



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****

June 11, 2026 @ 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: 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.

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.

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 697842
June 16, 2023 at 9:50 AM
I hereby certify that the within
instrument was recorded in this office.
Susan Syvertson, County Recorder
By _RB_ Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Christopher Nord

ORDER OF VARIANCE

REQUEST: Variance to construct a 30x40 garage 60 feet from the ordinary high-water mark.

DENIAL OF VARIANCE

The above-entitled matter came on to be heard before the Board of Adjustment on the 15th day of September 2022, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

LEGAL LAND DESCRIPTION: 19.1152.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED: Variance to construct a 30x40 garage to be located at sixty (60) feet from the ordinary high-water mark, deviating from the required setback of one-hundred (100) feet on a recreational development lake.

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

An amended variance has been approved to construct a 30x40 garage at 75 feet from the ordinary high-water mark on a recreational development lake, due to the practical difficulty of lot size.

The Variance shall become null and void on September 15th, 2024 if a site permit has not been obtained and construction began.

DATED THIS 26 DAY OF April, 2023

Roger Boatman
Roger Boatman, Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING-~~(DENYING)~~ a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 14th DAY OF June, 2023.

DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

Kyle Vareberg
Kyle Vareberg
Zoning Administrator

chg
paid
well

7/18/24

42 **Motion: Sharp** motioned to **approve** the application with the stipulation that they get an
43 engineered storm-water management plan; Based on the fact that it is in harmony with the
44 purposes and intent of the ordinance and comprehensive plan, it puts the property to reasonable
45 use, and it will not alter the character of the locality as its used for commercial purposes already.
46 **King seconded.** All in favor. **Motion carried.** Variance **approved.**

48
49 **SECOND ORDER OF BUSINESS: APPLICANT: Hans F & Gail A Tronnes** 4150 40th Ave
50 SW #312, Fargo, ND 58104 **Project Location:** 12019 Fern Beach Dr, Detroit Lakes, MN 56501
51 **Tax ID Numbers:** 19.1284.000 & 19.1285.000 **LEGAL LAND DESCRIPTION:** Section 30
52 Township 138 Range 041; FERN BEACH 2ND ADD|LOTS 4 & 5, Lake Melissa.
53 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace a deck to
54 be located fifty-three (53) feet from the Ordinary High Water (OHW) Mark deviating from the
55 required setback of seventy-five (75) feet on a General Development (GD) Lake due to setback
56 issues.

57
58 **This applicant was removed from the agenda due to not needing a variance.**

59
60
61 **THIRD ORDER OF BUSINESS: APPLICANT: Christopher Nord** 865 Lake Forest Cir,
62 Detroit Lakes, MN 56501 **Project Location:** 15216 E Munson Dr, Detroit Lakes, MN 56501
63 **Tax ID Number:** 19.1152.000 **LEGAL LAND DESCRIPTION:** Section 05 Township 138
64 Range 041; R S DUTTON'S SUB DIV LOTS 34 & 35; Munson Lake. **APPLICATION AND**
65 **DESCRIPTION OF PROJECT:** Request an extension for recorded document number 697842.

66
67
68 **Motion: Skalin** motioned to **approve** the request to extend the application for two (2) years.
69 **Knutson seconded.** All in favor. **Motion carried.** Extension **approved.**

70
71
72 **FOURTH ORDER OF BUSINESS: APPLICANT: Christopher C Mathson** 2509 Evergreen
73 Rd, Fargo, ND 58102 **Project Location:** 21001 Co Hwy 22, Detroit Lakes, MN 56501 **TAX ID**
74 **Numbers:** 17.0877.000 & 17.0878.000 **LEGAL LAND DESCRIPTION:** Section 26 & 27
75 Township 138 Range 042; LANGSETH BEACH|LOT 1& LOT 2, Lake Eunice.
76 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) replace a
77 deck to be located at twenty-three (23) feet from the Ordinary High Water (OHW) mark and 2)
78 construct a paver stone patio to be located at nine (9) feet from the OHW both deviating from the
79 required setback of seventy-five (75) feet on a General Development Lake due to setback issues.

80
81 The Applicant withdrew request number two (2).
82

Variance Application Review

Permit # VAR2022-258

Property and Owner Review

Parcel Number(s): 191152000

Owner: CHRISTOPHER NORD

Township-S/T/R: LAKE VIEW-05/138/041

Mailing Address:
CHRISTOPHER NORD
15216 E MUNSON DR
DETROIT LAKES MN 56501

Site Address: 15216 E MUNSON DR

Lot Recording Date:

Original Permit Nbr: Site

Legal Descr: R S DUTTON'S SUB DIV
LOTS 34 & 35

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 garage to be located at sixty (60) feet from the OHW deviating from the required setback of 100 feet on a recreational development lake.**

OHW Setback: 60'

Side Lot Line Setback: 10'

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 20+

Road Type: Township

Existing Imp. Surface Coverage: Less than 25%

Proposed Imp. Surface Coverage: **Between 15% and 25%. Will work with zoning office on mitigation if required.**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 960

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: **Due to topographical issues and location of the house this is the best location for the garage while maintaining a 10' side property setback.**

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

Explain: **Proposed garage would be at a similar setback to other structures in the area.**

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

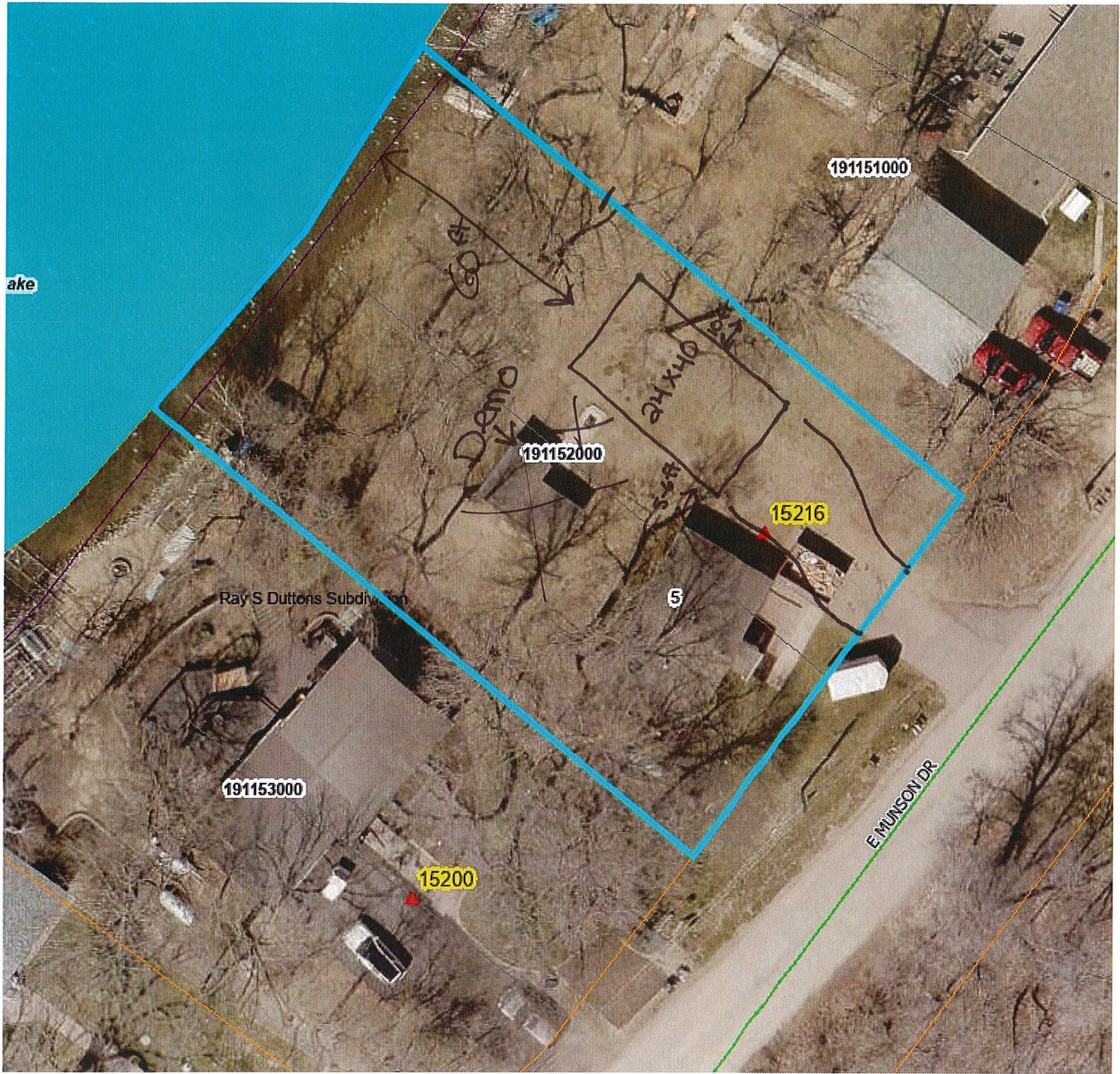
Explain: **Will be removing an existing smaller shed. This new garage would allow for a place to park and more storage space.**

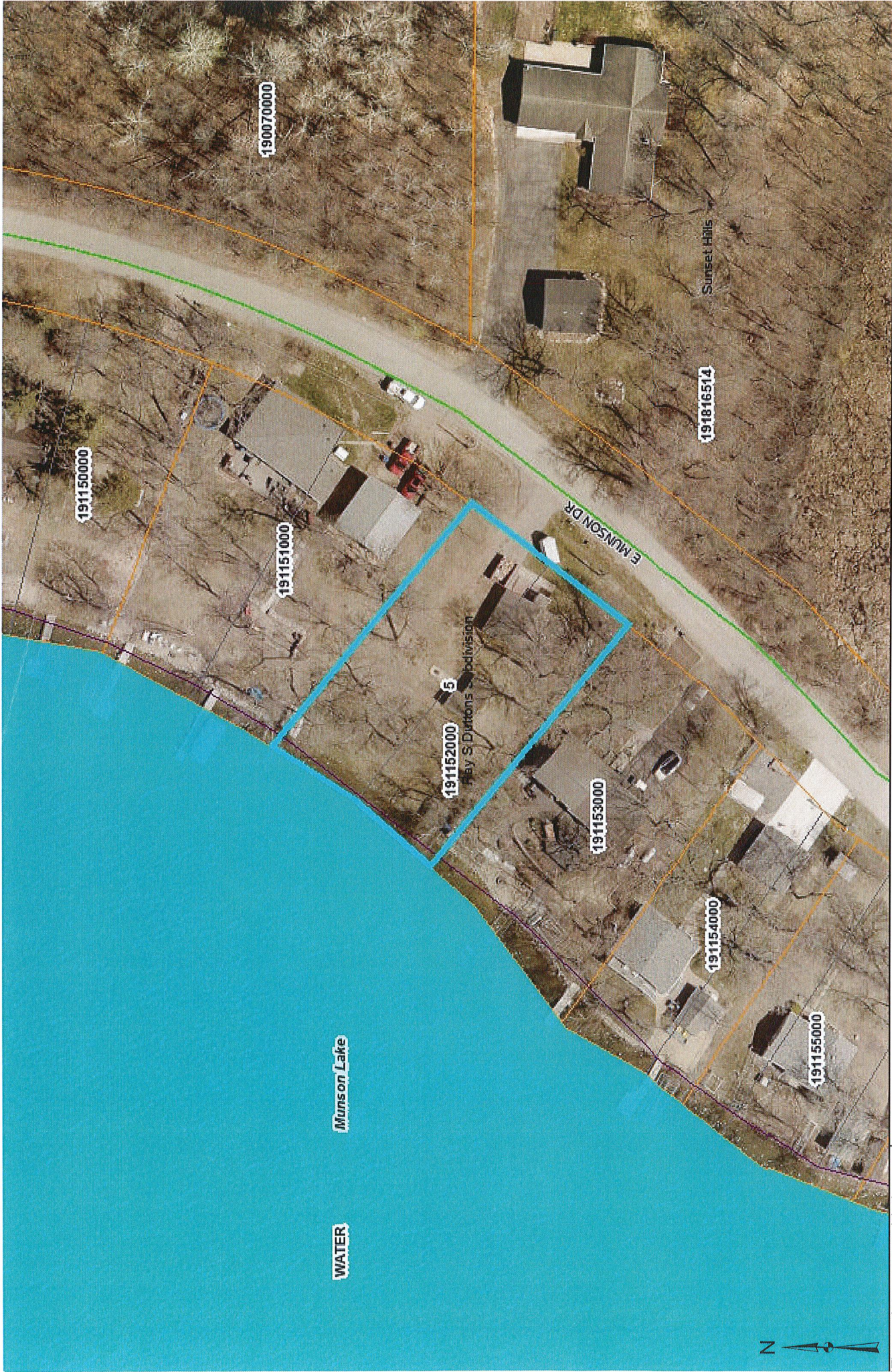
4. Are there circumstances unique to the property? **Yes**

Explain: **Non-conforming lot size and topography issues.**

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

Explain: **Other structures in the area have similar setbacks.**





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.

