (14) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a County road within the shoreland district and to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to lot size and setback issues.**

OHW Setback: 45

Side Lot Line Setback:

Rear Setback (non-lake): n/a

Bluff Setback: n/a

Road Setback: 14

Road Type: **County**

Existing Imp. Surface Coverage: 20.51

Proposed Imp. Surface Coverage: 23.49

Existing Structure Sq Ft: 992

Proposed Structure Sq Ft: 1368

Existing Structure Height: 14

Proposed Structure Height: 14

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: **Yes, the structure setback from the lake will not be decreased, all the storm water will be controlled through applicable water mitigation and the addition will allow reasonable use of the lot.**

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

Explain: **Yes, the policy district 3 supports resort and tourist type development. This proposal will be a cabin.**

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

Explain: **Yes, the property will continue to be used in a residential manner, similar to those in the neighborhood.**

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

Explain: **Yes, the lot is sub-standard in lot size.**

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

Explain: **Yes, this the structure will be similar to those along the west shore of Cotton Lake, some are smaller and some are larger.**

Susan Rockwell

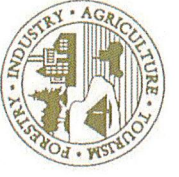
From: Kyle P. Vareberg
Sent: Tuesday, September 24, 2024 12:58 PM
To: Susan Rockwell
Subject: Casler



Kyle Vareberg
Becker County Zoning Director
915 Lake Ave
Detroit Lakes, MN 56501
Office Line: 218-846-7314
kyle.vareberg@co.becker.mn.us



Becker County



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Date: 9/23/2024

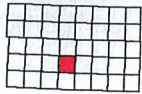
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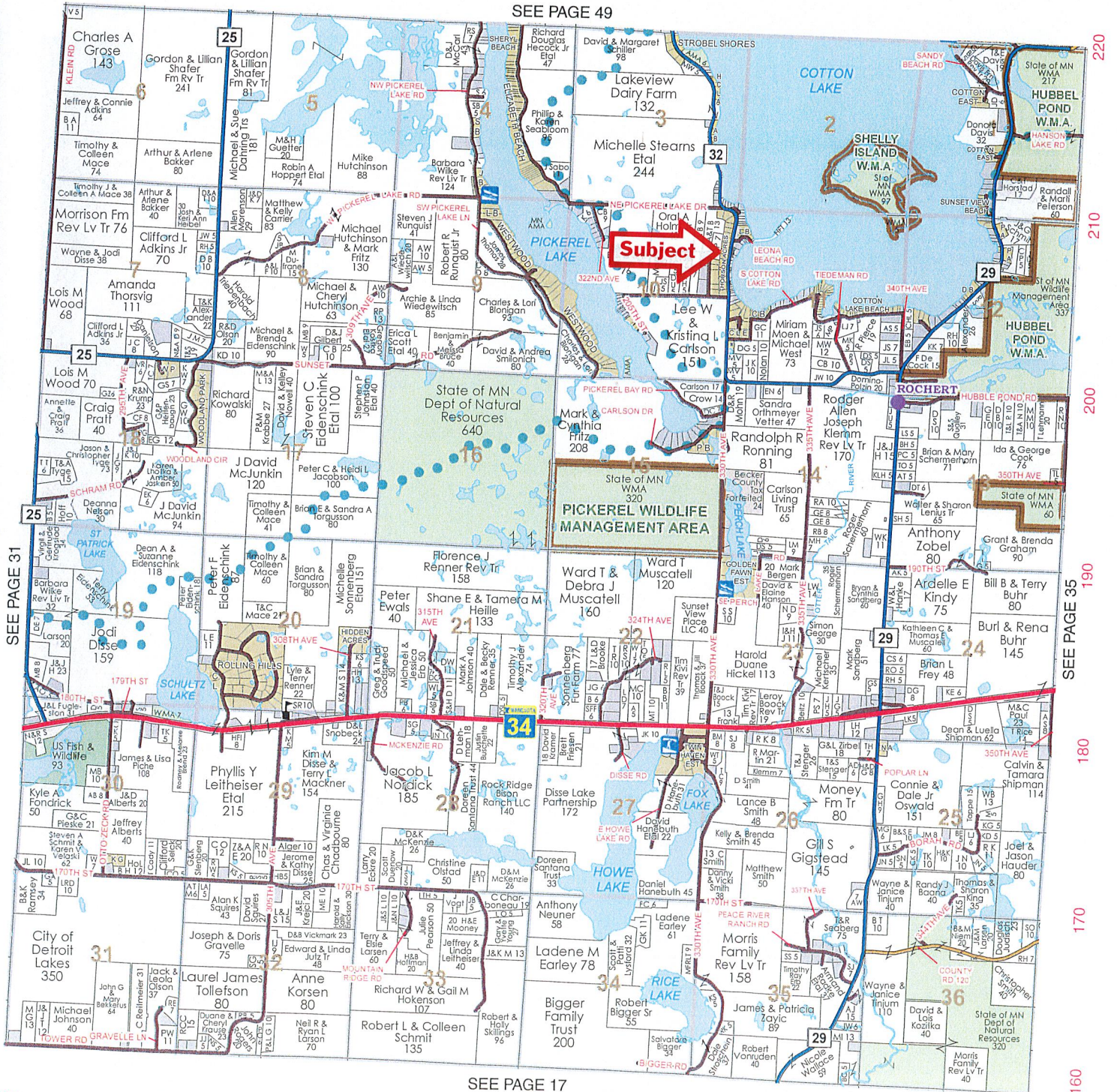
Erie

Township 139N - Range 40W

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SEE PAGE 49



Subject

SEE PAGE 17

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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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Michael G D Hough
1227 Riverside Dr
Detroit Lakes, MN 56501

