



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

****RENOTIFICATION****

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

Thursday, August 13, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Bridget Johnson
25813 Brolin Beach Road
Detroit Lakes, MN 56501

Project Location: 25812 Brolin Beach Road, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a deck sixty-three (63) feet from the ordinary high water mark of the lake. This application was tabled at the July Hearing by the applicant.

LEGAL LAND DESCRIPTION: Tax ID Number: 080782000

Floyd Lake

LOT 11, 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

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) Bridget A Last Name Johnson
Mailing Address 25813 Brolin Beach Road City, State, Zip Detroit Lakes, MN 56501
Phone Number 218-849-3476 Project Address: 25812 Brolin Beach Road
Parcel number(s) of property: 080782000 Sect - Twp - Range: 16-139-041
Township Name: Detroit Legal Description: _____

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) 56' 63' 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
_____ %

Please provide a brief description detailing the above variance request:

want to build new ~~cabin~~ deck at 56' from OHW,
to the deck, will be removing old cabin & bathhouse
& walkway.

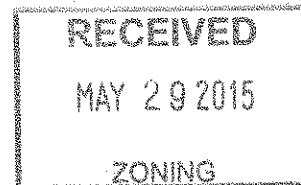
Was the lot recorded prior to 1971? ☒ Yes ☐ No

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? 960

What is the proposed addition square footage? 1652

What is the current height of the structure? 15'

What is the proposed height of the structure? 22'

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? Tearing down existing

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

What is the current percentage of lot coverage? 14.98

What is the proposed percentage of lot coverage? ~~22.1~~ 22.1

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.

Bridget A Johnson

Printed Name of Landowner or Agent

Bridget A. Johnson

Signature of Landowner or Agent

May 28, 2015

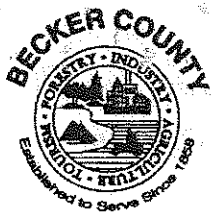
Date

(Office Use)

Date Received 5/29/15 Accepted ☒ Rejected ☐ Date 6/12/15

Hebi Moltzen Supervisor of Inspectors
Zoning Administrator

60 day - Aug 11, 2015



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)	Property (E911) Address	**911 Address Needed	Legal Description
080782000	25812 Brolin Beach Road Detroit Lakes, MN		LT 11, BROLIN BEACH 1ST ADD

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

Property Owner	Last Name	First Name	Mailing Address	Phone
Johnson	Bryant		25813 Brolin Beach Rd	218-849-3476
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 construction

Onsite Water Supply (X) Deep Well () Shallow Well Well Depth 75'
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

X **Onsite Sewage Treatment System**
Type of System _____ Date of Installation _____ Last Date Certified 2003
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 8775 sq ft or _____ acres Water Frontage _____ 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	29 x 10	290			
Garage	14 x 14	196			
CADIN	28 x 52	1456			
			Total Impervious Material		

Impervious Lot Coverage $\frac{1942}{8775} = .221 \times 100 = 22.1\%$
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 29 2015
ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks**Cost of Project**☒ Dwelling 28 ft by 52 ft ☒ Attached Garage 14 ft x 14 ft\$ 200,000.00Outside Dimension () Deck/Patio 12 ft x 35 ft () Addition to existing _____ ft x _____ ftSetback to Side Lot Line 7 ft & Rear Lot Line 29 ftSetback to Road Right of Way 29 ft

Setback to Bluff _____

Type of road Township

Setback to Wetland _____

Is wetland protected () Yes (X) No

Setback to OHW (straight horizontal distance) 67 1/2'Elevation above OHW (Straight vertical distance) 1 1/2'Setback to septic tank 200'Setback to drainfield 200'Total No. Bedrooms 2Maximum height proposed 24' # of Stories 1 1/2

