



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****

September 10, 2026 @ 6:00 P.M.

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

APPLICANT: Vernon A & Lanette Hanson
20816 US Hwy 59
Detroit Lakes, MN 56501

Project Location: 20816 US Hwy 59
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing non-conforming storage shed with a larger storage shed to be located five (5) feet from the rear property line deviating from the required setback of twenty (20) feet.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0116.000 **Legal Land Description:** Section 08 Township 139 Range 041, PT NW1/4 BEG 1022.47' E, 299.67' SW & 633.27' SLY OF NW COR TH NE 132' S 524.97' NW 225' & N 348.56' AL HWY TO BEG, 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 # 522

Property and Owner Review

Parcel Number(s): **080116000**

Owner: **VERNON A & LANETTE HANSON**

Township-S/T/R: **DETROIT-08/139/041**

Mailing Address:
20816 US HWY 59 DETROIT LAKES MN 56501

Site Address: **20816 US HWY 59 DETROIT LAKES MN 56501**

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

Original Permit Nbr: **SITE2026-4321**

Legal Descr: **PT NW1/4 BEG 1022.47' E, 299.67' SW & 633.27' SLY OF NW COR TH NE 132' S 524.97' NW 225' & N 348.56' AL HWY 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 non-conforming storage shed with a larger storage shed to be located five (5) feet from the rear property line deviating from the required setback of twenty (20) feet.**

OHW Setback: **N/A**

Side Lot Line Setback: **130**

Rear Setback (non-lake): **5**

Bluff Setback: **N/A**

Road Setback: **90**

Road Type: **State**

Existing Imp. Surface Coverage: **9%**

Proposed Imp. Surface Coverage: **10%**

Existing Structure Sq Ft: **576**

Proposed Structure Sq Ft: **925**

Existing Structure Height: **8**

Proposed Structure Height: **12**

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: **I would like to replace my non conforming shed that was destroyed by the tornado with a larger shed.**

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

Explain: **The impervious will remain well below the the allowable amount within the shoreland district, and I will meet all other setbacks.**

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

Explain: **This will allow for extra storage and better use of the property.**

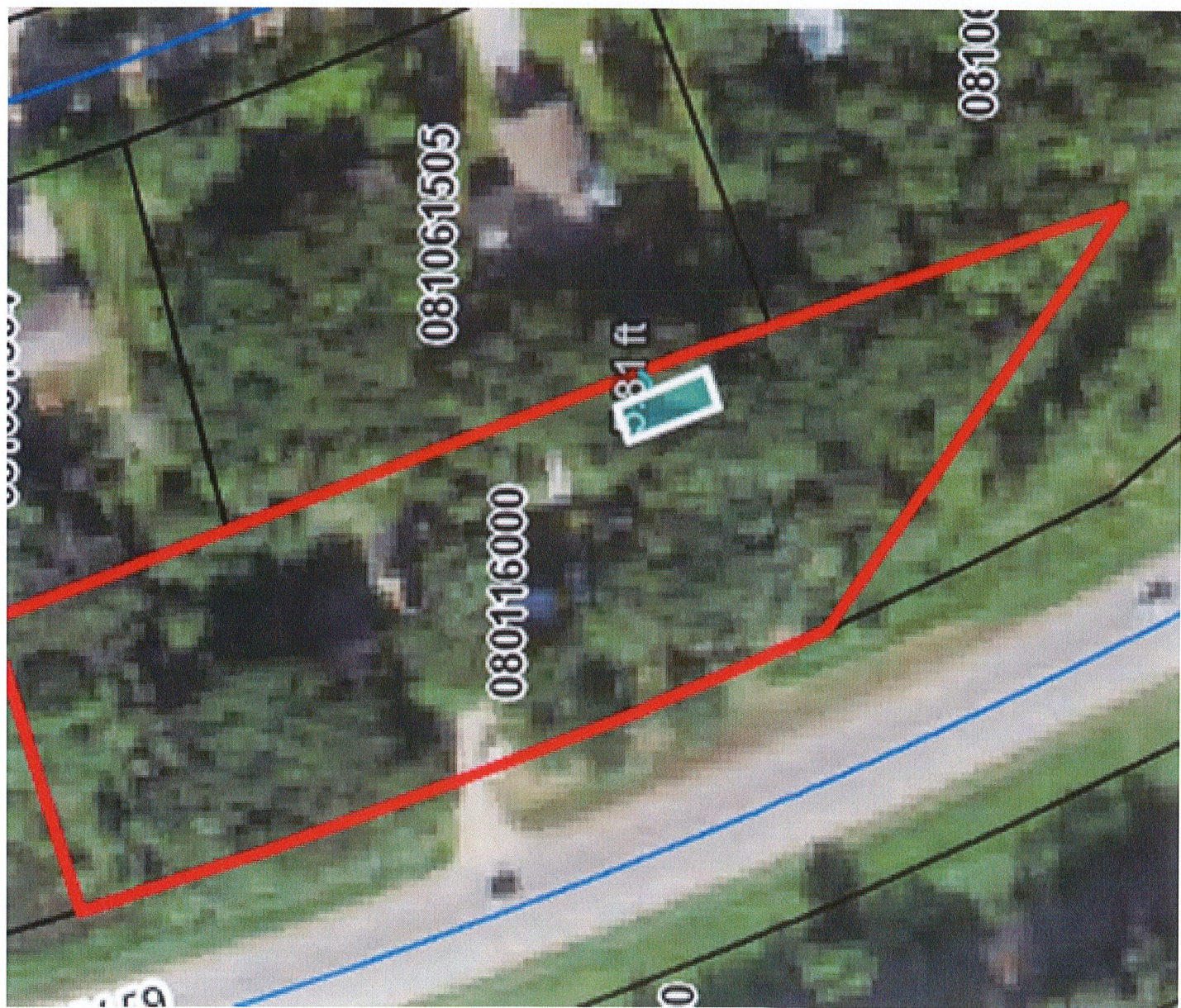
4. Are there circumstances unique to the property? **Yes**

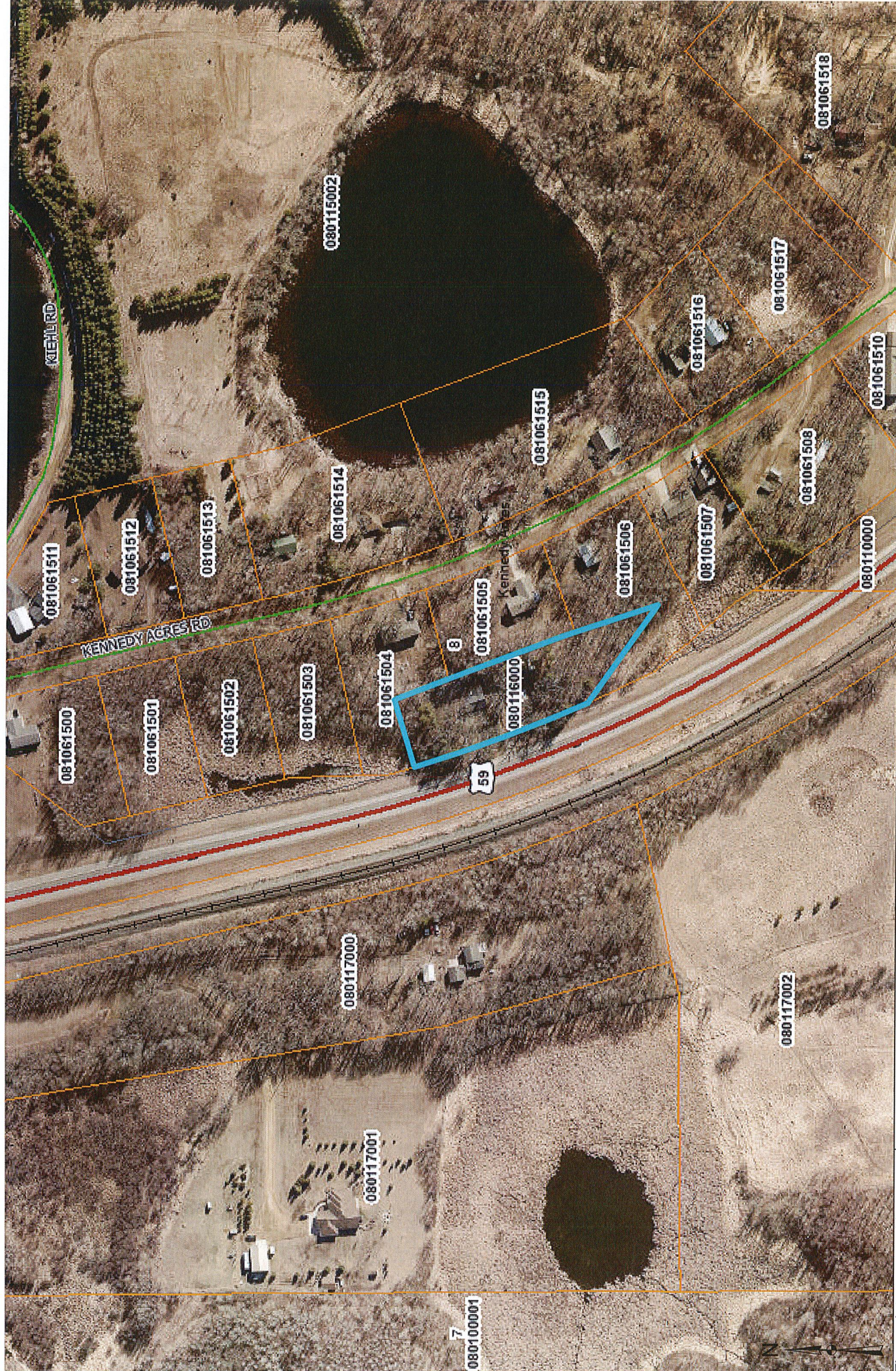
Explain: **Yes, the existing non-conforming shed was destroyed by the tornado. I would like to replace the shed**

