



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, June 11, 2015 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Patrick & Mary Welle  
426 8th Avenue S.  
Fargo, ND 58103

Project Location: 32594 205th Street, Rochert, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an addition onto an existing deck sixty (60) feet from the ordinary high water mark of the lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 100719000

Pickeral Lake

Lots 5, 6, 7, Sportsman Beach; Section 10, TWP 139, Range 40, Erie Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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, 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 day of Hearing, for possible rescheduling of the Hearing.**



# BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

## VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) PATRICK & MARY Last Name Welle  
Mailing Address 426 8TH AVE. S. City, State, Zip FARGO ND 58103  
Phone Number 701-730-0487 Project Address: 32594 205TH ST, ROCKET  
Parcel number(s) of property: 1007190000, 100720000, 100721000 Sect - Twp - Range: 10-139-40  
Township Name: ERIE Legal Description: LOTS 5 & 7  
SPORTSMAN BEACH

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request:

THE DECK WAS EXTENDED 42" TO CORNER OF HOUSE TO ELIMINATE THE PREVIOUS RAILING FROM RUNNING INTO A WDW. THAT HAD BEEN INSTALLED AFTER THE OLD DECK WAS IN PLACE, MAKING IT ALMOST IMPOSSIBLE TO GET THE SCREEN OFF TO WASH WDW. A BUSH ALSO HAD BEEN REMOVED WHICH PREVIOUSLY HAD BEEN THE REASON THE DECK COULDN'T GO TO THE CORNER OF THE HOUSE.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 60 feet  
☐ Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft  
\_\_\_\_\_ %

Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No

(CONTINUED ON BACK OF PAGE)

What is the ~~current~~ <sup>proposed</sup> square footage of the structure? 220 s.f.

What is the ~~proposed~~ <sup>existing</sup> addition square footage? 256.4 s.f.

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure?     

What is the proposed height of the structure?     

Is there a basement to the structure?     

Will the proposed addition have a basement?     

Will the roofline of the existing structure be changed?     

Will the main structural framework of the structure be altered?     

What is the current percentage of lot coverage?     

What is the proposed percentage of lot coverage?     

**Explanation of request if not covered in Sections above**

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? ☒ Yes [ ] No  
If yes, after the fact application fee is an additional \$600.00.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Mary Wille  
Printed Name of Landowner or Agent

X [Signature]  
Signature of Landowner or Agent

5/7/15  
Date

(Office Use)

Date Received 5/7/15 Accepted ☒ Rejected [ ] Date 5/15/15

Hebi Moltz Supervisor of Inspectors  
Zoning Administrator

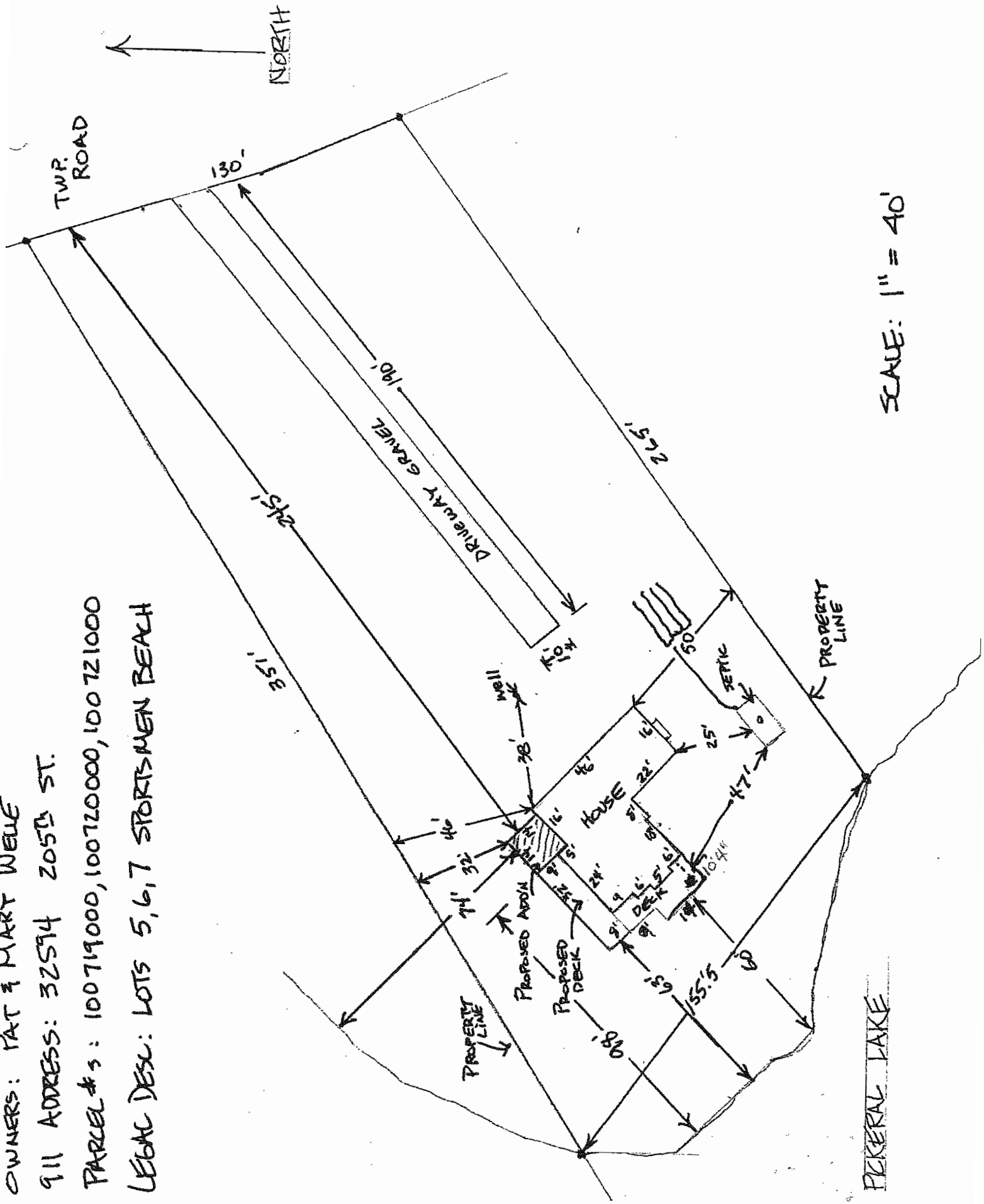
60 day 7/4/15

OWNERS: PAT & MART WELF

911 Address: 32594 205th St.

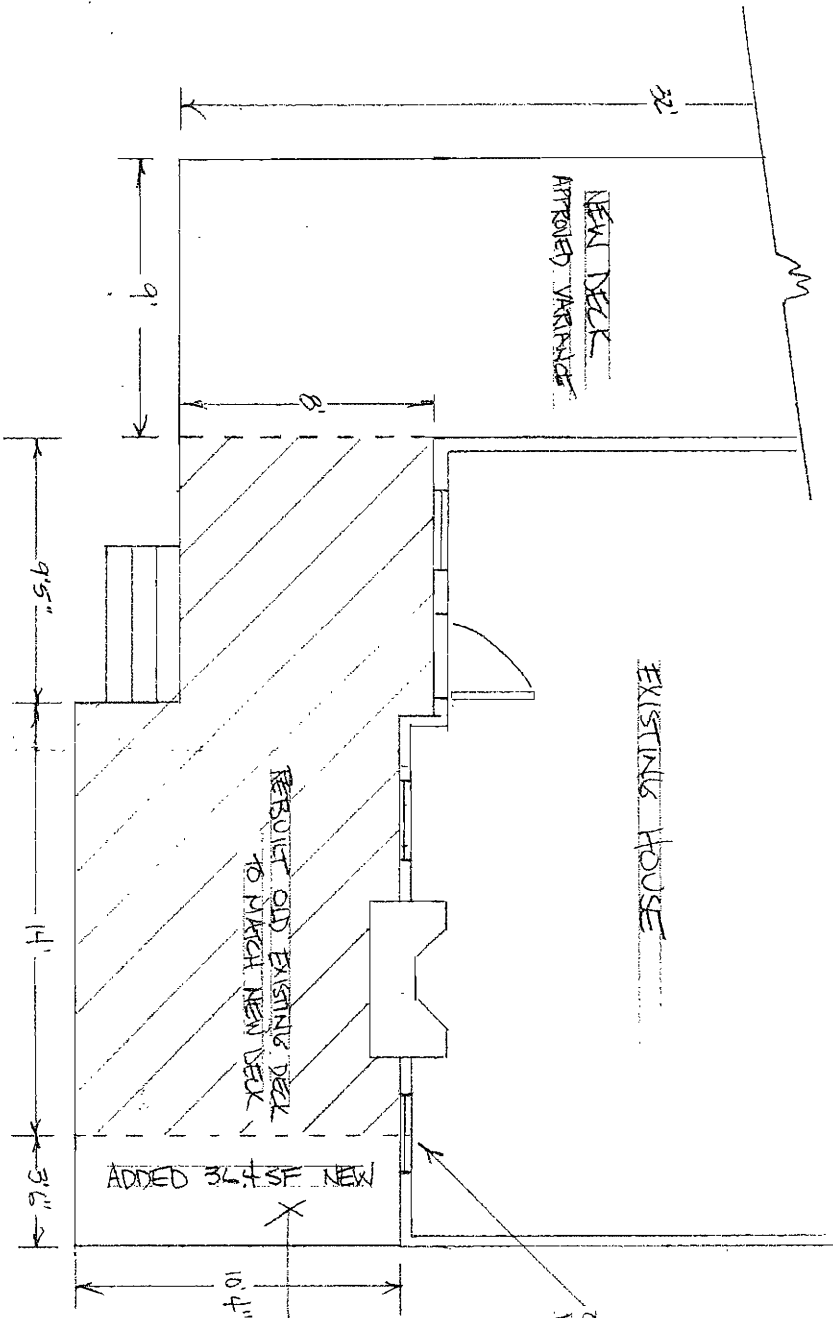
PARCEL #s: 100719000, 100720000, 100721000

LEGAC Desc: LOTS 5,6,7 SPORTSMEN BEACH



PICKERAL LAKE

SCALE: 1" = 40'



NEW DECK  
APPROVED VARIANCE

EXISTING HOUSE

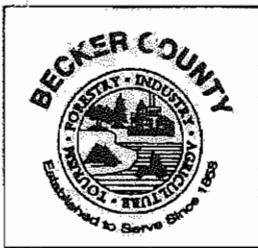
REBUILT OLD EXISTING DECK  
TO MATCH NEW DECK

ADDED 36.4 SF NEW

OLD TRAILING RAIL INTO  
NEWER RETAINED WINDOW

A BUSH WAS HERE WHEN  
OLD DECK WAS BUILT  
IT WAS DEAD & REMOVED  
MAKING IT POSSIBLE TO  
EXTEND DECK TO CORNER  
OF HOUSE

PAUL & MARY WELLS  
3594 205TH ST  
ROCHERT, MN. PARKER LAKE  
LEGAL: LOTS 5, 6, 7 SPORTSMAN BEACH



Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
[www.co.becker.mn.us](http://www.co.becker.mn.us)

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by \_\_\_\_\_  
Date: \_\_\_\_\_

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
10.0719.000	32544	205th St.	

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Pickens Lake	RID	Elie	SPOTS 70 Beach	139	40

Property Owner	Last Name	First Name	Mailing Address	Phone
Welle	Vatavuk	MARY	426 6th Ave S.	701.730.0487
Contractor Name Lic #	Fargo no 58113 RECEIVED			

Proposed Project (Check those that apply)					
<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home		
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling		
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck replace	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure		
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)			
*Existing Dwelling to be removed prior to replaced existing with expansion.					

Onsite Water Supply	<input checked="" type="checkbox"/> Deep Well	<input type="checkbox"/> Shallow Well	Well Depth
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well			
Onsite Sewage Treatment System			
Type of System	Date of Installation	Last Date Certified	2014
Must have current certificate of compliance on septic system prior to issuance of a permit			

Lot Information	Shoreland <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Riparian	<input type="checkbox"/> Non Riparian	Non Shoreland
Lot Area	44010.09	sq ft or	acres
Water Frontage	155.55	ft	Bluff <input type="checkbox"/> Yes <input type="checkbox"/> No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. INCLUDE PROPOSED STRUCTURES IN CALCULATION.			
Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.			
Impervious Surface	Dimensions	Sq. Footage	Impervious Surface
On property			On property
Ex: Patio	10 x 12	120	
DRIVEWAY		1900	
HOUSE		1408	
Addition		196	
Total Impervious Material			
Impervious Lot Coverage	3308	÷	Total Impervious
		Lot Area	
		x 100 =	6.3 %
		Impervious Coverage Percentage	

Topographical Alteration/Earth moving
<input checked="" type="checkbox"/> None <input type="checkbox"/> 10 cubic yards or less <input type="checkbox"/> 11- 50 cubic yards <input type="checkbox"/> over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks				Cost of Project
<input type="checkbox"/> Dwelling _____ ft by _____ ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft				\$ <u>3,500</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>256.45F</u> ft x _____ ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft				
Setback to Side Lot Line <u>49</u> ft & Rear Lot Line _____ ft		Setback to Road Right of Way <u>250(4)</u> ft		
Setback to Bluff _____		Type of road <u>TWshp</u>		
Setback to Wetland _____		Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No		
Setback to OHW (straight horizontal distance) <u>60</u>		Elevation above OHW (Straight vertical distance) _____		
Setback to septic tank <u>47</u>		Setback to drainfield <u>20(4)</u>		
Total No. Bedrooms _____		Maximum height proposed _____ # of Stories _____		
Roof Change <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Basement <input type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input type="checkbox"/> Yes <input type="checkbox"/> No		

Characteristics of Proposed Non-Dwelling/Non-Dwelling Additions/Detached Garages/Storage Sheds				Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> other _____ ft x _____ ft				\$ _____
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft				
Setback to Lot Line _____ ft & Rear Lot Line _____ ft		Setback to Road Right of Way _____ ft		
Setback to Bluff _____		Type of road _____		
Setback to Wetland _____		Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No		
Setback to OHW (straight horizontal distance) _____		Elevation above OHW (Straight vertical distance) _____		
Setback to septic tank _____		Setback to drainfield _____		
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No		Maximum height proposed _____ # of Stories _____		
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No		Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No		
*Garages and storage sheds cannot contain amenities for independent human habitation.				