Project Location: 20980 Aljoe Ln
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a dwelling to be located forty (40) feet from the ordinary high-water (OHW) mark and a deck to be located twenty-five (25) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0015.000 **Legal Land Description:** Section 03 Township 139 Range 040; W 100' OF E 225' OF LOT 6, 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. 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 # 391

Property and Owner Review

Parcel Number(s): 100015000

Owner: MICHAEL G D HOUGH

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

Mailing Address:
1227 RIVERSIDE DR
DETROIT LAKES MN 56501

Site Address: 20980 ALJOE LN ROCHERT MN 56578

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2024-3339

Legal Descr: W 100' OF E 225' OF LOT 6

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 replace an existing dwelling with a dwelling to be located forty (40) feet from the ordinary high-water (OHW) mark and a deck to be located twenty-five (25) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size and setback issues.**

West neighbor is up to OHW with on grade patio and 12' from OHW with dwelling. East neighbor's deck is 1.7' and dwelling is 6.8' from OHW respectively. Our current onsite dwelling is 18.9 ' from OHW. We desire to remove existing dwelling and replace with new 40' from OHW and attached deck that would be 25' from OHW.

OHW Setback: **Above grade deck (25') and Dwelling (40')**

Side Lot Line Setback: 10

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

Bluff Setback: **NA**

Road Setback: **25**

Road Type: **Township**

Existing Imp. Surface Coverage: **16**

Proposed Imp. Surface Coverage: **25**

Existing Structure Sq Ft: **NA**

Proposed Structure Sq Ft: **2572**

Existing Structure Height: **NA**

Proposed Structure Height: **26**

Existing Basement Sq Ft: **NO**

Proposed Basement Sq Ft: **Yes, 1792**

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 variance would allow us to move dwelling structure away from Cotton Lake.**

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

Explain: **Proposed lot improvements would provide an opportunity to manage site stormwater in a way that protects the water resource.**

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

Explain: **The proposed development would maintain similar use. Additionally, modern building materials and systems would reduce resource consumption.**

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

Explain: **Aljoe lane currently runs through the property's South edge.**

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

Explain: **Proposed structure would be harmonious to majority of properties in the area that have undergone relatively recent improvements.**

CERTIFICATE OF SURVEY

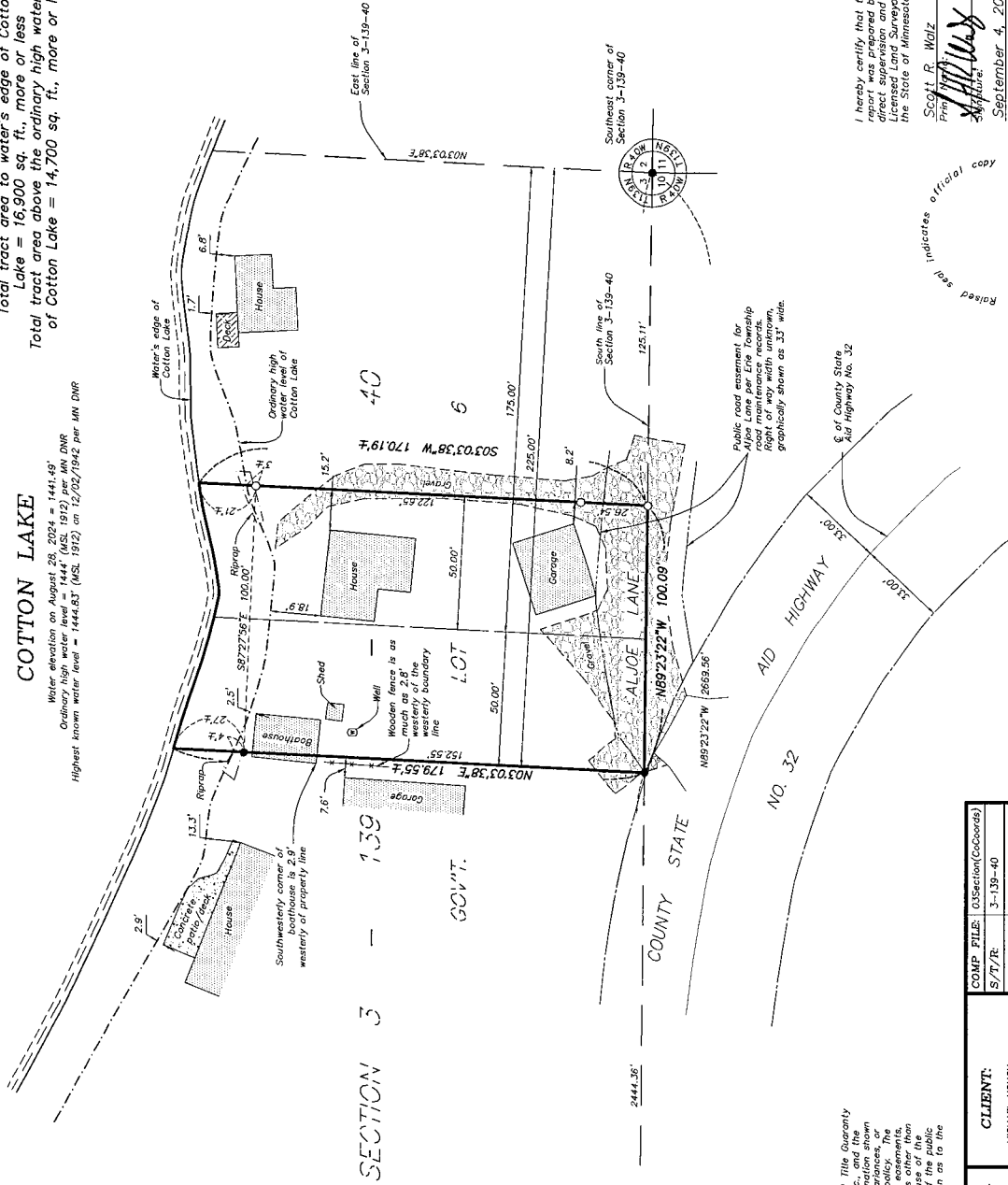
IN GOVERNMENT LOT 6
SECTION 3-139-40
BECKER COUNTY, MINNESOTA