with a larger shed to provide more storage for the property.

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

Explain: **Yes, this shed will fit in well with the neighboring parcels.**





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

1:4,225

Date: 8/13/2026

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

230 240 250 260 270 280 290 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****

September 10, 2026 @ 6:00 P.M.

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

APPLICANT: Donald A & Sandra L Dronen
20574 Cotton Ln
Rochert, MN 56578

Project Location: 20516 Thorson Ln
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to allow for the creation of two lots meeting the standards of non-riparian lots behind conforming riparian lots deviating from the required standard for non-conforming lots behind non-conforming riparian lots.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0108.008 **Legal Land Description:** Section 10 Township 139 Range 040, PT SE1/4 NE1/4: COMM NW COR SE1/4 NE1/4 E 514.6', SWLY 339.25', S 507.18' TO POB; S 490.35', W 311.65', N 494.31', E 277.85' TO POB. TRACT D-1, Erie 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.

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

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Variance Application Review

Permit # 524

Property and Owner Review

Parcel Number(s): **100108008**

Owner: **DONALD A & SANDRA L DRONEN**

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

Mailing Address:

20574 COTTON LN ROCHERT MN 56578

Site Address: **20516 THORSON LN ROCHERT MN**

Lot Recording Date: **This will be a new lot split**

Original Permit Nbr: **NA**

Legal Descr: **PT SE1/4 NE1/4: COMM NW COR SE1/4 NE1/4 E 514.6', SWLY 339.25', S 507.18' TO POB; S 490.35', W 311.65', N 494.31', E 277.85' TO POB. TRACT D-1.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Request to deviate from required lot size and lot width requirements.

Description of Variance Request: **Request a variance to allow for the creation of two lots meeting the standards of non-riparian lots behind conforming riparian lots deviating from the required standard for non-conforming lots behind non-conforming riparian lots.**

OHW Setback: **N/A**

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

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

Bluff Setback: **N/A**

Road Setback: **N/A**

Road Type: **Township**

Existing Imp. Surface Coverage: **Under 25%**

Proposed Imp. Surface Coverage: **Under 25%**

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

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

Existing Structure Height: **N/A**

Proposed Structure Height: **N/A**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **Yes, each lot will have buildable area suitable for future development and no variances will be necessary for either site.**

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

Explain: **This request is geared towards allowing an additional residential/recreational lot while protecting the environment by meeting all other zoning standards and requirements outside of lot size/width.**

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

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

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

Explain: **Yes the property is located within 1000' of very small riparian lots.**

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

Explain: **Yes, there are other non-riparian lots in the locality with similar lot dimensions.**



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		Date: 8/26/2026	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.			



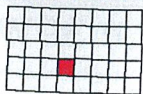
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Becker County

1:4,225

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Date: 8/11/2026

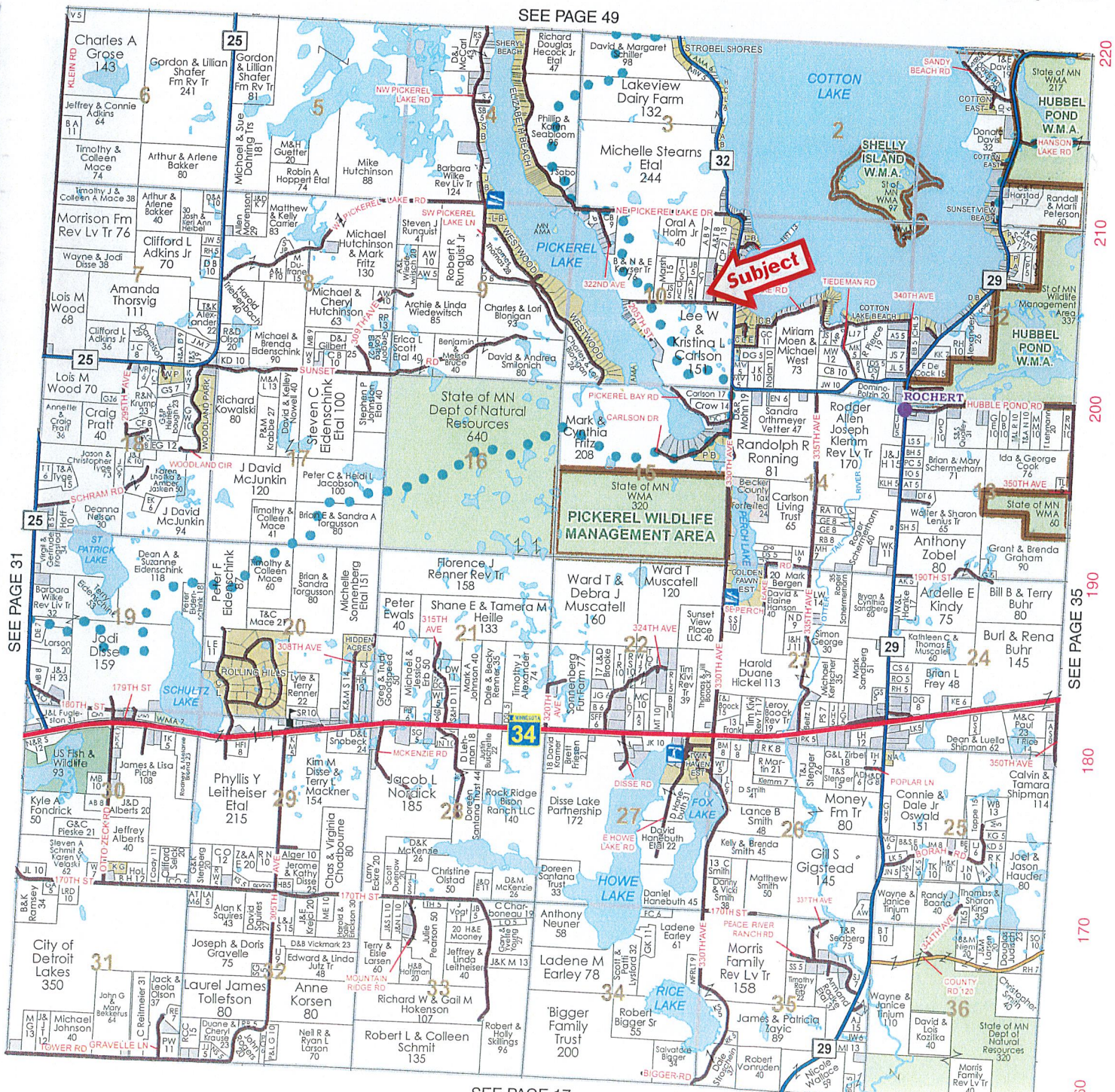


Erie

Township 139N - Range 40W

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SEE PAGE 49





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****

September 10, 2026 @ 6:00 P.M.

