



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****

August 13, 2026 @ 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 an extension to variance recorded document number 708294.

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:

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.

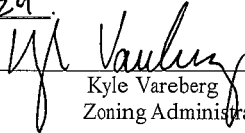
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the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

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 19th DAY OF Nov., 20 24.

DRAFTED BY THE BECKER
COUNTY ZONING OFFICE



Kyle Vareberg
Zoning Administrator

Attachment A

Legal Description for Parcel number 17.1065.000
Section 26 Township 138 Range 042

Lot Four (4) of Sandy Beach Park, according to the
certified plat on file and of record in the office of the
County Recorder in and for Becker County, Minnesota,



COUNTY OF BECKER

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

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Gregory C Jensen & Petrice L Balkan
20306 County Rd 131
Detroit Lakes, MN 56501

Project Location: TBD County Rd 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a storage shed to be located fifteen (15) 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 topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0838.201 **Legal Land Description:** Section 10 Township 139 Range 041, Block 1 Lot 2 Coen Acres Lot 2, Detroit 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 # 512

Property and Owner Review

Parcel Number(s): **080838201**

Owner: **GREGORY JENSEN**

Township-S/T/R: **DETROIT-10/139/041**

Mailing Address:
20306 COUNTY RD 131 DETROIT LAKES MN 56501

Site Address: **20306 COUNTY RD 131 DETROIT LAKES MN 56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2026-4274**

Legal Descr: **Lot 2 Block 1 of COEN ACRES|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:

Description of Variance Request: **Request a variance to construct a storage shed to be located fifteen (15) 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 topography and setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **15'**

Road Type: **County**

Existing Imp. Surface Coverage: **1.6%**

Proposed Imp. Surface Coverage: **3.1%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1,200sf**

Existing Structure Height:

Proposed Structure Height: **24'**

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 are proposing to construct a storage shed on our back lot and cannot meet the required setbacks from the ROW due to setback issues.**

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

Explain: **The proposed structure is within reason of other structures throughout the neighborhood.**

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

Explain: **The existing sheds are not big enough to fit some of the things we would like to store, such as the pontoon for example. We are in need of a larger storage building.**

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

Explain: **Even though this backlot of ours has 2.27 acres total, of that, approximately 1.9 acres has been delineated as wetlands, so our area to build is very limited and oddly shaped.**

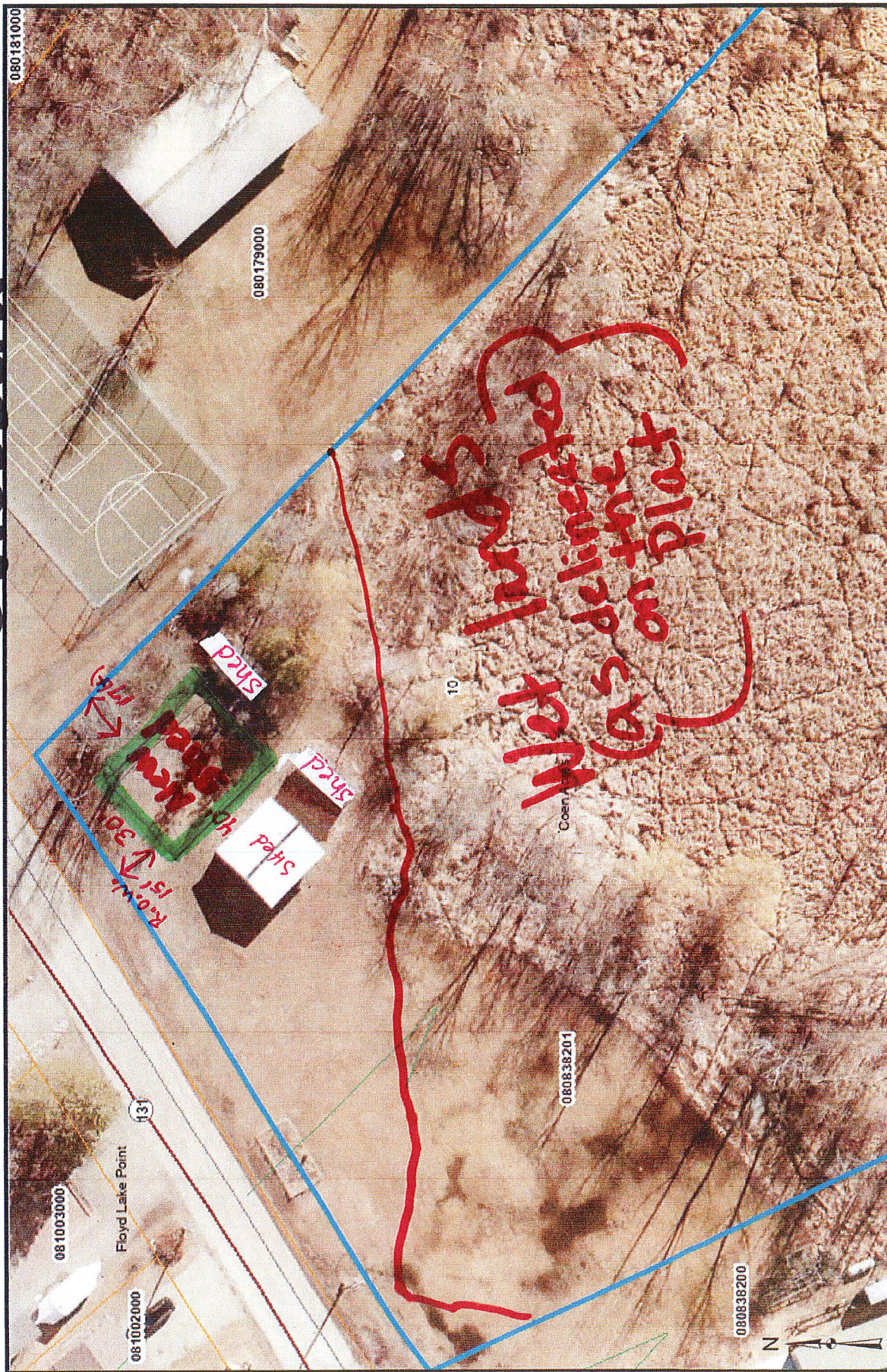
The placement of the existing sheds, (which were here when we purchased the lot).

These things together are preventing us from not being able to meet the ROW setback from the County Road.

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

Explain: **This is a residential neighborhood and adding this storage shed will not change this use at all.**

08.0838.201



Greg Jensen		Becker County
1:748		Date: 7/12/2026
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.		

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

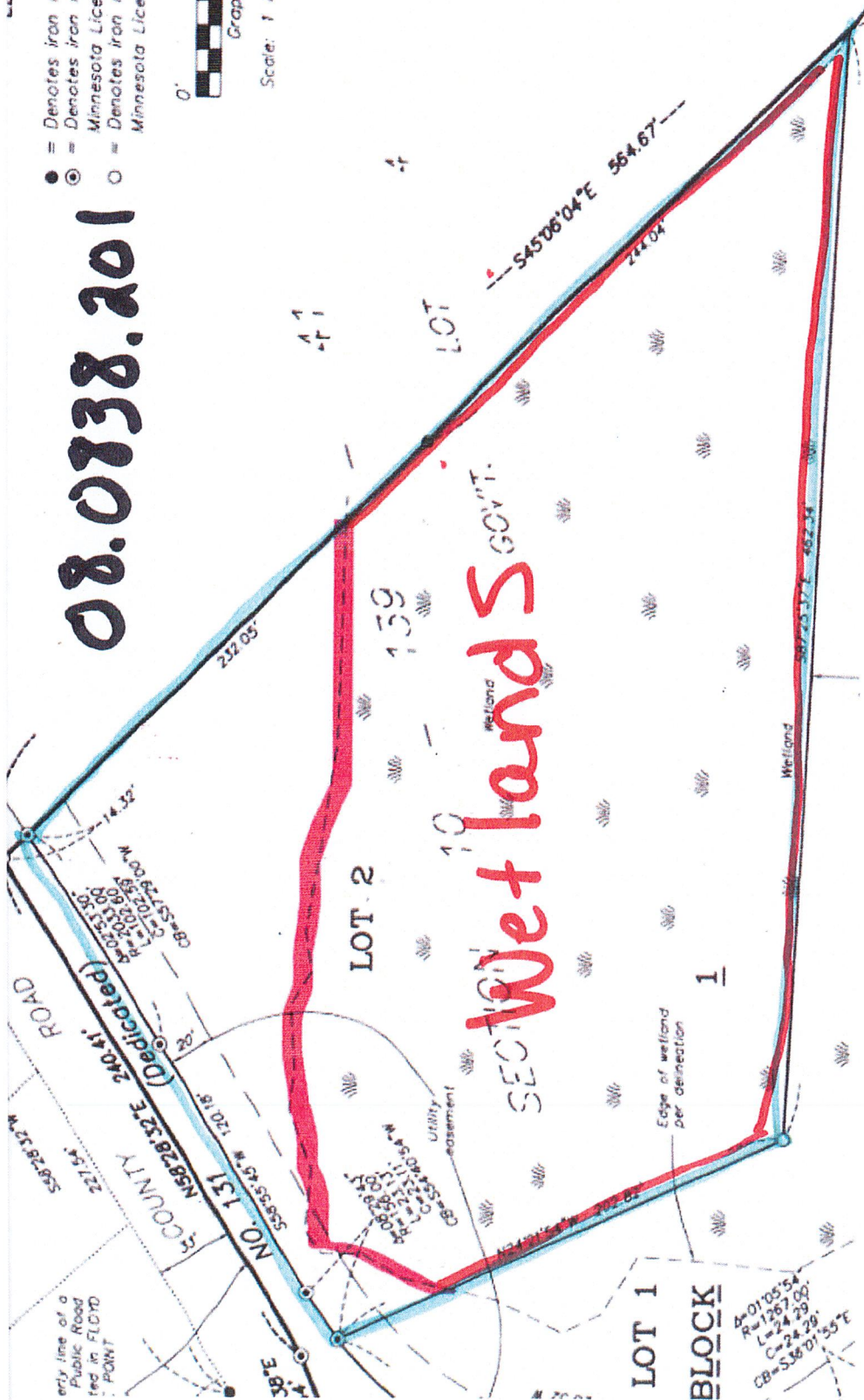
erty line of a
Public Road
located in FLOYD
COUNTY

- = Denotes iron monum.
 ⊙ = Denotes iron monum.
 Minnesota License No.
 ○ = Denotes iron monum.
 Minnesota License No.