1:1,128

Date: 8/30/2022

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



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Anthony W & Kim M Matter
2333 Hillcrest Ln
Hawley, MN 56549

Project Location: 33648 S Cotton Lake Rd
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck to be located sixty-eight (68) 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 DESCRIPTION: Tax ID Number: 10.0595.000 **Legal Land Description:** Section 11 Township 139 Range 040, Cotton Lake Beach Lots 12 & 13, Cotton Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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.

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Variance Application Review

Permit # 494

Property and Owner Review

Parcel Number(s): **100595000**

Owner: **ANTHONY W & KIM M MATTER**

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

Mailing Address:
2333 HILLCREST LN HAWLEY MN 56549

Site Address: **33648 S COTTON LAKE RD ROCHERT MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2026-4103**

Legal Descr: **COTTON LAKE BEACH|LOTS 12 & 13**

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 deck to be located sixty-eight (68) 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: **68 feet from OHW**

Side Lot Line Setback: **10 feet**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **80 feet**

Road Type: **Township**

Existing Imp. Surface Coverage: **17%**

Proposed Imp. Surface Coverage: **17%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **420 sqft**

Existing Structure Height: **Ground Level**

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

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

Explain: **The new deck will not detract from adjacent properties**

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

Explain: **The new deck does not alter the character of the lakeshore.**

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

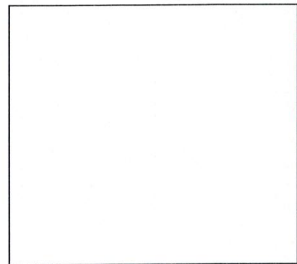
Explain: **The new deck does not negatively impact the surrounding environment.**

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

Explain: **Property is a substandard/non-conforming lot.**

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

Explain: **The new deck is architecturally consistent with adjacent properties and will not increase impervious surfaces.**



Left Side neighbor deck

88feet

Commented [TM1]:

Lake OHW

Property Line

Holding Tank

Drain Field

Cabin

Property ID 000595000
100 feet frontage
18900 sqft lot
3240 sqft impervious

Road

4'x14' Ramp

Driveway

Detached garage

14'x22' Deck

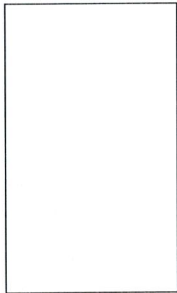
68 feet

Well

Property Line

Right side neighbor deck

80 feet





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.

Becker County

1:1,056

Date: 5/6/2026

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



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Charlie Moen & Lynn Slaathaug Moen
428 2nd St NW
Mayville, ND 58257

Project Location: 20670 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling and attached garage to be located twenty-seven (27) and twenty-nine (29) feet, respectively, from the 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 due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0751.000 **Legal Land Description:** Section 27 Township 138 Range 042, Isthmus Beach 138 42 Block 002, Lot 4, Maud Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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.

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Variance Application Review

Permit # 495

Property and Owner Review

Parcel Number(s): 170751000

Owner: CHARLIE MOEN

Township-S/T/R: LAKE EUNICE-27/138/042

Mailing Address:

428 2ND ST NW MAYVILLE ND 58257

Site Address: 20670 CO HWY 22 DETROIT LAKES MN

Lot Recording Date: Prior to 1971

Original Permit Nbr: site2026-4020

Legal Descr: Block 002 of ISTHMUS BEACH 138 42|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 construct a dwelling and attached garage to be located twenty-seven (27) and twenty-nine (29) feet, respectively, from the 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 due to lot size and setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 27'

Road Type: County

Existing Imp. Surface Coverage: 26.9%

Proposed Imp. Surface Coverage: 24.4%

Existing Structure Sq Ft: 1,362sf

Proposed Structure Sq Ft: 1,240sf house (+) 528sf attached garage

Existing Structure Height: 18'

Proposed Structure Height: 30'

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 cannot meet the setbacks from the County Highway because we have a substandard size lot.**

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

Explain: **The proposed structure is within reason of surrounding structures in the neighborhood.**

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

Explain: **The existing house is an older trailer house that has been built on to. We are wanting more living space and the existing house cannot be built on top of. So tearing the existing house down and building new with a second story would allow us to achieve more living space, plus we would also be bringing the impervious lot coverage below the required 25% which it is currently above that now.**

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

Explain: **This is a substandard size lot with not much depth to it, therefore is hard to meet all of the required**

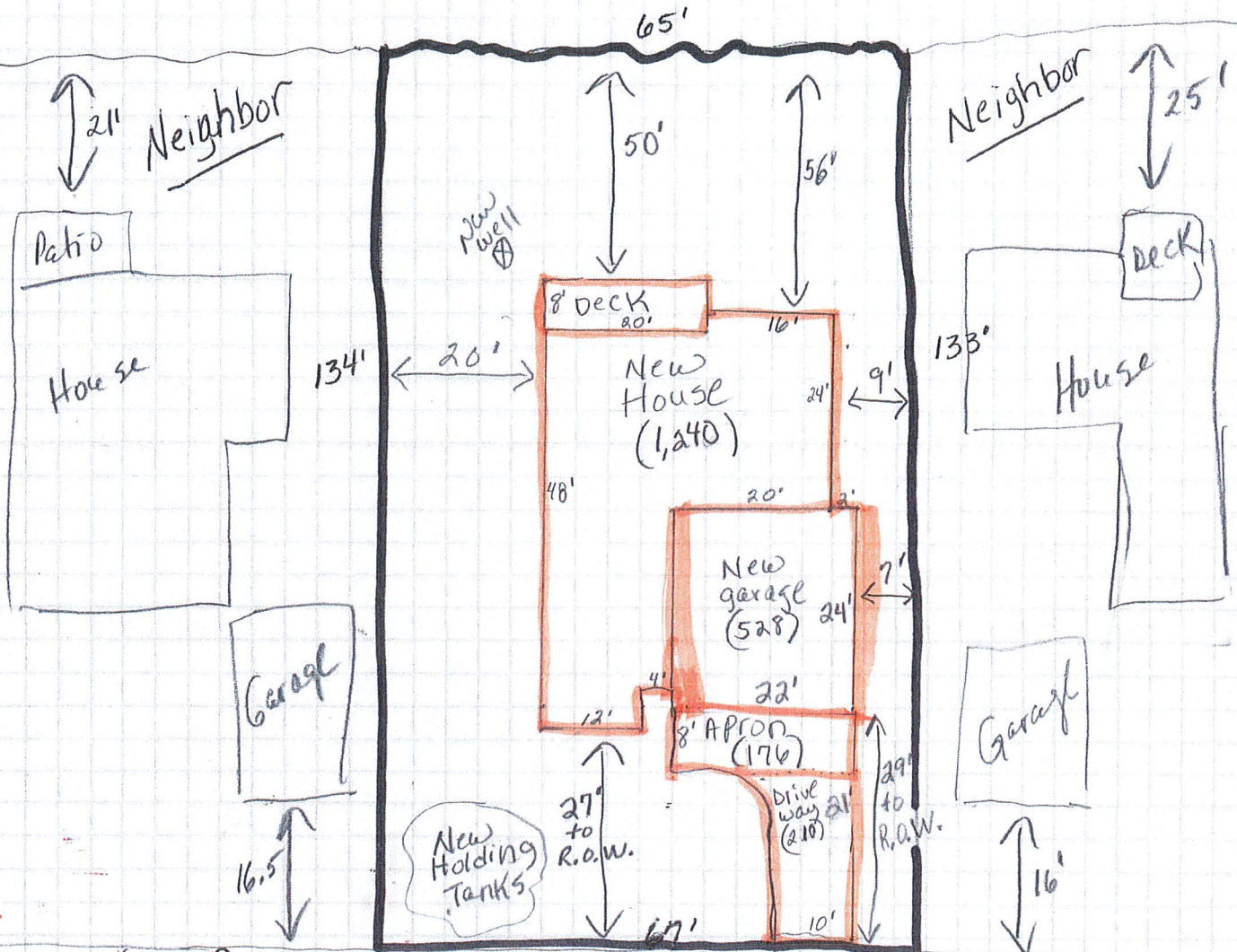
setbacks. We were able to utilize the setback averaging rule on the lakeside of the house, but unfortunately not on the roadside. Especially with it being located on a County Highway instead of a Township road.

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

Explain: This is a residential neighborhood and replacing the house and garage with a new one will not change that at all.

17.0751.000

Maud Lake.