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

APPLICANT: Gospel Crusade Inc
1200 Glory Way Blvd
Bradenton, FL 34212

Project Location: 34259 323rd Ave
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an attached storage shed to an existing non-conforming dwelling to be located thirty (30) 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 topography issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 20.0447.000 **Legal Land Description:** Section 35 Township 142 Range 040, PT GOVT LOT 4: COMM SW COR SEC 35 N 1347.18', E 1352.20', E 302.66', SLY 104.44', SW 250.33' TO POB; NW 33.44', SWLY 49.89', SE 125.06' TO STRAWBERRY LK, N AL LK 50', NW 97.01' TO POB, 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:

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 # 527

Property and Owner Review

Parcel Number(s): **200447000**

Owner: **GOSPEL CRUSADE INC**

Township-S/T/R: **MAPLE GROVE-35/142/040**

Mailing Address:

34259 323RD AVE OGEMA MN

Site Address: **34259 323RD AVE OGEMA MN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2026-4347**

Legal Descr: **PT GOVT LOT 4: COMM SW COR SEC 35 N 1347.18', E 1352.20', E 302.66', SLY 104.44', SW 250.33' TO POB; NW 33.44', SWLY 49.89', SE 125.06' TO STRAWBERRY LK, N AL LK 50', NW 97.01' 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 attached storage shed to an existing non-conforming dwelling to be located thirty (30) 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 topography issues.**

OHW Setback: **30 ft**

Side Lot Line Setback: **15 ft**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **55 ft from ROW**

Road Type: **Township**

Existing Imp. Surface Coverage: **21.8%**

Proposed Imp. Surface Coverage: **22%**

Existing Structure Sq Ft: **674**

Proposed Structure Sq Ft: **39**

Existing Structure Height: **14 ft**

Proposed Structure Height: **6 ft, 2 inches**

Existing Basement Sq Ft: **no**

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: **Proposal does not extend any closer to the OHW than the current cabin. The storage shed will be behind the front deck on the side.**

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

Explain: **Improvement will not impact shoreline and will improve the area while remaining under 25% impervious coverage.**

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

Explain: **This will allow for better use of the property by having somewhere to store outside objects.**

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

Explain: **The existing cabin is in the shore impact zone and the topography of the lot does not allow for a better location to construct a storage shed.**

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

Explain: **The proposed storage shed fits within the character of the locality and will be aesthetically pleasing to the neighborhood.**





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Becker County

1:528

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

Date: 8/17/2026



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****

September 10, 2026 @ 6:00 P.M.

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

APPLICANT: Scott T Mazour & Jenna B Mazour
20257 Oakland Beach Rd
Detroit Lakes, MN 56501

Project Location: 20257 Oakland Beach Rd
Detroit Lakes MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a roof over an existing non-conforming deck located thirty-three (33) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) from the OHW of a General Development Lake and to be at thirty-eight (38) percent impervious coverage deviating from the allowable twenty-five (25) percent impervious coverage on a residentially zone lot within the shoreland district all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1168.000 **Legal Land Description:** Section 09 Township 139 Range 041, Oakland Beach Block 002, Sly 25' of Lot 12 & Lot 13, 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.

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Variance Application Review

Permit # 523

Property and Owner Review

Parcel Number(s): **081168000**

Owner: **SCOTT MAZOUR**

Township-S/T/R: **DETROIT-09/139/041**

Mailing Address:
**20257 OAKLAND BEACH RD DETROIT LAKES MN
5650**

Site Address: **20257 OAKLAND BEACH RD DETROIT
LAKES MN 5650**

Lot Recording Date:

Original Permit Nbr: **0**

Legal Descr: **Block 002 of OAKLAND BEACH|SLY 25' OF LOT 12 & LOT 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 roof over an existing non-conforming deck located thirty-three (33) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) from the OHW of a General Development Lake and to be at thirty-eight (38) percent impervious coverage deviating from the allowable twenty-five (25) percent impervious coverage on a residentially zone lot within the shoreland district all due to lot size and setback issues.**

OHW Setback: **33**

Side Lot Line Setback: **26**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **35%**

Proposed Imp. Surface Coverage: **38%**

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? **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: **We believe the proposed roof is in harmony with the purpose and intent of the ordinance because it will cover only a portion of our existing deck and will not extend any closer to Big Floyd Lake. We also plan to add gutters and controlled drainage to direct roof runoff away from the lake and toward the landward side of our property.**

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

Explain: **Our property will continue to be used as our primary residence, and the proposed project will not change the use of the property or add another dwelling unit. We believe the project is consistent with the residential character of the area while also taking steps to control stormwater runoff and protect the lake.**

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

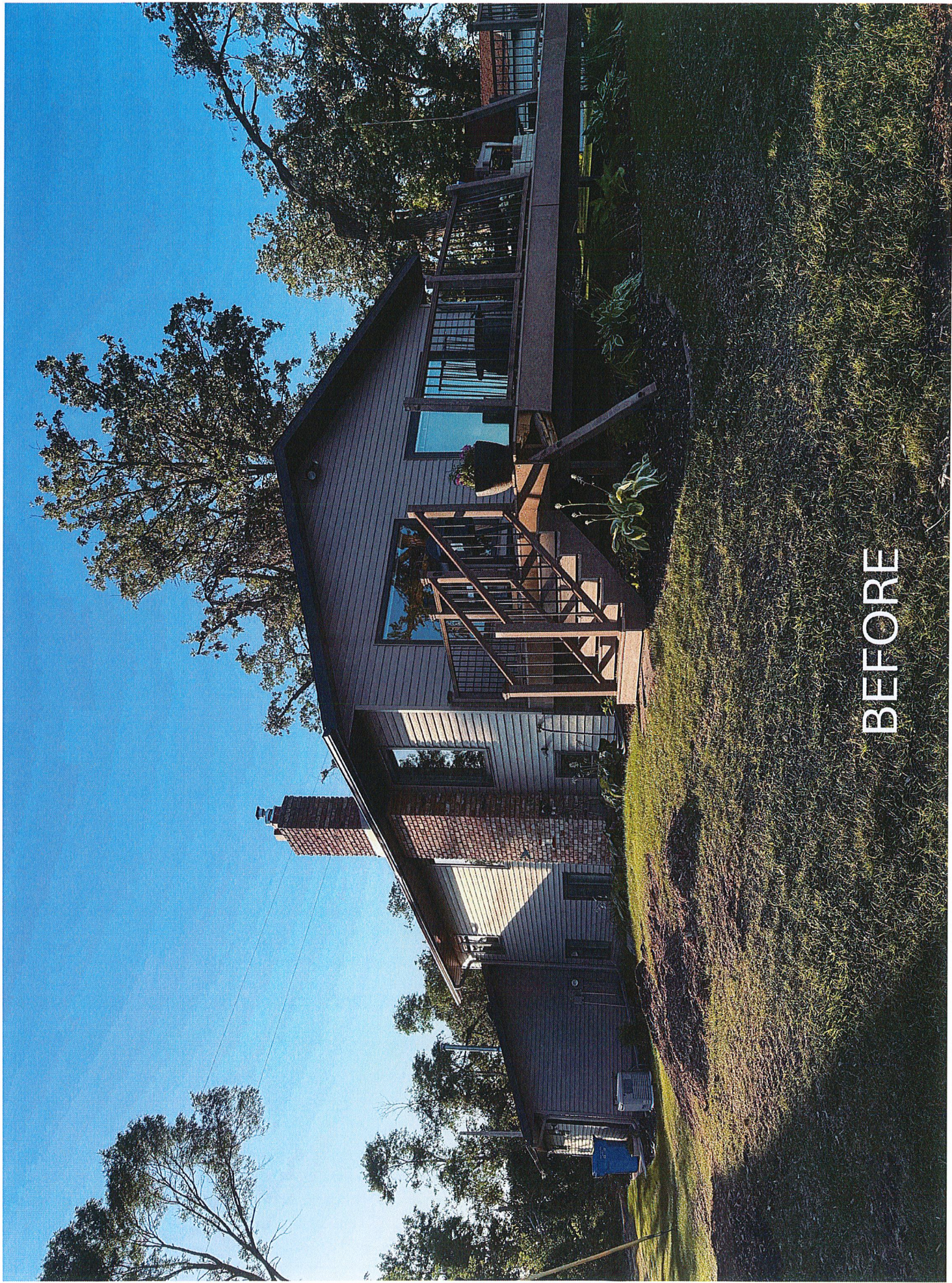
Explain: **We believe covering a portion of our existing deck is a reasonable residential use. The proposed roof will not expand the deck toward the lake or add additional living space. It will simply make a portion of our existing deck more usable by providing protection from the sun and weather, especially after losing the majority of our mature shade trees during the July 6, 2026 tornado.**