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

() 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

Cost of Project

\$ _____

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**

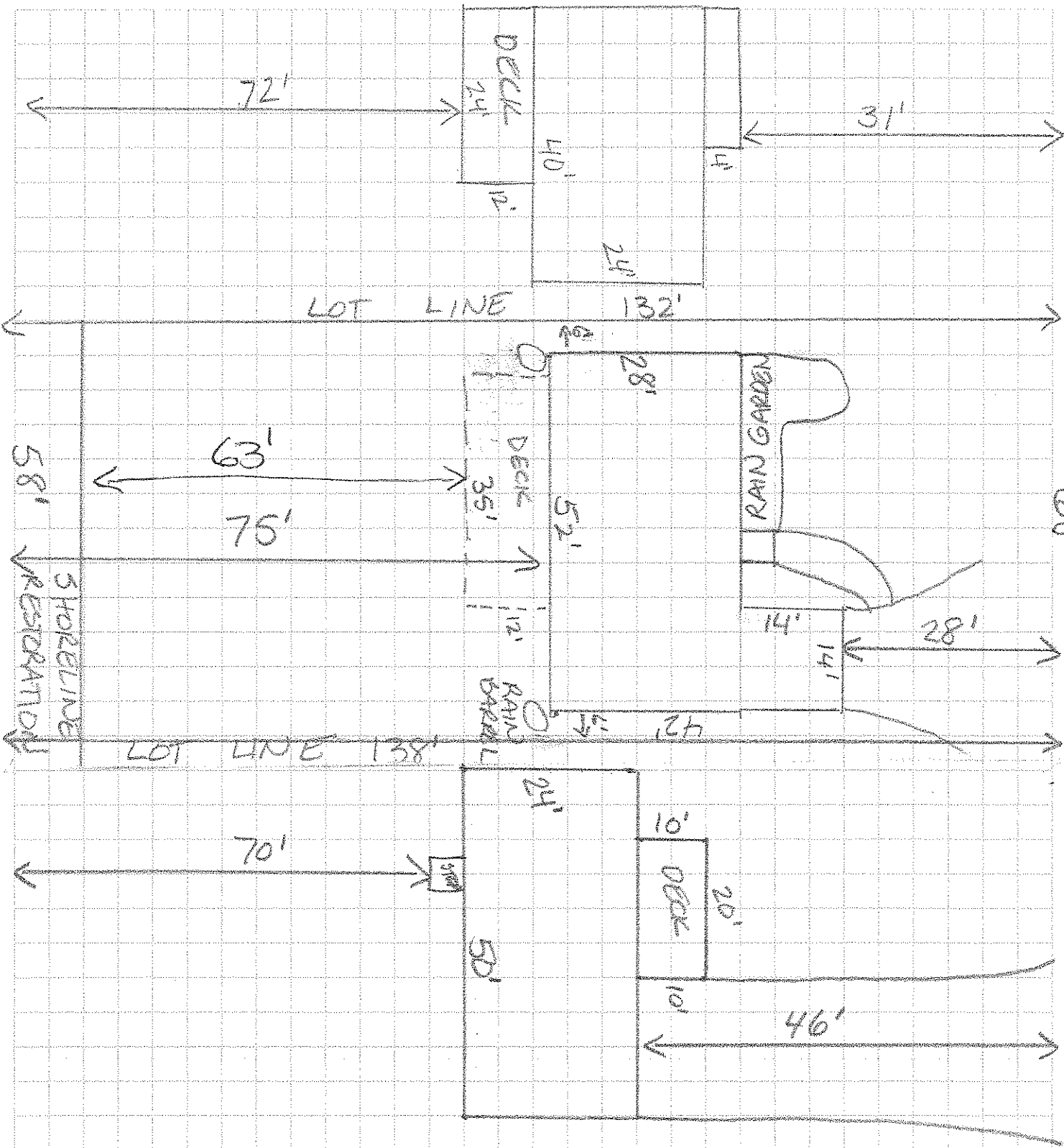
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

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.

Bridget A. Johnson
Signature

5/28/2015
Date

LAKE



158' = 5'