Graphic Sci

Scale: 1 inch = 400



COEN ACRES



Fabricius, Quentin
County Recorder - 1st. deputy

19381-14

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

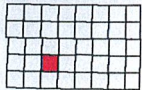
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

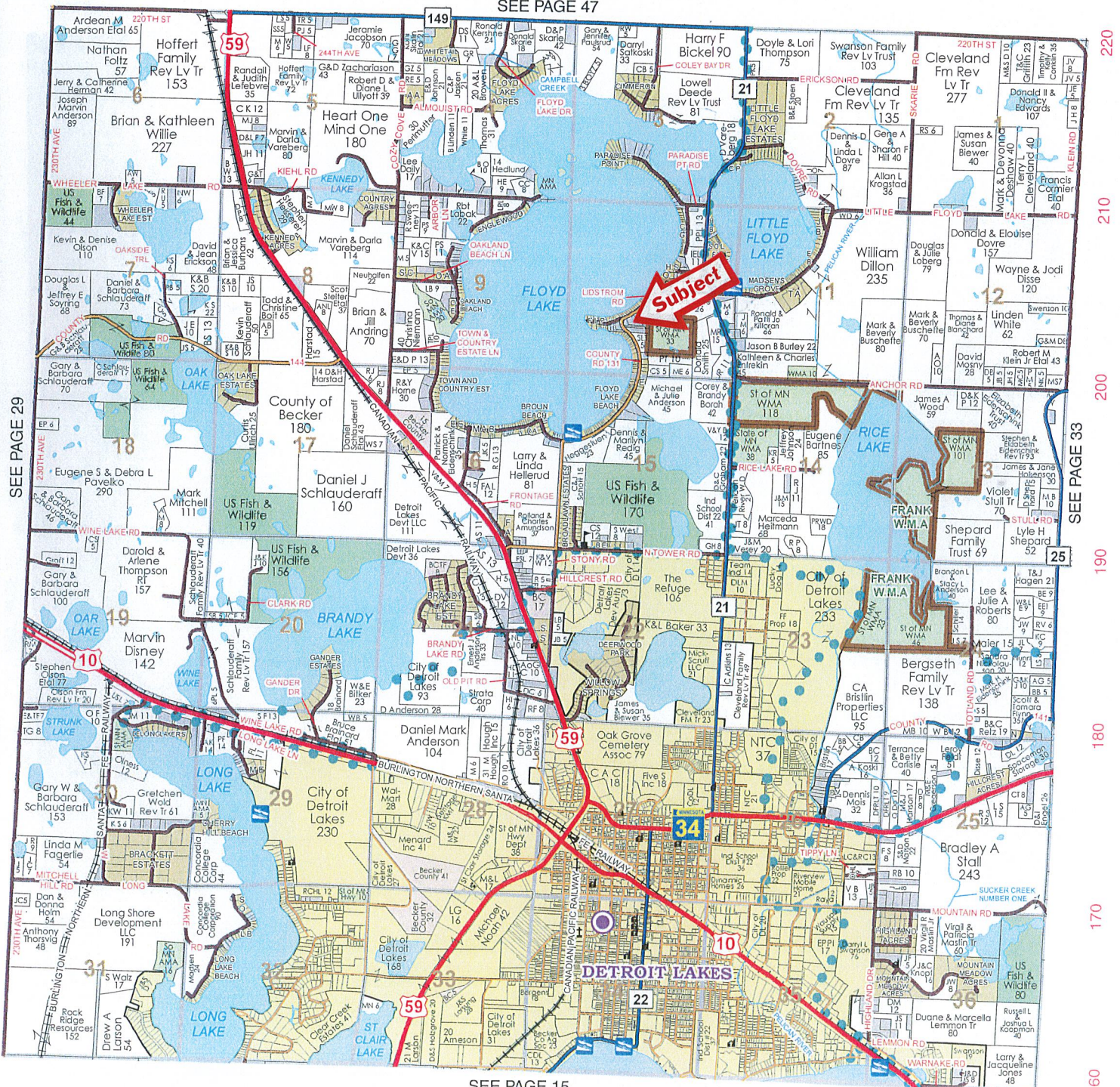


Detroit

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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Jon P & Vicki M Heydt
20128 S Twin Dr
Frazee, MN 56544-9725

Project Location: 20128 S Twin Dr
Frazee, MN 56544-9725

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing deck to be located sixty-four (64) feet from the Ordinary High water (OHW) deviating from the required setback of one hundred (100) feet on a Recreational Development lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 15.0150.000 **Legal Land Description:** Section 13 Township 139 Range 039, 13-139-39 PT GOVT LOT 1: COMM N QTR COR SEC 13, W 410.79' TO CTR RD & POB; S AL CTR RD 150', WLY 132.8' TO S TWIN LK, NW AL LK TO N LN SEC 13, E 221.92' TO POB, South Twin 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 # 509

Property and Owner Review

Parcel Number(s): **150150000**

Owner: **JON P & VICKI M HEYDT**

Township-S/T/R: **HEIGHT OF LAND-13/139/039**

Mailing Address:
20128 S TWIN DR FRAZEE MN 56544-9725

Site Address: **20128 S TWIN DR FRAZEE MN
56544-9725**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2026-4239**

Legal Descr: **13-139-39 PT GOVT LOT 1: COMM N QTR COR SEC 13, W 410.79' TO CTR RD & POB; S AL CTR RD 150', WLY 132.8' TO S TWIN LK, NW AL LK TO N LN SEC 13, E 221.92' 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 construct an addition to an existing deck to be located sixty-four (64) feet from the Ordinary High water (OHW) deviating from the required setback of one hundred (100) feet on a Recreational Development lake due to setback issues.**

OHW Setback: **64**

Side Lot Line Setback: **49**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **106**

Road Type: **Township**

Existing Imp. Surface Coverage: **12.7%**

Proposed Imp. Surface Coverage: **12.7%**

Existing Structure Sq Ft: **320**

Proposed Structure Sq Ft: **500**

Existing Structure Height: **10**

Proposed Structure Height: **10**

Existing Basement Sq Ft: **yes**

Proposed Basement Sq Ft: **yes**

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 proposed deck addition will be no closer to the lake than the existing deck.**

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

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

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

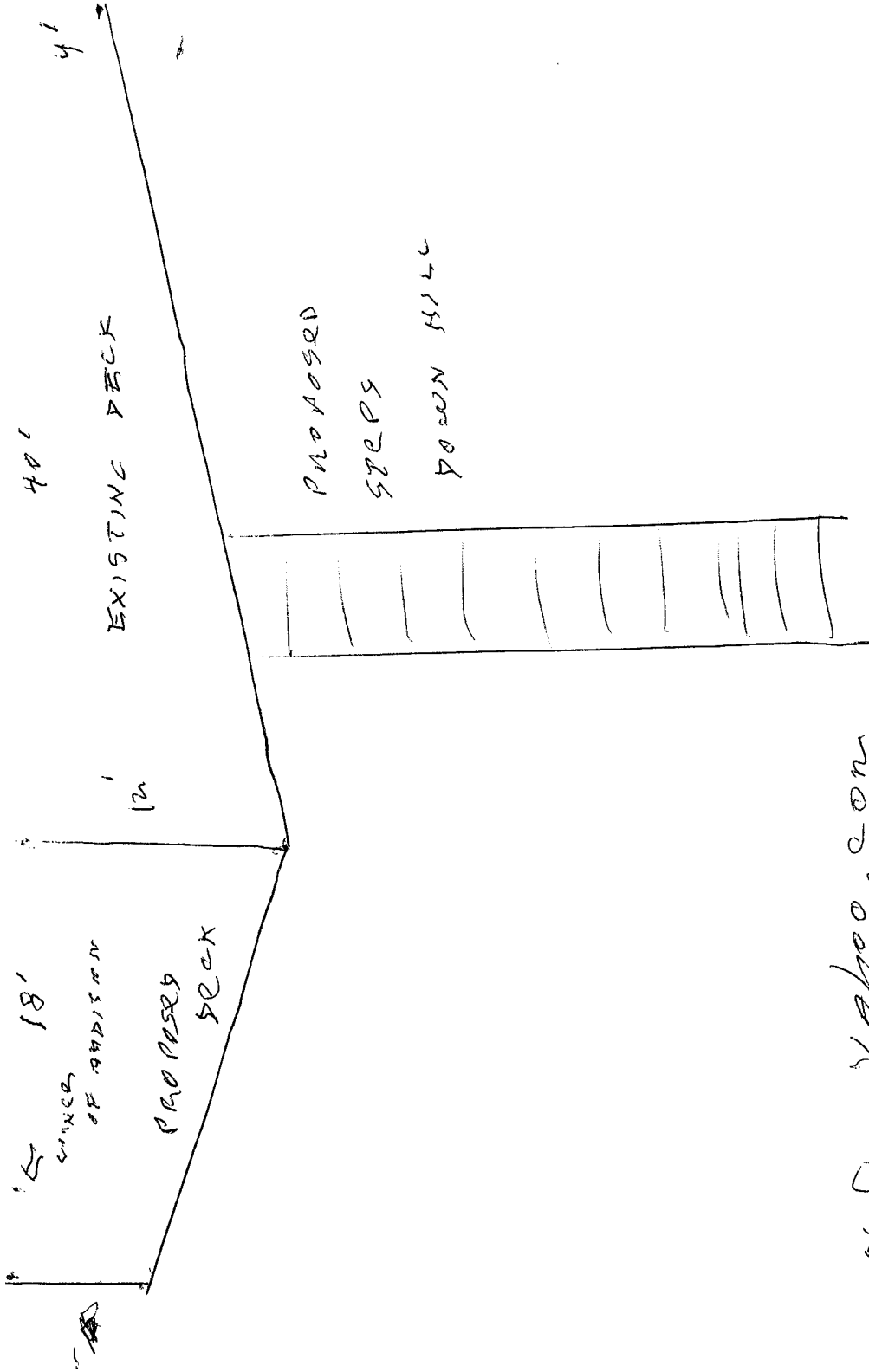
Explain: **Property use will not change.**