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

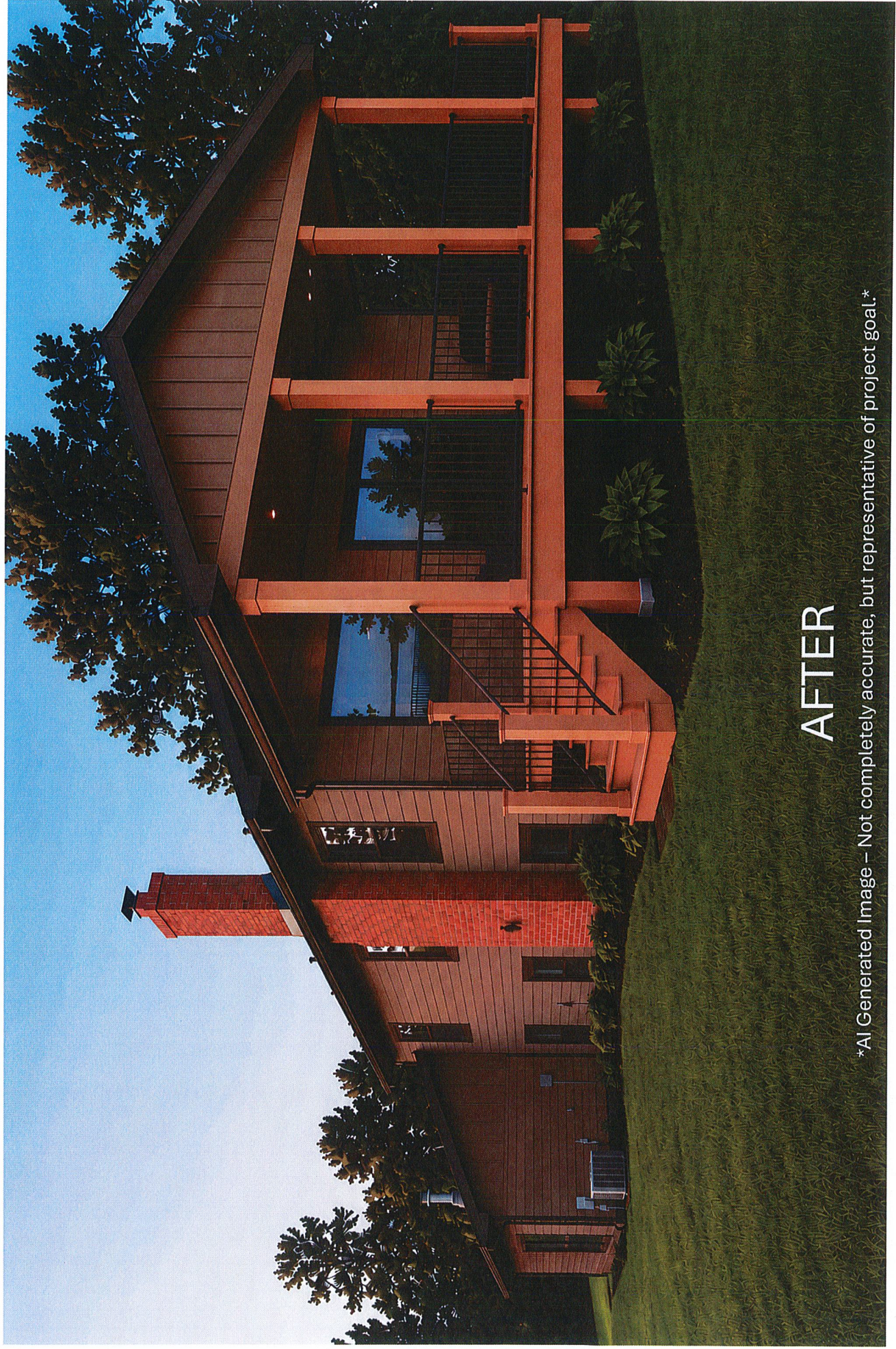
Explain: **Our property is a relatively small lakeshore lot with an existing home and deck already located within the current lake setback. Because of the size of our lot and the existing layout of our home, we have limited options for adding a covered outdoor area that is functional with the home. In addition, the July 6, 2026 tornado caused us to lose the majority of the mature trees that previously provided natural shade to our deck. These circumstances were outside of our control. The proposed roof would cover only a portion of our existing deck and would not extend any closer to the lake.**

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

Explain: **We believe the proposed roof will maintain the residential and lakeshore character of the area. The roof will be designed to complement our existing home, will be constructed over our existing deck, and will not obstruct our neighbors' views of the lake. We have also discussed the project with our immediate neighbors, who raised no concerns and commented that they thought the proposed roof would look nice.**



BEFORE



AFTER

AI Generated Image – Not completely accurate, but representative of project goal.





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Becker County

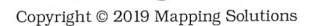
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Date: 8/11/2026

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

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EXPERIENCE/MATTERS!



SEE PAGE 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

September 10, 2026 @ 6:00 P.M.

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

APPLICANTS: Toms Getaway LLC
1904 Bridgeview Blvd
Detroit Lakes, MN 56501

Project Location: 40905 & 40891 W Island Dr
Rochert, MN 56578

Elizabeth P Norby & Karen P Borgeson
1904 Bridgeview Blvd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to allow a non-conforming boundary line adjustment.

LEGAL LAND DESCRIPTION: Tax ID Number: 15.0439.000 & 15.0440.000 **Legal Land Descriptions:** Section 13 Township 140 Range 039, Island View 1st Add Lot 4; & Island View 1st Add Lot 5, 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.

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

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Variance Application Review

Permit # 525

Property and Owner Review

Parcel Number(s): **150440000 150439000**

Owner: **Toms Getaway LLC & Elizabeth P Norby & Karen P Borgeson**

Township-S/T/R: **HEIGHT OF LAND-13/140/039**

Mailing Address:
1904 Bridgeview Blvd Detroit Lakes, MN 56501

Site Address: **40905 & 40891 W Island Dr Rochert, MN 56578**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **NA**

Legal Descr: **ISLAND VIEW 1ST ADD|LOT 5**

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:

We own two (2) non-conforming lots; one larger than the other. Would like to move the boundary line to create equal-sized parcels.

Description of Variance Request: **Request a variance to allow a non-conforming boundary line adjustment.**

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:

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: **The boundary line adjustment will allow for better use of the currently smaller parcel and both lots will still be around the same size as the other parcels in the plat.**

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

Explain: **Even with the adjustment, the existing larger parcel will remain well below the allowable twenty-five percent impervious surface coverage.**

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

Explain: **Evening out the parcels will allow for better future planning. Adding extra area to lot four will also allow that parcel to remain well below the allowable 25% impervious coverage when we build.**

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

Explain: **This is a lot of record.**

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

Explain: **This request will not negatively impact the neighborhood. The adjustment will leave the lots very**

similar to other existing lots in the plat. This will allow for more options and pervious area for the second parcel.

[illegible]

John W. Pearson
JOHN W. PEARSON
Wm O Pearson
WM O PEARSON
Charles C Pearson
CHARLES C. PEARSON
Roger A. Pearson
ROGER A. PEARSON
Sybil M. Pearson
SYBIL M. PEARSON

STATE OF MINNESOTA) ss
COUNTY OF _____)
CITY OF _____)
ON THIS 17th DAY OF MAY, A.D. 1988, BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED JOHN O. ROOSTAD,
SUZANNE ROOSTAD, JOHN O. PEARSON, GERALDINE A. PEARSON,
AND SYBIL M. PEARSON, TO ME KNOWN TO BE THE PERSONS DESIGNATED AS PEARSON
AND SYBIL M. PEARSON, AND WHO
EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED THAT THEY EX-
ECUTED THE SAME AS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES MARCH 5, 1969

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "ISLAND VIEW FIRST ADDITION." THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL DISTANCES ARE CORRECTLY SHOWN ON THE PLAT IN FEET AND DECIMALS OF A FOOT, THAT THE MONUMENTS FOR GUIDANCE OF FUTURE SURVEYS ARE CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT, THAT THE OUTSIDE LINES ARE CORRECTLY SHOWN ON THE PLAT, THAT THE TOPOGRAPHY OF THE LAND IS CORRECTLY SHOWN ON THE PLAT, THAT THERE ARE NO WET LANDS OR PUBLIC ROADS EXCEPT AS INDICATED ON SAID PLAT.