Areas (sq. ft.):

Total tract area to water's edge of Cotton Lake = 16,900 sq. ft., more or less
Total tract area above the ordinary high water level of Cotton Lake = 14,700 sq. ft., more or less

COTTON LAKE

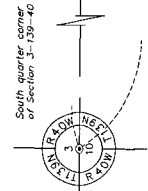
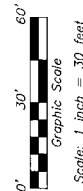
Water elevation on August 23, 2024 = 1441.49'
Ordinary high water level = 1441.49' per MN DNR
Highest known water level = 1441.83' (MSL, 1912) on 12/24/1912 per MN DNR



Orientation of bearing system is assumed.

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments of record.
- = Denotes iron monuments set marked with Minnesota License Nos. 46338/30320/57622.



SURVEY DISCLAIMER:
This survey was prepared with the benefit of a Title Insurance Policy prepared by Stewart Title Guaranty Company, also titled and recorded with this survey. The title insurance policy and the information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey based on the insurance policy. The reservations, rights of way, setback lines, agreements, variances, or other similar matters other than what is readily identifiable through the County website or on the insurance policy. The use of the records, Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: fronieska@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

COMP FILE:	03Section (Co-ords)
S/T/R:	3-139-40
DWG FILE:	03Through_CoS
COMP BY:	ADC
DRAWN BY:	ADC

CLIENT:
MICHAEL HOUGH
1118 HWY 59 SOUTH
DETROIT LAKES, MN 56501

I hereby certify that this survey, plan, or map was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

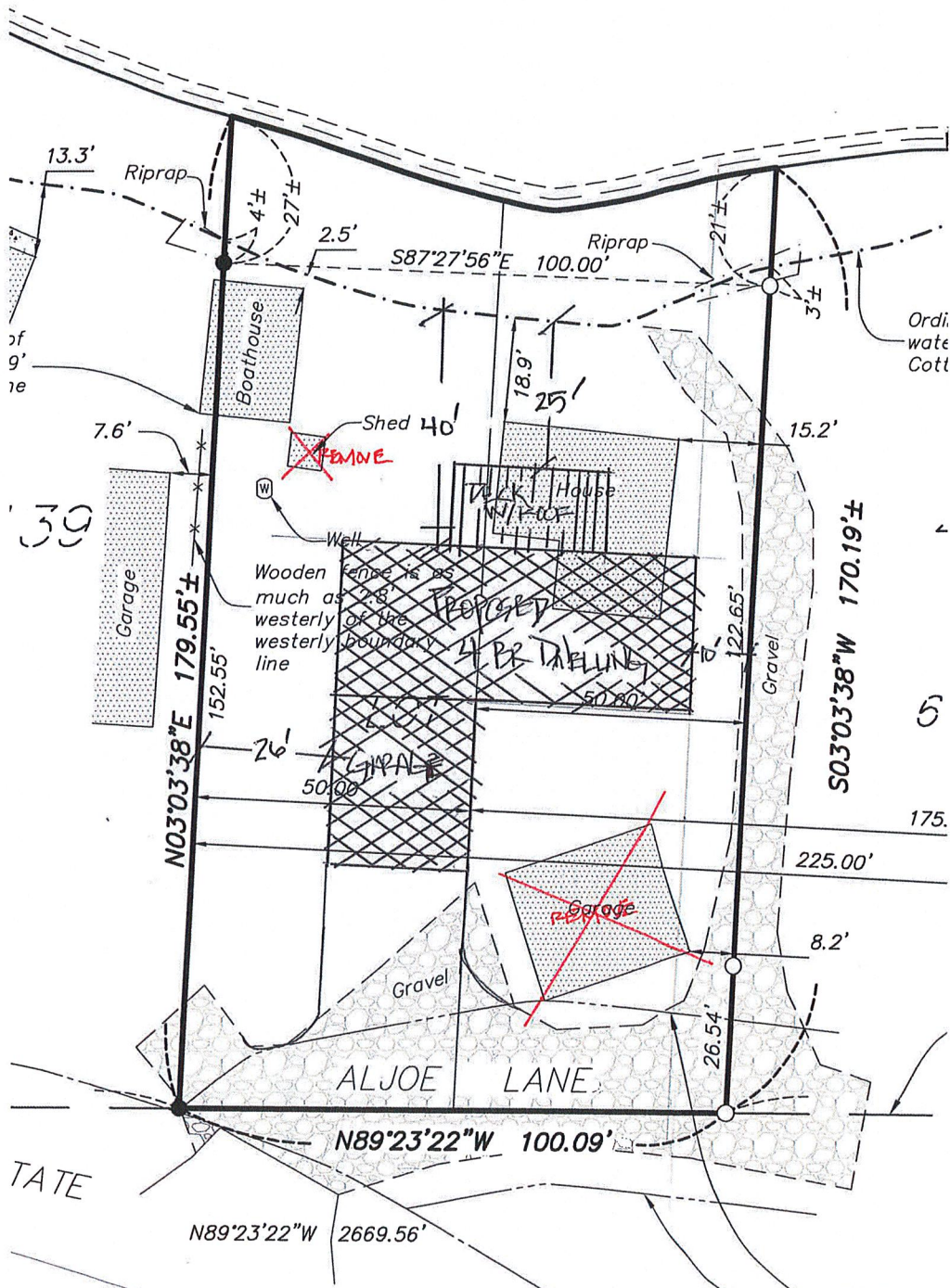
Scott R. Wolz
Professional Seal

September 4, 2024
Date:

50320
License #

DRAWING NUMBER: 10628-15

Water elevation on August 28, 2024 = 1441.49'
 Ordinary high water level = 1444' (MSL 1912) per MN DNR
 Highest known water level = 1444.83' (MSL 1912) on 12/02/1942 per MN



PROPOSED DWELLING SITE PLAN 1" = 20'



WATER

ALDOE LN

THORNAPPLE LN

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

1:1,056

Date: 9/18/2024

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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: LCC RE Holdings LLC
5775 Wayzata Blvd Ste 700
Minneapolis, MN 55416

Project Location: 28650 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a non-dwelling related structure to be located fifteen (15) feet from the road right-of-way (ROW) deviating from the required setback of thirty (30) feet from the ROW of a State Highway not in the shoreland district and to be located ten (10) feet from the side property line deviating from the required setback of thirty (30) feet for a commercially zoned property located next to a non-commercially zoned property due to set back issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1049.303 **Legal Land Description:** Section 25 Township 139 Range 041; HILLCREST ACRES Lot 003 Block 001 REF: PT 08.0440.000 IN 2008, Detroit 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 # 395

Property and Owner Review

Parcel Number(s): **081049303**

Owner: **LCC RE HOLDINGS LLC**

Township-S/T/R: **DETROIT-25/139/041**

Mailing Address:
**5775 WAYZATA BLVD STE 700
MINNEAPOLIS MN 55416**

Site Address: **28650 ST HWY 34 DETROIT LAKES MN
56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: **3343**

Legal Descr: **Lot 003 Block 001 of HILLCREST ACRES|REF: PT 08.0440.000 IN 2008**

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:

commercial property adjacent to residential property

Description of Variance Request: **Request a variance to construct a non-dwelling related structure to be located fifteen (15) feet from the road right-of-way (ROW) deviating from the required setback of thirty (30) feet from the ROW of a State Highway not in the shoreland district and to be located ten (10) feet from the side property line deviating from the required setback of thirty (30) feet for a commercially zoned property located next to a non-commercially zoned property due to set back issues.**

OHW Setback: **n/a**

Side Lot Line Setback: **10**

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

Bluff Setback: **n/a**

Road Setback: **15**

Road Type: **State**

Existing Imp. Surface Coverage: **63.15**

Proposed Imp. Surface Coverage: **64.22**

Existing Structure Sq Ft: **n/a**

Proposed Structure Sq Ft: **2992**

Existing Structure Height: **n/a**

Proposed Structure Height: **24**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

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: **Yes, the proposal will be in compliance with impervious surface coverage and most setbacks**

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

Explain: **Yes, the proposal is located in policy district 3. The first selected policy in district 3 is to support commercially owned business.**

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

Explain: **Yes, the property use will not be changing, the proposal will allow the current business more inside storage.**

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

Explain: **Yes, the property is zoned commercial and is adjacent to a residential property.**

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

Explain: **Yes, neighboring properties have numerous existing buildings, similar to the proposal.**

Susan Rockwell

From: Kyle P. Vareberg
Sent: Tuesday, September 24, 2024 12:51 PM
To: Susan Rockwell
Subject: LCC Sketch



Kyle Vareberg
Becker County Zoning Director
915 Lake Ave
Detroit Lakes, MN 56501
Office Line: 218-846-7314
kyle.vareberg@co.becker.mn.us

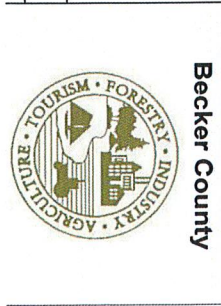


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1:4,225

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

Date: 9/19/2024



MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

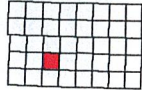
For all your land survey needs, contact our friendly staff at:
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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.

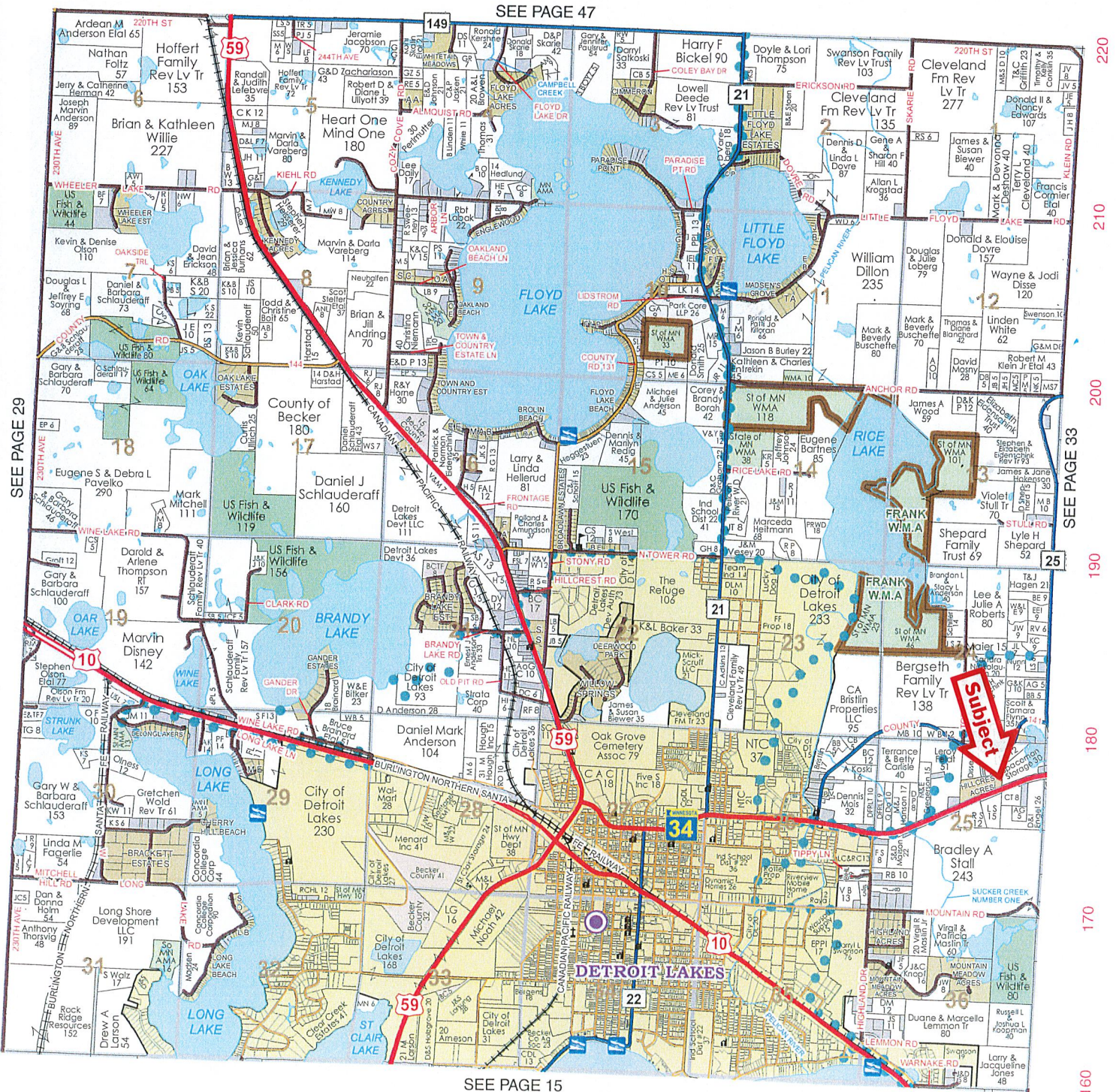
EXPERIENCE MATTERS!