Road Right of way | Right of way

Co. Hwy. 22

Lot size 8,811 SF

New House 1,240

New Garage 528

New Apron 176

Driveway 210

2,154 / 8,811

24.4%



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

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

Date: 5/12/2026

Becker County

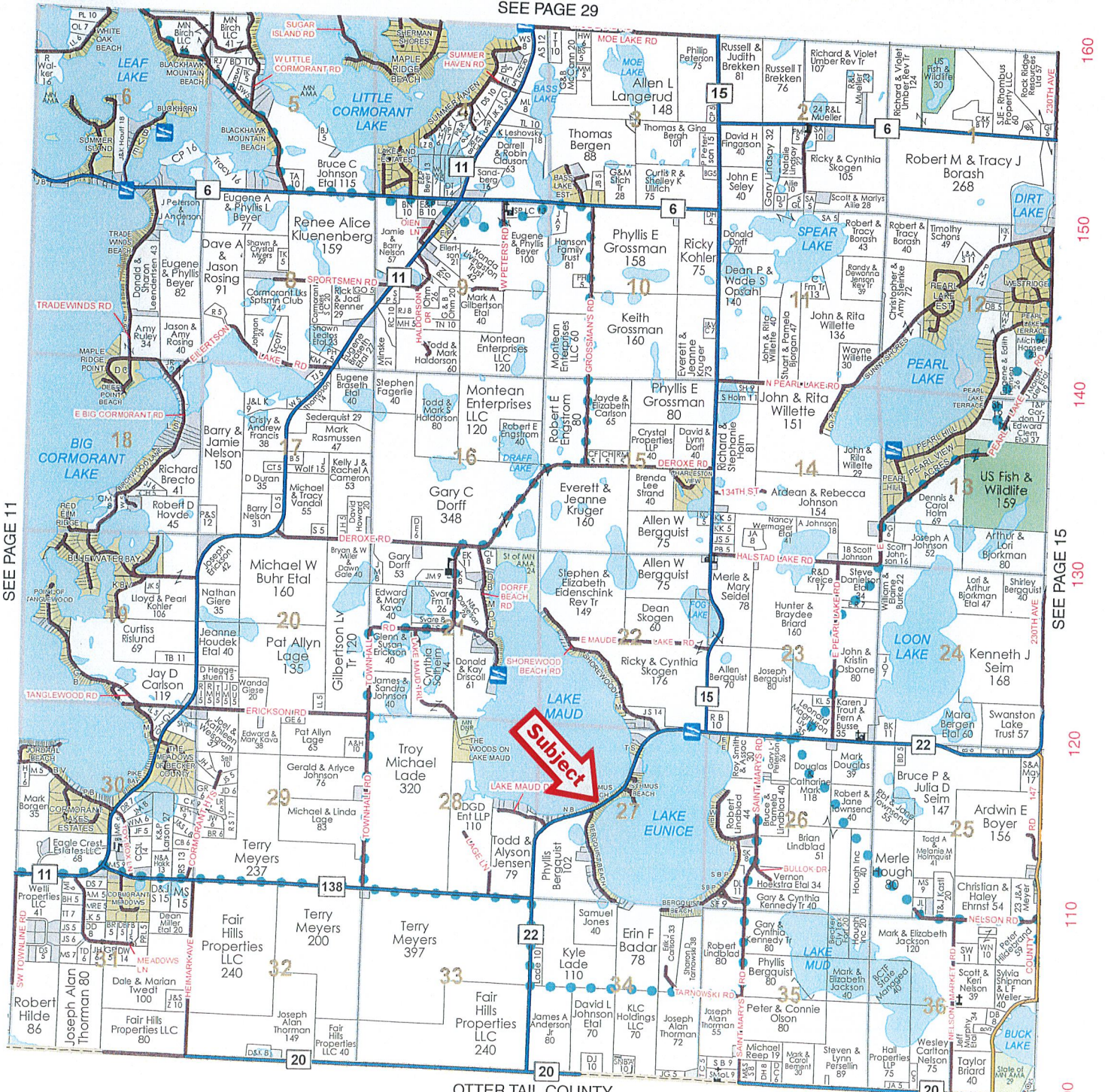
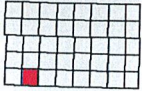


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





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****

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Thomas Mervyn Beynon
1798 Clearwater Rd
Waconia, MN 55387

Project Location: 14528 Tradewinds Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at twenty-eight point five (28.5) percent impervious coverage deviating from the allowable twenty five (25) percent within the shoreland district due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.1278.000 **Legal Land Description:** Section 07 Township 138 Range 042, Trade Winds Beach Lot 32, Big Cormorant Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: nicole.bradbury@co.becker.mn.us

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

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Variance Application Review

Permit # 498

Property and Owner Review

Parcel Number(s): 171278000

Owner: THOMAS MERVYN BEYNON

Township-S/T/R: LAKE EUNICE-07/138/042

Mailing Address:
1798 CLEARWATER RD WACONIA MN 55387

Site Address: 14528 TRADEWINDS RD

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2026-601282

Legal Descr: TRADE WINDS BEACH|LOT 32

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 be at twenty-eight point five (28.5) percent impervious coverage deviating from the allowable twenty five (25) percent within the shoreland district due to lot size.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 10.4

Proposed Imp. Surface Coverage: 28.5

Existing Structure Sq Ft: 971

Proposed Structure Sq Ft: 2640

Existing Structure Height: 22'

Proposed Structure Height: 33'5"

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? No

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: **This variance would allow the structure to be habitable year round by allowing a driveway that can be plowed in the winter. The intent of the homeowner is to occupy this property year round upon completion.**

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

Explain: **If the project is approved the septic will be upgraded to current standards, the house will be pushed back from the lake in accordance with setback averaging and the North sideyard setback will be now be met.**

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

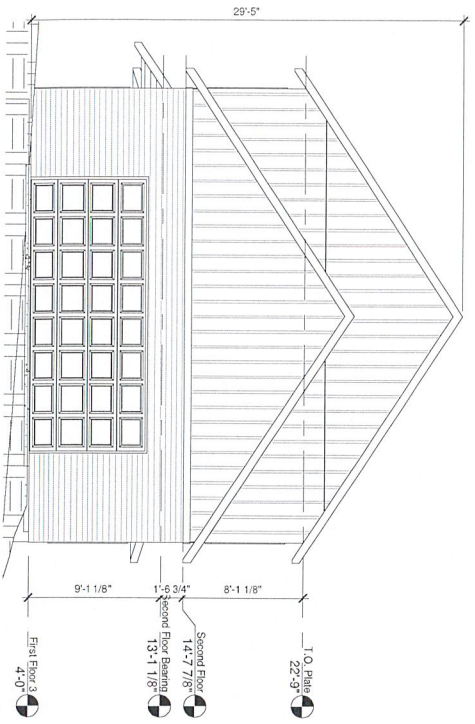
Explain: **The project aligns with other recent projects in the neighborhood and it brings the property into compliance with the core tenants of the Becker County Comprehensive plan except the overall site coverage.**

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

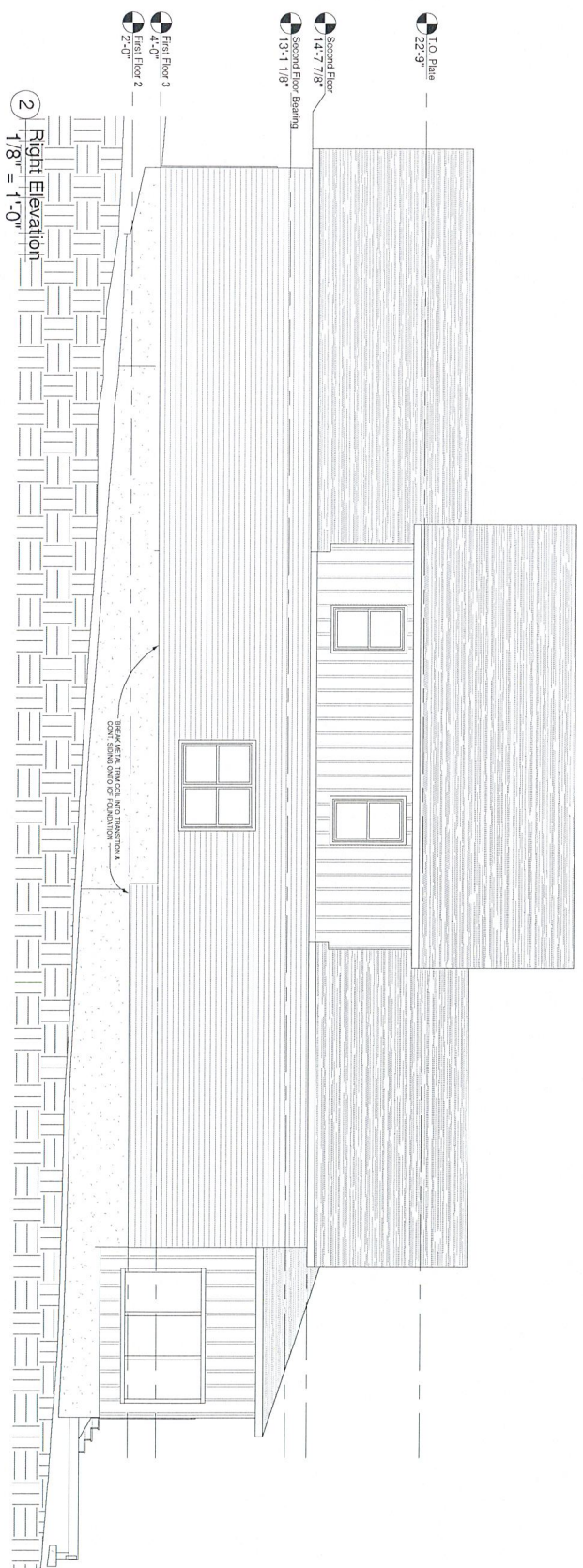
Explain: **The lot is very narrow and hilly requiring unique foundations and grading to ensure control of the rainwater during and post construction.**

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

Explain: **This project is very similar to a number of other recent projects on the road.**



1 Front Elevation (Road Side)
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"

NOTES:

REV#	DESCRIPTION	DATE

STATUS: REVIEW

Casselton Lumber

PHONE: 701-347-4471
ADDRESS: PO BOX 389, 521 LANGER AVE S
CASSELLTON, ND 58012

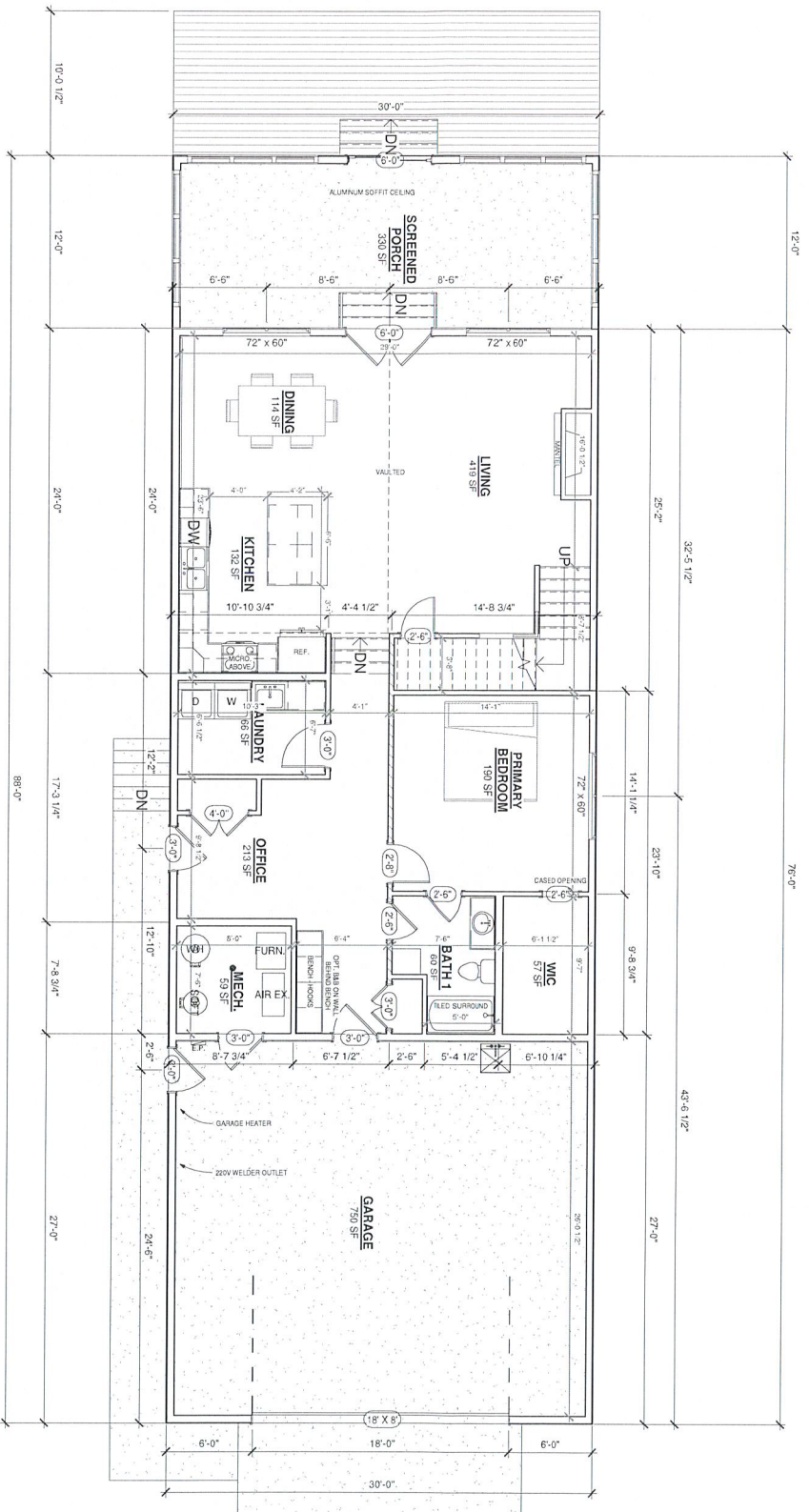
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CLIENT: AP SIGNATURE HOMES
PROJECT: BEYNON RESIDENCE
ADDRESS: 14528 TRADEWINDS ROAD
AUBURON, MN 56511