Albert F. Cousins
ALBERT F. COUSINS, MINN. REG. NO. 1577, SURVEYOR

NORTH DAKOTA
STATE OF ~~MISSISSIPPI~~
COUNTY OF ~~MISSISSIPPI~~ SS
THE ABOVE CERTIFICATE WAS SUBSCRIBED AND SHORN TO BEFORE ME, A
NOTARY PUBLIC, THIS 22nd DAY OF March, A.D., 1968.

16 Donna L. Lafferty
NOTARY PUBLIC, ~~CLATSOP~~ CLATSOP COUNTY
MY COMMISSION EXPIRES Aug. 18-1978

BECKER COUNTY

GOVERNMENT LOT 1
S.E. 1/4 SEC. 13 T. 140N. R. 39W.
SCALE 1"=100'

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES AGAINST THE ABOVE DESCRIBED LANDS.

DATED April 20, 1970 Paul R. Ponder
COUNTY AUDITOR, BECKER COUNTY

I HEREBY CERTIFY THAT THE TAXES FOR THE YEAR 1970 ON THE ABOVE DESCRIBED LANDS HAVE BEEN PAID IN FULL.

DATED April 20, 1970 John L. Fanning
COUNTY TREASURER, BAKER COUNTY

STATE OF MINNESOTA } ss
COUNTY OF HENNEPIN }
I, HERBERT J. HARRIS, CLERK OF THE BOARD OF COMMISSIONERS OF BECKER COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF "ISLAND VIEW, FIRST ADDITION" WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF BECKER COUNTY, MINNESOTA, AT A REGULAR MEETING THEREOF, HELD ON THE 11th DAY OF MARCH, 1980.

COUNTY AUDITOR, BECKER COUNTY

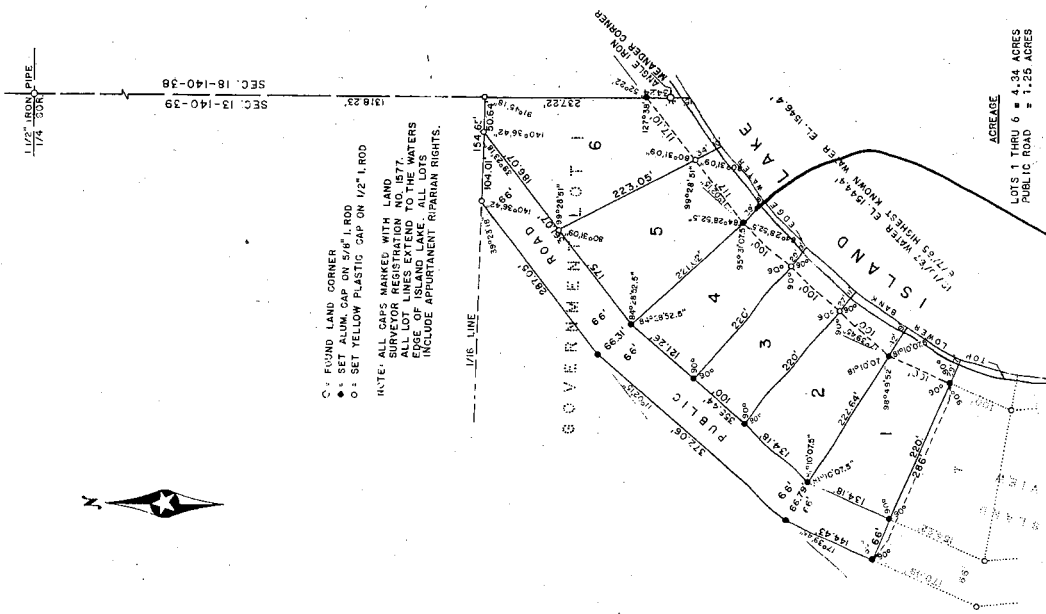
254203 ORIGINAL

I HEREBY CERTIFY THAT THE PLAT OF "ISLAND VIEW FIRST ADDITION" WAS FILED IN MY OFFICE ON THE DAY OF MAY 6-1970 1968 IN BOOK 49 OF PLATS ON PAGE 44, at 4:45 PM. *B. J. McEllen*

REGISTER OF DEEDS, BECKER COUNTY

10. 1. 1998

REGISTER OF DEEDS, BECKER COUNTY



would like to move this line over to even out lot's 4 & 5 to be of similar area & width.



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

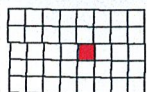
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 8/11/2026

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



mappingsolutions
Backed by experience, driven by technology.

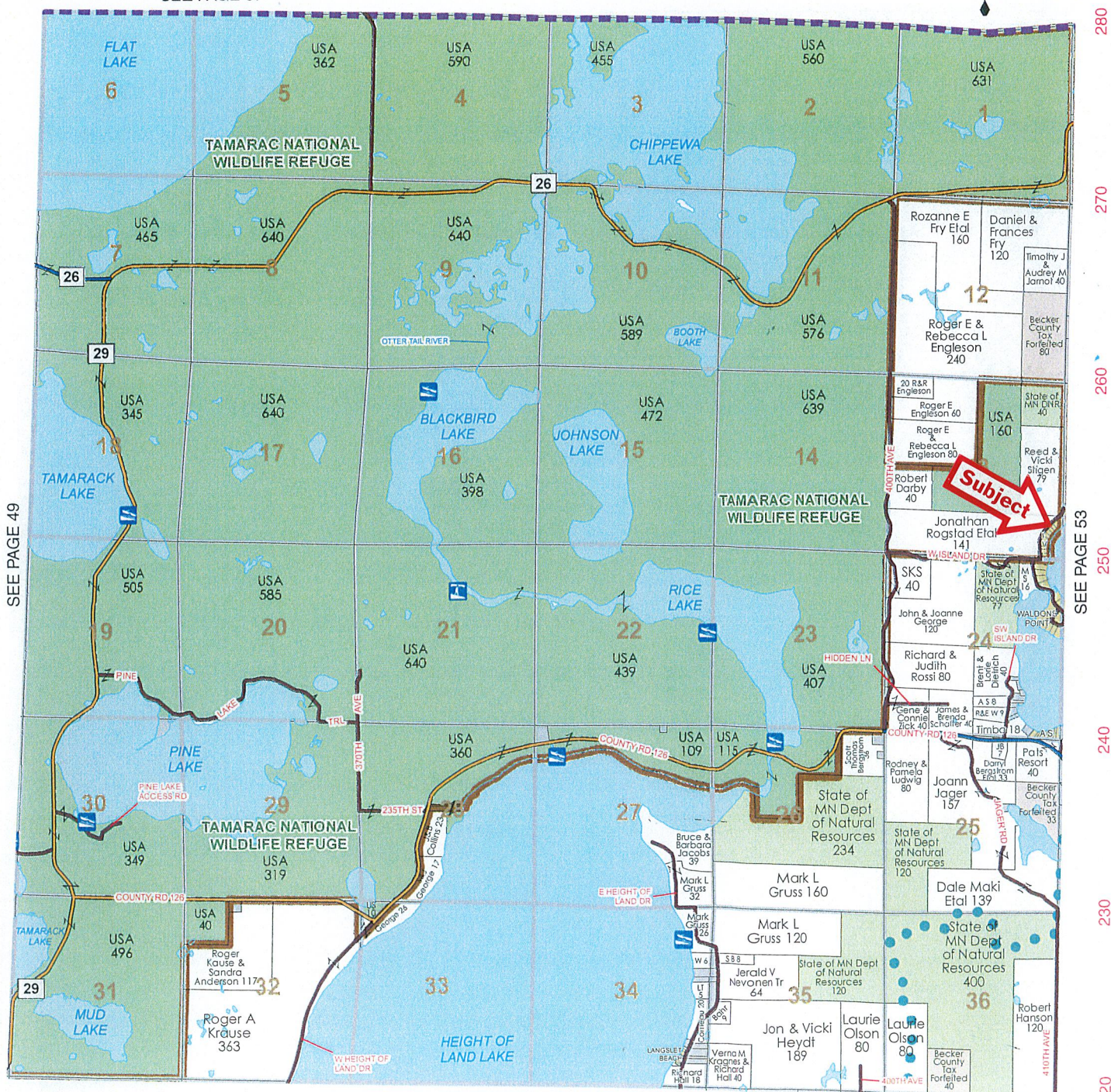


Township 140N - Range 39W

Copyright © 2019 Mapping Solutions

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****

September 10, 2026 @ 6:00 P.M.