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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: Lila B Charon Rev Trust
1410 12th Ave S
Fargo, ND 58103

Project Location: 15282 Summer Island Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance 1) to replace an existing dwelling with a two (2) story dwelling, deck, and patio with the dwelling to be located thirty-five (35) feet from the ordinary high-water (OHW) mark and the deck and patio to be located twenty-five (25) feet from the OHW mark 2) to construct a permanent gazebo on top of an already approved gazebo platform to be located twenty-two (22) feet from the OHW mark and 3) to construct a deck and patio to an already approved bunkhouse to be located twenty-five (25) feet from the OHW all deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topography, and setback issues

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.1195.000, 17.1196.000, & 17.1197.000 **Legal Land Descriptions:** Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 003 LOT 6 & RESTRICTED DRIVE, LOT 7 & RESTRICTED DRIVE, LOT 8 & RESTRICTED DRIVE, Leaf 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:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@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 # 396

Property and Owner Review

Parcel Number(s): 171195000 171196000 and 171197000

Owner: GREGORY CHARON

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

Mailing Address:
1346 3RD AVE S
FARGO ND 58103

Site Address: 15282 SUMMER ISLAND RD LAKE PARK
MN 56554

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2024-3340

Legal Descr: Block 003 of SUMMER ISLAND 138 42|LOT 6 & RESTRICTED DRIVE

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 1) to replace an existing dwelling with a two (2) story dwelling, deck, and patio with the dwelling to be located thirty-five (35) feet from the ordinary high-water (OHW) mark and the deck and patio to be located twenty-five (25) feet from the OHW mark 2) to construct a permanent gazebo on top of an already approved gazebo platform to be located twenty-two (22) feet from the OHW mark and 3) to construct a deck and patio to an already approved bunkhouse to be located twenty-five (25) feet from the OHW all deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topography, and setback issues.**

OHW Setback: Dwelling 35', Patio with Deck above 25', Gazebo 22', and bunkhouse deck and patio 25'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 18%

Proposed Imp. Surface Coverage: 20%

Existing Structure Sq Ft: 630

Proposed Structure Sq Ft: 640

Existing Structure Height:

Proposed Structure Height: 24

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **The width of the property with water on both sides makes it impossible to obtain a 100' setback anywhere on the property.**

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

Explain: **Other structures in the area do not meet the required setbacks, as wee as are located within the shore impact zone.**

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

Explain: **The property will allow further enjoyment of the property. The property will be improved upon with removal of the old dwelling. Adding a second story will allow more full time use of the property.**

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

Explain: **The peninsula creates a practical difficulty with water on both sides and a narrow width.**

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

Explain: **By removing the old dwelling and replacing it with the new one we feel it will make the property more aesthetically pleasing. The decks and patios also improve upon the area.**