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$
<input type="checkbox"/> Stairway <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Poreh <input type="checkbox"/> Gazebo <input type="checkbox"/> Storage Structure		\$ _____
Outside Dimension _____ ft by _____ ft		Sq ft _____
Setback to Lot Line _____ ft & _____ ft		Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____		Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____		Setback to drainfield _____
Maximum height proposed _____		*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

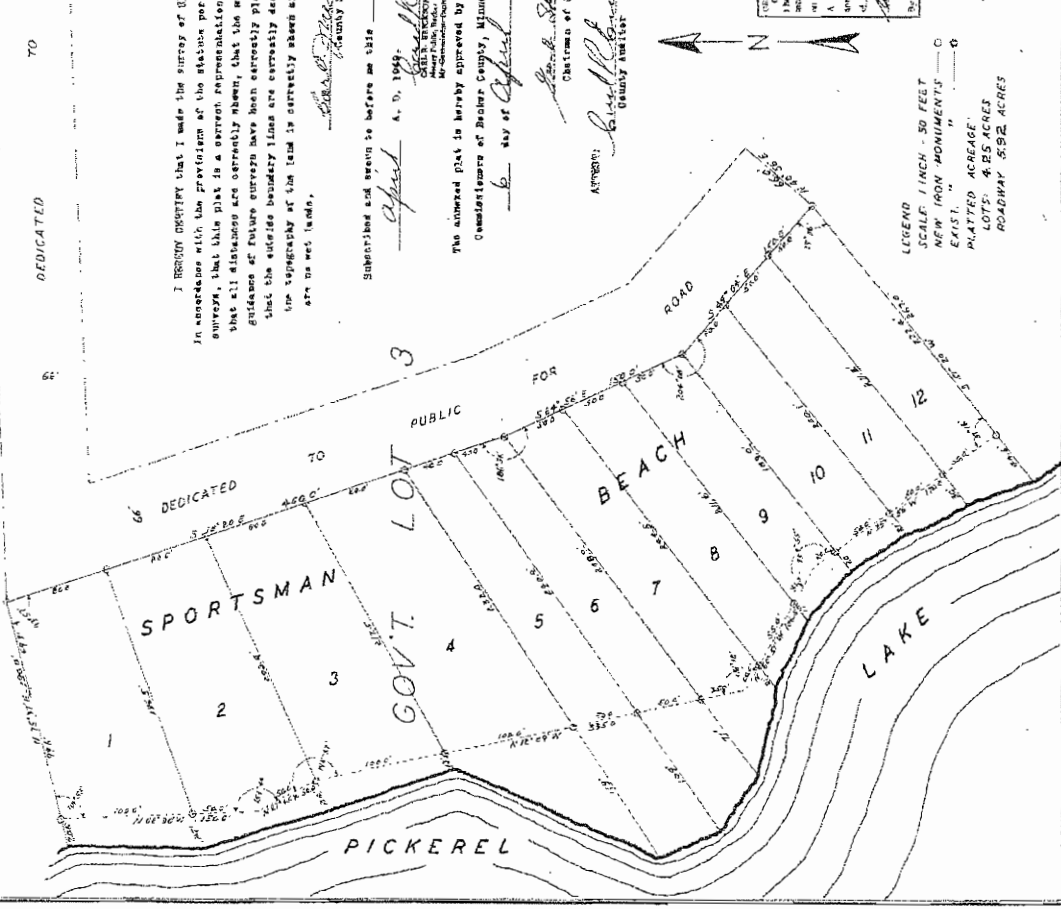
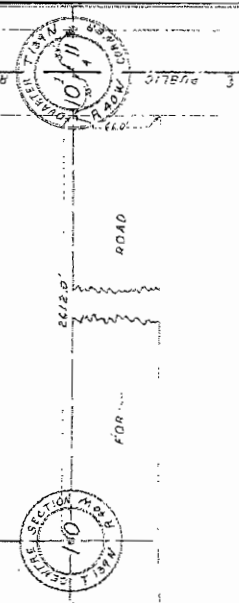
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

[Signature]  
Signature

5/7/15  
Date

B-16  
E

# SPORTSMAN BEACH



I HEREBY CERTIFY that I made the survey of SPORTSMAN BEACH in accordance with the provision of the statute relating to such surveys, that this plat is a correct representation of that survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that the topography of the land is correctly shown and that there are no wet lands.

*David A. Olson*  
County Surveyor

Subscribed and sworn to before me this 1st day of April A. D. 1949.

*David A. Olson*  
County Surveyor

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 6th day of April A. D. 1949.

*David A. Olson*  
Commissioner of Becker County, Minnesota

*David A. Olson*  
County Auditor

INSTRUMENT NO. 185153

STATE OF MINNESOTA, COUNTY OF BECKER, ss. I, Clerk of said County, do hereby certify that the within instrument is a correct and true copy of the original as the same appears from the records of said County.

LEGEND  
SCALE: 1 INCH = 50 FEET  
NEW IRON MONUMENTS  
EXIST.  
PLATTED ACRES  
LOTS: 4.55 ACRES  
ROADWAY: 5.92 ACRES

BE IT KNOWN THAT WE, David A. Olson and Myrtle A. Olson, husband and wife, owners and proprietors of that certain land in the North Half of the Southeast Quarter and Lot 3 in Section 10, T. 136 N., R. 40 W., of the 5th Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at a point which bears S. 87° 49' W. 702.0 feet from the North-east corner of said Lot 3; thence running S. 10° 20' E. 400.0 feet; thence S. 24° 50' W. 150.0 feet; thence S. 49° 04' E. 250.0 feet; thence S. 51° 20' E. 207.0 feet; more or less, to the water's edge of Pickerel Lake; thence along and following the said water's edge in a Northerly direction to a point which bears S. 75° 30' W. 300.0 feet, more or less, from the point of beginning; thence N. 70° 37' E. 100.0 feet, more or less, to the point of beginning; being a tract of land divided into 12 lots as follows:

Also beginning at a point two feet east and four feet south of the corner corner to the East line of said Section 10, thence running North four feet, thence East 202.0 feet to the Northeast corner of said Lot 3, thence S. 67° 49' W. 702.0 feet, thence S. 10° 20' E. 400.0 feet, thence S. 24° 50' W. 150.0 feet, thence S. 49° 04' E. 250.0 feet, thence S. 51° 20' E. 207.0 feet, more or less, to the water's edge of Pickerel Lake; thence along and following the said water's edge in a Northerly direction to a point which bears S. 75° 30' W. 300.0 feet, more or less, from the point of beginning; being a strip of land 66 feet wide for roadway.

We have caused the said land to be surveyed and plotted into lots to be known as SPORTSMAN BEACH and have dedicated the roadway to public use forever.

IN WITNESS WHEREOF, We have signed this plat to be signed this 1st day of April A. D. 1949.

Witnesses:  
*David A. Olson*  
*Myrtle A. Olson*

STATE OF MINNESOTA, COUNTY OF BECKER, ss. I, Clerk of said County, do hereby certify that the within instrument is a correct and true copy of the original as the same appears from the records of said County.

IN and for said County, personally appeared David A. Olson and Myrtle A. Olson, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

*David A. Olson*  
COUNTY CLERK

*Myrtle A. Olson*  
COUNTY CLERK

*David A. Olson*  
COUNTY CLERK

*Myrtle A. Olson*  
COUNTY CLERK

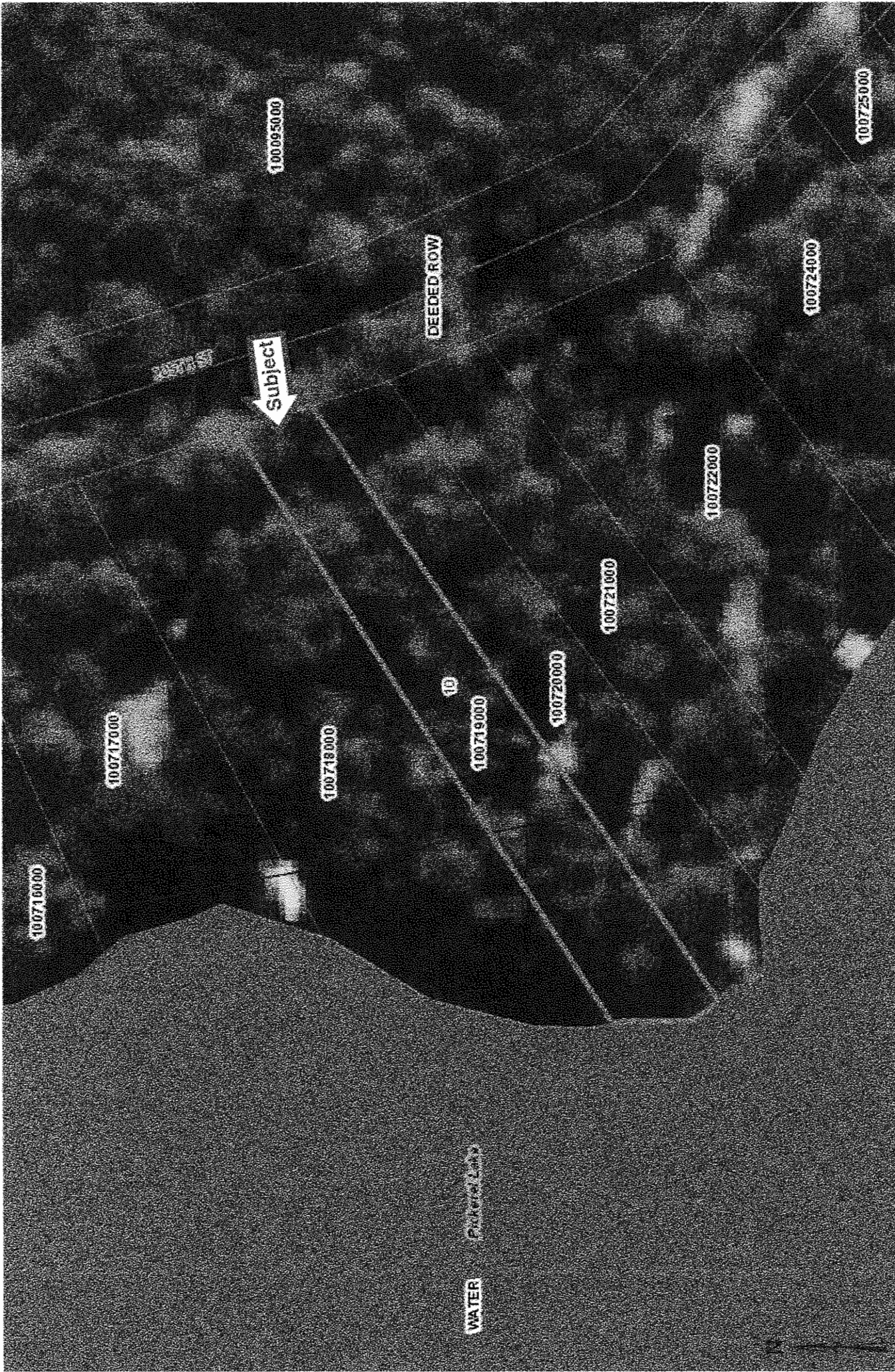
*David A. Olson*  
COUNTY CLERK

*Myrtle A. Olson*  
COUNTY CLERK

*David A. Olson*  
COUNTY CLERK

*Myrtle A. Olson*  
COUNTY CLERK





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.

1:749

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

Date: 5/19/2015

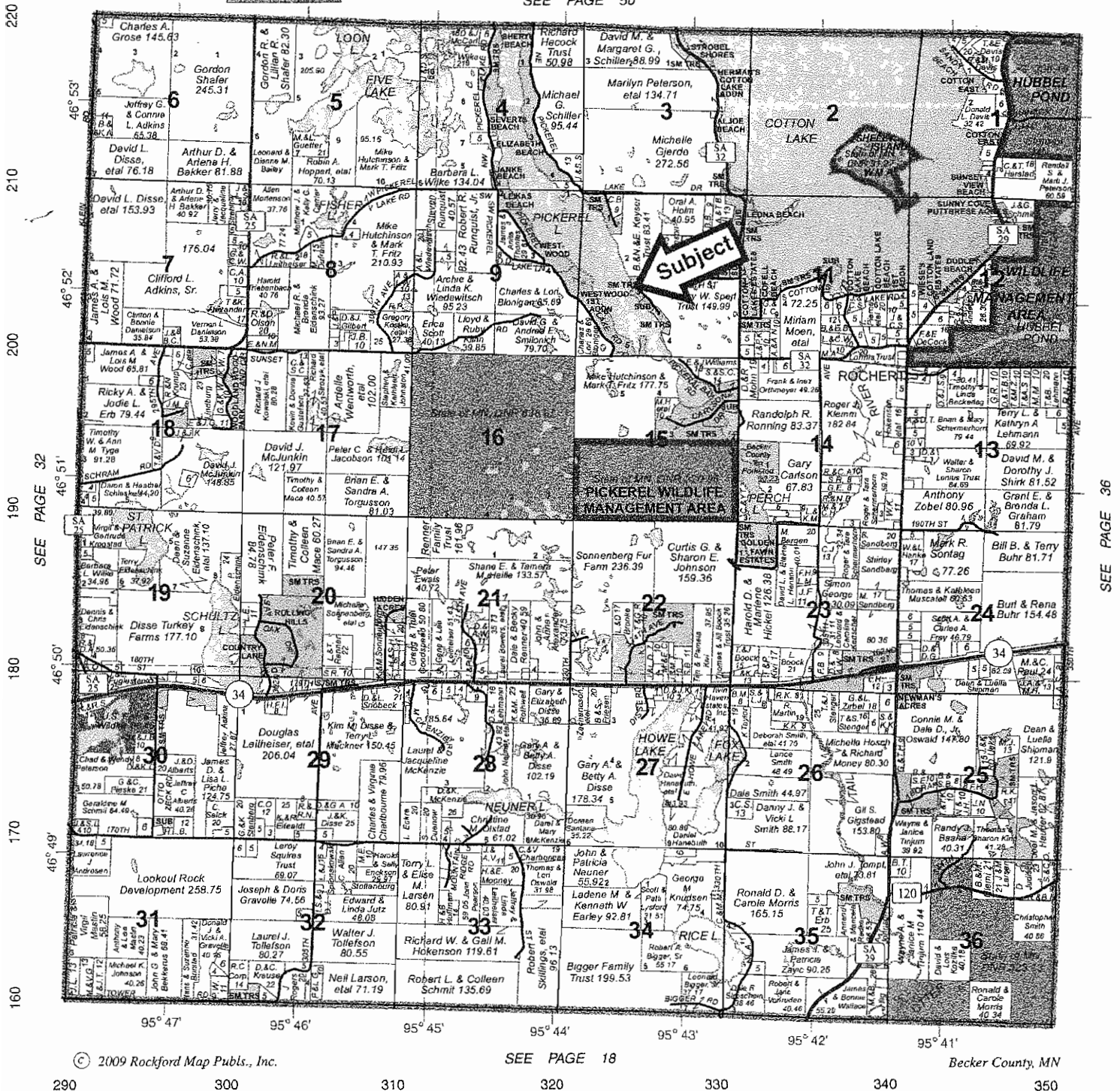
Becker County



ERIE

SEE PAGE 50

T.139N.-R.40W.