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

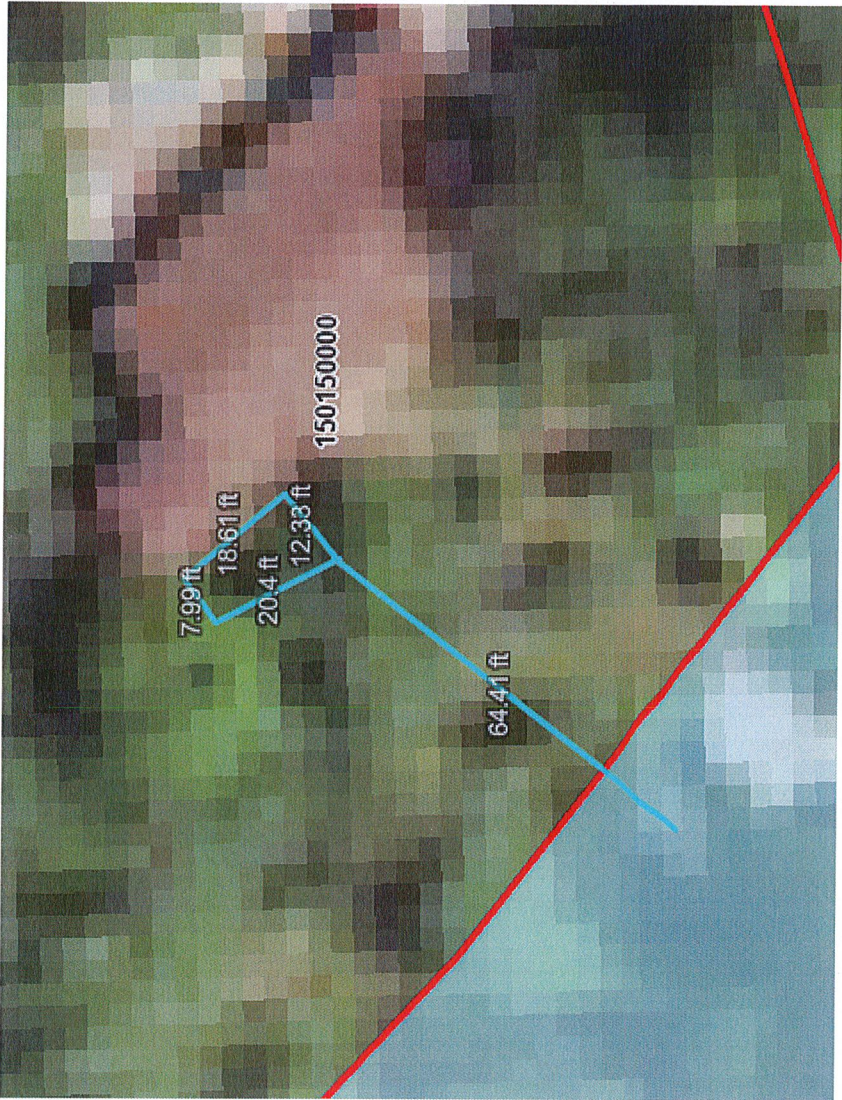
Explain: **The existing dwelling does not meet the setback.**

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

Explain: **The proposed deck addition will not effect neighboring views and will fit in well with neighboring properties.**

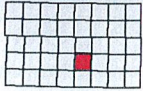


LAKESIDE @ yahoo.com





Becker County	
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: 7/14/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

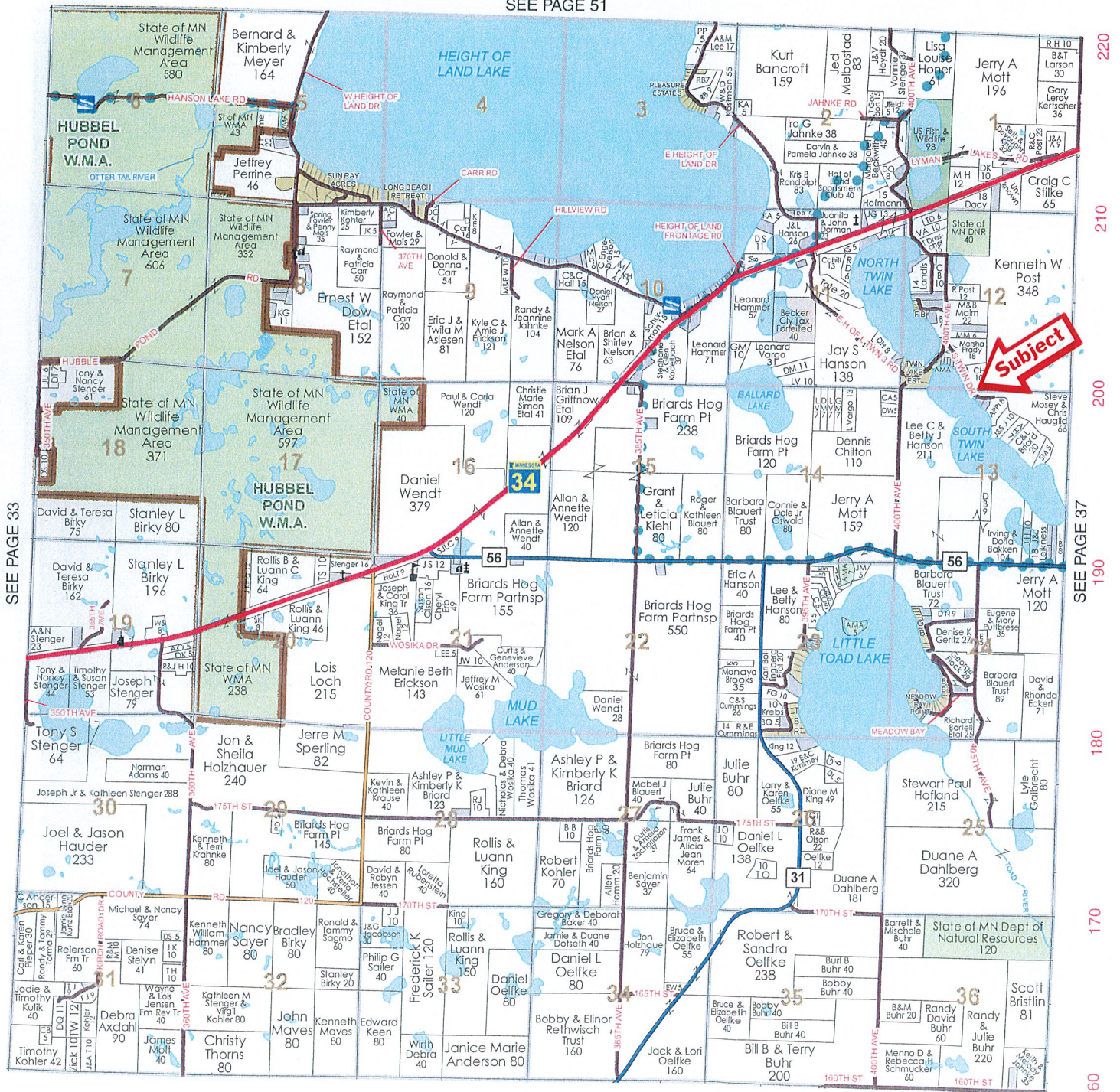


Height of Land (S)

Township 139N - Range 39W

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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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Jon A & Esther L Bromander
11463 Ravenswood Beach Rd
Detroit Lakes, MN 56501

Project Location: 11463 Ravenswood Beach Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling to be located forty-nine (49) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet from the OHW of a Tributary due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0552.000 **Legal Land Description:** Section 28 Township 138 Range 041, 28-138-41 PT GOVT LOT 3: COMM INTERSEC N LN DACOTAH BCH & W LN CO HWY 17 (HWY 59) N 512.6', W 170' TO POB; W 100', S 200' TO STREAM, SELY TO S LN JOHNSON LAND, E 28', TO STREAM, NE AL STREAM TO PT S POB, N 174' TO POB. & PT BEG W LN CO HWY 17 (HWY 59) & 302.2' N LN DACOTAH BCH, N 210.4', W 170', S 174' TO N EDGE STREAM, ELY AL STREAM TO HWY, S TO S EDGE STREAM, SLY AL STREAM TO PT W OF POB, E 40' TO POB, Lake View 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.

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Variance Application Review

Permit # 519

Property and Owner Review

Parcel Number(s): **190552000**

Owner: **JON A & ESTHER L BROMANDER**

Township-S/T/R: **LAKE VIEW-28/138/041**

Mailing Address:
**11463 RAVENSWOOD BEACH RD DETROIT LAKES
MN 56501**

Site Address: **11463 RAVENSWOOD BEACH RD
DETROIT LAKES MN 56501**

Lot Recording Date:

Original Permit Nbr: **SITE2026-4284**

Legal Descr: **28-138-41 PT GOVT LOT 3: COMM INTERSEC N LN DACOTAH BCH & W LN CO HWY 17 (HWY 59) N 512.6', W 170' TO POB; W 100', S 200' TO STREAM, SELY TO S LN JOHNSON LAND, E 28', TO STREAM, NE AL STREAM TO PT S POB, N 174' TO POB. & PT BEG W LN CO HWY 17 (HWY 59) & 302.2' N LN DACOTAH BCH, N 210.4', W 170', S 174' TO N EDGE STREAM, ELY AL STREAM TO HWY, S TO S EDGE STREAM, SLY AL STREAM TO PT W OF POB, E 40' 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:

small creek running through back yard.