PROJECT INFO:

LINE#	DESCRIPTION	QTY	UNIT
1	FIRST FLOOR	1,408 SF	9'-1 1/8"
2	SCREENED PORCH	264 SF	5'-1 1/8"
3	SECOND FLOOR	865 SF	8'-1 1/8"
4	GARAGE	872 SF	8'-1 1/8"

SHEET: ELEVATIONS
DRAWN BY: JAWGERS ST. SHEET NUMBER: A101
DATE: JM
05/11/2026
SCALE: 1/8" = 1'-0"



1 First Floor
1/8" = 1'-0"

Type	Family	Location	Width	Height	Sill Height	Head Height	Comments
First Floor 2							
72" x 60"	Double-Hung, 2-Wide	DINING	6'-0"	5'-0"	1'-8"	6'-8"	TEMPERED
72" x 60"	Double-Hung, 2-Wide	LIVING	6'-0"	5'-0"	1'-8"	6'-8"	TEMPERED
64" x 24"	Slab-on-Grade		7'-0"	2'-0"	15'-0"	17'-0"	
First Floor 3							
72" x 60"	Double-Hung, 2-Wide	PRIMARY BEDROOM	6'-0"	5'-0"	1'-8"	6'-8"	
Second Floor							
36" x 60"	Double-Hung	BEDROOM 3	3'-0"	5'-0"	1'-8"	6'-8"	
36" x 60"	Double-Hung	DEN	3'-0"	5'-0"	1'-8"	6'-8"	
36" x 60"	Double-Hung	BEDROOM 2	3'-0"	5'-0"	1'-8"	6'-8"	
60" x 42"	Double-Hung, 2-Wide	LOFT	5'-0"	3'-5"	3'-2"	6'-6"	

DATE	BY	DESCRIPTION
05/11/2026	JM	REVISIONS FOR PERMITS

PROJECT: AP SIGNATURE HOMES
 BEYNON RESIDENCE
 14528 TRADEWINDS ROAD
 AUDUBON, MN 56511

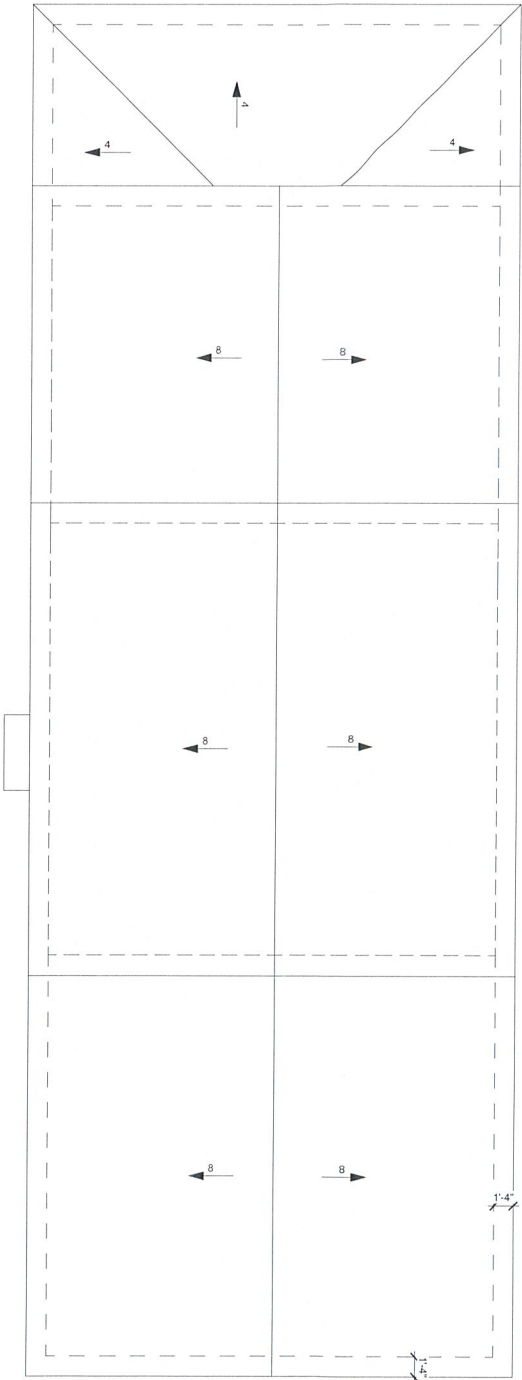
PROJECT INFO:
 SHEET: FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Cassellton Lumber
 PHONE: 701-347-4471
 ADDRESS: PO BOX 369, 52 LANGER AVE S
 CASSELLTON, ND 58072

REVISION	DATE

NOTES:

REVIEW



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

NOTES:

REV#	DESCRIPTION	DATE

STATUS: REVIEW

Casselton Lumber
 PHONE: 701-347-4471
 ADDRESS: PO BOX 369, 52 LANGER AVE S
 CANSSELTON, ND 58012

DESIGN: AP SIGNATURE HOMES
 PROJECT: BEYNON RESIDENCE
 ADDRESS: 14528 TRADEWINDS ROAD
 AUDUBON, MN 56511

PROJECT INFO:

LEVEL	GROSS SQFT.	G.L. HEIGHT
FIRST FLOOR	1,408 SF	9'-1 1/8"
SCHREINER PORCH	264 SF	9'-1 1/8"
SECOND FLOOR	855 SF	8'-1 1/8"
GARAGE	872 SF	

ROOF PLAN

DATE: 05/11/2026
 SCALE: 1/8" = 1'-0"

A106



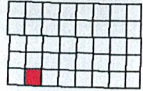
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Becker County

1:528

Date: 5/13/2026

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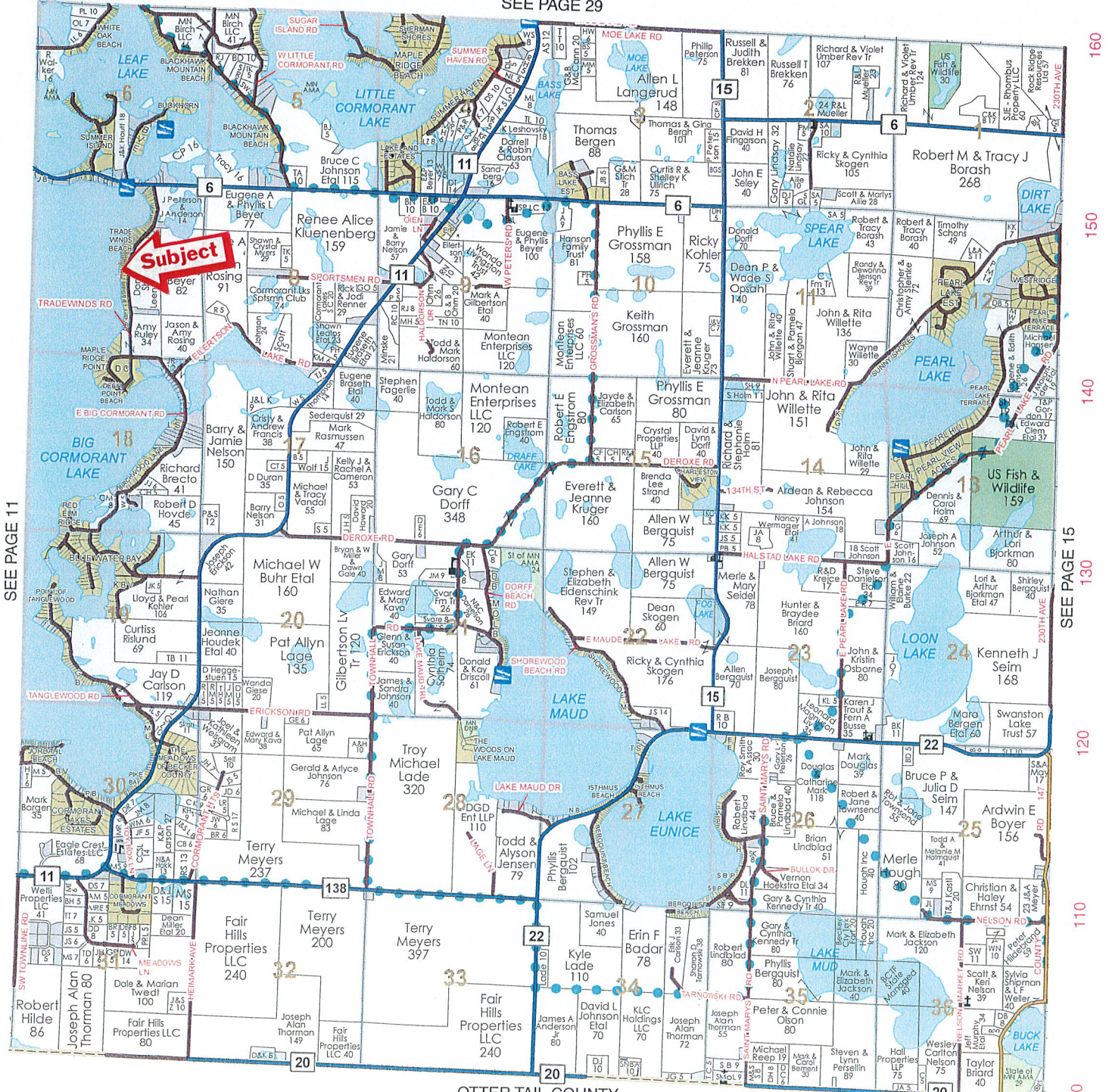


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





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****

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Scott M Anderson & Mamie E Anderson RT
561 Wall Ave
Horace, ND 58047

Project Location: 19902 Co Rd 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing detached garage with a detached garage in the same footprint with increased living space to be located one (1) foot from the side property line deviating from the required setback of five point four (5.4) feet on a lot of record and to be located twenty (20) 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 due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0949.000 **Legal Land Description:** Section 15 Township 139 Range 041, Floyd Lake Beach, Lot 50, Floyd Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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 # 496

Property and Owner Review

Parcel Number(s): **080949000**

Owner: **SCOTT M ANDERSON AND MAMIE E ANDERSON REVOCABLE TRUST**

Township-S/T/R: **DETROIT-15/139/041**

Mailing Address:
561 WALL AVE HORACE ND 58047

Site Address: **19902 CO RD 131 DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **2024-305830**

Legal Descr: **FLOYD LAKE BEACH|LOT 50**

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:

Existing garage is between the neighbors septic and the new septic installed to be in compliance and the garage is in a depression and is flooding during rain events and this spring is flooded and has mold in the garage now. We want to tear down the existing structure and replace it on the same foot print on an elevated position and build up a second story for storage.