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# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, June 11, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Rebecca Brandt  
229 Hillcrest Drive  
Enderlin, ND 58027

Project Location: 34291 323rd Avenue, Ogema, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a garage eight (8) feet from the side property line due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 200435000

Strawberry Lake

Pt Gov't Lot 4; Section 35, TWP 142, Range 40, Maple Grove Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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, in General, the Needs and Welfare of the People.

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## BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

### VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

#### PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Rebecca Last Name Brandt  
Mailing Address 229 Hillcrest Dr City, State, Zip Enderlin, ND 58027  
Phone Number 701-430-1571 Project Address: 34291, 323<sup>rd</sup> Ave, Ogema, MN  
Parcel number(s) of property: 20.0435.000 Sect - Twp - Range: 35-142-040  
Township Name: Maple Grove Legal Description: See attachment

#### Why is the variance being requested? What is the practical difficulty? (Mark all sections that apply)

☒ Setback Issues ☐ Lot size not in compliance with minimum standards  
☐ Alteration to non-conforming structure ☐ Topographical Issues (hills, slopes, bluffs, wetlands)  
☐ Other (explain) \_\_\_\_\_

#### Which setbacks will you be deviating from (minimum distance required for the variance)?

Setback must include decks and patios, current and proposed.

☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) \_\_\_\_\_ feet  
☒ Lot Line Proposed Distance (setback) 8 feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road ☒ Township ☐ County ☐ State  
☒ Crest of bluff Proposed Distance (setback) 24 feet (Foyer)  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage 5151 sq ft  
☒ drainfield setback 18' 23.41 %

#### Please provide a brief description detailing the above variance request:

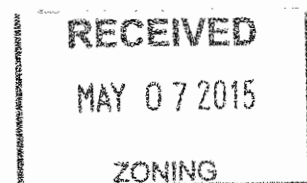
1. NORTH LOT LINE TO PROPOSED GARAGE WOULD BE 8 FT.  
2. Foyer between house & attached garage, closest corner  
will be 24' from TOP OF BLUFF.  
3. Proposed attached garage will be 18' from drainfield.

Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes No



(CONTINUED ON BACK OF PAGE)

What is the current square footage of the structure? 1145 sq ft

What is the proposed addition square footage? 1520 sq ft

What is the current height of the structure? 12'-6"

What is the proposed height of the structure? 28'

Is there a basement to the structure? Yes

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? Part - 8'

Will the main structural framework of the structure be altered? NO

What is the current percentage of lot coverage? 11.97 %

What is the proposed percentage of lot coverage? 23.41 % Total

**Explanation of request if not covered in Sections above**

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [ ] Yes [x] No  
If yes, after the fact application fee is an additional \$600.00.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Rebecca J. Brandt

Printed Name of Landowner or Agent

Rebecca J. Brandt

Signature of Landowner or Agent

5-4-15

Date

(Office Use)

Date Received 5/7/15

Accepted ☒ Rejected [ ]

Date

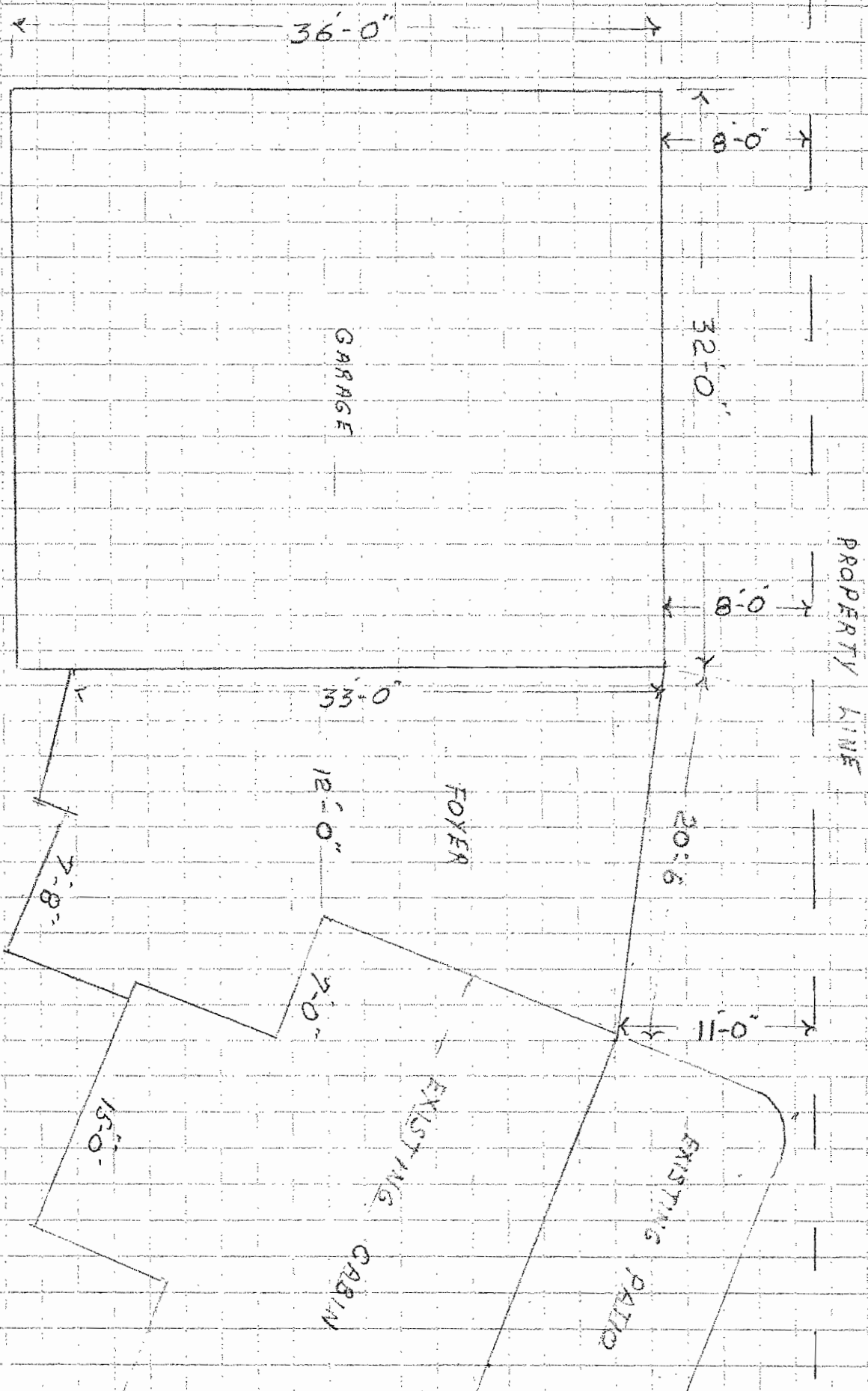
5/15/15

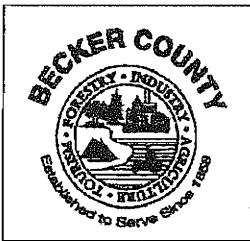
Hebi Moltz Supervisor of Inspectors

Zoning Administrator

60 day 7/14/15

[illegible]





Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
[www.co.becker.mn.us](http://www.co.becker.mn.us)

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by  
Date:

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
20.0435.000	34291 323rd Ave, Ogema, MN		See attachment

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Strawberry Lake	RD	Maple Grove	35	142	40

Property Owner	Last Name	First Name	Mailing Address	Phone
Brandt, Rebecca			229 Hillcrest Dr, Enderlin, ND 58027	(701) 430-1571
Contractor Name Lic #				701-799-3632 Keith

Proposed Project (Check those that apply)			
<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input checked="" type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	
*Existing Dwelling to be removed prior to			

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Onsite Water Supply	( ) Deep Well	(X) Shallow Well	Well Depth
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well			
Onsite Sewage Treatment System			
Type of System	Tank + drainfield	Date of Installation	Last Date Certified 2001
Must have current certificate of compliance on septic system prior to issuance of a permit			

Lot Information	Shoreland	( ) Riparian	( ) Non Riparian	Non Shoreland
Lot Area 22000 sq ft or _____ acres	Water Frontage 151.69 ft	Bluff ( ) Yes ( ) No		
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. <b>INCLUDE PROPOSED STRUCTURES IN CALCULATION.</b>				
<b>Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.</b>				
Impervious Surface On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions Sq. Footage
Ex: Patio	10 x 12	120		
DRIVEWAY	32 x 35	1120	Existing House	1145
Patio	23 x 10	230	New Garage	32 x 36 1152
Patio steps	28 x 30	840	Foyer - New	368
Patio	10 x 14	140	Total Impervious Material	5151
New sidewalk	3 x 52	156		
Impervious Lot Coverage	5151	÷ 22000	= 23.413	x 100 = 23.41 %
	Total Impervious	Lot Area	Impervious Coverage Percentage	

Topographical Alteration/Earth moving
( ) None ( ) 10 cubic yards or less (X) 11-50 cubic yards ( ) over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
( ) Dwelling _____ ft by _____ ft	(X) Attached Garage <u>36</u> ft x <u>32</u> ft	\$ <u>150,000</u>
Outside Dimension ( ) Deck/Patio _____ ft x _____ ft	(X) Addition to existing <u>Foyer</u> ft x _____ ft <u>368 sq ft</u>	
Setback to Side Lot Line <u>8</u> ft & Rear Lot Line <u>25</u> ft	Setback to Road Right of Way <u>50</u> ft	
Setback to Bluff <u>33' ± 24'</u>	Type of road <u>TOWNSHIP</u>	
Setback to Wetland <u>126'</u>	Is wetland protected (X) Yes ( ) No	
Setback to OHW (straight horizontal distance) <u>126'</u>	Elevation above OHW (Straight vertical distance) <u>13'</u>	
Setback to septic tank <u>10'-6"</u>	Setback to drainfield <u>18' FT</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed <u>28</u> # of Stories <u>1 1/2</u>	
Roof Change (X) Yes ( ) No	Basement ( ) Yes (X) No Walkout Basement ( ) Yes (X) No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
( ) Garage _____ ft by _____ ft	( ) Storage Shed _____ ft x _____ ft	( ) Fence _____ ft long x _____ high ( ) other _____ ft x _____ ft
Outside Dimension ( ) Addition to existing structure _____ ft x _____ ft	( ) Fence _____ ft x _____ ft	
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected ( ) Yes ( ) No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change ( ) Yes ( ) No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed ( ) Yes ( ) No	Sleeping Quarters proposed ( ) Yes ( ) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
( ) Stairway ( ) Deck ( ) Boathouse ( ) Screen Porch ( ) Gazebo ( ) Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Rebecca J. Brandt  
Signature