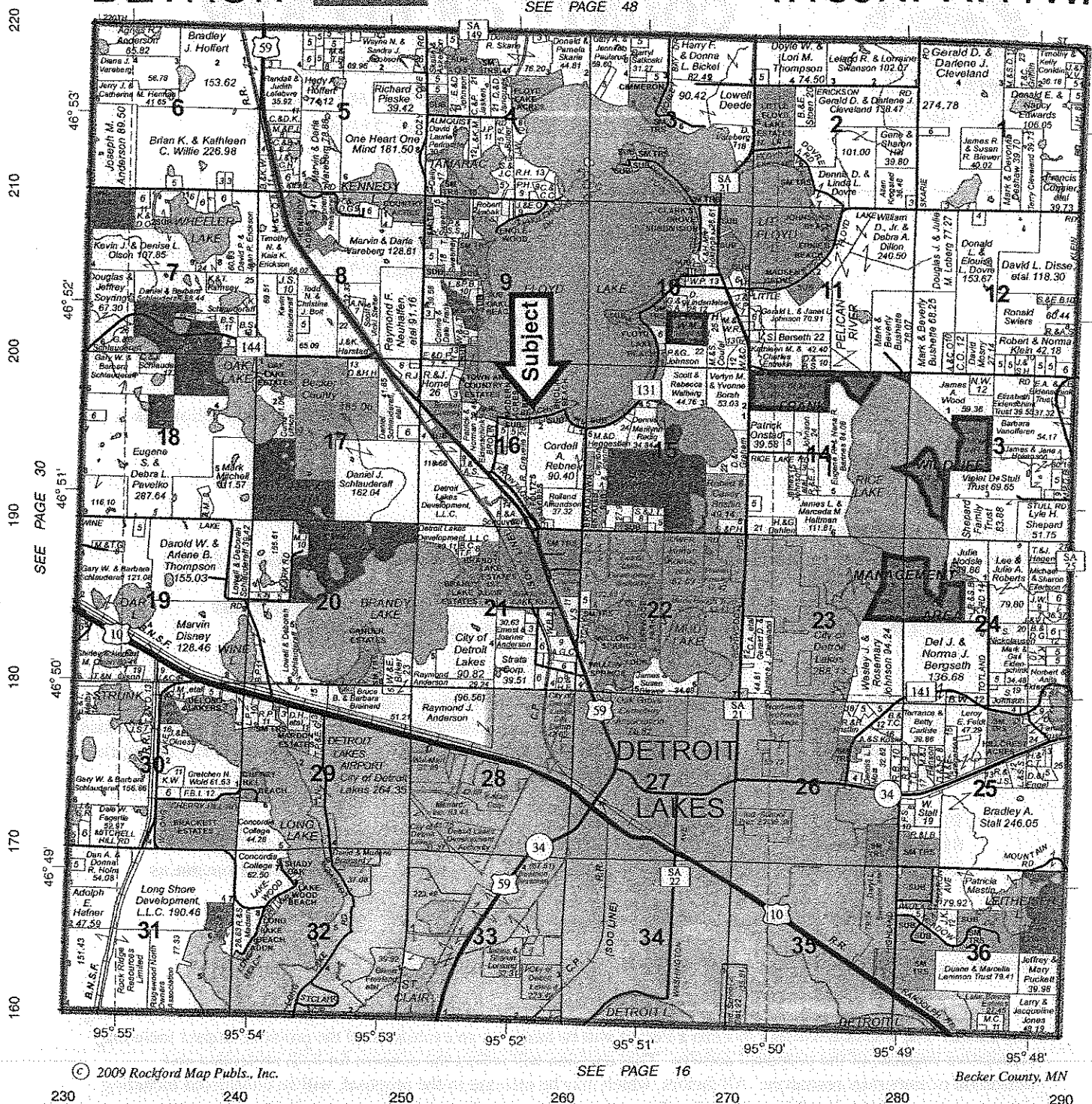


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,498		Date: 6/19/2015	
		This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County





Becker County, MN

23

240

250

260

270

286

290

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





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, August 13, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Jon and Janet Christianson
4429 Pleasant Drive
Arden Hills, MN 55112

Location: 39058 E Juggler Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an addition onto a nonconforming structure which is seventy-seven (77) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 25.0526.000

Juggler Lake

Lot 2 Block One Juggler Beach; Section 2, TWP 142, Range 38, Round Lake 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

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

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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) JON & JANET Last Name CHRISTIANSON
Mailing Address 4429 PLEASANT DR. City, State, Zip ARDEN HILLS, MN 55112
Phone Number 651-587-4055 CELL Project Address: 39058 JUGGLER ROAD
WAUBSA, MN 56589
Parcel number(s) of property: 10 250526000 Sect - Twp - Range: _____
Township Name: ROUND LAKE NORTH Legal Description: LOT 2 BLOCK ONE
JUGGLER BEACH LOCATED IN SECTIONS 2

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) 79'4" 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
_____ %

Please provide a brief description detailing the above variance request:

EXISTING CABIN IS 77'-8" FROM CURRENT HIGH WATER MARK @ CLOSEST
POINT. NEW ADDITION WILL BE 79' to 94' FROM CURRENT HIGH WATER
MARK.