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

APPLICANT: Kirk E & Karrie L Zink
720 2nd St NW
Hillsboro, ND 58045

Project Location: TBD W Lake Eunice RD
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling and a deck to be located twenty (20) feet from the rear property line deviating from the required setback of forty (40) feet and to construct a detached garage to be located zero (0) feet from a road easement deviating from the required setback of twenty (20) feet and to be located two (2) 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: 17.0388.002 **Legal Land Description:** Section 34 Township 138 Range 042, PT GOVT LOTS 4,5-SEC27; PT NE1/4NW1/4 & PT NW1/4 NE1/4- SEC 34: COMM SE COR LOT 8 BLK 1 BERGQUIST BCH 5TH, SWLY 64.12' TO POB; SELY 165.93', S 89.95', SE 168.06', NELY 268.97' TO LK EUNICE, NWLY AL LK 100', SLY 20.45' TO POB. AKA TRACTS D, D-1. REF 17.0320.002, Lake Eunice.

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 # 518

Property and Owner Review

Parcel Number(s): 170388002

Owner: KIRK ZINK

Township-S/T/R: LAKE EUNICE-34/138/042

Mailing Address:

720 2ND ST NW HILLSBORO ND 58045

Site Address: TBD W Lake Eunice Rd Detroit Lakes MN

Lot Recording Date: After 1992

Original Permit Nbr: SITE2026-4317

Legal Descr: PT GOVT LOTS 4,5-SEC27; PT NE1/4NW1/4 & PT NW1/4 NE1/4- SEC 34: COMM SE COR LOT 8 BLK 1 BERGQUIST BCH 5TH, SWLY 64.12' TO POB; SELY 165.93', S 89.95', SE 168.06', NELY 268.97' TO LK EUNICE, NWLY AL LK 100', SLY 20.45' TO POB. AKA TRACTS D, D-1. REF 17.0320.002.

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:

Typically a riparian lot does not have a rear setback, but do to the location of where the road ends this lot has both a lake setback and a rear setback. The non riparian lot is affected by an easement that the township no longer claims, but has not been officially vacated.

Description of Variance Request: Request a variance to construct a dwelling and a deck to be located twenty (20) feet from the rear property line deviating from the required setback of forty (40) feet and to construct a detached garage to be located zero (0) feet from a road easement deviating from the the required setback of twenty (20) feet and to be located two (2) feet from the side property line deviating from the required setback of ten (10) feet due to setback issues.

OHW Setback: 101' Dwelling, 218' Non-Dwelling

Side Lot Line Setback: 101' Dwelling, 2' Non-Dwelling

Rear Setback (non-lake): 20' Dwelling, 76' Non-Dwelling

Bluff Setback: 30'

Road Setback: 96' Dwelling, 0' Non-Dwelling

Road Type: Township

Existing Imp. Surface Coverage: N/A

Proposed Imp. Surface Coverage: 24.6%

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: 2000sf Dwelling, 3520sf Non-Dwelling

Existing Structure Height: N/A

Proposed Structure Height: 27.5' dwelling, 22' Non-Dwelling

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: 2000sf

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

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

Explain: The variance would not affect any neighboring property owners in any way and would allow me more buildable width on my property. I'm going to build this garage once and would like it to accommodate the proper number of vehicles/machinery.

The south side of this irregular L-shaped lot has a 10' setback. The opposite side has a 33' driveway easement that was established decades ago. These two items severely reduce my ability to build any kind of

width with a detached garage. I'm requesting the authorization to build 8' in to that 10' setback. I currently have just 36' of buildable width and would like to build 44' of width to accommodate back-to-back vehicles if needed. The neighboring parcel is also an irregular shaped lot and this specific boundary is just a 10' swath of land that was originally going to be a driveway. They instead ran the driveway across my current property as an easement. This 10' swath (with a pasture on the other side of that) will never build used to build. I'm not in any way asking to build outside of my own property ... simply asking to build closer to my actual existing property line.

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

Explain: **Impervious coverage will remain below the allowable 25% and all structures meet the lake setbacks.**

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

Explain: **This request will allow us to use the property in a manner similar to others in the neighborhood.**

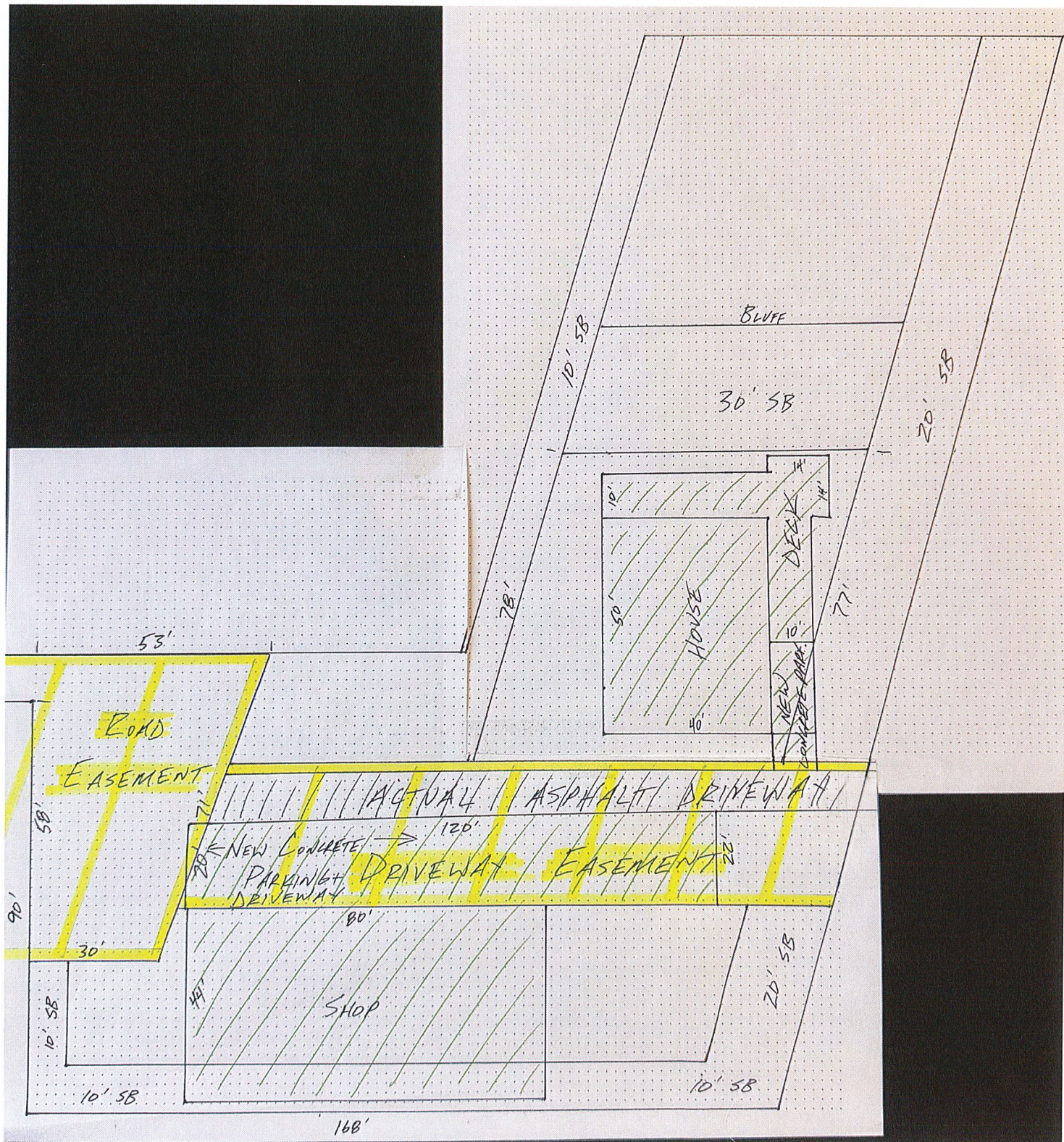
4. Are there circumstances unique to the property? **Yes**

Explain: **Absolutely. This entire hillside was once one large lot. It was broken up to create two regular shaped lots and two very irregular shaped lots ... mine and the neighbors. The neighboring parcel is unusable and me building closer to that property line would have no effect in any way.**

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

Explain: **Please see above. I've also attached an image of the property in discussion with the driveway easement and property lines. It shows 36' buildable feet of width from north to south and that's where I'm requesting to build up to 44' of garage width. In doing so, this will have no negative impact on the character of the locality.**





509389

CERTIFICATE OF SURVEY

IN GOV'T. LOTS 4 AND 5, SECTION 27-138-42
AND IN THE NE 1/4-NW 1/4 AND THE NW 1/4-NE 1/4, SECTION 34-138-42
BECKER COUNTY, MINNESOTA

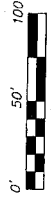
509389

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.
I hereby certify that the within instrument was
filed in this office for record on
the 15th day of June, 2003 at
the County Recorder's Office, Becker County,
Minnesota, and was duly recorded in Book 15
of said County Recorder's Office.