5-4-15  
Date

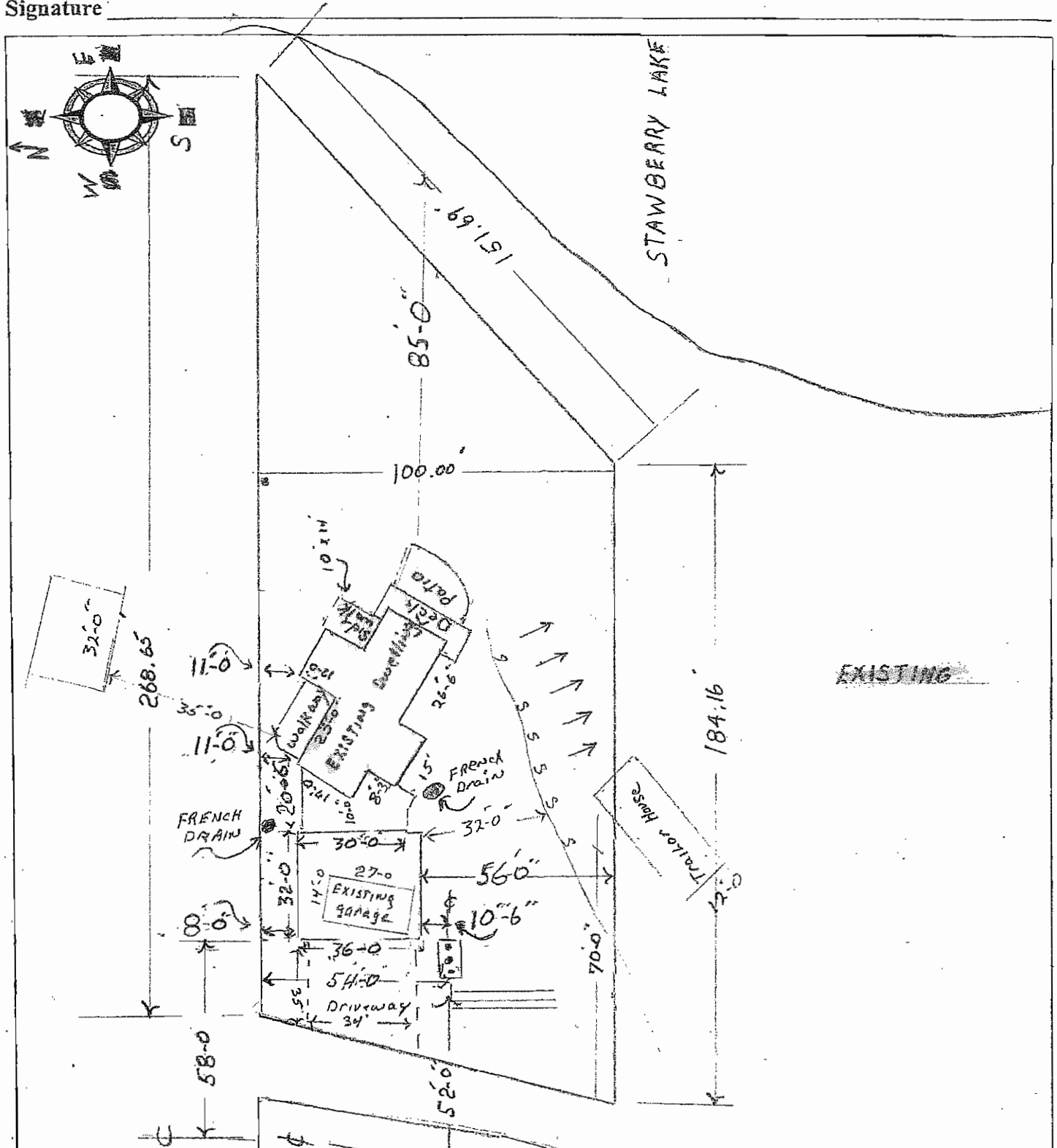
Original

# SITE PLAN

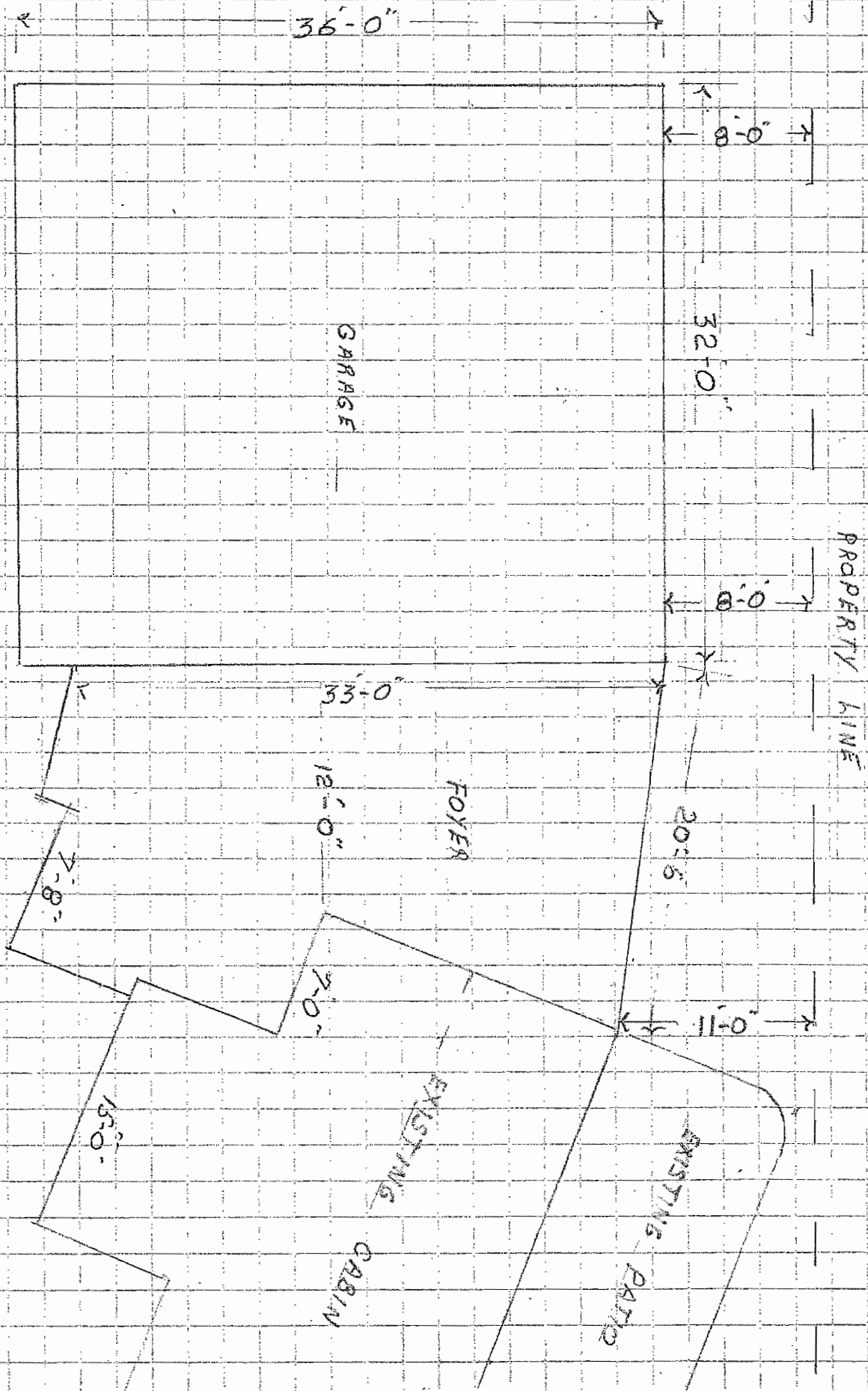
I hereby agree to have flags, lathes, or ribbons in place for inspection by date: \_\_\_\_\_

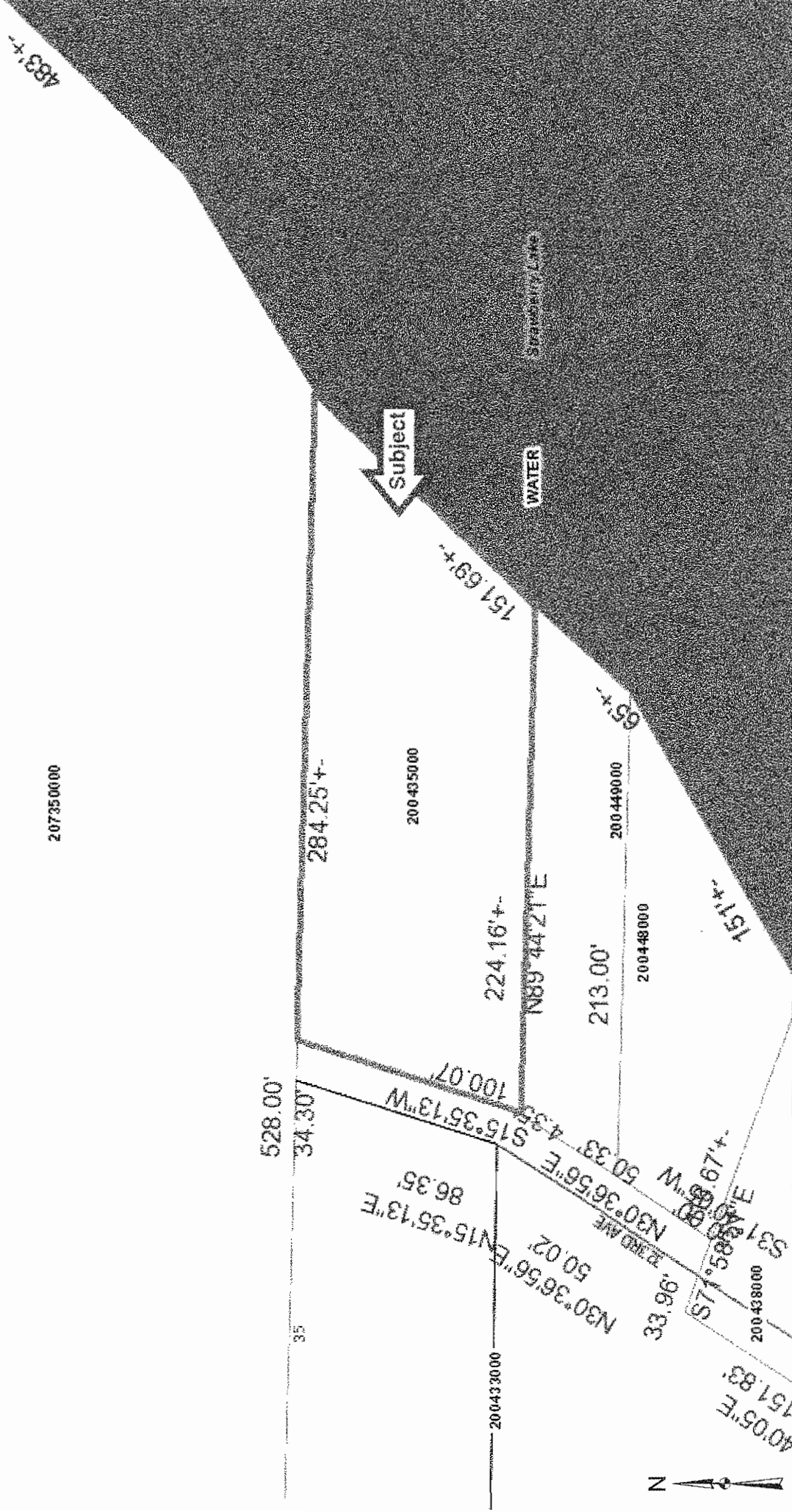
I understand that Becker County will not issue the permit until staking has been approved.

Signature \_\_\_\_\_



I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction





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.

<p>1:749</p>	<p>Date: 5/19/2015</p>
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	

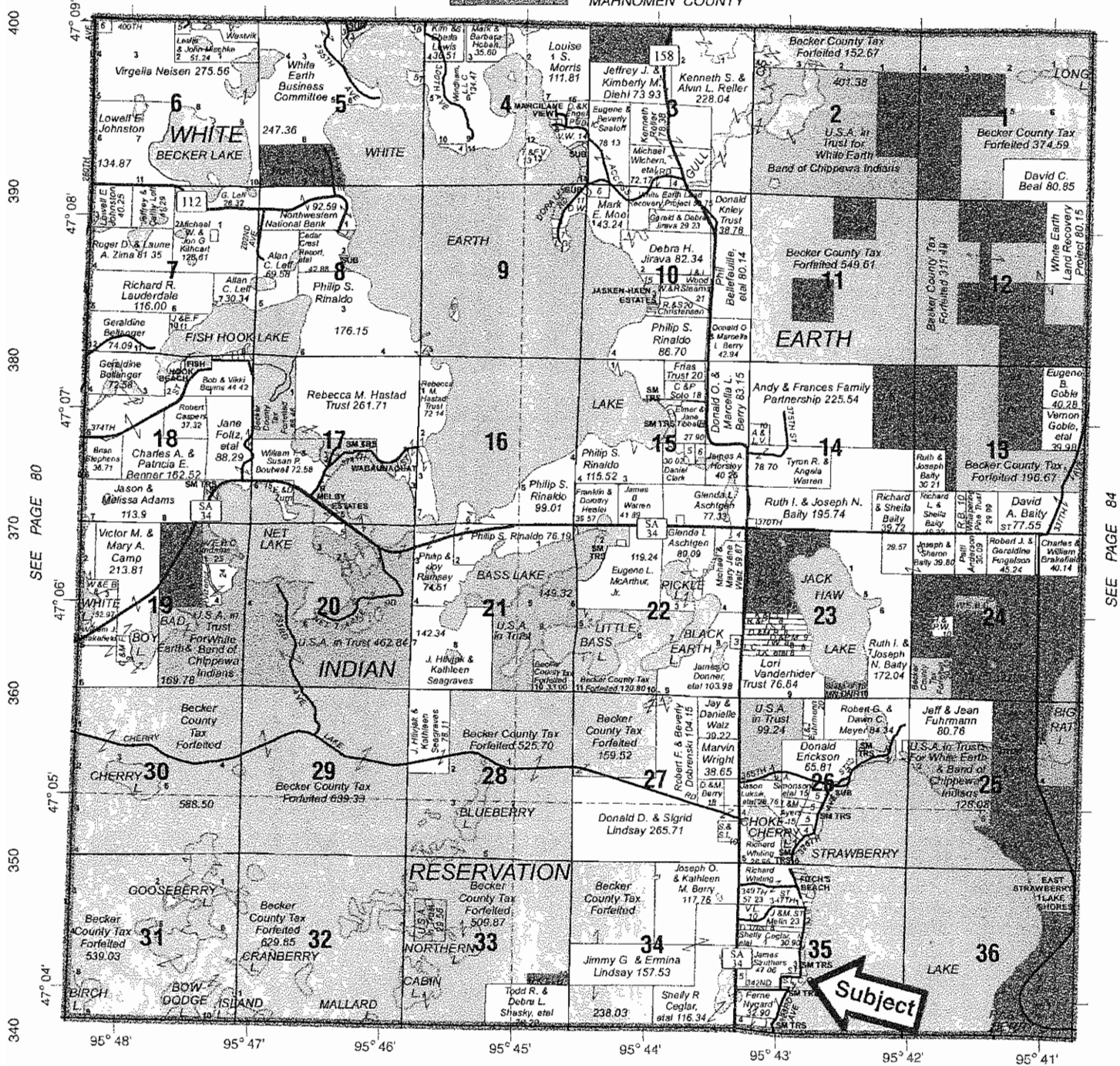
Becker County



# MAPLE GROVE

T.142N.-R.40W.

MAHONOMEN COUNTY



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SEE PAGE 66

Becker County, MN

280 290 300 310 320 330 340



**AGGREGATE INDUSTRIES**

(218) 236-9640

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Business Office: 2410 8th Street South • P.O. Box 1036 • Moorhead, MN 56561-1036





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### \*\*HEARING DATE AND LOCATION\*\*

Thursday, June 11, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Kenneth Dalstad  
419 19th Avenue NE  
Jamestown, ND 58401

Project Location: 39805 State Hwy 34, Detroit Lakes, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a garage thirty-eight and one-half (38.5) feet from the ordinary high water mark of the lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 150113000 North Twin Lake  
PT LOT 1 BEG 604.08' W & 828.47' S OF NE COR TH W 200'; Section 11, TWP 139, Range 39, Height of Land Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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, 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 day of Hearing, for possible rescheduling of the Hearing.



# BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

## VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

### PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Kenneth Last Name Dalsted  
Mailing Address 419-19th Ave. NE City, State, Zip Jamestown, ND 58401  
Phone Number 4701-2526393; 701-658-9937 Project Address: 39805 St Hwy 34 DL  
Parcel number(s) of property: 15.0113.000 Sect - Twp - Range: 11-139-39  
Township Name: Height of Land Legal Description: Part of Gov't Lot 1,  
Sec. 11-139-39

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MAY 08 2015

### Why is the variance being requested? (Mark all sections that apply)

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

### Please provide a brief description detailing the above variance request:

I have two lots each 100' along lake, their average depth is 67'  
Access is by easement. I propose building a garage 30' x 24' with  
a 4' x 24' apron. Because of the lot size, it will be 38.52 feet from  
the lake. I need the 4 foot apron to make the turn into the garage.

### What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 38.52 feet  
☐ Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft  
\_\_\_\_\_ %

Was the lot recorded prior to 1971? ☒ Yes ☐ No

Was the lot recorded between 1971 & 1992? ☐ Yes ☒ No

Was the lot recorded after 1992? ☐ Yes ☒ No

Will this be a new lot split? ☐ Yes ☒ No

(CONTINUED ON BACK OF PAGE)

PARCEL	
APP	Variance
YEAR	

What is the current square footage of the structure? N/A

What is the proposed addition square footage? 800

What is the current height of the structure? N/A

What is the proposed height of the structure? 15' 9"

Is there a basement to the structure?

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed?

Will the main structural framework of the structure be altered?

What is the current percentage of lot coverage? ~~9.09%~~ 9.84%

What is the proposed percentage of lot coverage? ~~14.77%~~ 15.91%

Explanation of request if not covered in Sections above

#### OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? ☐ Yes ☒ No

If yes, after the fact application fee is an additional \$600.00.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Kenneth L. Dalsted

Printed Name of Landowner or Agent

Kenneth L. Dalsted

Signature of Landowner or Agent

5-8-15

Date

(Office Use)

Date Received 5/8/15 Accepted ☒ Rejected ☐ Date 5/15/15

Hebi Moltzen Supervisor of Inspections

Zoning Administrator

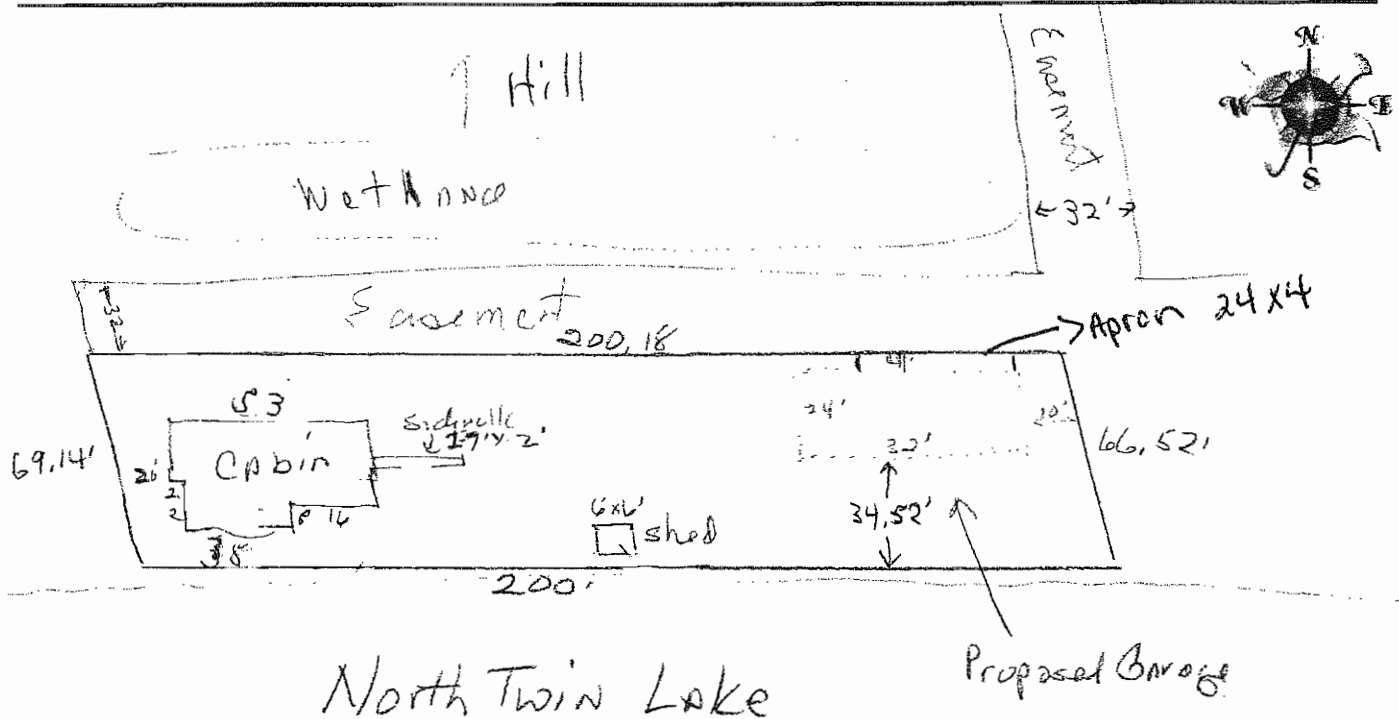
60 day 7/4/15



## SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.



**Remember EROSION CONTROL!**

Please use best management practices and/or silt fence to control erosion on all projects.



Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by \_\_\_\_\_  
Date: \_\_\_\_\_

Please Print or Type All Information

Parcel Number (s) 15.0113.000 Property (E911) Address 39805 St. Hwy 34 DL \*\*911 Address Needed \_\_\_\_\_ Legal Description Pn 4 of Gov Lot 1 Sec 11-139-39...

Lake/River Name North Twin Lake Lake/River Class RD Township Name Height of Land Section 11 TWP No. 139 Range 39

Property Owner Last Name Dalsted First Name Kenneth Mailing Address 419-19th Avenue Phone H-701-257-6393  
Contractor Name Lic # Jameson, WA58401 Q-701-658-9937

Proposed Project (Check those that apply)

☐ New Dwelling ☐ Addition to Dwelling ☐ Replacement Dwelling\* ☐ Mobile/Manfac. Home  
☐ Attached Garage ☒ Detached Garage ☐ Storage Structure ☐ Addition to Non-dwelling  
☐ Stairway ☐ Deck ☐ Recreational Unit ☐ Water Oriented Structure  
☐ Fence ☐ Other \_\_\_\_\_ ☐ Non Conforming Replacement (identify) \_\_\_\_\_  
\*Existing Dwelling to be removed prior to \_\_\_\_\_

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ZONING

Onsite Water Supply ☐ Deep Well ☒ Shallow Well Well Depth 24 ft  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System Holding tank only  
Type of System Self-contained Date of Installation 1995 Last Date Certified \_\_\_\_\_  
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ☐ ( ) Riparian ( ) Non Riparian Non Shoreland \_\_\_\_\_

Lot Area 13,572.1 sq ft or \_\_\_\_\_ acres Water Frontage 200 ft Bluff ☐ Yes ☒ No  
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

*Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.*

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY			Sidewalk	2 x 12	24
Cabin	24 x 53	1,272			
Proposed garage	24 x 32	864			
+ Apron	4 x 24				
			Total Impervious Material		2,160

Impervious Lot Coverage  $\frac{2,160}{13,572.1} = .1591$  x 100 = 15.91 %  
Total Impervious Lot Area Impervious Coverage Percentage

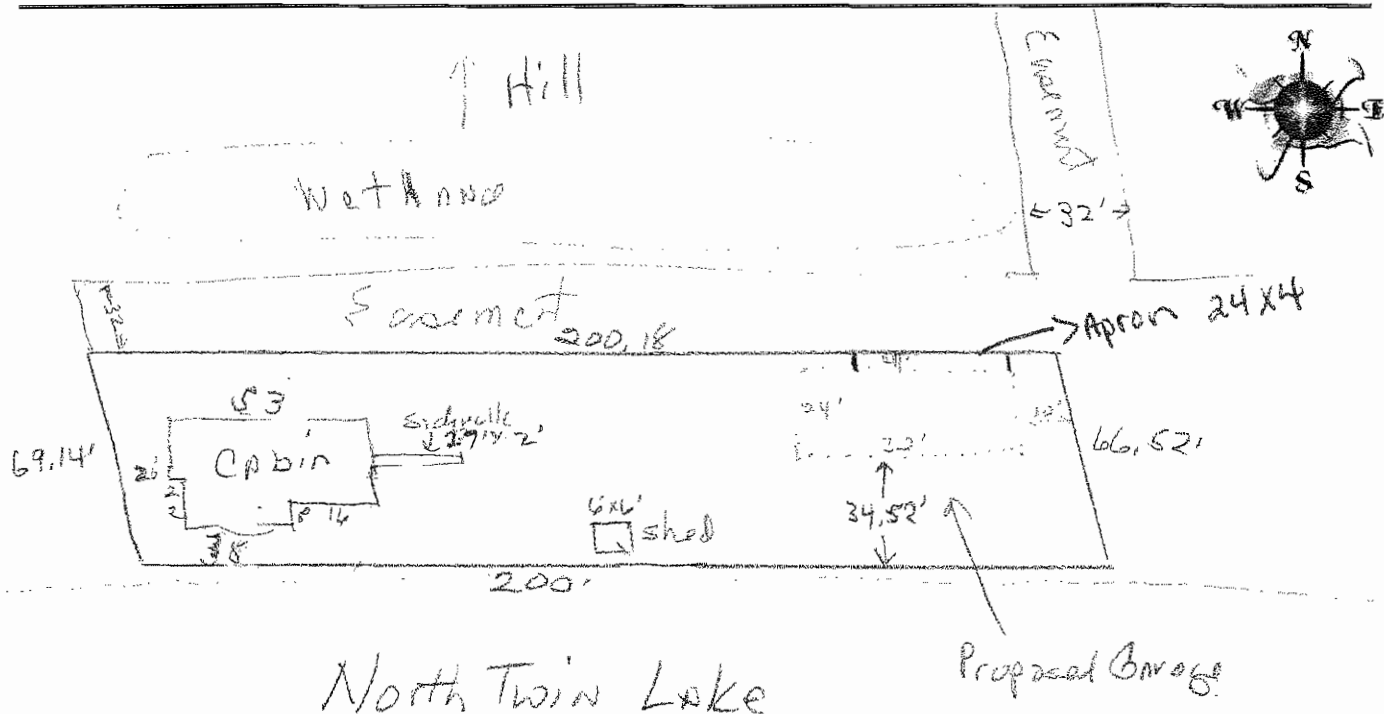
Topographical Alteration/Earth moving

☒ None ☐ 10 cubic yards or less ☐ 11-50 cubic yards ☐ over 50 cubic yards  
Project over 50 cubic yards a storm water management plan must be included.

# **SKETCH OF PROPERTY**

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.

PARCEL	
APP	SITE
YEAR	



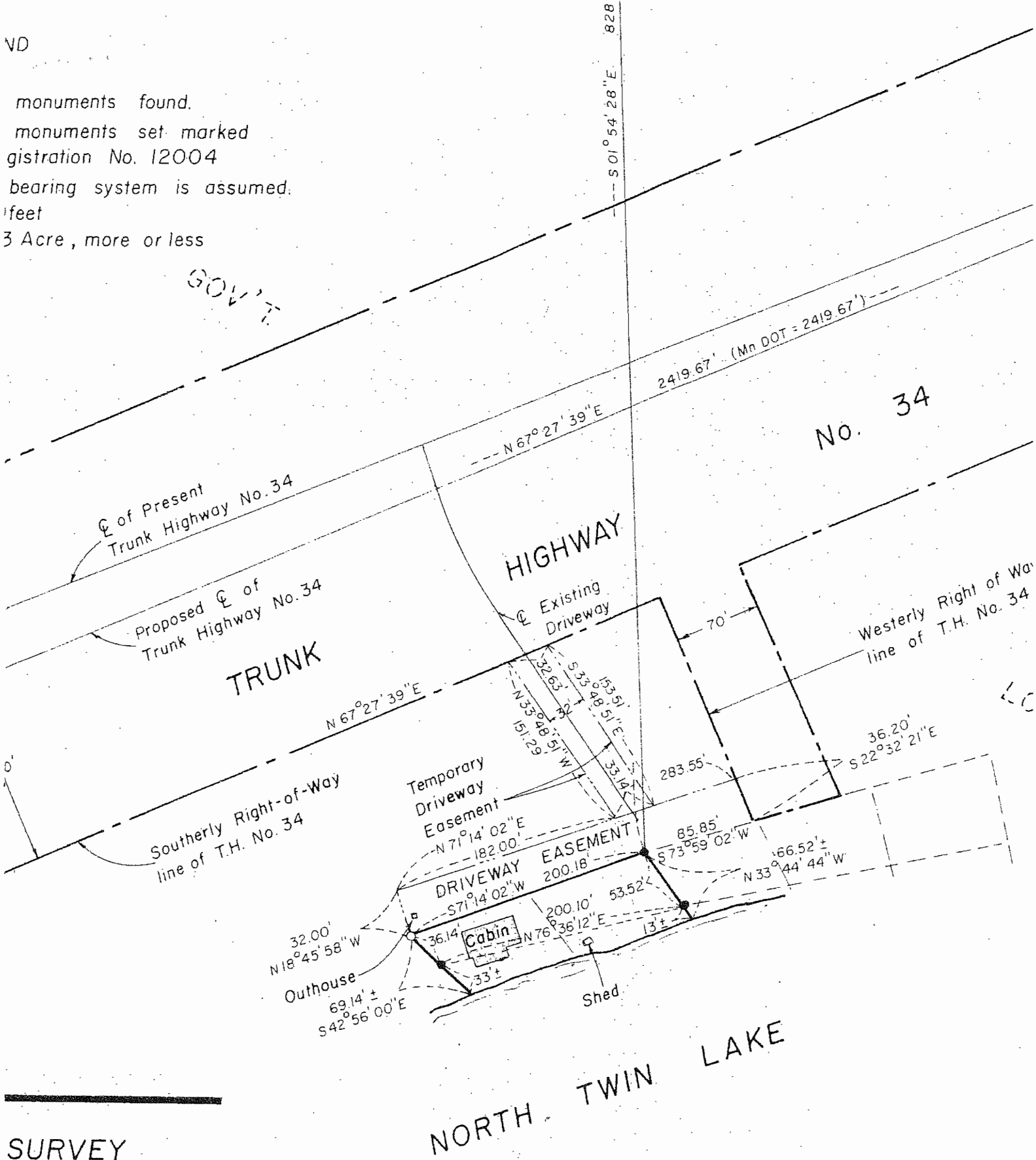
**Remember EROSION CONTROL!**

Please use best management practices and/or silt fence to control erosion on all projects.