Description of Variance Request: **Request a variance to construct an addition to an existing non-conforming dwelling to be located forty-nine (49) feet from the ordinary high-water (OHW) mark deviating from the required setback of one hundred (100) feet from the OHW of a Tributary due to setback issues.**

OHW Setback: **49'**

Side Lot Line Setback: **50+**

Rear Setback (non-lake): **49'**

Bluff Setback: **N/A**

Road Setback: **83' from centerline**

Road Type: **Township**

Existing Imp. Surface Coverage: **15.7%**

Proposed Imp. Surface Coverage: **16.0%**

Existing Structure Sq Ft: **1804**

Proposed Structure Sq Ft: **1996**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **Yes**

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 existing dwelling sits at 49'. We will not be asking to go any closer, and will meet all other setbacks.**

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

Explain: **This is a residential area and our request is not excessive. The total impervious coverage is hardly altered.**

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

Explain: **The addition will allow for better use of the property.**

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

Explain: **The tributary is more like a very small creek that runs through the property making it extremely difficult to meet the 100' setback.**

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

Explain: **Other structures along this creek are seated similarly or closer than what we are proposing.**



JON & ESTHER BROMANDER
11463 RAVENSWOOD BEACH RD
DETROIT LAKES MN 56501



(12.0 ft x 16.0 ft)
ADDITION





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

1:2,113

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

Date: 7/16/2026

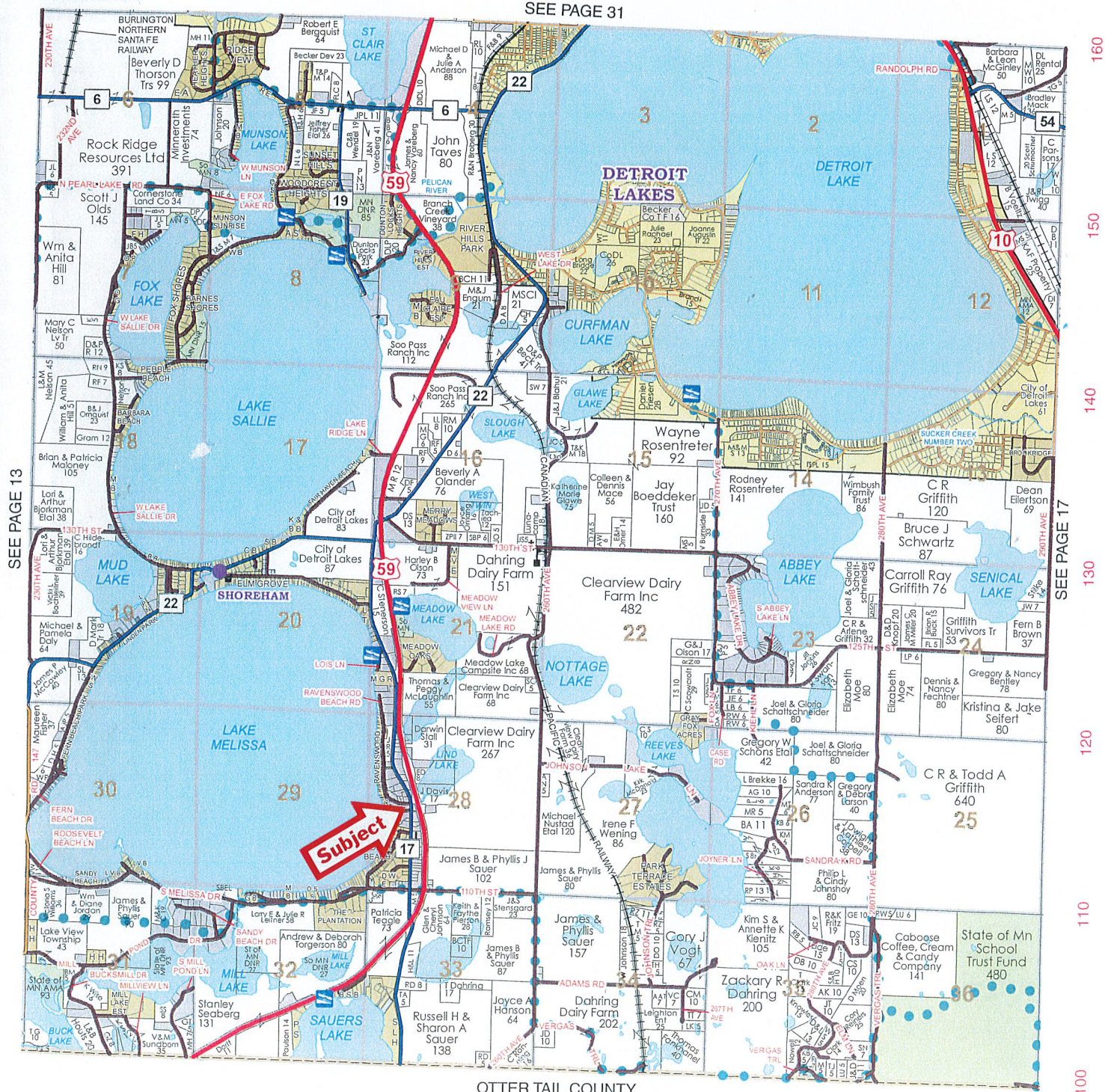


Lake View

Township 138N - Range 41W

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SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Ronnie Grefsrud Trust & Barbara A Grefsrud Trust
743 14th Ave E
West Fargo, ND 58078

Project Location: 35429 325th Ave
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing detached garage with a detached garage and second story bunk house to be located eighty-eight (88) 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: 20.0400.000 **Legal Land Description:** Section 26 Township 142 Range 040, PT LOTS 3 & 7 BEG 157.9' N OF SE COR LOT 7 TH NW 42.6' NE 200' SE 185' SW AL LK 200' & NW 146.2' TO BEG, Strawberry 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:

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915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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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.

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Variance Application Review

Permit # 514

Property and Owner Review

Parcel Number(s): **200400000**

Owner: **RONNIE GREFSRUD TRUST**

Township-S/T/R: **MAPLE GROVE-26/142/040**

Mailing Address:
743 14TH AVE E WEST FARGO ND 58078

Site Address: **35429 325TH AVE OGEMA MN**

Lot Recording Date:

Original Permit Nbr: **539354**

Legal Descr: **PT LOTS 3 & 7 BEG 157.9' N OF SE COR LOT 7 TH NW 42.6' NE 200' SE 185' SW AL LK 200' & NW 146.2' 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 replace an existing detached garage with a detached garage and second story bunk house to be located eighty-eight (88) 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: **88 ft**

Side Lot Line Setback: **10'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **18%**

Existing Structure Sq Ft: **24 x 30**

Proposed Structure Sq Ft: **32 x 48**

Existing Structure Height: **15 ft**

Proposed Structure Height: **25 ft**

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: **Request is out of the shore impact zone and meets all other setbacks.**

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

Explain: **The new garage will improve the appearance of the lot.**

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

Explain: **The new garage will allow more room for our family.**

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

Explain: **Existing non-conforming lot**

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

Explain: **The new garage will not change the character of the locality.**

Variance Application Review

Permit # 514

Property and Owner Review

Parcel Number(s): 200400000

Owner: RONNIE GREFSRUD TRUST

Township-S/T/R: MAPLE GROVE-26/142/040

Mailing Address:
743 14TH AVE E WEST FARGO ND 58078

Site Address: 35429 325TH AVE OGEMA MN

Lot Recording Date:

Original Permit Nbr: 539354

Legal Descr: PT LOTS 3 & 7 BEG 157.9' N OF SE COR LOT 7 TH NW 42.6' NE 200' SE 185' SW AL LK 200' & NW 146.2' 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 replace an existing detached garage with a detached garage and second story bunk house to be located eighty-eight (88) 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: 88 ft

Side Lot Line Setback: 10'

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: Township

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: 18%

Existing Structure Sq Ft: 24 x 30

Proposed Structure Sq Ft: 32 x 48

Existing Structure Height: 15 ft

Proposed Structure Height: 25 ft

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: **Request is out of the shore impact zone and meets all other setbacks.**

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

Explain: **The new garage will improve the appearance of the lot.**

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

Explain: **The new garage will allow more room for our family.**

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

Explain: **Existing non-conforming lot**

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

Explain: **The new garage will not change the character of the locality.**



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

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Date: 7/28/2026

Becker County



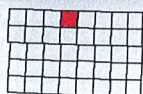
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Becker County