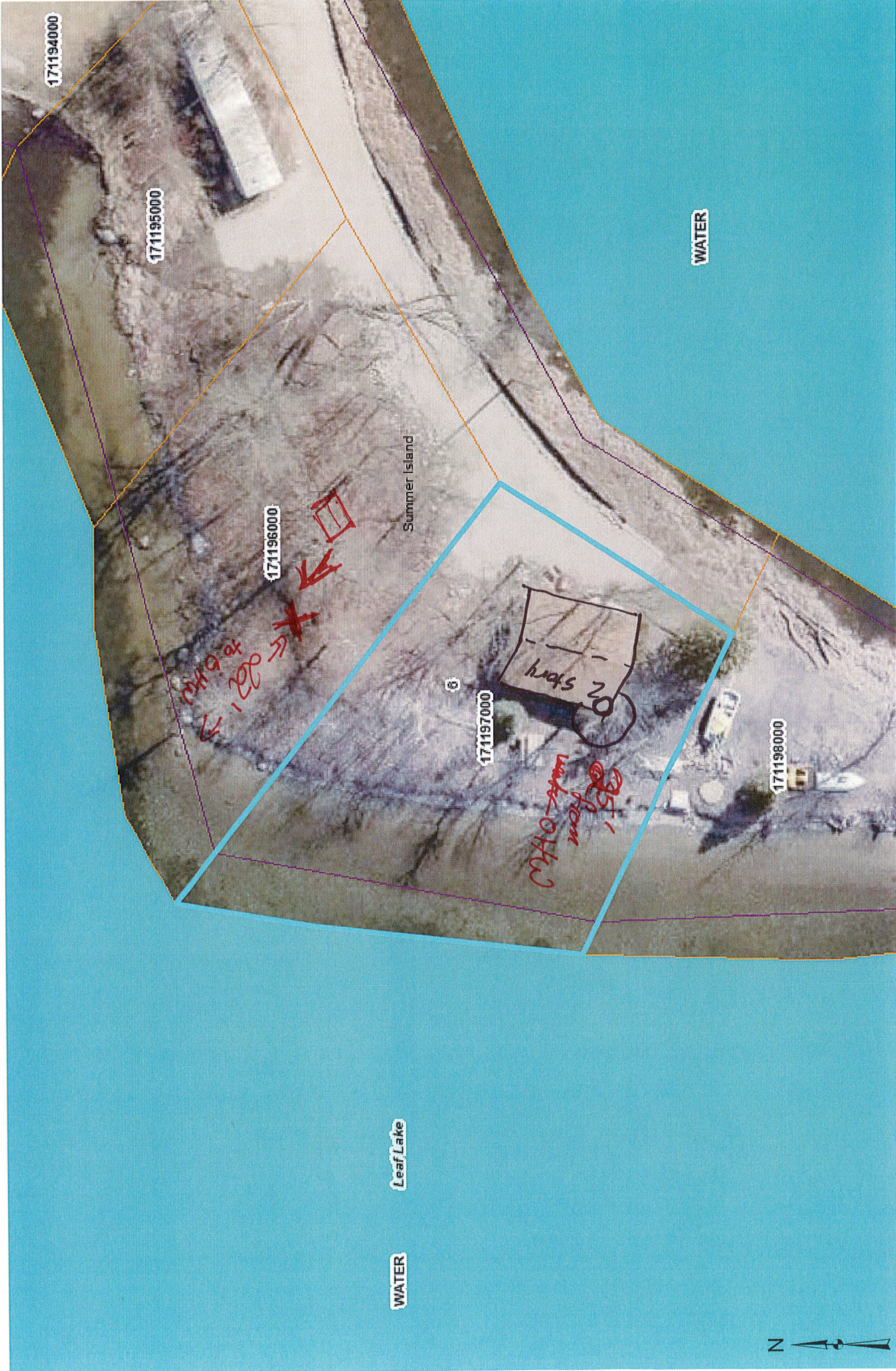
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

1:564

Date: 9/23/2024

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WATER

Leaf Lake

WATER

Summer Island

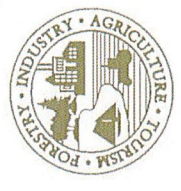
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1:564

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Date: 9/23/2024

Becker County







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1:4,225

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

Date: 9/6/2024

Becker County



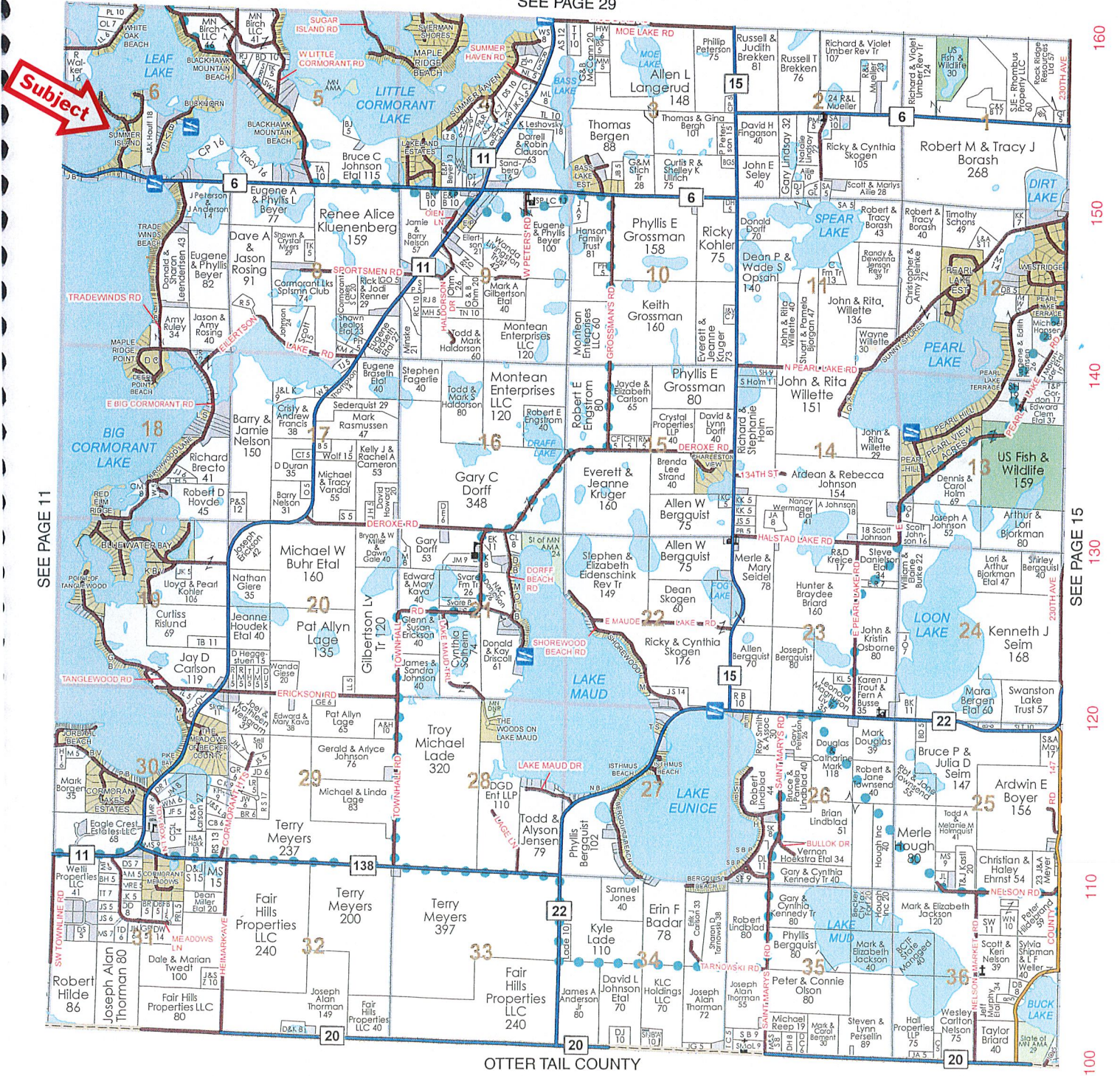
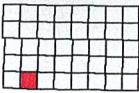