ND

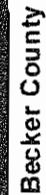
monuments found.  
monuments set marked  
gistration No. 12004  
bearing system is assumed.  
feet  
3 Acre, more or less

GOVT



SURVEY

1  
39  
IESOTA



1:749

Date: 5/19/2015

This man is not a suitable field surveyor or for locating actual property lines and any adjacent features.

SOUTH  
PART

# HEIGHT OF LAND

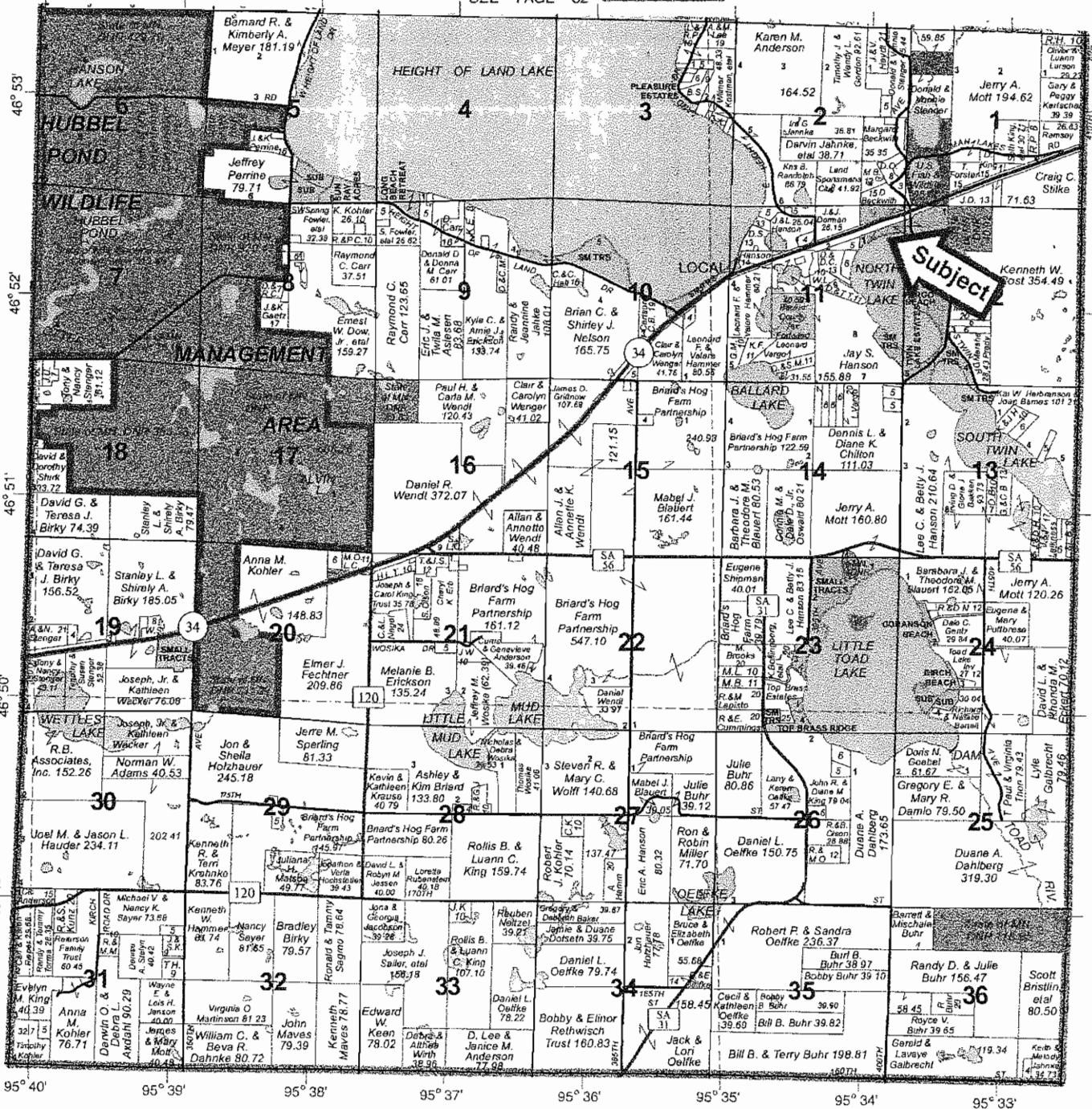
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SEE PAGE 52

220  
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160

SEE PAGE 34

SEE PAGE 38



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SEE PAGE 20

Becker County, MN

350 360 370 380 390 400 410

# ABC Realty

of Detroit Lakes LLC



Gerald Sather  
Broker/Owner

Office: (218) 847-6536 • Cell: (218) 841-9334 • Email: [jsather@arvig.net](mailto:jsather@arvig.net)

113 E. North Street • Detroit Lakes, MN 56501







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, June 11, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Kelly Jones  
25838 Brolin Beach Rd  
Detroit Lakes, MN 56501

Project Location: 25838 Brolin Beach Rd DL

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a deck forty-five (45) feet from the ordinary high water mark of the lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 080778000

Floyd Lake

LOT 7; & LOT 6 EX PT BEG SELY COR LOT 5 TH W 94.50', NWLY 144.16' TO BIG FLOYD LK, NELY 84.49' AL LK, SELY 161.52' TO BEG; BROLIN BCH 1ST ADD; Section 16, TWP 139, Range 41, Detroit Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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, 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 day of Hearing, for possible rescheduling of the Hearing.**



# BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

PHONE (218) 846-7314 - FAX (218) 846-7266

## VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

### PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Kelly Last Name Jones  
Mailing Address 25838 Brolin Beach Rd City, State, Zip Detroit Lakes  
Phone Number 218-850-0261 Project Address: 25838 Brolin Beach Rd, DL  
Parcel number(s) of property: 080778000 Sect - Twp - Range: Sect 16; Twp 139; Range

Township Name: Detroit Legal Description: Brolin Bch 1st Add 041

Lot 7; & Lot 6 ex pt beg sely cor Lot 5 Th W 94.50', Nwly 144.16'  
to Big Floyd Lk, Nely 84.49' At Lk, Sely 161.52' to beg

Why is the variance being requested? What is the practical difficulty? (Mark all sections that apply)

- ☒ Setback Issues ☐ Lot size not in compliance with minimum standards  
☐ Alteration to non-conforming structure ☐ Topographical Issues (hills, slopes, bluffs, wetlands)  
☐ Other (explain) \_\_\_\_\_

### Which setbacks will you be deviating from (minimum distance required for the variance)?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 45' feet  
☐ Lot Line Proposed Distance (setback) 45' feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft  
\_\_\_\_\_ %

Please provide a brief description detailing the above variance request:

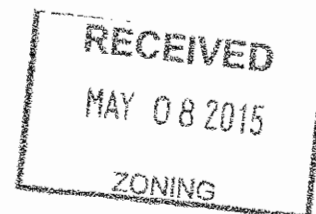
wish to attach 8' x 12' Deck at 45' from OHW instead  
of the required 75'

Was the lot recorded prior to 1971? Yes ☐ No ☒

Was the lot recorded between 1971 & 1992? Yes ☐ No ☒

Was the lot recorded after 1992? ☒ Yes ☐ No

Will this be a new lot split? Yes ☐ No ☒



(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	2012

What is the current square footage of the structure? \_\_\_\_\_

What is the proposed addition square footage? \_\_\_\_\_

What is the current height of the structure? \_\_\_\_\_

What is the proposed height of the structure? \_\_\_\_\_

Is there a basement to the structure? \_\_\_\_\_

Will the proposed addition have a basement? \_\_\_\_\_

Will the roofline of the existing structure be changed? \_\_\_\_\_

Will the main structural framework of the structure be altered? \_\_\_\_\_

What is the current percentage of lot coverage? 25.5

What is the proposed percentage of lot coverage? 25.5

**Explanation of request if not covered in Sections above**

8'x12 Deck w/step

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [ ] Yes [X] No

If yes, after the fact application fee is an additional \$600.00.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Kelly Jones

Printed Name of Landowner or Agent

Kelly L. Jones 5/6/15  
Signature of Landowner or Agent Date

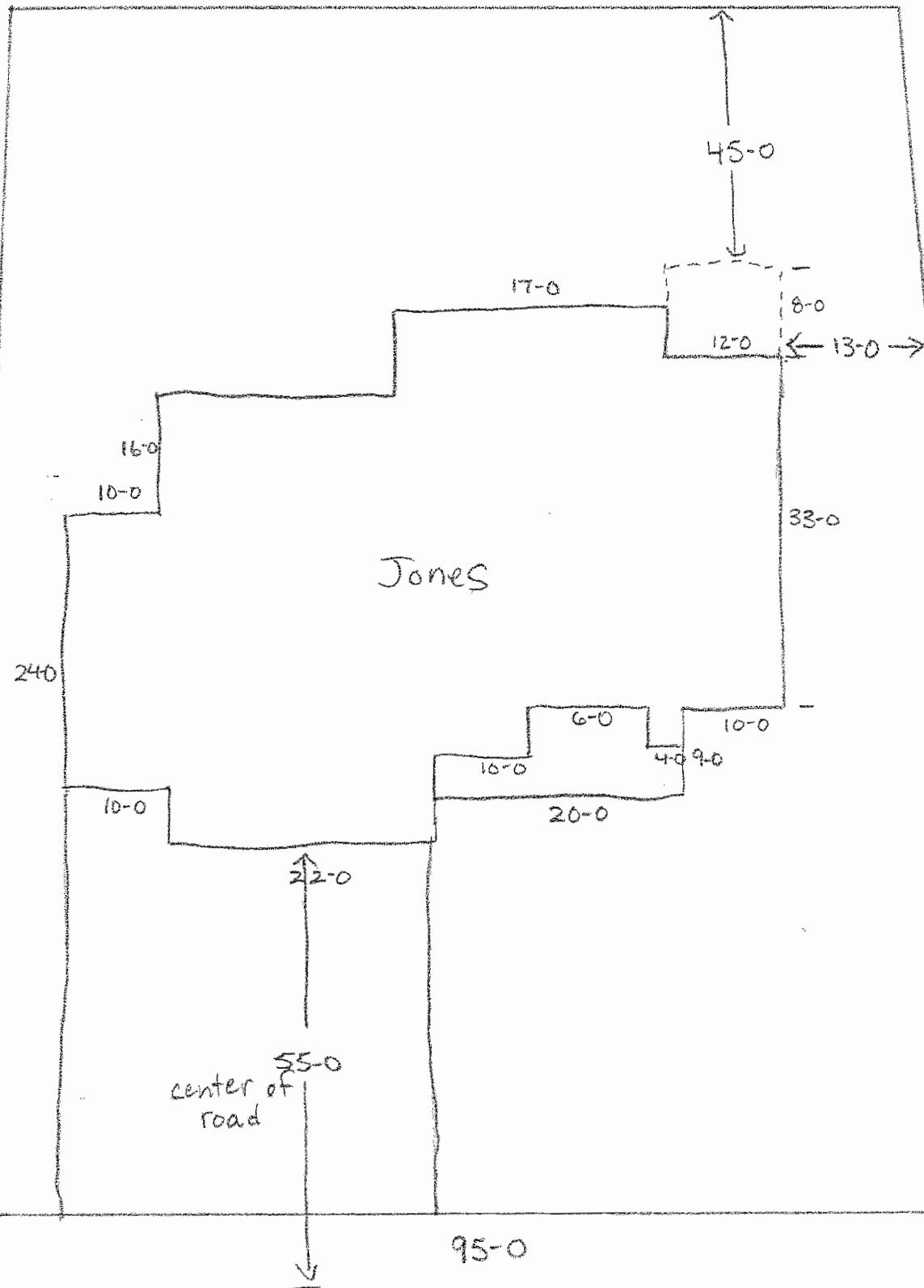
(Office Use)

Date Received 5/8/15 Accepted [X] Rejected [ ] Date 5/15/15

Heidi Mottga Supervisor of Inspectors  
Zoning Administrator

60 day 7/14/15

Lake  
88-5





Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
[www.co.becker.mn.us](http://www.co.becker.mn.us)

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by \_\_\_\_\_  
Date: \_\_\_\_\_

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
08077 8000	25838 Brolin Beach Rd.	lot 7 & lot 6 ex pt beg Sely Cor	Brolin Beach Rd. Detroit Lakes

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Floyd	GD	Detroit	sect. 16	139	041

Property Owner	Last Name	First Name	Mailing Address	Phone
Jones	Kelly		25838 Brolin Beach Rd.	218-850-0261
Contractor Name Lic #	BC 639142		234-1095 - Jim Herman	(DO-right)

**Proposed Project (Check those that apply)**

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (Identify) _____	

\*Existing Dwelling to be removed prior to \_\_\_\_\_

RECEIVED  
MAY 08 2015  
ZONING

**Onsite Water Supply** ( ☒ ) Deep Well ( ☐ ) Shallow Well Well Depth \_\_\_\_\_  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

**Onsite Sewage Treatment System**  
Type of System \_\_\_\_\_ Date of Installation \_\_\_\_\_ Last Date Certified 2004  
Must have current certificate of compliance on septic system prior to issuance of a permit

**Lot Information** Shoreland ☒ Riparian ( ☒ ) Non Riparian Non Shoreland \_\_\_\_\_

Lot Area 12300 sq ft or \_\_\_\_\_ acres Water Frontage 88.5 ft Bluff ( ☐ ) Yes ( ☐ ) No  
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

*Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.*

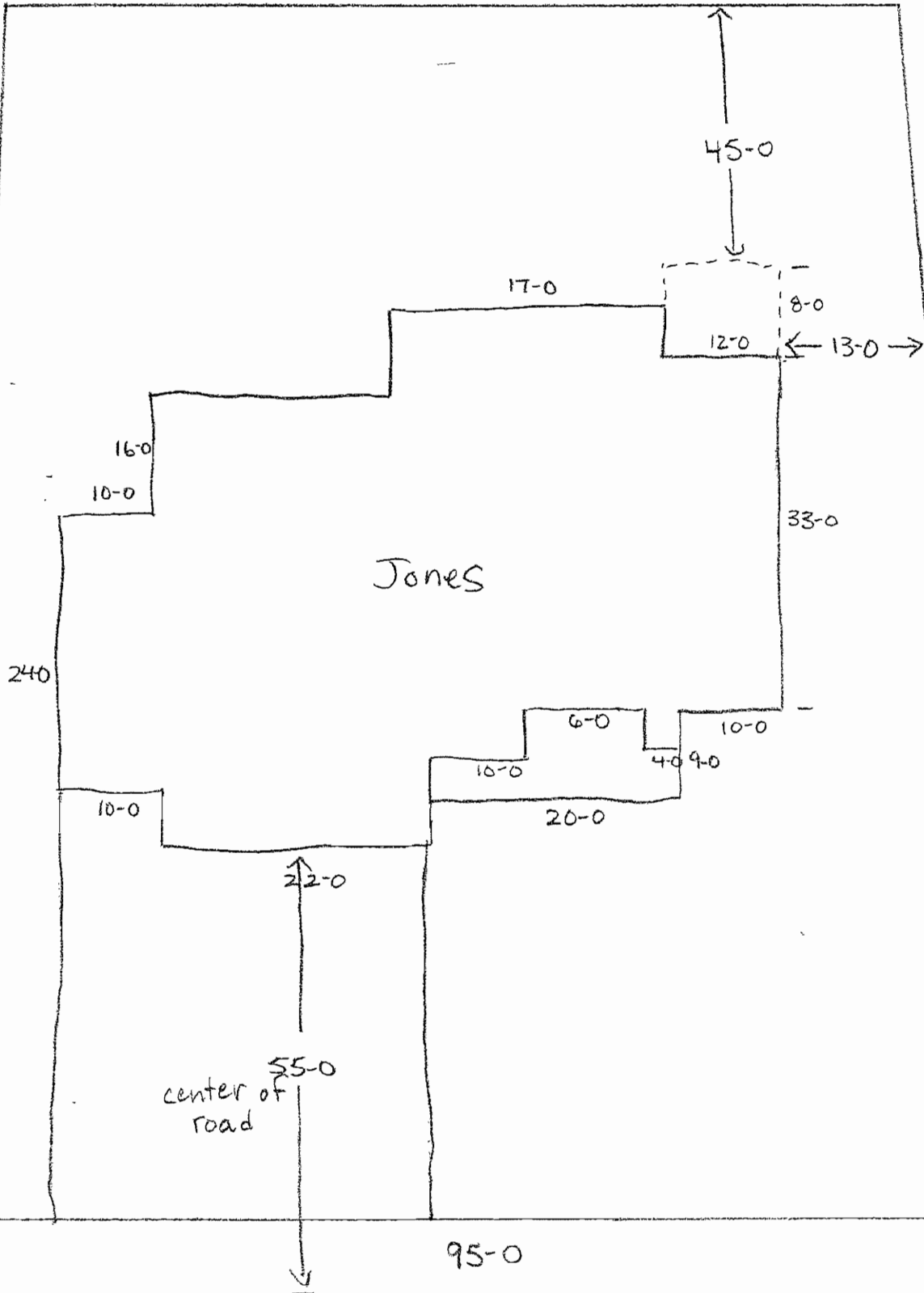
Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY					
Total Impervious Material					

Impervious Lot Coverage  $\frac{\text{Total Impervious}}{\text{Lot Area}} \times 100 = \text{Impervious Coverage Percentage} \%$

**Topographical Alteration/Earth moving**

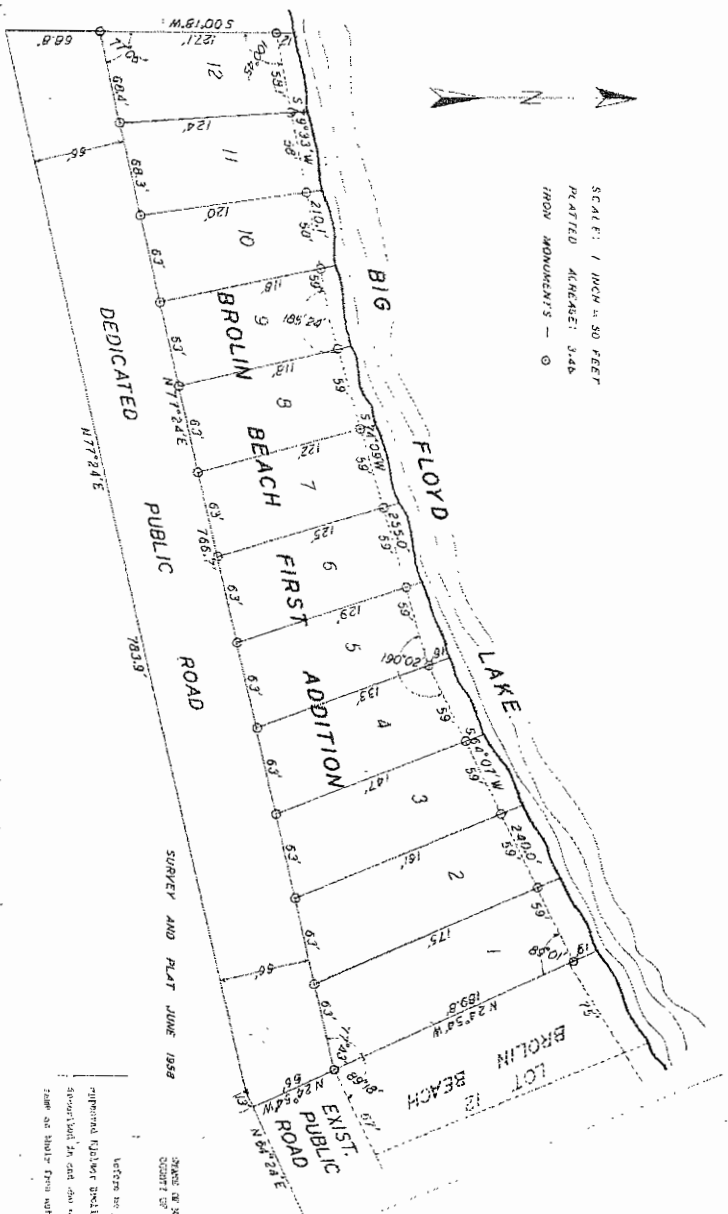
( ☒ ) None ( ☐ ) 10 cubic yards or less ( ☐ ) 11- 50 cubic yards ( ☐ ) over 50 cubic yards  
Project over 50 cubic yards a storm water management plan must be included.

88-5



# BROLIN BEACH FIRST ADDITION

SCALE: 1 INCH = 50 FEET  
PLATTED ALONG: 3-4-6  
IRON MONUMENTS - 0



NOTE: The plat of the first addition of Brolin Beach, as shown on the map, is the same as the plat of the first addition of Brolin Beach, as shown on the map, and is the same as the plat of the first addition of Brolin Beach, as shown on the map.

I hereby certify that I have for the year 1934, on the land described above, and in and about the same, made a survey of the same, and have found that the same is the same as the plat of the first addition of Brolin Beach, as shown on the map, and is the same as the plat of the first addition of Brolin Beach, as shown on the map.

On this 12th day of July, 1934, I have for the year 1934, on the land described above, and in and about the same, made a survey of the same, and have found that the same is the same as the plat of the first addition of Brolin Beach, as shown on the map, and is the same as the plat of the first addition of Brolin Beach, as shown on the map.

Subscribed and sworn to before me this 12th day of July, 1934, at St. Paul, Minnesota.

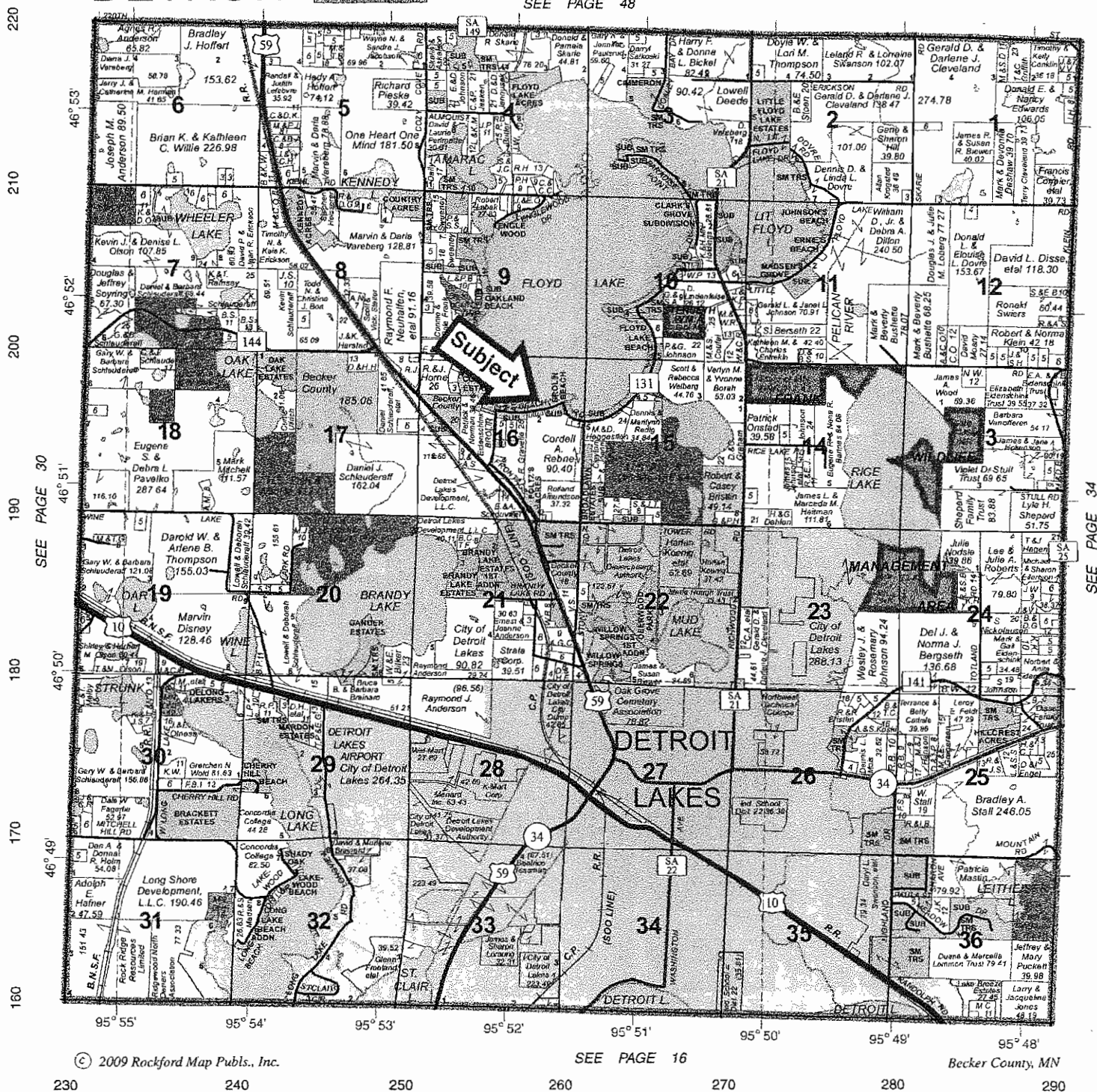
Witness my hand and the seal of my office this 12th day of July, 1934.

Know all men by these presents, that I, the undersigned, have for the year 1934, on the land described above, and in and about the same, made a survey of the same, and have found that the same is the same as the plat of the first addition of Brolin Beach, as shown on the map, and is the same as the plat of the first addition of Brolin Beach, as shown on the map.

DETROIT

SEE PAGE 48

T.139N.-R.41W.



**ERIC LUNDMARK**  
GRI, Realtor®

realty.com

P.O. Box 375 • 624 Lake Avenue • Detroit Lakes, MN 56502

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.849.0383 • EricL@arvig.net

www.EricAtTheLakes.com





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





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

#### **\*\*HEARING DATE AND LOCATION\*\***

Thursday, June 11, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

APPLICANT: Blain Anderson  
531 168th Avenue NE  
Ham Lake, MN 55304

Project Location: 32179 Two Inlets Drive, Park Rapids, MN 56470

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling seventy-five (75) feet from the ordinary high water mark of the lake due to the location of an existing power line.