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Date: 7/16/2026

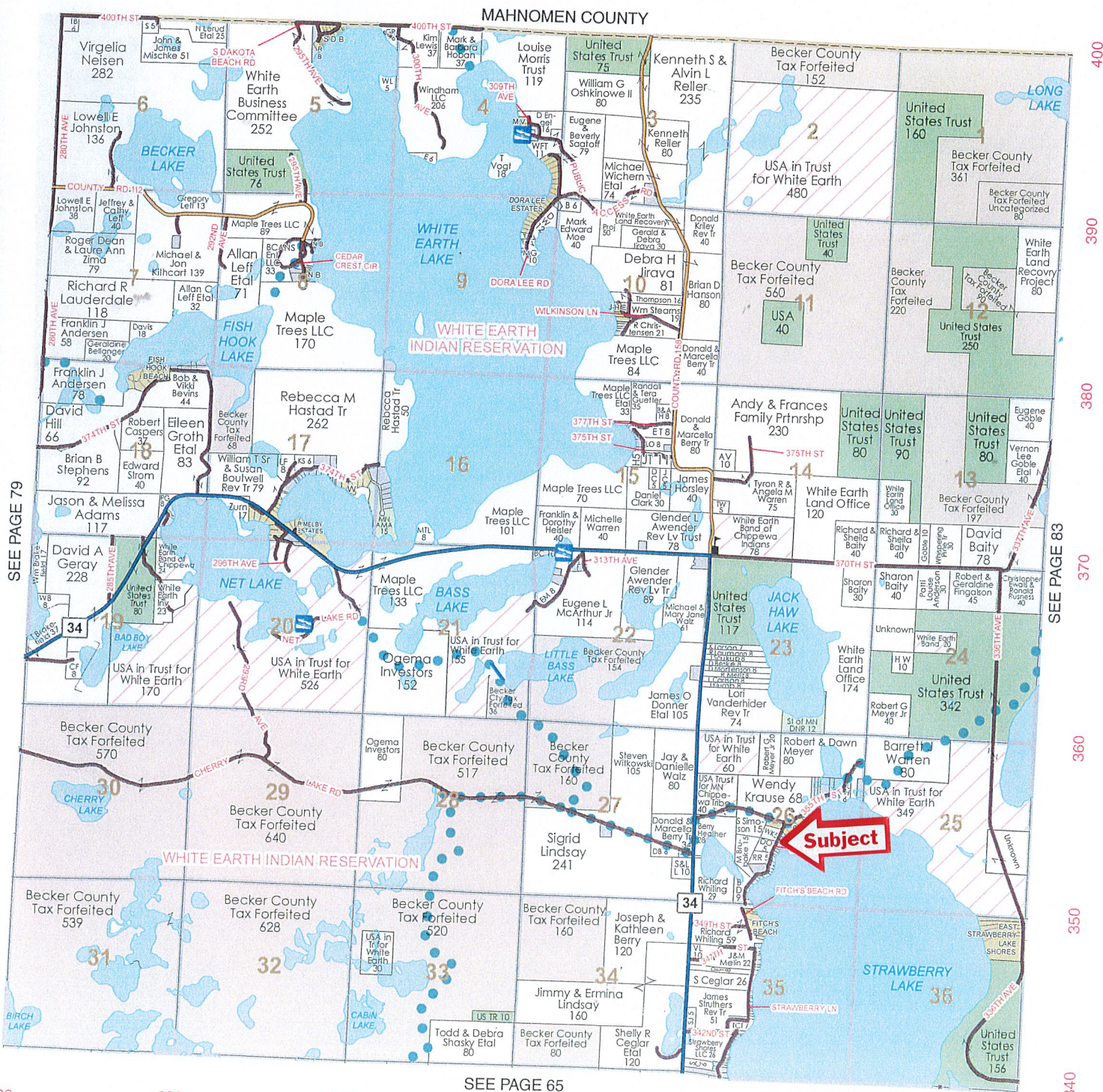
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Maple Grove

Township 142N - 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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Potts Properties MN LLC
23875 N 91st St
Scottsdale, AZ 85255

Project Location: 24155 SW Island Dr
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling with the addition to begin at forty-seven (47) 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 setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 15.0339.000 **Legal Land Description:** Section 24 Township 140 Range 039, PT LOT 4 BEG 1243'W & 316' N OF MC #7 TH NW 100'AL LK SW 371.23' S 117.11' & NE 445.71' TO BEG, Island 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 # 515

Property and Owner Review

Parcel Number(s): **150339000**

Owner: **POTTS PROPERTIES MN LLC**

Township-S/T/R: **HEIGHT OF LAND-24/140/039**

Mailing Address:
23875 N 91ST ST SCOTTSDALE AZ 85255

Site Address: **24155 SW ISLAND DR ROCHERT MN**

Lot Recording Date:

Original Permit Nbr: **SITE20206-4175**

Legal Descr: **PT LOT 4 BEG 1243'W & 316' N OF MC #7 TH NW 100'AL LK SW 371.23' S 117.11' & NE 445.71' 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 an addition to an existing non-conforming dwelling with the addition to begin at forty-seven (47) 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 setback issues.**

OHW Setback: **47 ft**

Side Lot Line Setback: **18**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **100+**

Road Type: **Township**

Existing Imp. Surface Coverage: **12.0**

Proposed Imp. Surface Coverage: **13.6**

Existing Structure Sq Ft: **948**

Proposed Structure Sq Ft: **1656**

Existing Structure Height: **~12'-0"**

Proposed Structure Height: **24**

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 ADDITION WOULD START 47' FROM THE OHW WHICH IS FURTHER BACK THAN THE CLOSEST PART OF THE EXISTING STRUCTURE.**

THIS IS A SECLUDED LOT AND WILL NOT INTERFERE WITH ANY NEIGHBORS VIEWS.

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

Explain: **THE ADDITION MEETS ALL SETBACKS EXCEPT OHW.**

IT WILL REMAIN UNDER 15% IMPERVIOUS.

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

Explain: **IT WILL ALLOW FOR FAMILY AND FRIENDS TO ENJOY THE CABIN.**

IT IS NOW A 1 BEDROOM WHICH LIMITS FUNCTIONALITY.

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

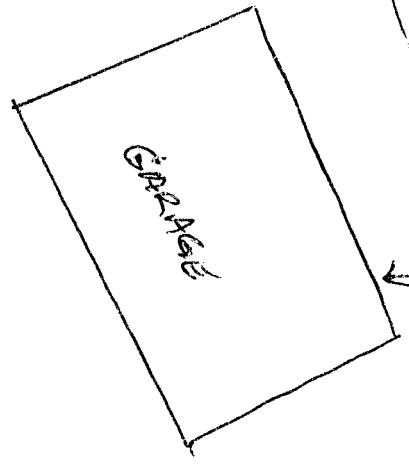
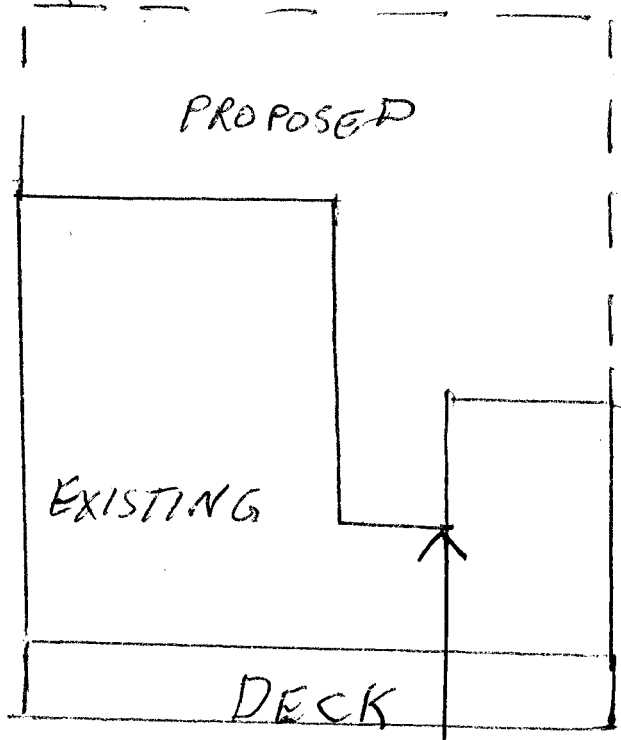
Explain: **YES THIS IS AN OLD CABIN THAT WAS BUILT IN THE SHORE IMPACT ZONE.
THERE ARE CABINS NEXT DOOR THAT ARE CLOSER TO OHW.**

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

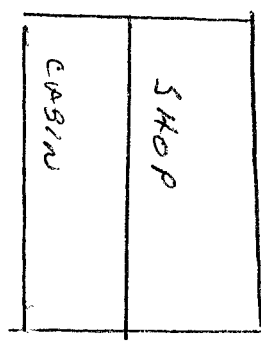
Explain: **THE OLD CABIN IS IN NEED OF WORK ALLOWING THE ADDITION
WILL UPDATE THE CABIN TO BLEND IN WITH NEWER HOMES AND CABINS.**



18'
↔



10'



PROPERTY LINE

WELL
○



WATER



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Becker County

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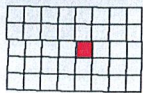
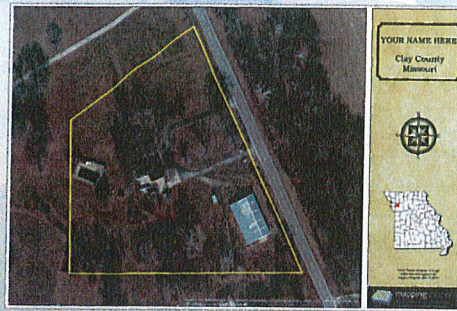
Date: 7/16/2026

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11"x17" Map showing your individual property.
Suitable for framing.