Lake Eunice

Township 138N - Range 42W

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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****

October 10th, 2024 @ 6:00 P.M.

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

APPLICANT: George & Janice Johnson Trust
1321 1st St N
Fargo, ND 58102

Project Location: 48092 Old Saw Mill Rd
Ponsford, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling with a detached garage to be located ten (10) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from a public easement ROW and to be located fifteen (15) feet from the top of the bluff deviating from the required setback of thirty (30) feet due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 12.0079.000 **Legal Land Description:** Section 09 Township 142 Range 037; PT LOT 2 & SW1/4 NW1/4 BEG AT NE COR OF SW1/4 NW1/4 TH S 152.55', TH W 566.22' TH NW 732.95' TO LK, NELY APPX 500' AL LK, TH SELY 784.5' TO S LN LOT 2, TH E 405' TO BEG, Bad Medicine 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:

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 # 398

Property and Owner Review

Parcel Number(s): **120079000**

Owner: **GEORGE & JANICE JOHNSON TRUST**

Township-S/T/R: **FOREST-09/142/037**

Mailing Address:
1321 1ST ST N FARGO ND 58102-2720

Site Address: **48092 OLD SAW MILL RD PONSFORD**

Lot Recording Date: **After 1992**

Original Permit Nbr: **----**

Legal Descr: **PT LOT 2 & SW1/4 NW1/4 BEG AT NE COR OF SW1/4 NW1/4 TH S 152.55', TH W 566.22' TH NW 732.95' TO LK, NELY APPX 500' AL LK, TH SELY 784.5' TO S LN LOT 2, TH E 405' 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:

Description of Variance Request: **Request a variance to construct a dwelling with a detached garage to be located ten (10) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from a public easement ROW and to be located fifteen (15) feet from the top of the bluff deviating from the required setback of thirty (30) feet due to topography and setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: **15**

Road Setback: **10**

Road Type: **Township**

Existing Imp. Surface Coverage: **3.6**

Proposed Imp. Surface Coverage: **5.9**

Existing Structure Sq Ft: **1008**

Proposed Structure Sq Ft: **2280**

Existing Structure Height: **14**

Proposed Structure Height: **14**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

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 current structure is within 100' of the lake the new structure will meet the lake setback.**

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

Explain: **Yes the structure will be located on a large lot which the plan supports.**

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

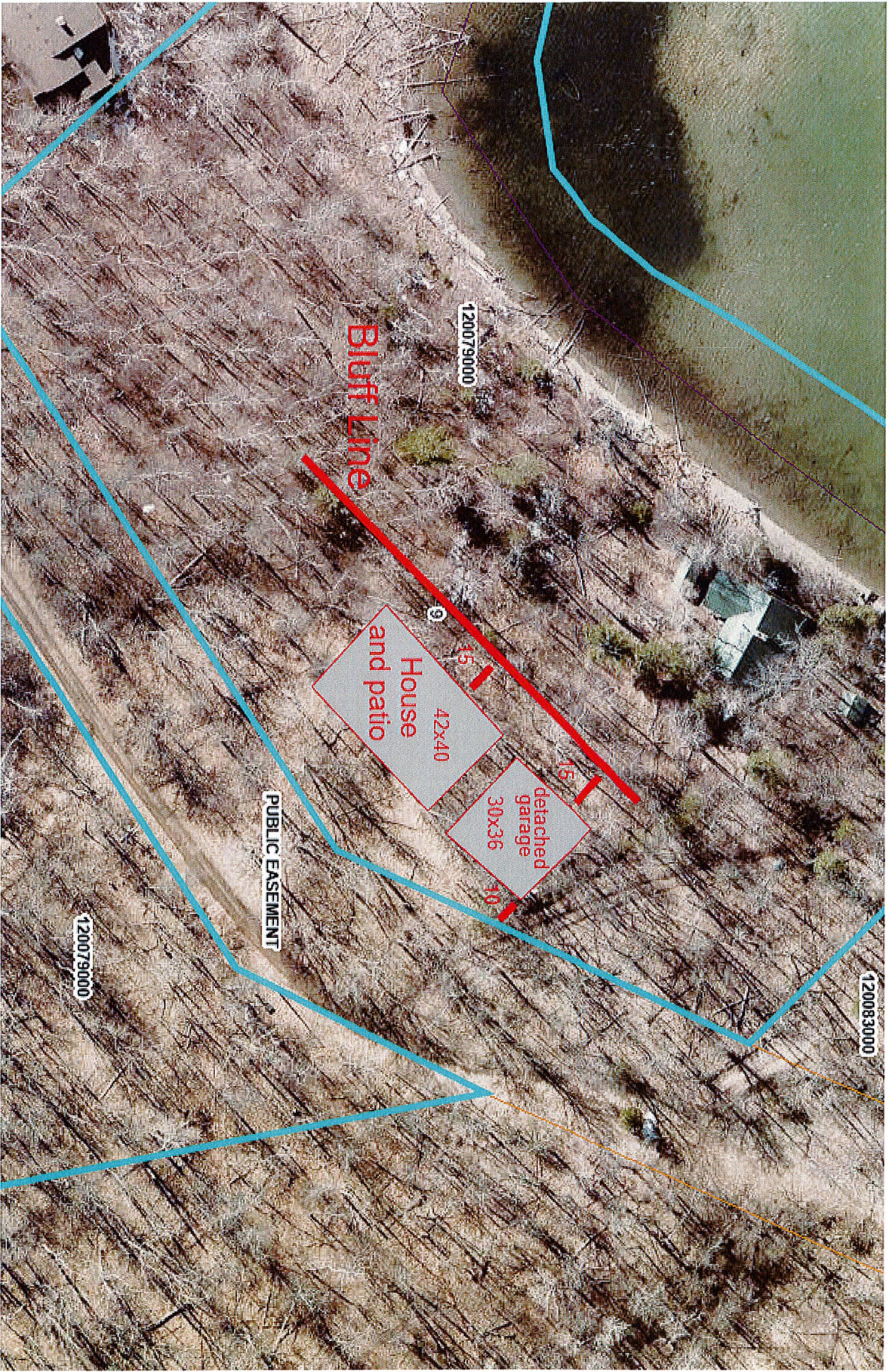
Explain: **Yes it is used currently for residential purposes and that use will continue.**