Description of Variance Request: **Request a variance to replace an existing detached garage with a detached garage in the same footprint with increased living space to be located one (1) foot from the side property line deviating from the required setback of five point four (5.4) feet on a lot of record and to be located twenty (20) 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 due to lot size and setback issues.**

OHW Setback:

Side Lot Line Setback: **1**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20**

Road Type: **County**

Existing Imp. Surface Coverage: **24.9**

Proposed Imp. Surface Coverage: **24.9**

Existing Structure Sq Ft: **336**

Proposed Structure Sq Ft: **336**

Existing Structure Height: **11 ft**

Proposed Structure Height: **21**

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: **The neighbors up and down the road have similar detached garages with a second story.**

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

Explain: **It is in harmony with all the neighbors plus the current state it is in due to the updated septic to be in compliance does not allow this current garage to function and now has mold in it because it floods.**

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

Explain: **We are not going any larger than the original footprint just building up.**

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

Explain: **Because of the new septic system this current garage is flooding.**

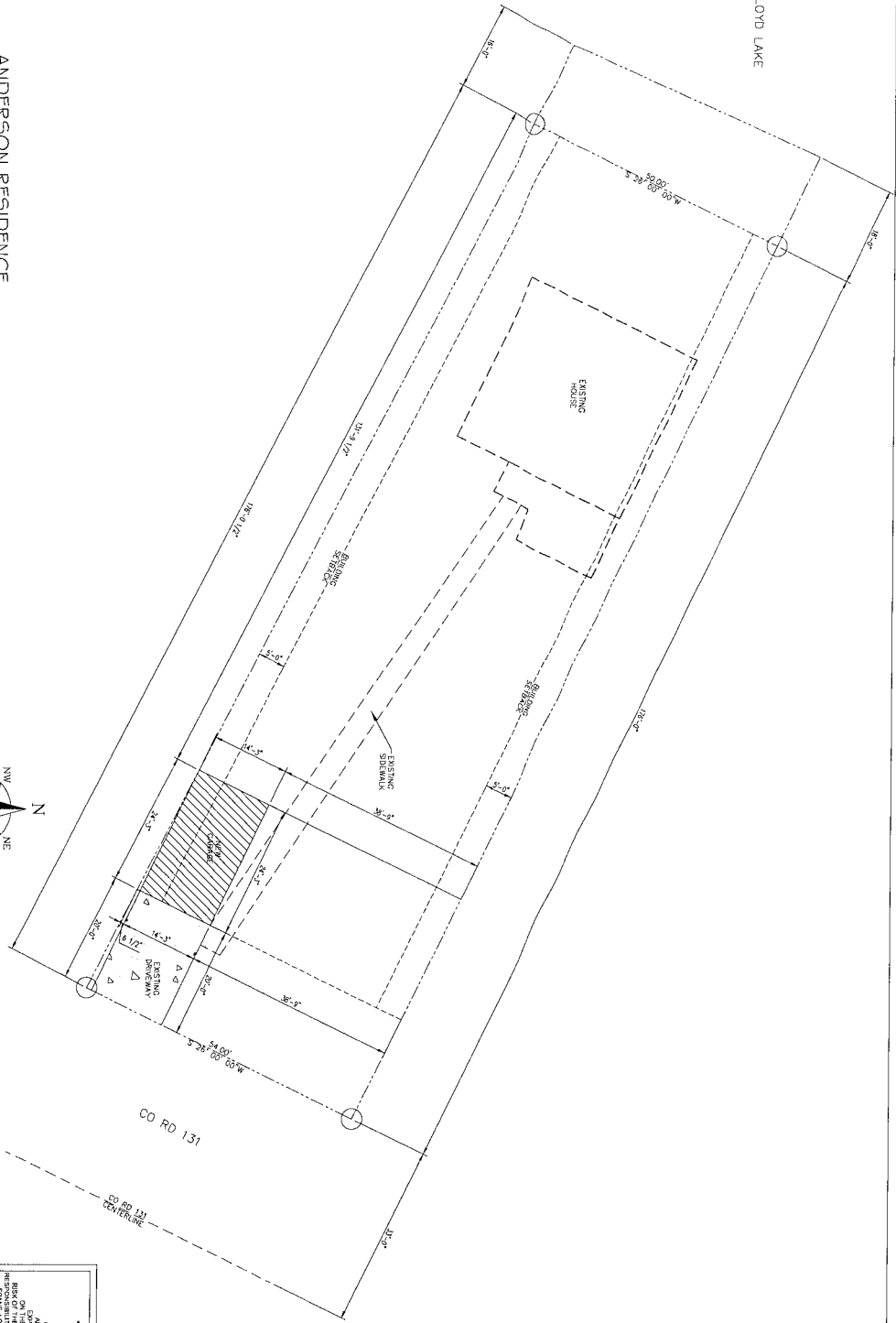
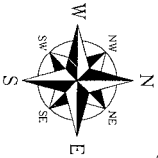
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **It is in harmony with all the neighbors plus the current state it is in due to the updated septic to be in compliance does not allow this current garage to function and now has mold in it because it floods.**

ANDERSON RESIDENCE
 19902 CO RD 131
 CITY OF DETROIT LAKES, MN 56501
 LOT #50
 FLOYD LAKE BEACH

SITE PLAN LAYOUT

SCALE: 1"=10'-0"



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

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 SHEET DESCRIPTION
 SITE PLAN
 HOUSE TYPE OF DESCRIPTION
 14 X 24 GARAGE

C-1

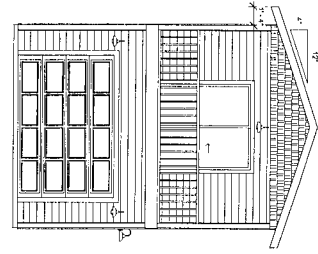
ANDERSON RESIDENCE
 19902 CO RD 131
 CITY OF DETROIT LAKES, MN 56501
 LOT #50
 FLOYD LAKE BEACH

DRAWN BY: JOSH S.
 CHECKED BY: _____
 DATE: MAY 7, 2026
 REVISION #1: _____
 REVISION #2: _____
 REVISION #3: _____
 REVISION #4: _____
 REVISION #5: _____
 REVISION #6: _____

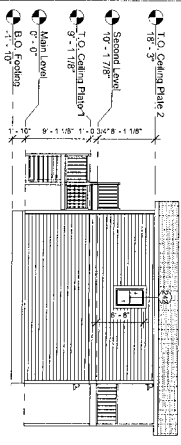
EYE FOR DESIGN, LLC
 30860 CARE FREE LANE
 FRAZEE, MN 56544
 Phone: 701 - 388 - 9225
 eyefordesignmn@gmail.com

EYE
 FOR DESIGN, LLC

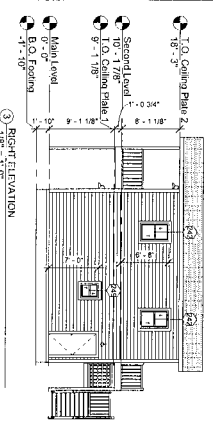
NOTE:
 1. ALL ROOF PROFILES ON MAIN ROOF ARE EXCEPT WITH 8"
 12" PITCH ROOF AS SHOWN IN ELEVATIONS.
 2. VERIFY ALL GARAGE FLOOR FINISHES WITH CONTRACTOR



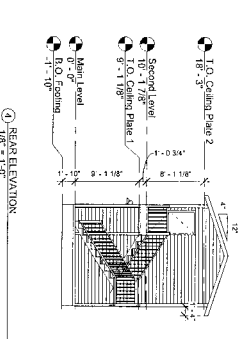
1 FRONT ELEVATION
 1/8" = 1'-0"



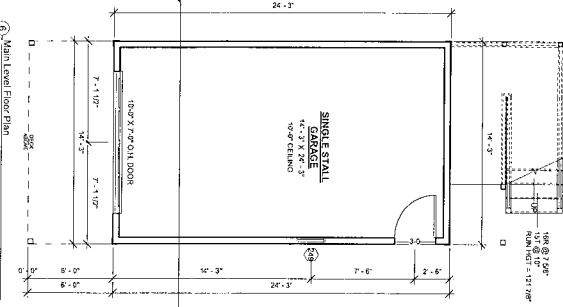
2 LEFT ELEVATION
 1/8" = 1'-0"



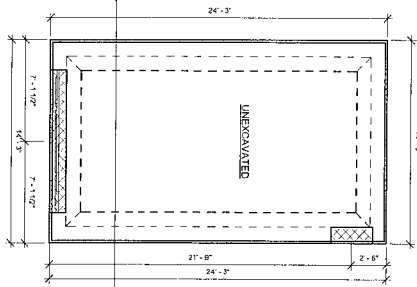
3 RIGHT ELEVATION
 1/8" = 1'-0"



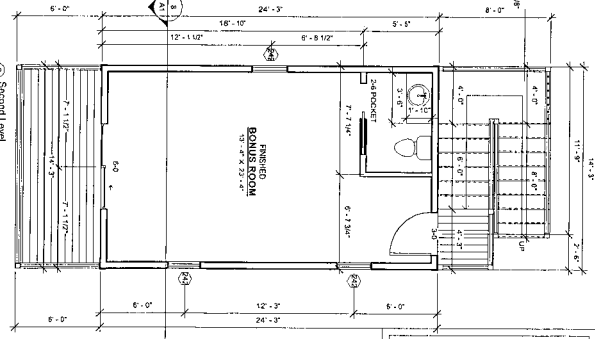
4 REAR ELEVATION
 1/8" = 1'-0"



5 Main Level Floor Plan
 1/4" = 1'-0"



6 Foundation Plan
 1/4" = 1'-0"



7 Second Level
 1/4" = 1'-0"

WINDOW SCHEDULE - OWNER					
Window #	Type	Size	Width	Height	Head Sill Height #
212	Single Hung	30" x 48"	2'-6"	4'-0"	2'-5"
213	Single Hung	30" x 48"	2'-6"	4'-0"	2'-5"
214	Single Hung	24" x 36"	2'-0"	2'-6"	1'-5"
215	Single Hung	24" x 36"	2'-0"	2'-6"	1'-5"
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299	Single Hung	24" x 36"	2'-0"	2'-6"	1'-5"
300	Single Hung	24" x 36"	2'-0"	2'-6"	1'-5"

SQUARE FOOTAGE	
FINISH	AREA
GARAGE SQ. FT.	345 SF
BONUS ROOM SQ. FT.	345 SF
TOTAL	691 SF

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SHEET DESCRIPTION
 EXTERIOR ELEVATION
 HOUSE TYPE OF DESCRIPTION
 14 X 24 GARAGE

FINAL DRAWINGS FOR CONSTRUCTION APPROVAL:
 DATE _____
 CONTRACTOR _____

FOR DESIGN, LLC
EYE

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

DRAWN BY: JOSH S.
 CHECKED BY: APRIL 29, 2025
 REVISION #1: MAY 4, 2026
 REVISION #2:
 REVISION #3:
 REVISION #4:
 REVISION #5:
 REVISION #6:

ANDERSON RESIDENCE
 19902 CO. RD. 131
 CITY OF DETROIT LAKES, MN 56501
 LOT #50
 FLOYD LAKE BEACH

A1



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1:1,056

Date: 5/11/2026

Becker County

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Surveying the Lakes Area Since 1946

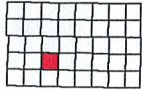
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 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
 frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