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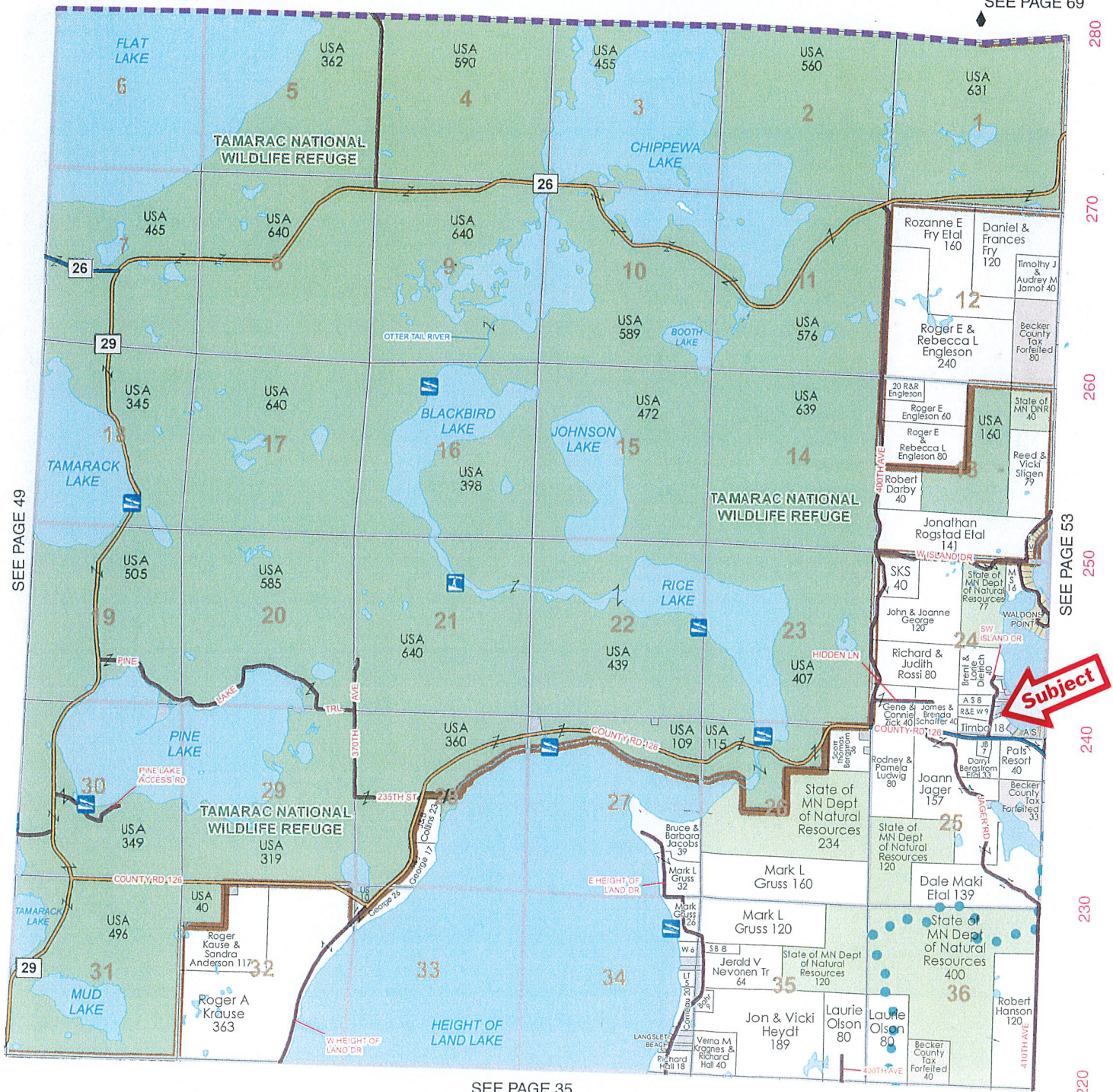


Township 140N - Range 39W

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SEE PAGE 67

SEE PAGE 69



SEE PAGE 35



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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Darwin D Hagemeister & Tammie L Hagemeister
5243 10th St NE
Cathay, ND 58422

Project Location: 24205 Woodland Ln
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing non-conforming dwelling with a dwelling to be located sixty-two (62) feet from the ordinary high-water (OHW) mark and a patio to be located fifty-two (52) feet from the OHW deviating from the required setback of seventy-five (75) feet on a general development lake and to be at twenty-six (26) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1937.000 **Legal Land Description:** Section 08 Township 138 Range 041, Woodland Beach Lot 30 & Lot 29 EX Wly 25", Lake Sallie.

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 # 516

Property and Owner Review

Parcel Number(s): **191937000**

Owner: **DARWIN HAGEMEISTER**

Township-S/T/R: **LAKE VIEW-08/138/041**

Mailing Address:

5243 10TH ST NE CATHAY ND 58422

Site Address: **24205 WOODLAND LN DETROIT LAKES**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2026-4232**

Legal Descr: **WOODLAND BEACH|LOT 30 & LOT 29 EX WLY 25'**

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 dwelling to be located sixty-two (62) feet from the ordinary high-water (OHW) mark and a patio to be located fifty-two (52) feet from the OHW deviating from the required setback of seventy-five (75) feet on a general development lake and to be at twenty-six (26) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.**

OHW Setback: **62' house, 52' patio**

Side Lot Line Setback: **19'**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **34'**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **26%**

Existing Structure Sq Ft: **1264**

Proposed Structure Sq Ft: **3132**

Existing Structure Height:

Proposed Structure Height: **24'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

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

Other Questions Review

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

Explain: **Yes, the project will be out of the shore impact zone.**

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

Explain: **Yes, the proposed dwelling will be 17' further from the lake than the existing dwelling.**

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

Explain: **The proposed will allow for better use of the property.**

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

Explain: **This is a substandard lot.**

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

Explain: **The proposed dwelling will fit in well with the other lots on Woodland LN.**

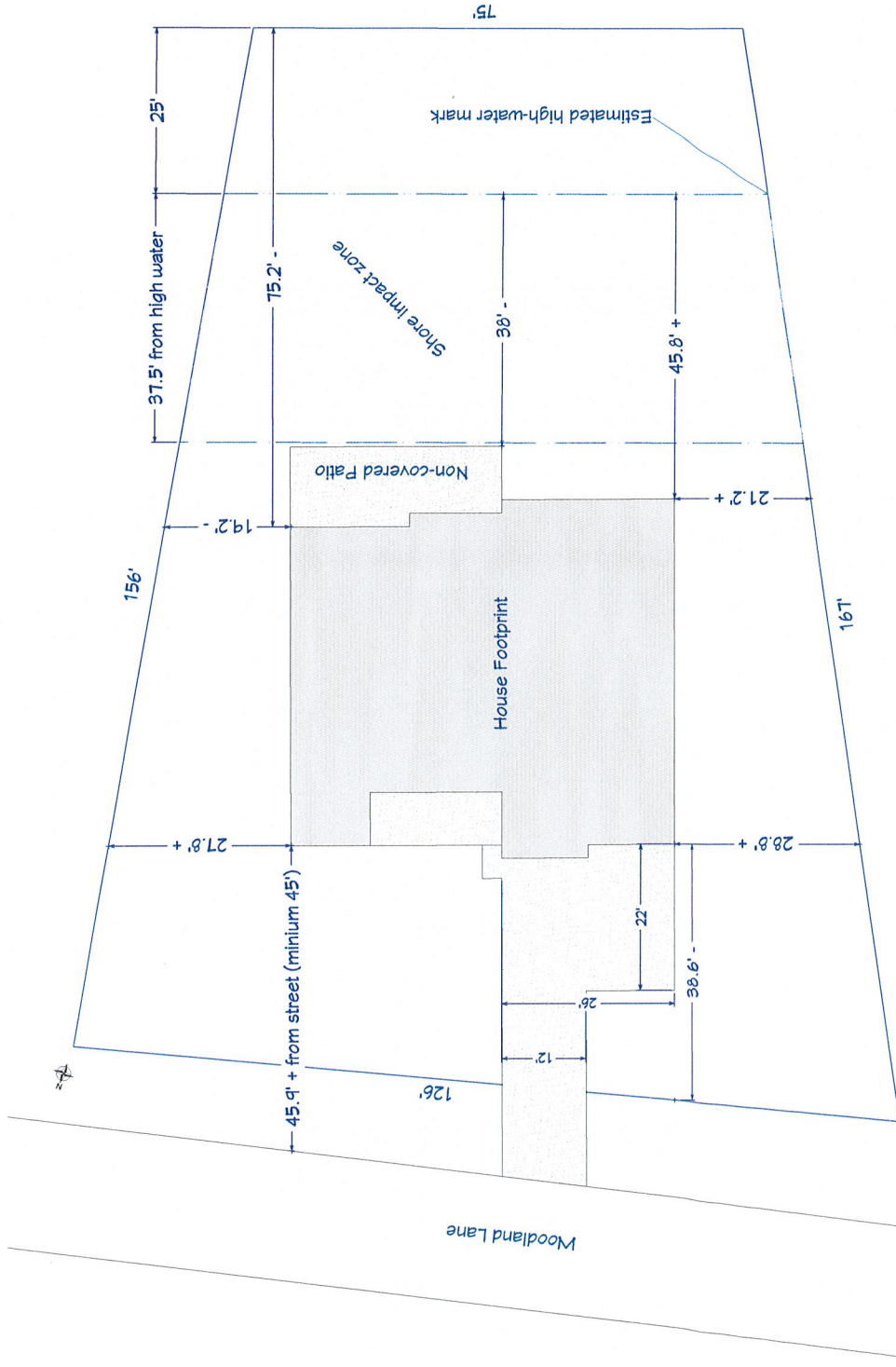
Hagemeister
Lake House

Plot
Scale: 1/8"=1'0"