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

Explain: **Yes there is bluff that encompasses a lot of the property.**

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

Explain: **Yes, there are other homes on the lake with similar situations regarding bluff setbacks.**



Bluff Line

House and patio
42x40

detached garage
30x36

PUBLIC EASEMENT

120079000

120079000

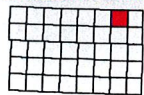
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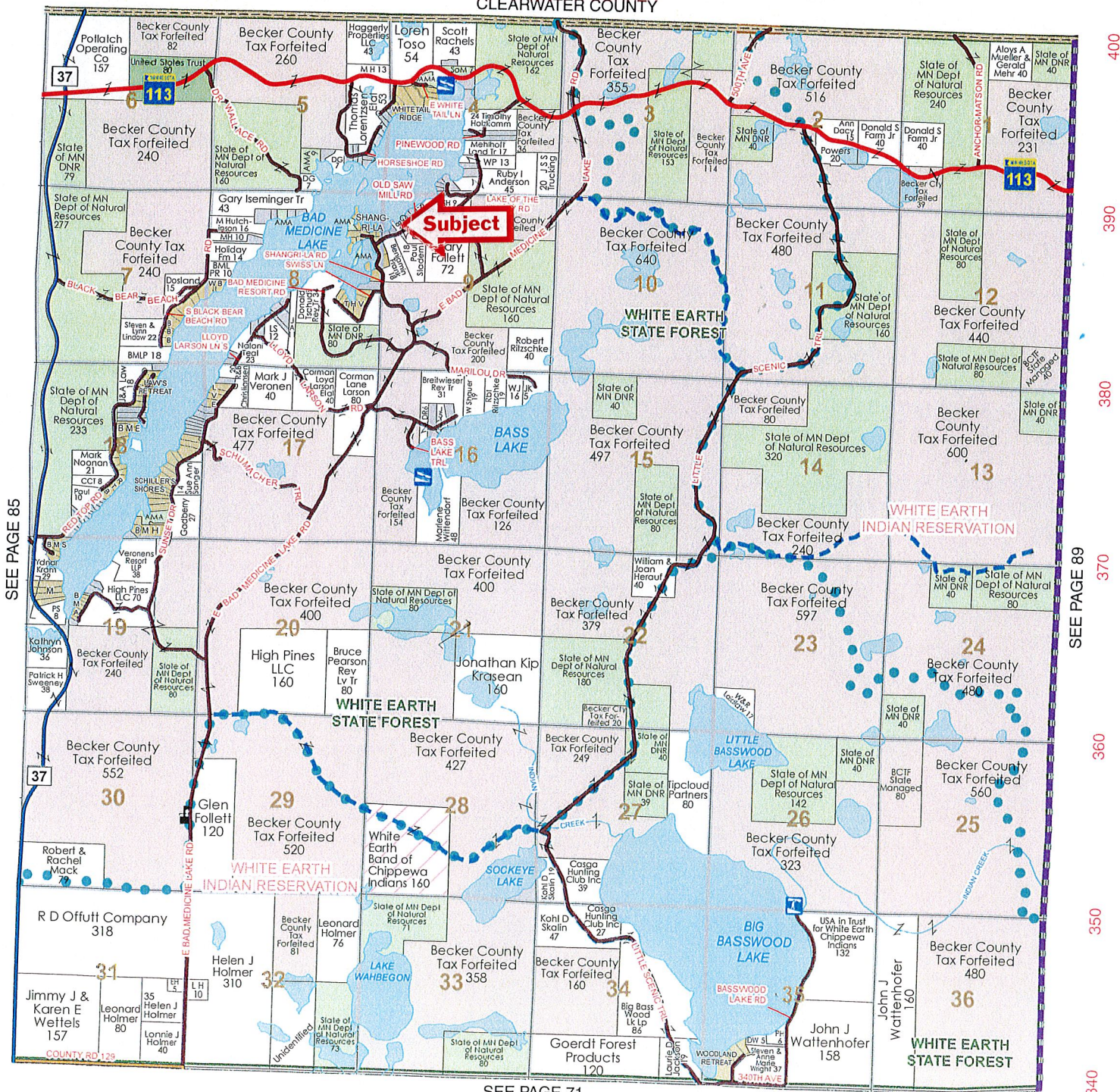


Forest

Township 142N - Range 37W

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CLEARWATER COUNTY



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460 470 480 490 500 510 520 530