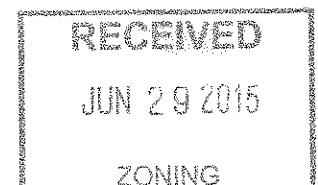
Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No (I think so.)

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? 922 SF PLUS 183' PORCH

PARCEL	
APP	Variance
YEAR	2012

What is the proposed addition square footage? 944 ON 2 FLOORS

632 FIRST FLOOR
312 SECOND FLOOR

What is the current height of the structure? 21'-8" IS AVERAGE HEIGHT @ RIDGE TO GRADE

What is the proposed height of the structure? 22'-0" IS AVERAGE HEIGHT @ RIDGE TO GRADE

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? NO

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

What is the current percentage of lot coverage? LOT IS 41,613.86 SF, BUILDINGS = 1155, = 2.77%

What is the proposed percentage of lot coverage? LOT = 41,613.86, BUILDINGS = 1787 SF, = 4.29%

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.

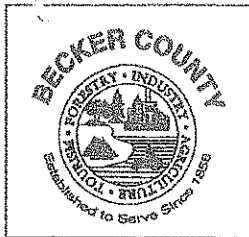
JON CHRISTIANSON
Printed Name of Landowner or Agent

Jon Christianson Jun 26, 2015
Signature of Landowner or Agent Date

(Office Use)
Date Received 6/29/15 Accepted [X] Rejected [] Date 7/14/15

Heki Meltzer Supervisor of Inspections
Zoning Administrator

60 Day Rule Sept 12, 2015



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: 6/15/15

Please Print or Type All Information

Parcel Number (s) 10# 250526000 Property (E911) Address 39058 E. JUGGER RD. **911 Address Needed Legal Description LOT 2 BLOCK ONE JUGGER BEACH SECT. 2 11-142-38

Lake/River Name JUGGER Lake/River Class RECREATIONAL DEVELOPMENT Township Name ROUND LAKE N. Section 2 TWP No. 142 Range 38

Property Owner Last Name First Name Mailing Address Phone CHRISTIANSON JON & JAMIE 4429 PLEASANT DR. 651-587-4055 ARDEN HILLS, MN 55112 612-247-4536 C 651-639-0371 H Contractor Name Lic # TO BE DETERMINED

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 _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well No well - Lake water only

Onsite Sewage Treatment System

Type of System SEPTIC W/ DRAIN FIELD Date of Installation 1996? Certificate of Compliance completed May 2015 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 41,300 sq ft or _____ acres Water Frontage 164 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

EXISTING CABIN 1155

NEW ADDITION 600

Total Impervious Material

Impervious Lot Coverage 1907 ÷ 41,300 = .0458 x 100 = 4.58 %
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.

RECEIVED

JUL 08 2015

ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks EXISTING (X) Dwelling 28 ft by 42 ft () Attached Garage _____ ft x _____ ft N/A		Cost of Project \$ 90,000 ⁰⁰
Outside Dimension () Deck/Patio N/A ft x _____ ft (X) Addition to existing 26' ft x 30' ft		
Setback to Side Lot Line 49' ft & Rear Lot Line 121' ft	Setback to Road Right of Way 121' ft	
Setback to Bluff _____	Type of road GRAVEL	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) 79' to 94.5'	Elevation above OHW (Straight vertical distance) 24'	
Setback to septic tank 10'	Setback to drainfield 28'	
Total No. Bedrooms 3	Maximum height proposed 23' to RIDGE # of Stories 2	
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 () Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () Other _____ ft x _____ ft		Cost of Project \$ _____
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* () Stairway (X) Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		Cost of Project \$ _____
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.