Matson Drafting & Design
Phone: (218) 298-2109
Email: canton.matson@outlook.com

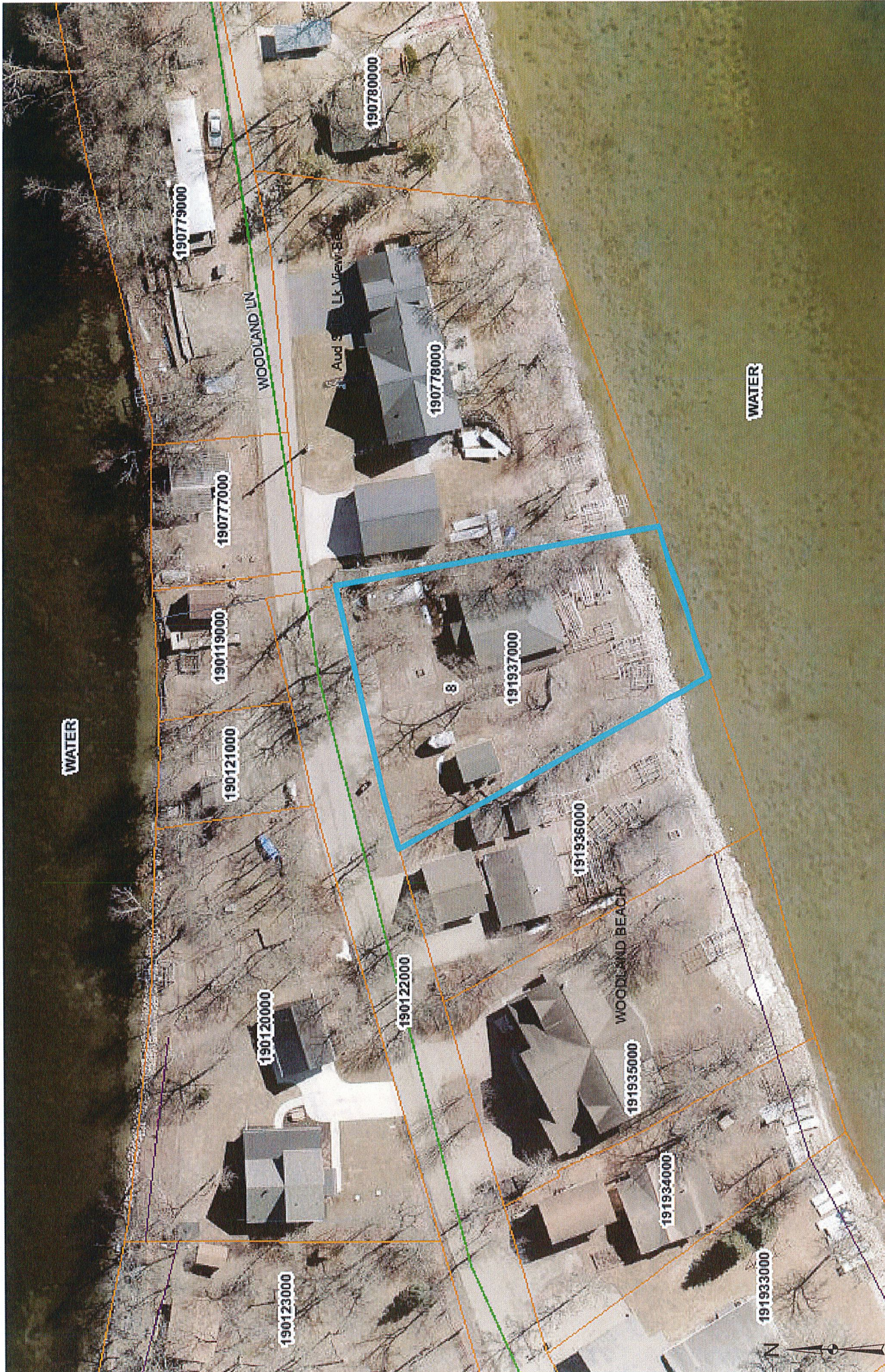
Hagemeister
24205 Woodland Lane
Detroit Lakes, MN

Acknowledged by: _____
Customer Signature
Date _____



Impervious Surface

4046 sq ft - 25% of Lot Area
All gutters and downspouts
drain to dry wells



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Becker County

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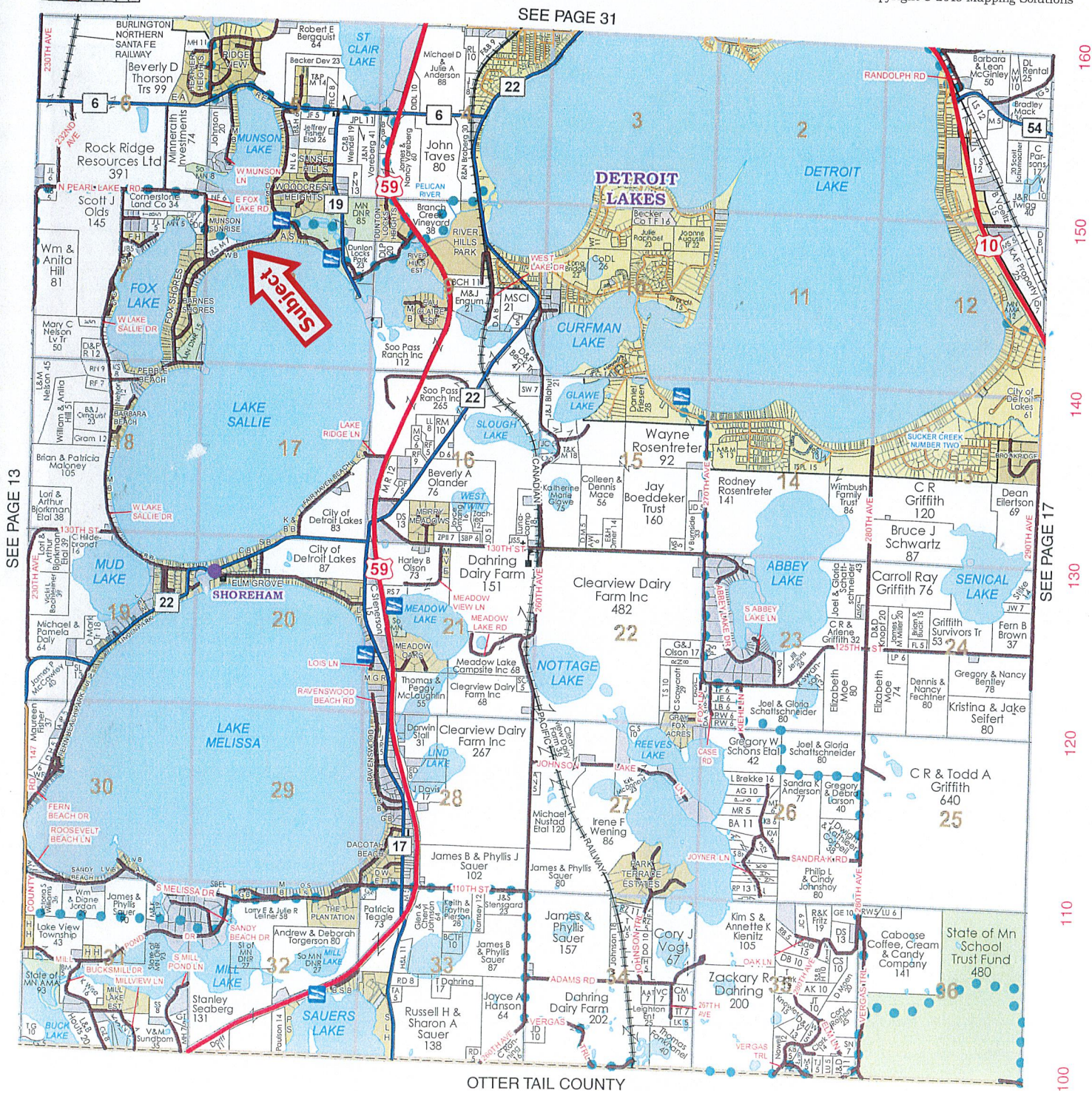
Date: 7/17/2026



Lake View

Township 138N - 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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Dream It Development LLC
25130 County Hwy 6
Detroit Lakes, MN 56501

Project Location: 25096 County Hwy 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to deviate from the shoreland requirements for lot size and impervious coverage on commercially zoned property based on topographical reasons.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: 19.0047.000, 19.0047.004, & 19.0047.005 **Legal Land Descriptions:** Section 04 Township 138 Range 041, 4-138-41 PT GOVT LOT 4: COMM CTR SEC 4, W 1396.98' TO POB; N 264.44', W 170.67', NW 186.74', NW 137.54', NE 333', E 319.38', SE 186.65', S 298.09' TO POB. TRACT B-2; 4-138-41 PT GOVT LOT 4: COMM CTR SEC 4, W 1396.98', N 562.53', NW 186.65' TO POB; N 386.49', NW 276.08', SWLY 618.54', E 319.38' TO POB. TRACT B-3; & 4-138-41 PT GOVT LOT 4: COMM CTR SEC 4, W 1396.98' TO POB; N 264.44', W 170.67', NW 324.28', SLY 300', SE 121.73', SLY 56.14', E 456.35' TO POB. TRACT B-1, Lakeview 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 # 517

Property and Owner Review

Parcel Number(s): 190047000 190047004 & 190047005

Owner: DREAM IT DEVELOPMENT LLC

Township-S/T/R: LAKE VIEW-04/138/041

Mailing Address:
25130 COUNTY HWY 6 DETROIT LAKES MN 56501

Site Address: 25096 CO HWY 6 DETROIT LAKES MN

Lot Recording Date: After 1992

Original Permit Nbr: NA

Legal Descr: 4-138-41 PT GOVT LOT 4: COMM CTR SEC 4, W 1396.98' TO POB; N 264.44', W 170.67', NW 186.74', NW 137.54', NE 333', E 319.38', SE 186.65', S 298.09' TO POB. TRACT B-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:

Our land is currently zoned Commercial and we would like to use the Commercial zoning requirements in a potential subdivision of this land.

Description of Variance Request: **Request a variance to deviate from the shoreland requirements for lot size and impervious coverage on commercially zoned property based on topographical reasons.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **60%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

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. Although the property is within the shoreland district, the existing topography of the corridor of US HWY 59 creates a very large berm. This topographic feature essentially divides or bounds this parcel from the shoreland district.**

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

Explain: **Yes, the parcel is located in a commercial corridor with many other commercial uses in close proximity.**

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

Explain: **Yes, the future plans include commercially orientated businesses.**

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

Explain: **The existing topography of the corridor of US HWY 59 creates a very large berm. This topographic feature divides this parcel from the shoreland district.**

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

Explain: **Yes, there are many commercial structures currently in the locality.**