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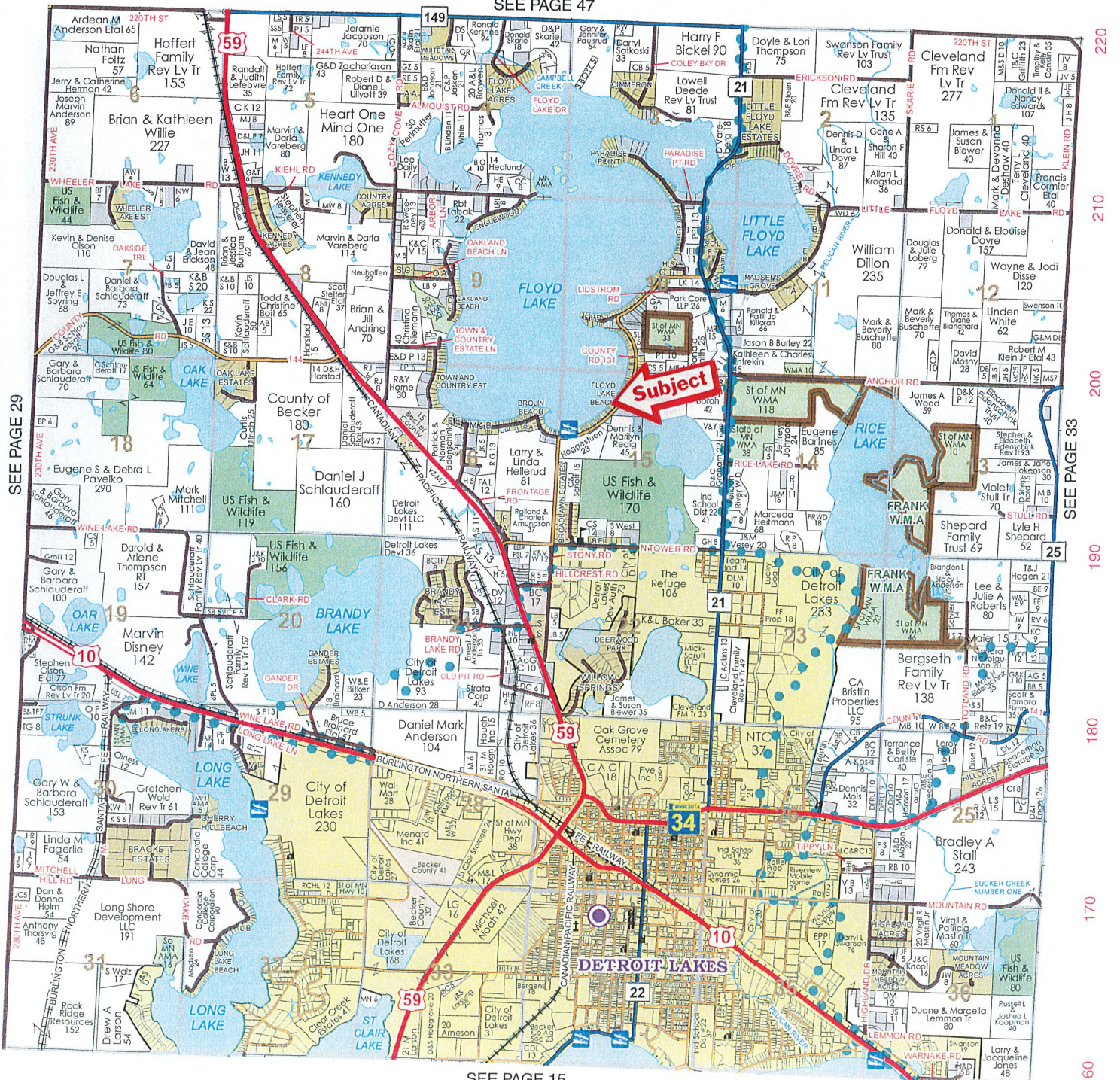


Detroit

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****

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Leo Keane & Gail Leonard
514 Pine Place
Whitefish, MT 59937

Project Location: 33774 S Cotton Lake Rd
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a storage shed on an existing foundation to be located three (3) feet from the side property line deviating from the required setback of ten (10) feet due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0608.000 **Legal Land Description:** Section 11 Township 139 Range 040, 1st Add Cotton Lk Bch lots 29 & 30, Cotton Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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 # 475

Property and Owner Review

Parcel Number(s): 100608000

Owner: LEO KEANE & GAIL LEONARD

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

Mailing Address:
514 PINE PLACE WHITEFISH MT 59937

Site Address: 33774 S COTTON LAKE RD ROCHERT
MN 56578

Lot Recording Date: Prior to 1971

Original Permit Nbr: 133353-357479

Legal Descr: 1ST AD COTTON LK BCH|LOTS 29 & 30

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 storage shed on an existing foundation to be located three (3) feet from the side property line deviating from the required setback of ten (10) feet due to setback issues.**

I propose to build a storage shed on an existing foundation (about 12' x 13') of a former shed that we removed prior to building the cabin on this property. The existing foundation varies in distance to the property line from about three feet (3'-0") to about eight feet (8'-0"). The new shed on this foundation will cantilever about four feet (4'-0") beyond the existing foundation in order to build this storage shed to 12' x 17' in order to store a canoe, a Kubota RTV and various lawn, garden and tree maintenance equipment.

OHW Setback:

Side Lot Line Setback: **Storage shed within three feet of side lot line**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **156sf of old foundation only, no structure**

Proposed Structure Sq Ft: **204sf**

Existing Structure Height:

Proposed Structure Height: **6'-8" in rear (facing the property line and 9'-0" in front (facing the yard)**

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: **Because there was an existing structure that encroached on the side yard setback the ordinance does allow for a new structure to be built upon the existing foundation. However, since we propose to extend our new structure by up to four feet regulations may require a variance from the side yard setback. However**

in place of adding to the existing foundation (concrete blocks on gravel footing) we will cantilever the floor frame about four feet (4') beyond the existing foundation adding supporting beams to both the floor frame and the roof frame to structurally support the cantilever.

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

Explain: I am not sure the comprehensive plan takes this situation into account other than from the standpoint of our immediate neighbors to the west of the property line. The property line is also indicated by an existing fence (decadent) and which is due for replacement--scheduled for the same time as the new built storage shed. An application permit for the fence replacement (In the exact same location) will follow and the new fence will be built by myself with no impact on the neighboring property.

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

Explain: Because our property is a highpoint with slopes toward the road and our driveway/parking area, the new storage shed will facilitate keeping maintenance equipment at a convenient location without needing to clamor up the hill with lawnmower, hoses, rakes, chainsaw and our off-road Kubota.

4. Are there circumstances unique to the property? Yes

Explain: The hillside and distance to our grade level garage makes storage and access on the hill much more convenient.

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

Explain: The new storage shed will be built to a similar esthetic as our cabin and be virtually unnoticeable from any point nearby.

SURVEY

ADDITION
OTA

Lakeshore as per
field location on
March 7, 2003

Origin

COTTON LAKE

134.58'
(Plat = 134.6')

(Plat = 320')
S 74°31'53" W 319.96'
76.99'
(Plat = 77')

76.99'
(Plat = 77')

N 85°03'19" E 150.53'

NOTES

- REBUILD EXISTING FENCE, 6' HG.
- 17' PROPOSED CHED, 4' CANTILEVER & 1' CANTILEVER

COTTON LAKE BEACH

27,000± Sq. Ft.

- 28
- 17' PROPOSED
- 12' EXISTING SHEP
- FOUNDATION WALL

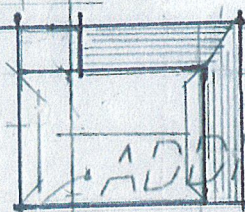
Westerly line
of Lot 29

29 PROPOSED
4' CANTILEVER
Shed

EXIST. SEPTIC

EXIST. SEPTIC
1.96' (0.07' south
of line)

(Plat = 75')
74.86'



EXISTING
HOUSE &
DECK

(Plat = 75')
74.86'

Southwesterly corner
of Lot 29

N 86°36'02" E 1122.89'
(Plat = 1125')



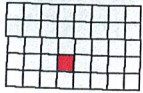
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Becker County

1:1,056

Date: 5/19/2026

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

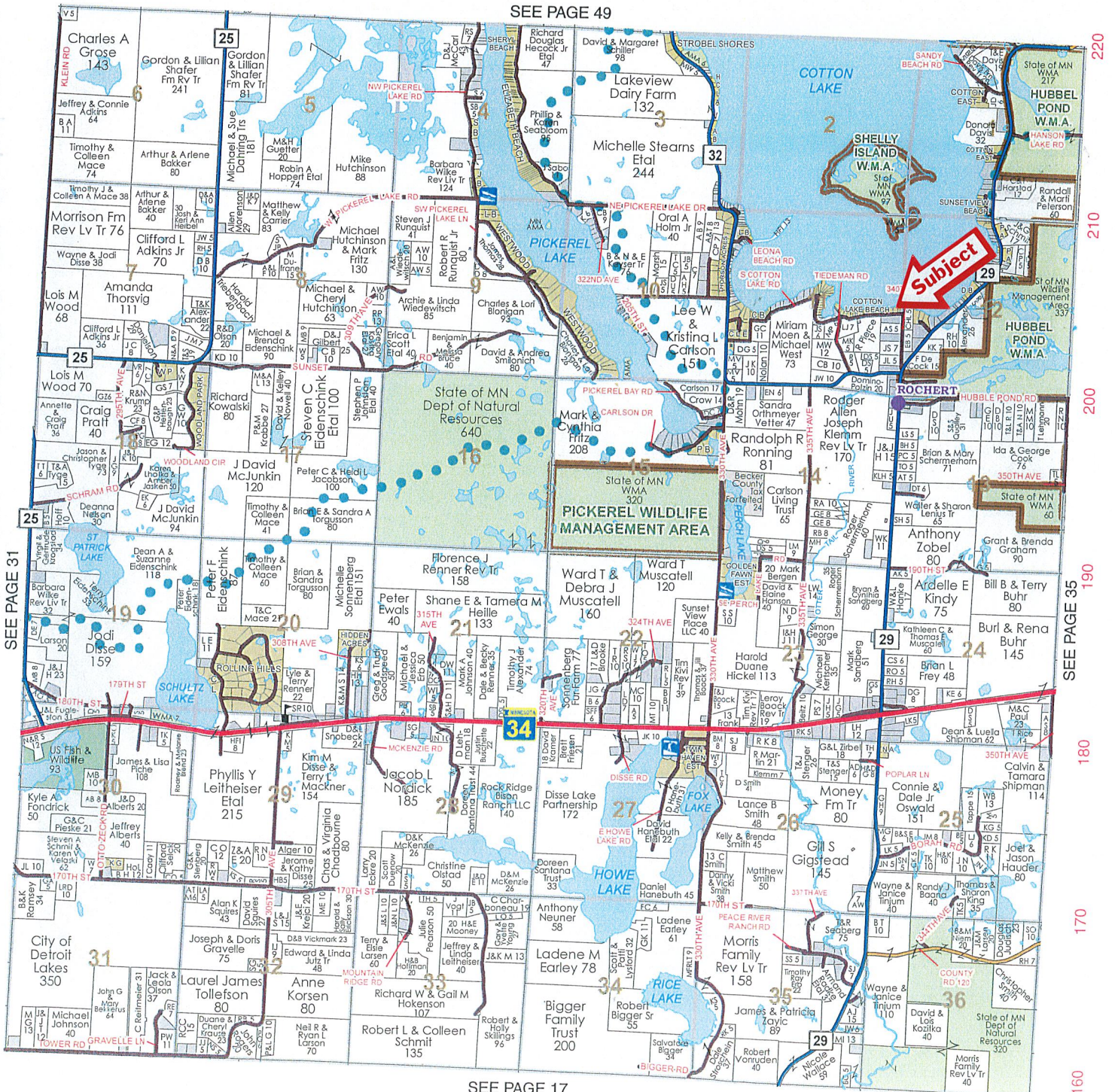


Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Sarah R Bachmann
13298 Co Rd 115
Frazee, MN 56544

Project Location: 13298 Co Rd 115
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a three point five (3.5) foot deep by twelve (12) feet high by sixteen (16) feet wide stone property sign on agriculturally zoned property, deviating from the allowable thirty-five (35) sq feet on commercially zoned property or thirty-two (32) square feet on agriculturally or residentially zoned property with an approved Conditional Use Permit.