LEGAL LAND DESCRIPTION: Tax ID number: 340063004 Two Inlets Lake  
.72 AC PT OF LOT 5 BEG 937' E & 1066.43' NE OF SW COR LOT 5 TH N 150' SE TO LK SW AL LK 150' &  
NW 208.13' TO BEG; Section 11, TWP 141, Range 36, Two Inlets Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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, 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 day of Hearing, for possible rescheduling of the Hearing.**





## BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

### VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

#### PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Blain Last Name Anderson  
Mailing Address 531 168<sup>th</sup> Ave N.E City, State, Zip Ham Lake, MN 55304  
Phone Number 763-269-1237 Project Address: 32179 Two Inlets drive  
Parcel number(s) of property: 34.0063.004 Sect - Twp - Range: 11 141 036  
Township Name: Two Inlets Legal Description: 32179 Two Inlets drive Park Rapids, MN 56470

#### Why is the variance being requested? What is the practical difficulty? (Mark all sections that apply)

- ☒ Setback Issues ☐ Lot size not in compliance with minimum standards  
☐ Alteration to non-conforming structure ☐ Topographical Issues (hills, slopes, bluffs, wetlands)  
☒ Other (explain) Power line running through Property

#### Which setbacks will you be deviating from (minimum distance required for the variance)?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 75 feet  
☐ Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☒ Impervious Surface Coverage Proposed Impervious Lot Coverage 2856 sq ft  
9.1 %

#### Please provide a brief description detailing the above variance request:

Due to Powerline running through the property  
approximately 135ft from the OHWM we are  
having a hardship building a 30ft x 40ft cabin and  
patio

Was the lot recorded prior to 1971? Yes ☐ No ☒  
Was the lot recorded between 1971 & 1992? Yes ☒ No ☐  
Was the lot recorded after 1992? Yes ☐ No ☒  
Will this be a new lot split? Yes ☐ No ☒

(CONTINUED ON BACK OF PAGE)

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MAY 11 2012

ZONING

What is the current square footage of the structure? None

What is the proposed addition square footage? —

PARCEL	
APP	Variance
YEAR	2012

What is the current height of the structure? None

What is the proposed height of the structure? 16'

Is there a basement to the structure? No

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? —

Will the main structural framework of the structure be altered? —

What is the current percentage of lot coverage? None

What is the proposed percentage of lot coverage? 2856

**Explanation of request if not covered in Sections above**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [ ] Yes [✓] No

If yes, after the fact application fee is an additional \$600.00.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Blain Anderson  
Printed Name of Landowner or Agent

[Signature]  
Signature of Landowner or Agent

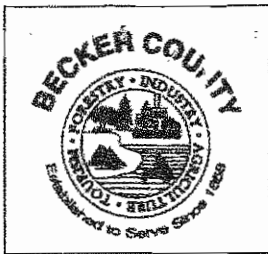
5/6/15  
Date

(Office Use)

Date Received 5/11/15 Accepted [X] Rejected [ ] Date 5/15/15

[Signature]  
Zoning Administrator

60 day - 7/4/15



Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
[www.co.becker.mn.us](http://www.co.becker.mn.us)

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by \_\_\_\_\_  
Date: \_\_\_\_\_

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
34.0063.004	32179		Two Inlets Drive Park Rapids, MN 56470

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Two Inlets	Wetland	Two Inlets	11	141	036

Property Owner	Last Name	First Name	Mailing Address	Phone
Anderson	Blain		531 168th Ave NE Ham Lake, MN 55304	763-269-1237
Contractor Name Lic #				

**Proposed Project (Check those that apply)**

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

\*Existing Dwelling to be removed prior to \_\_\_\_\_

**Onsite Water Supply** ( ) Deep Well ( ☒ ) Shallow Well Well Depth TBD  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

**Onsite Sewage Treatment System**  
Type of System Septic Date of Installation TBD Last Date Certified \_\_\_\_\_  
Must have current certificate of compliance on septic system prior to issuance of a permit

**Lot Information** Shoreland ( ) Riparian ( ) Non Riparian Non Shoreland \_\_\_\_\_

Lot Area \_\_\_\_\_ sq ft or .72 acres Water Frontage 150 ft Bluff ( ) Yes ( ☒ ) No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

**Please Note:** Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY	12 x 83	996	Front Slab	8 x 30	240
Structure	30 x 40	1200			
Patio	10 x 30	300			
			Total Impervious Material		

Impervious Lot Coverage  $\frac{2856}{31,200} = .0911$  x 100 = 9.1 %  
Total Impervious Lot Area Impervious Coverage Percentage

**Topographical Alteration/Earth moving**

( ) None ( ☒ ) 10 cubic yards or less ( ) 11- 50 cubic yards ( ) over 50 cubic yards  
Project over 50 cubic yards a storm water management plan must be included.

**RECEIVED**

MAY 11 2015

ZONING

**Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks****Cost of Project**

(☒) Dwelling 30 ft by 40 ft (☐) Attached Garage 14 ft x 28 ft

\$ 65000-00

Outside Dimension (☒) Deck/Patio 10 ft x 30 ft (☐) Addition to existing \_\_\_\_\_ ft x \_\_\_\_\_ ft

70,840

Setback to Side Lot Line 50 ft & Rear Lot Line \_\_\_\_\_ ft

Setback to Road Right of Way 83 ft

Setback to Bluff \_\_\_\_\_

Type of road Bituminous

Setback to Wetland 75'

Is wetland protected (☒) Yes (☐) No

Setback to OHW (straight horizontal distance) 75'

Elevation above OHW (Straight vertical distance) 6'

Setback to septic tank TBD

Setback to drainfield TBD

Total No. Bedrooms 2

Maximum height proposed 16' # of Stories \_\_\_\_\_

Roof Change (☐) Yes (☐) No

Basement (☐) Yes (☒) No Walkout Basement (☐) Yes (☒) No

**Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds**

(☐) Garage \_\_\_\_\_ ft by \_\_\_\_\_ ft (☐) Storage Shed \_\_\_\_\_ ft x \_\_\_\_\_ ft (☐) Fence \_\_\_\_\_ ft long x \_\_\_\_\_ high (☐) other \_\_\_\_\_ ft x \_\_\_\_\_ ft

Outside Dimension (☐) Addition to existing structure \_\_\_\_\_ ft x \_\_\_\_\_ ft (☐) Fence \_\_\_\_\_ ft x \_\_\_\_\_ ft

**Cost of Project**

Setback to Lot Line \_\_\_\_\_ ft & Rear Lot Line \_\_\_\_\_ ft

Setback to Road Right of Way \_\_\_\_\_ ft

\$ \_\_\_\_\_

Setback to Bluff \_\_\_\_\_

Type of road \_\_\_\_\_

Setback to Wetland \_\_\_\_\_

Is wetland protected (☐) Yes (☐) No

Setback to OHW (straight horizontal distance) \_\_\_\_\_

Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank \_\_\_\_\_

Setback to drainfield \_\_\_\_\_

Roof Change (☐) Yes (☐) No

Maximum height proposed \_\_\_\_\_ # of Stories \_\_\_\_\_

Bathroom proposed (☐) Yes (☐) No

Sleeping Quarters proposed (☐) Yes (☐) No

**\*Garages and storage sheds cannot contain amenities for independent human habitation**

**Characteristics of Proposed Water Oriented Structure\*****Cost of Project \$**

(☐) Stairway (☐) Deck (☐) Boathouse (☐) Screen Porch (☐) Gazebo (☐) Storage Structure

Outside Dimension \_\_\_\_\_ ft by \_\_\_\_\_ ft

Sq ft \_\_\_\_\_

Setback to Lot Line \_\_\_\_\_ ft & \_\_\_\_\_ ft

Setback to Bluff \_\_\_\_\_

Setback to OHW (straight horizontal distance) \_\_\_\_\_

Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank \_\_\_\_\_

Setback to drainfield \_\_\_\_\_

Maximum height proposed \_\_\_\_\_

**\*Sleeping facilities or water supplies are not permitted in these structures**

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.*

Signature

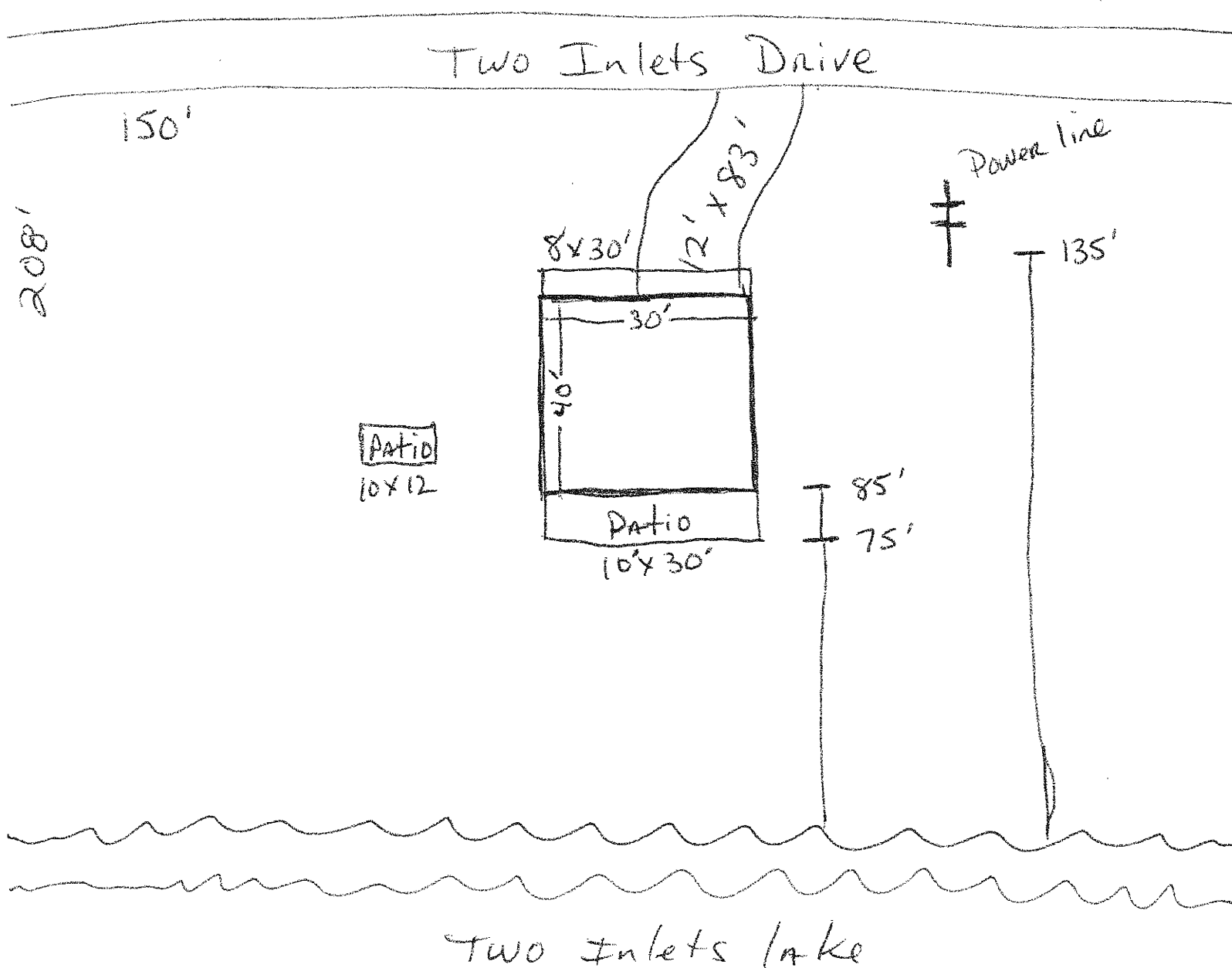
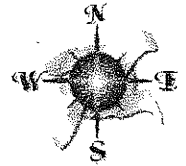
Date

5/6/15

## SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.

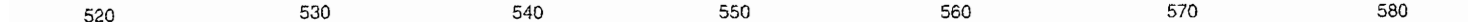
PARCEL	
APP	SITE
YEAR	



**Remember EROSION CONTROL!**

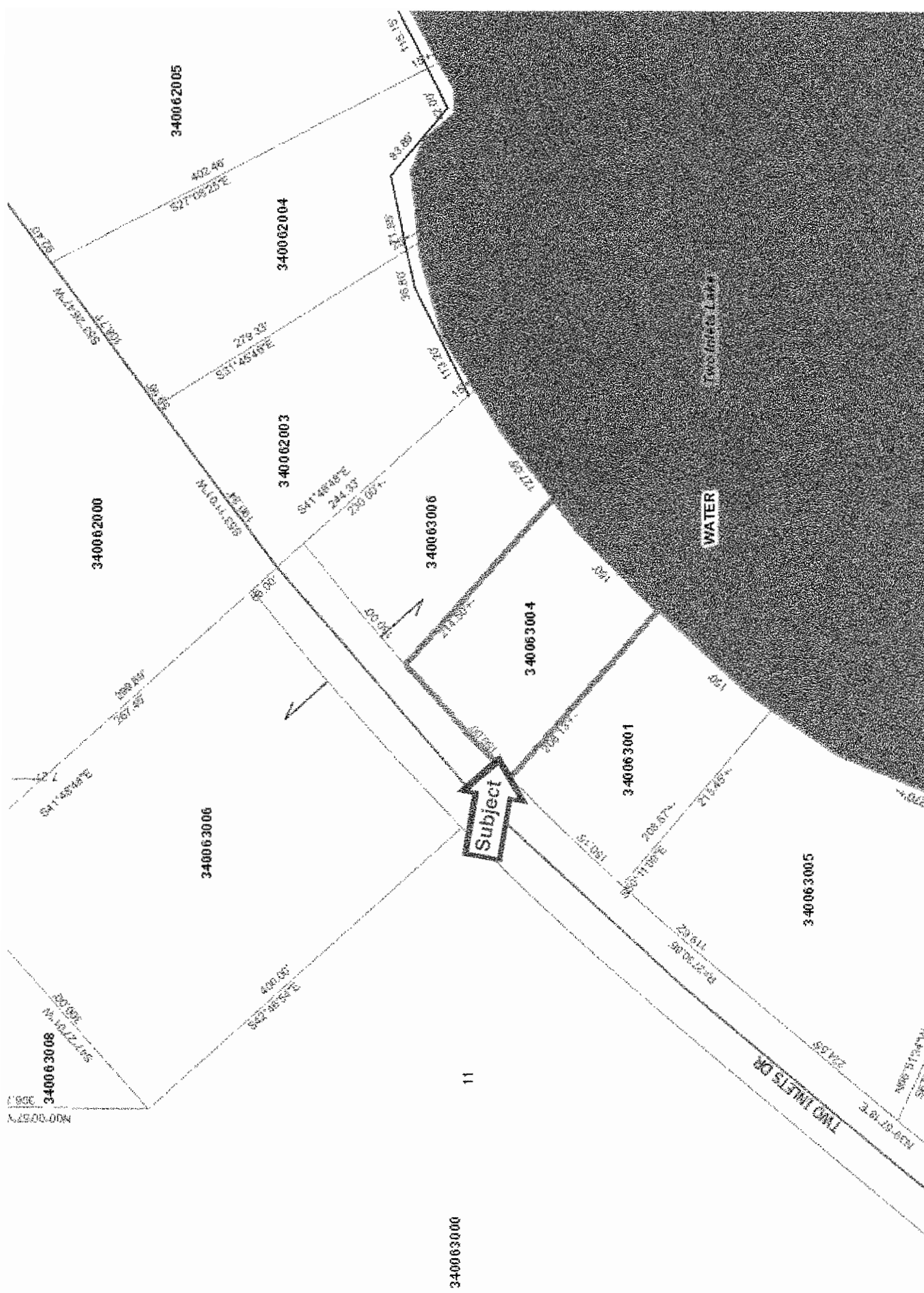
Please use best management practices and/or silt fence to control erosion on all projects.

SEE PAGE 90



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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.

1:1,498

Date: 5/18/2015

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