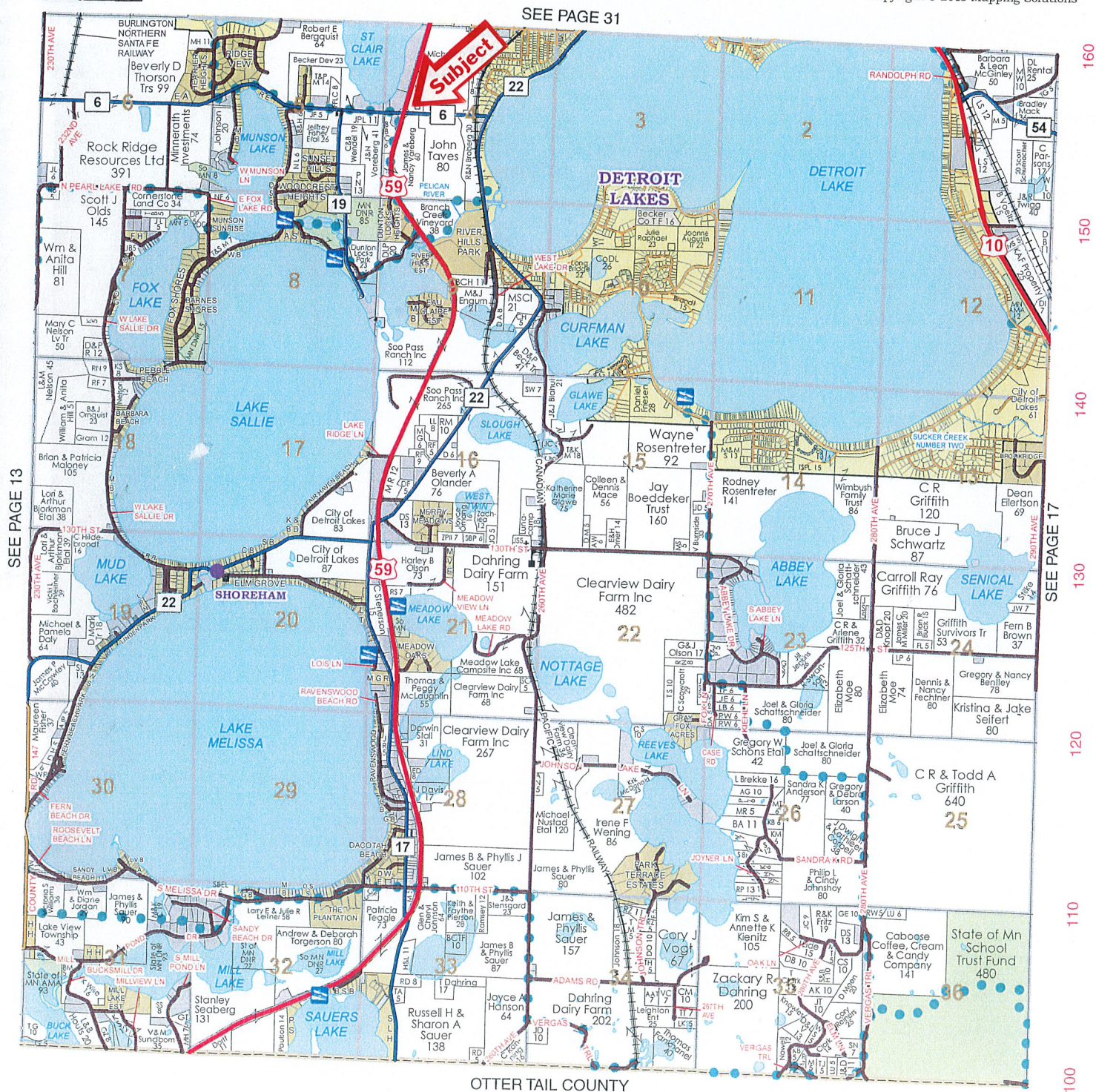




Lake View

Township 138N - 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****

August 13, 2026 @ 6:00 P.M.

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

APPLICANT: Kyle Vareberg
19529 330th Ave
Detroit Lakes, MN 56501

Project Location: 19529 330th Ave
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a dwelling to be located forty-nine (49) feet and a patio to be located forty-three (43) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet from the OHW of a Natural Environment Lake due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0278.000 **Legal Land Description:** Section 14 Township 139 Range 040, 14-139-40 PT GOVT LOT 3: COMM SW COR SEC 14, N 827.52' TO POB; N 490.68', E 157.7' TO PERCH LK, SL AL LK 630.11', WLY 307.34', TO POB. TRACT A, Perch 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 # 520

Property and Owner Review

Parcel Number(s): **100278000**

Owner: **KYLE VAREBERG**

Township-S/T/R: **ERIE-14/139/040**

Mailing Address:
19529 330TH AVE DETROIT LAKES MN 56501

Site Address: **19529 330TH AVE DETROIT LAKES MN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **657880**

Legal Descr: **14-139-40 PT GOVT LOT 3: COMM SW COR SEC 14, N 827.52' TO POB; N 490.68', E 157.7' TO PERCH LK, SL AL LK 630.11', WLY 307.34', TO POB. TRACT A.**

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 49' and a patio 43' from the OWH**

OHW Setback: **43' and 49'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **6.5**

Proposed Imp. Surface Coverage: **6.7**

Existing Structure Sq Ft: **1040**

Proposed Structure Sq Ft: **936**

Existing Structure Height: **10**

Proposed Structure Height: **15**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **Yes, the current structure is non-conforming in nature due to the lake setback. The new structure will be non-conforming due to the lake setback as well with no other needed variances.**

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

Explain: **Yes, the property use will not change and adequate stormwater management will be implemented by french drains and a swale.**

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

Explain: **Yes, it will remain as a residential use.**

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

Explain: **Yes, the lot is limited in buildable area due to a bluff on the property.**

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

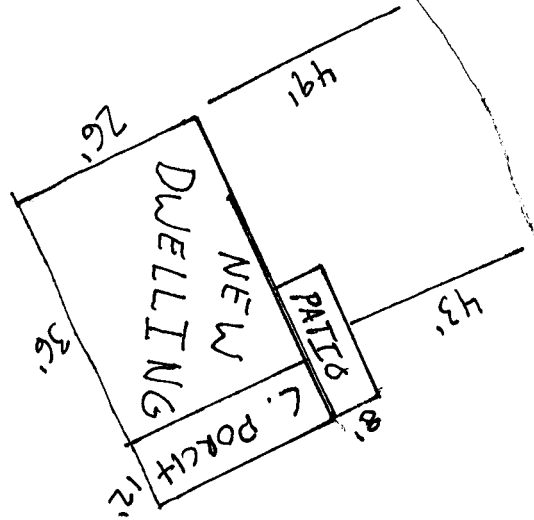
Explain: **Yes, the structure will be relatively small in size and used similarly to those in the locality.**

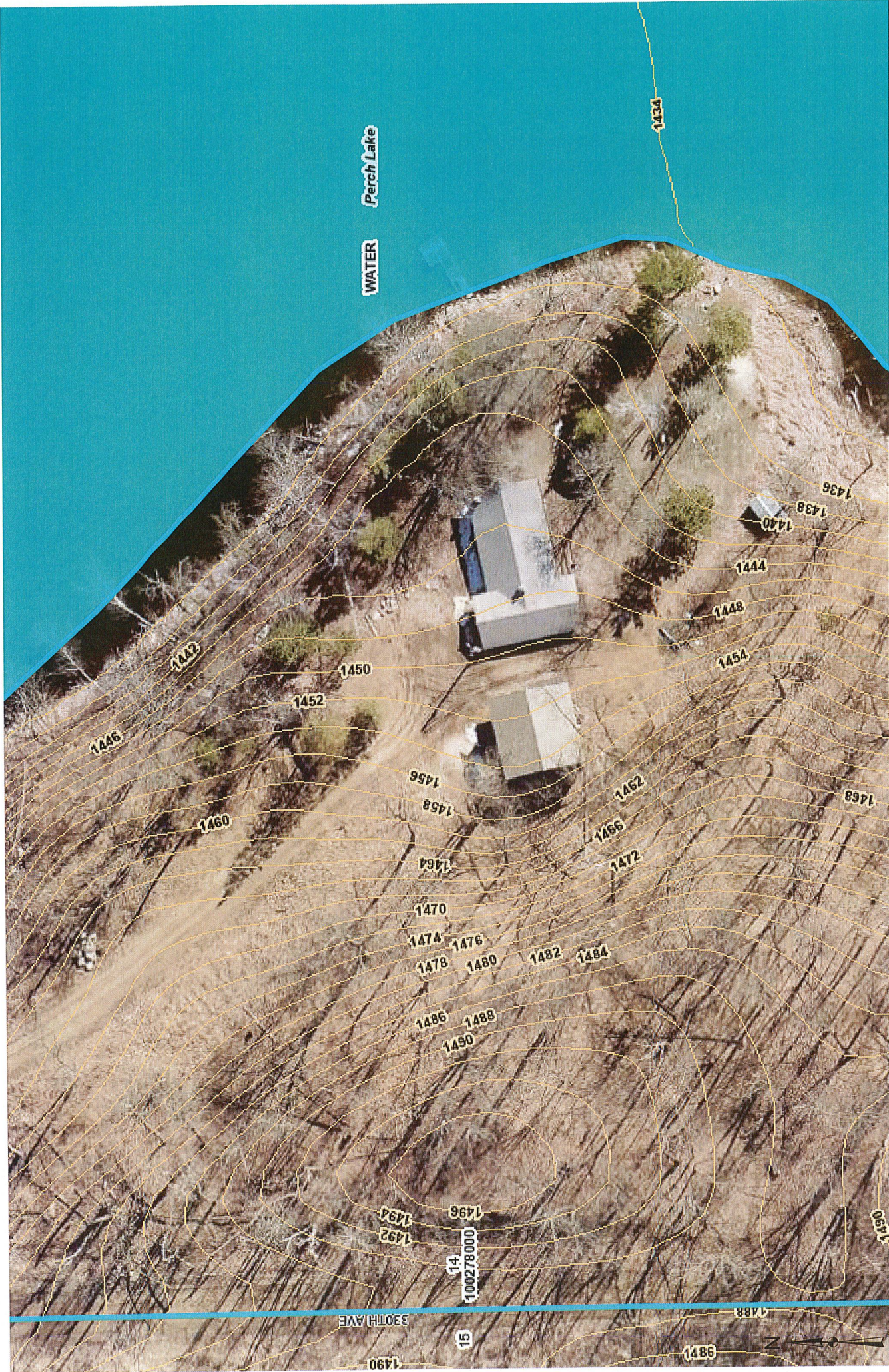
PERCH LAKE



DRIVEWAY

BLUFF
AREA





Becker County	
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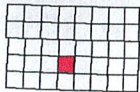
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Becker County

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Date: 3/4/2026

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Erie

Township 139N - Range 40W

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