LEGAL LAND DESCRIPTION: Tax ID Number: 29.0072.000 **Legal Land Description:** Section 14 Township 138 Range 039, E1/2 OF SE1/4, NW1/4 OF SE1/4 AND SE1/4 OF NE1/4, Silverleaf Township.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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 # 500

Property and Owner Review

Parcel Number(s): 290072000

Owner: SARAH BACHMANN

Township-S/T/R: SILVER LEAF-14/138/039

Mailing Address:

13298 CO RD 115 FRAZEE MN 56544

Site Address: 13298 CO RD 115 FRAZEE MN 56544

Lot Recording Date:

Original Permit Nbr: SITE-4155

Legal Descr: E1/2 OF SE1/4,NW1/4 OF SE1/4 AND SE1/4 OF NE1/4

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:

I want to place a stone sign with the name of the property. The zoning ordinance only allows for a 35 sq ft sign on commercially zoned property; 32 sq feet with a CUP. This will be 12x16.

Description of Variance Request: Request a variance to construct a three point five (3.5) foot deep by twelve (12) feet high by sixteen (16) feet wide stone property sign on agriculturally zoned property, deviating from the allowable thirty-five (35) sq feet on commercially zoned property or thirty-two (32) square feet on agriculturally or residentially zoned property with an approved Conditional Use Permit.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 192 sq ft face of sign; (56sq feet impervious coverage)

Existing Structure Height:

Proposed Structure Height: 12'

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 sign meets all required setbacks. Essentially it is just another structure on the property, but the sign ordinance prohibits what we are requesting.

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

Explain: This is a reasonable request. We would be allowed to have large structures at the proposed setback, but since this is technically a sign, the rules of the ordinance do not allow for it.

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

Explain: This sign states the name of the property. It helps others know where to find us and it will be aesthetically pleasing.

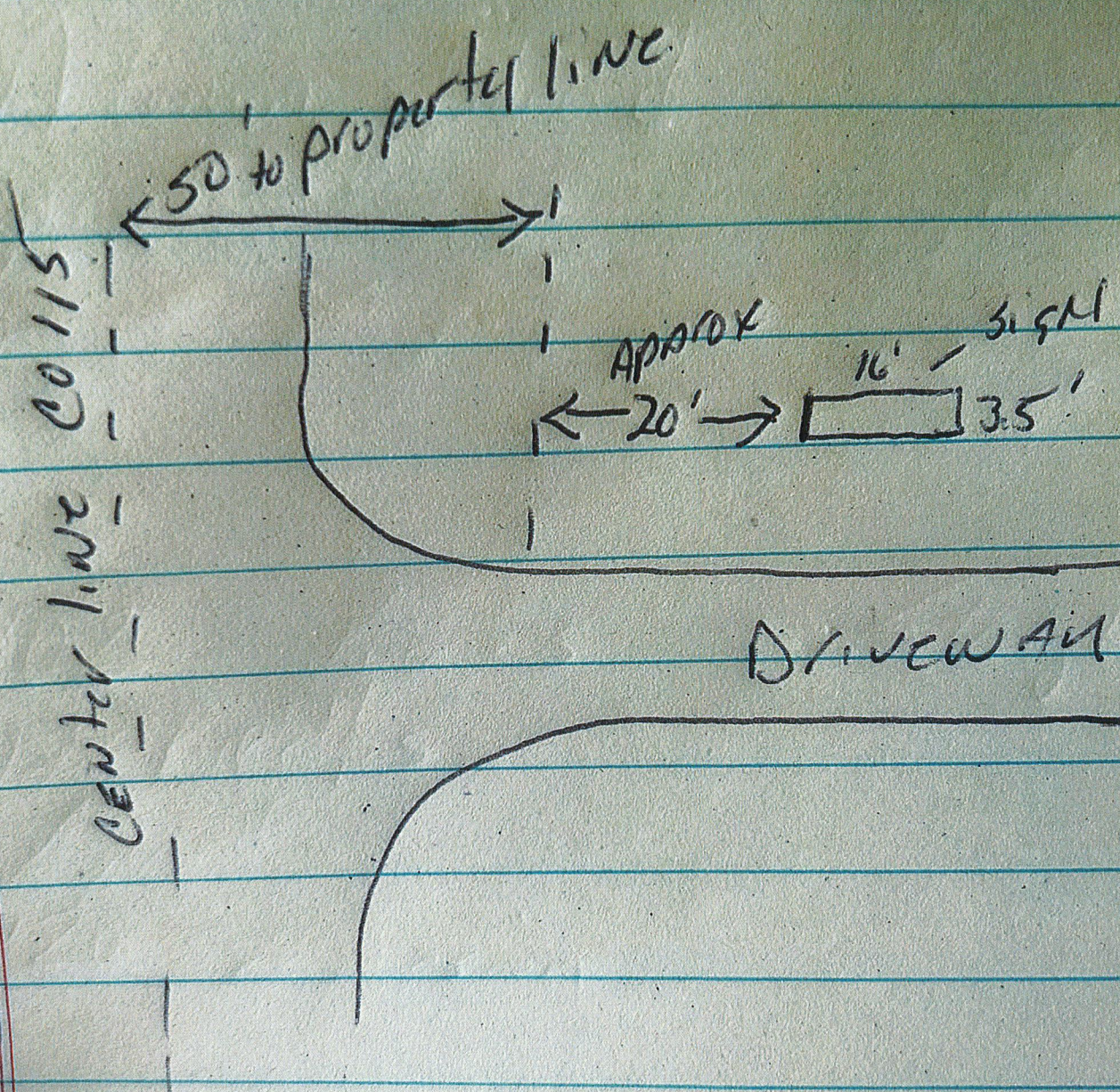
4. Are there circumstances unique to the property? Yes

Explain: The property is zoned agricultural. The ordinance currently does not allow for a sign and a sign of

this size on the property.

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

Explain: **This sign just states our property name in a decorative fashion. It does not alter the character of the locality in any way.**



PER-GEAR

1 wets w/ty
1 COFF. SARA
1 term
legge stove
SARA Iron spot V.P.

38-4072, Res. site work
32479 Sunnybrook Dr
Vegas MN 56587

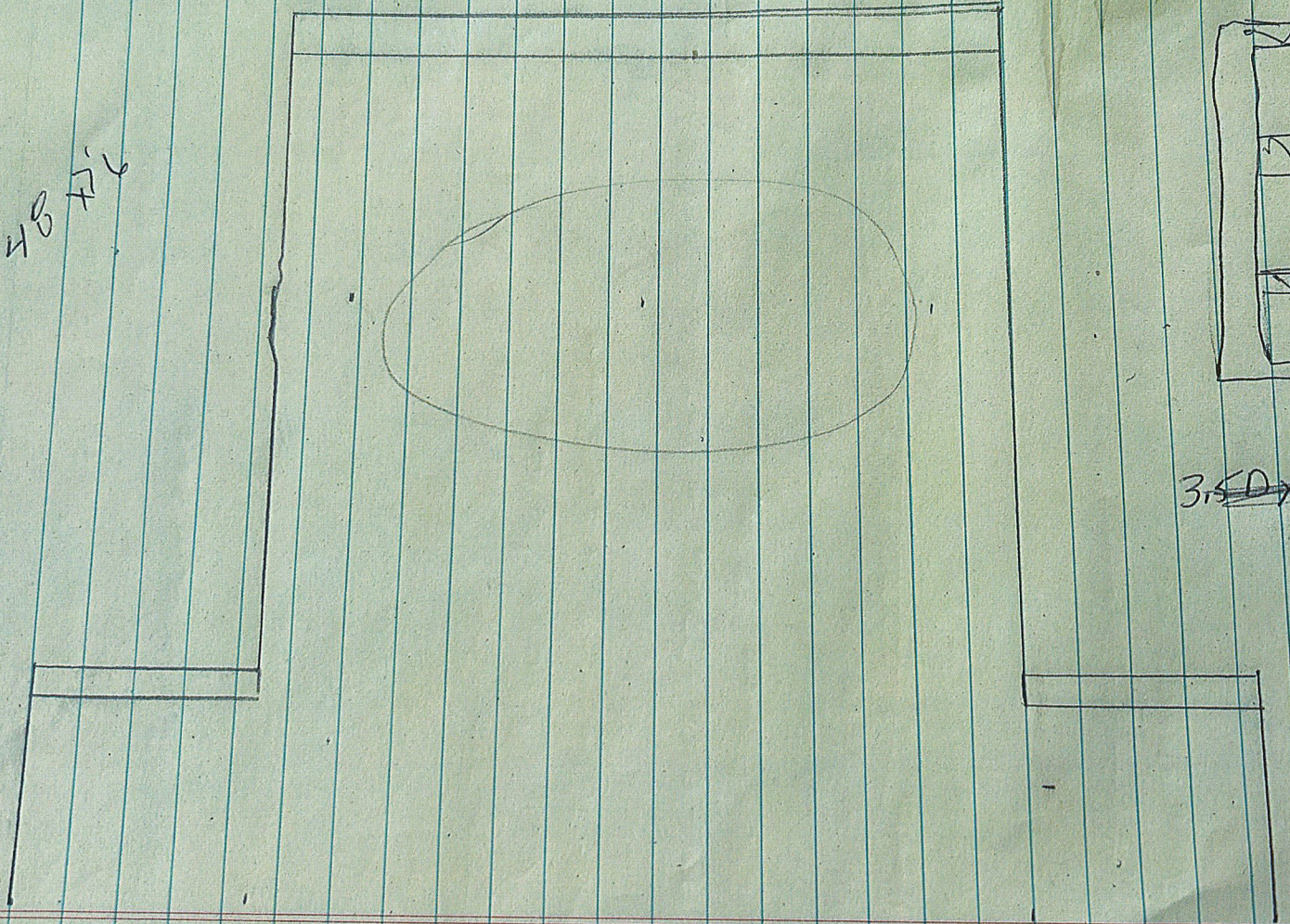
Check stove + Vena my
North of Federal Camp

Big Me

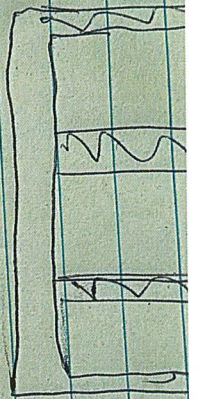
SARA Backmarks

3.5' D X 12 H X 16 W

48
45
6



Footing



3.5 D X 16 W



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1:16,901

Date: 5/19/2026

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****

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Kevin H Kylo & Kimberly H Kylo
15287 7th St SE
Blanchard, ND 58009

Project Location: 22019 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at thirty-two (32) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. Also requesting a water-oriented patio in the outer one third (1/3) of the lot deviating from the required center one-third (1/3) or best placement. Both requests are due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Number: 16.0248.000 **Legal Land Description:** Section 34 Township 140 Range 040, BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8, Cotton Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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 # 499

Property and Owner Review

Parcel Number(s): **160248000**

Owner: **KEVIN KYLLO**

Township-S/T/R: **HOLMESVILLE-34/140/040**

Mailing Address:
15287 7TH ST SE BLANCHARD ND 58009

Site Address: **22019 CO HWY 32 ROCHERT MN 56578**

Lot Recording Date:

Original Permit Nbr: **N/A**

Legal Descr: **BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8**

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:

Yes, impervious surface

Description of Variance Request: **Request a variance to be at thirty-two (32) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district. Also requesting to place a water-oriented patio in the the outer one third (1/3) of the lot deviating from the required center one-third (1/3) or best placement. Both requests due to lot size.**

OHW Setback:

Side Lot Line Setback: **N/A**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **County**

Existing Imp. Surface Coverage: **27.5%**

Proposed Imp. Surface Coverage: **32%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **Total of proposed patios and walkway 1176**

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: **Because it allows reasonable use of the property while in harmony with the purposes and intent of the zoning ordinance**

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

Explain: **The proposed paver patio is consistent with the Becker County Comprehensive Plan because it is a customary residential improvement that enhances the usability and appearance of the property.**

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

Explain: **Yes, the proposed paver patio puts the property to use in a reasonable manner by creating functional outdoor living space.**

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

Explain: **Yes, the lot configuration size and setback limitations.**

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

Explain: **Yes, the proposed paver patio is consistent with the appearance and use of surrounding properties.**



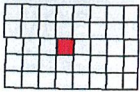
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Becker County

1:528

Date: 5/20/2026

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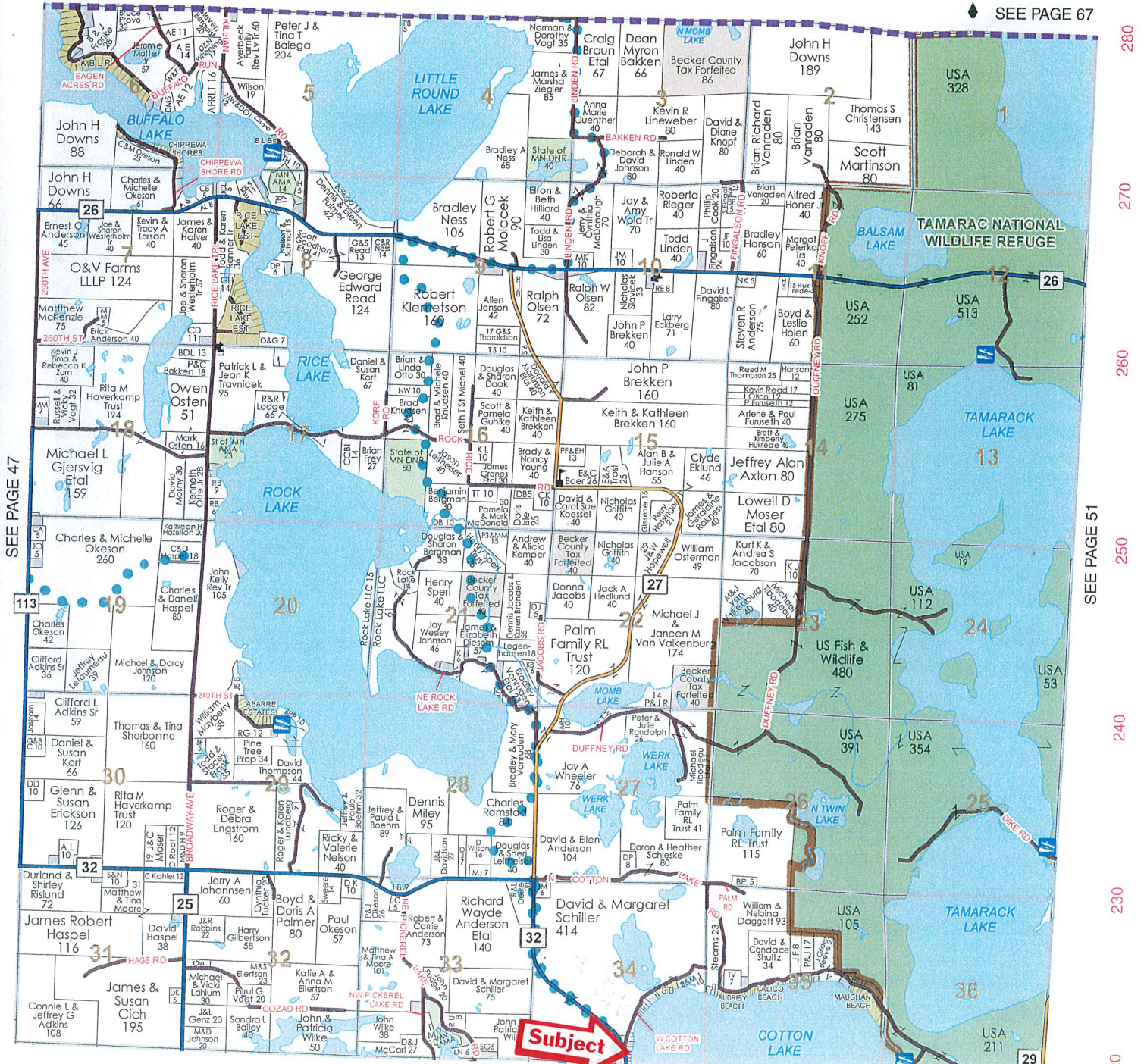
Holmesville

Township 140N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

June 11, 2026 @ 6:00 P.M.

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

APPLICANT: Jeffrey and Michelle Wosika RFT
15967 Maple Ridge Rd
Audubon, MN 56511

Project Location: 15967 Maple Ridge Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing deck currently located at nineteen (19) feet from the ordinary high-water (OHW) mark with a two hundred and forty (240) square foot patio to be located thirty-nine (39) feet from the OHW deviating from the required setback of one-hundred feet on a recreational development lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.1078.112 **Legal Land Description:** Section 04 Township 138 Range 042, Sherman Shores Second Addition Block 001 Lot 2, Little Cormorant Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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: 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.

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Variance Application Review

Permit # 501

Property and Owner Review

Parcel Number(s): 171078112

Owner: **Jeffrey and Michelle Wosika Revocable Family Trust**

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

Mailing Address:
15967 Maple Ridge Rd Audubon, MN 56511

Site Address: 15967 Maple Ridge Rd Audubon, MN 56511

Lot Recording Date: After 1992

Original Permit Nbr: SITE2026-4172

Legal Descr: **Block 001 of SHERMAN SHORES SECOND ADDITION|LOT 2**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Request to remove deck located closer to the lake than proposed patio.

Description of Variance Request: **Request a variance to replace an existing deck currently located at nineteen (19) feet from the ordinary high-water (OHW) mark with a two hundred and forty (240) square foot patio to be located thirty-nine (39) feet from the OHW deviating from the required setback of one-hundred feet on a recreational development lake due to lot size and setback issues.**

OHW Setback: **39'**

Side Lot Line Setback: **10+**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **20+**

Road Type: **Township**

Existing Imp. Surface Coverage: **22.75**

Proposed Imp. Surface Coverage: **23.29**

Existing Structure Sq Ft: **120**

Proposed Structure Sq Ft: **240**

Existing Structure Height:

Proposed Structure Height: **0**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

Change to roofline? **N/A**

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: **The proposal will remove a structure that is located closer to the OHW**

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

Explain: **All water runoff will be mitigated by establishing vegetation after construction. Silt fence can be installed during construction if necessary or other measures.**

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

Explain: **Yes, this will be a patio used for seating.**

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

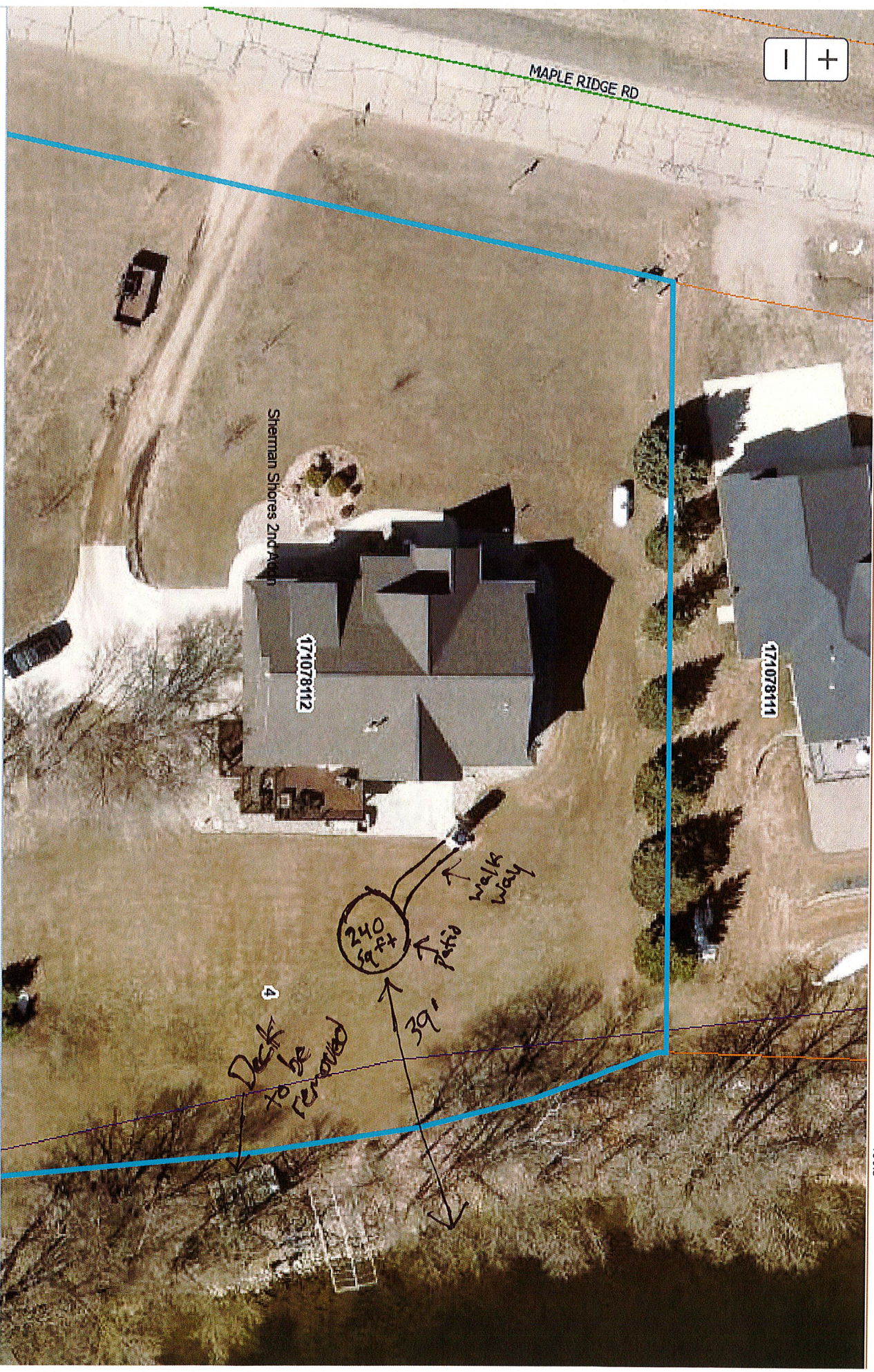
Explain: **Yes, we are removing a deck placed on a slope near the lake and moving the patio back from the**

lake.

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

Explain: **Yes there is similar structures and non-conforming setbacks in the locality.**

- Zoom In
- Zoom Out
- Pan
- Zoom Prev
- Zoom Next
- Zoom Select
- Zoom Extent
- Clear
- Search Commands
- Identify
- Links
- Legend View
- Results
- Saved Maps
- Buffer
- X/Y
- Map Tips
- Draw
- Measure



Scale 1: 564

X: -10686568.8425

Y: 5910033.9727



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Becker County

1:1,056

Date: 5/26/2026

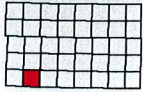
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Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29

Subject