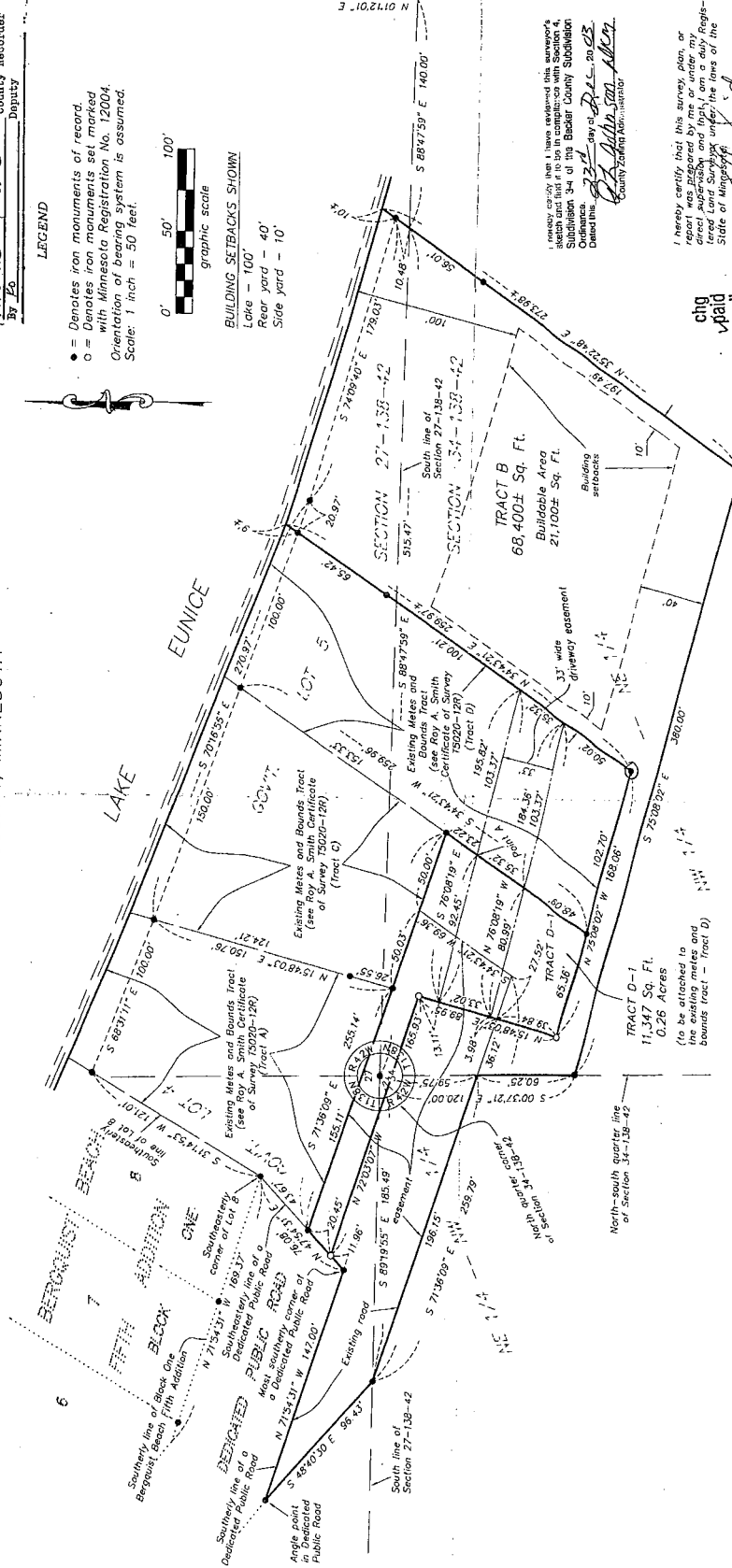
By Andrew M. Muel County Recorder
Deputy

LEGEND

- = Denotes iron monuments of record
- o = Denotes iron monuments set marked with Minnesota Registration No. 12004
- Orientation of bearing system is assumed.
- Scale: 1 inch = 50 feet.



BUILDING SETBACKS SHOWN
Lake - 100'
Rear yard - 40'
Side yard - 10'



I hereby certify that I have reviewed this survey, plan, or report, and that it is a true and correct copy of the original as filed in the office of the County Recorder, Becker County, Minnesota, and was duly recorded in Book 15 of said County Recorder's Office.

Dated this 15th day of June, 2003.

County Recorder, Becker County, Minnesota

I hereby certify that this survey, plan, or report was prepared by a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Date December 7, 2003. Reg. No. 12004

Surveyor's Name: Andrew M. Muel

Surveyor's License No. 12004

Surveyor's Address: 509389

Surveyor's Phone: 509389

Surveyor's Fax: 509389

Surveyor's Email: 509389

Surveyor's Website: 509389

Surveyor's Other: 509389

Surveyor's Notes: 509389

Surveyor's Remarks: 509389

Surveyor's Signature: 509389

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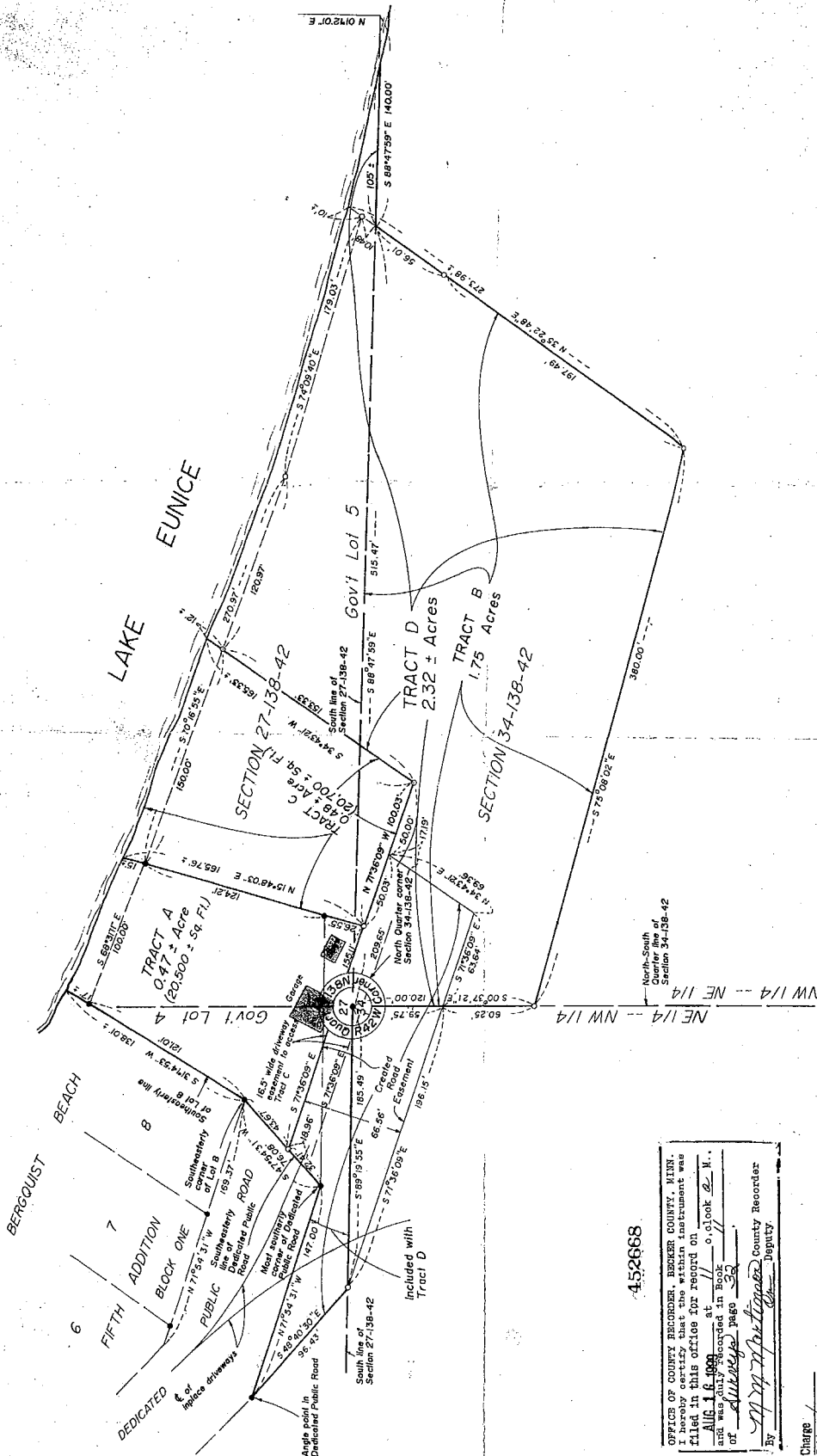
Surveyor's Seal: 509389

Surveyor's Stamp: 509389

Surveyor's Mark: 509389

CERTIFICATE OF SURVEY
IN SECTIONS 27 AND 34
T138N, R42W
BECKER COUNTY, MINNESOTA

452668



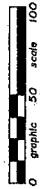
452668

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.
I hereby certify that the within instrument was
filed in this office for record on AUG 18 1999 at 11 o'clock A.
and was duly recorded in Book 33
of Survey page 33
By Wm. H. Porter County Recorder
Charge Paid Numerical Tract Grantor Grantee Composed

Charge
Paid
Numerical
Tract
Grantor
Grantee
Composed

LEGEND

- = Denotes iron monuments found.
- o = Denotes iron monuments set marked with hammer in registration before 2004.
- = Denotes this surveying system is assumed.
- Scale: 1 inch = 50 feet.



I hereby certify that I have reviewed this survey and find it to be in compliance with the laws of the State of Minnesota and the County Subdivision Ordinances.
Dated this 24th day of August, 1999.

County Zoning Administrator

OWNER:

Bill Gellner
Audubon, Minnesota

SURVEYOR:

Roy A. Smith and Associates
Lincoln Professional Center
Detroit Lakes, Minnesota

Revised 12/18/99 for driveway easement
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
State of Minnesota, Reg. No. 12004
Revised 05/21/96 Revised 08/30/96

AFFIDAVIT OF TOWNSHIP CLERK

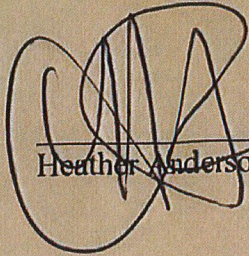
1. That I, HEATHER ANDERSON, am the Township Clerk of Lake Eunice Township,
Becker County, Minnesota.

3. That I make this Affidavit on behalf of Lake Eunice Township to clarify that Lake Eunice Township does not maintain or claim any control or ownership of any part of any roadway or driveway extending beyond the boundaries of the platted road as shown in the Plat of BERGQUIST BEACH FIFTH ADDITION.

Signature page follows.

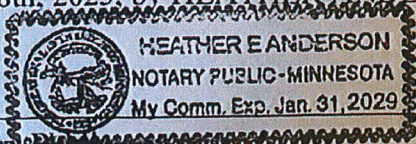
FURTHER AFFIANT SAYETH NOT.

Dated: July 8th, 2025.



Heather Anderson, Township Clerk

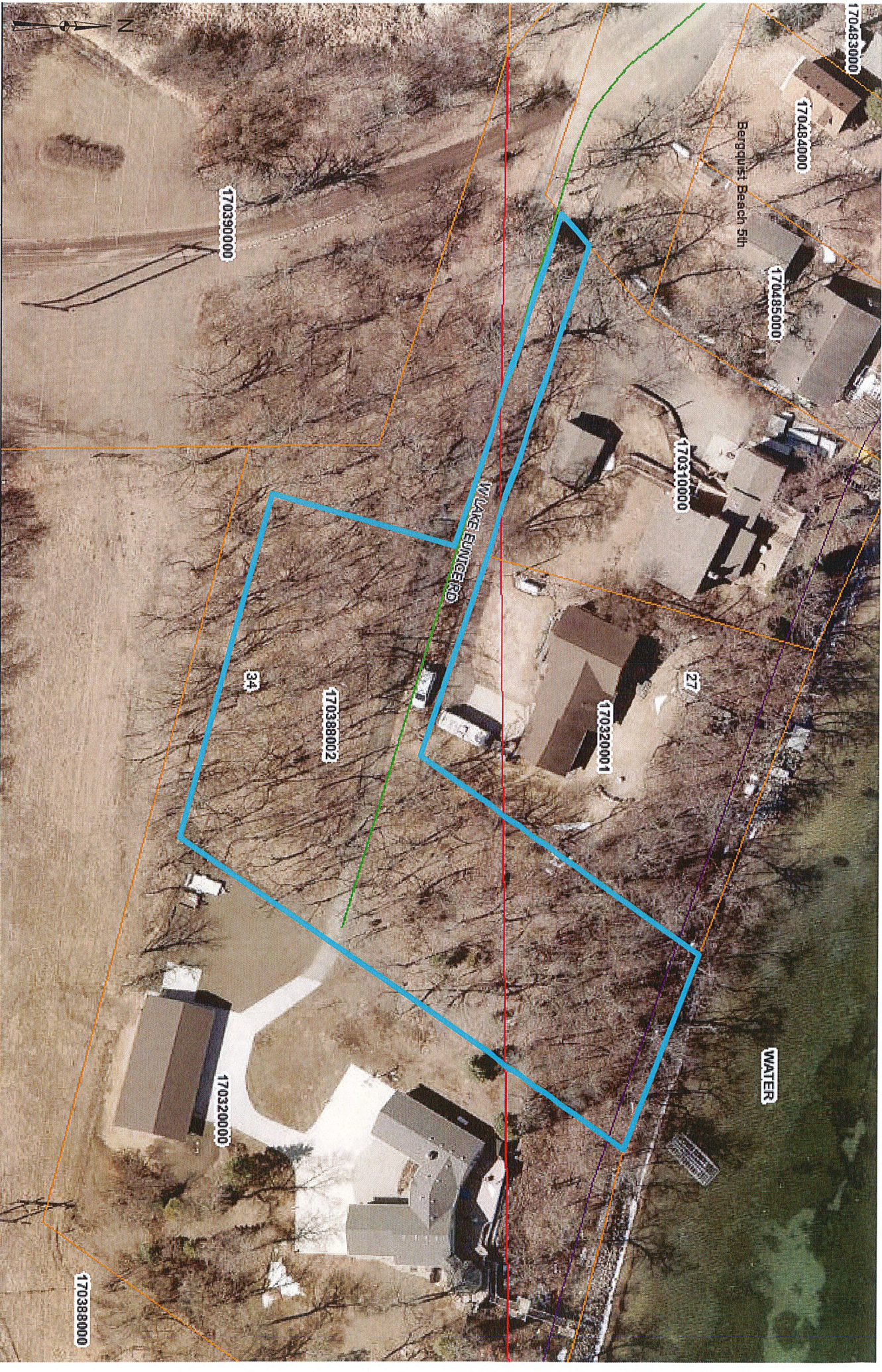
Subscribed and sworn to before me on
July 8th, 2025, by HEATHER ANDERSON.



Notary Public

This instrument was drafted by: Elliot J. Stoll, Attorney
PEMBERTON LAW, P.L.L.P.
903 Washington Avenue | Detroit Lakes, Minnesota 56501
Telephone (218) 847-4858

EJS:jc|2025-7083.600



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Date: 7/21/2026	

Becker County



Lake Eunice

Township 138N - Range 42W

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