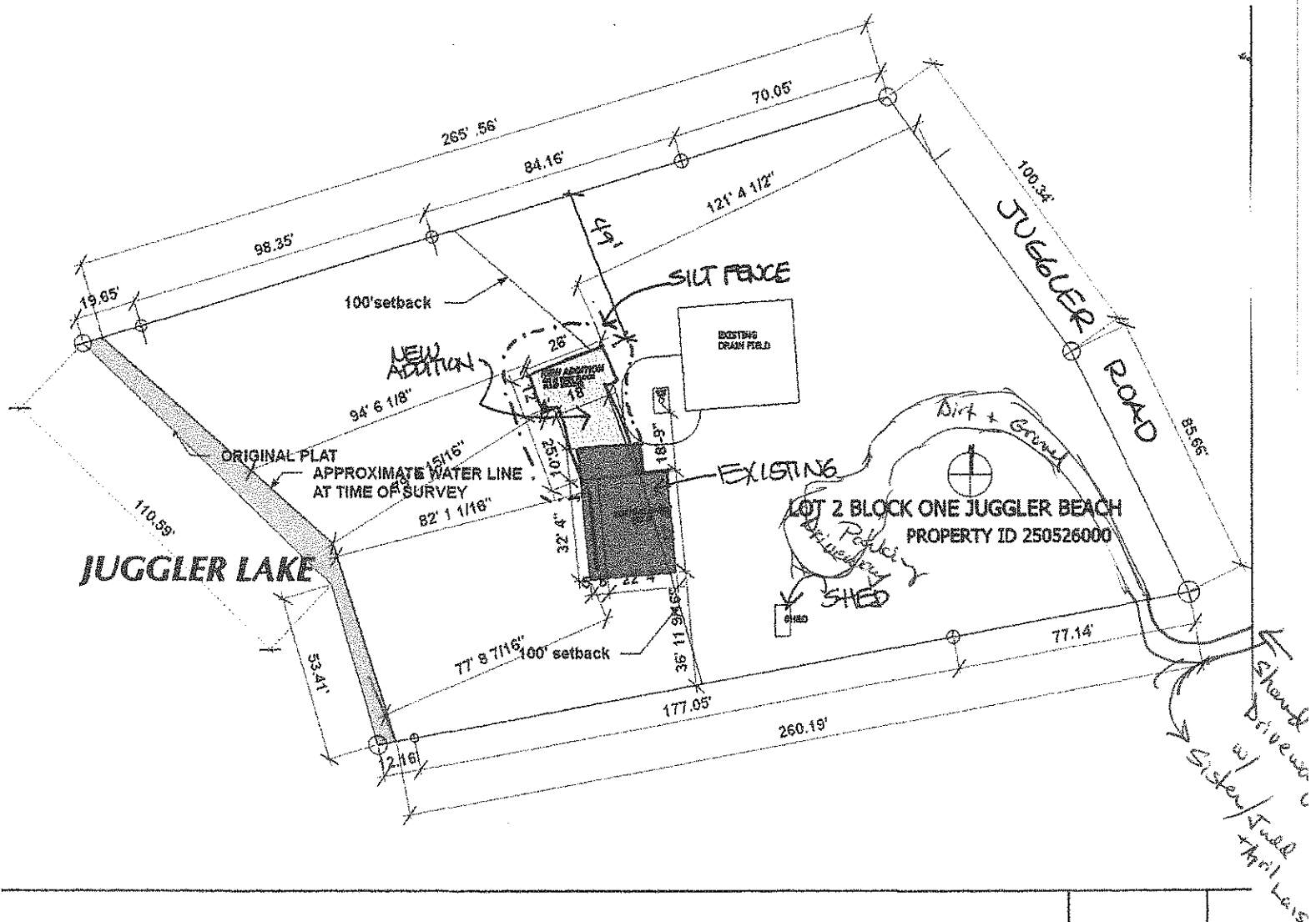
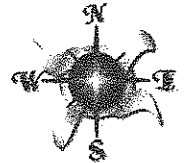
Signature

Date

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.

June 26, 2015

Becker County Planning and Zoning,

Juggler Lake and our cabin has been an important part of our family life for almost 40 years. Our family has expanded as our children have married and have children of their own. We want to expand our cabin in a way that welcomes the newest families without losing the "cabin in the woods on the lake" that is so important to all. We feel that our architect has maintained the feeling of our rustic cabin, as well as, respect for the natural environment that we cherish.

Sincerely,

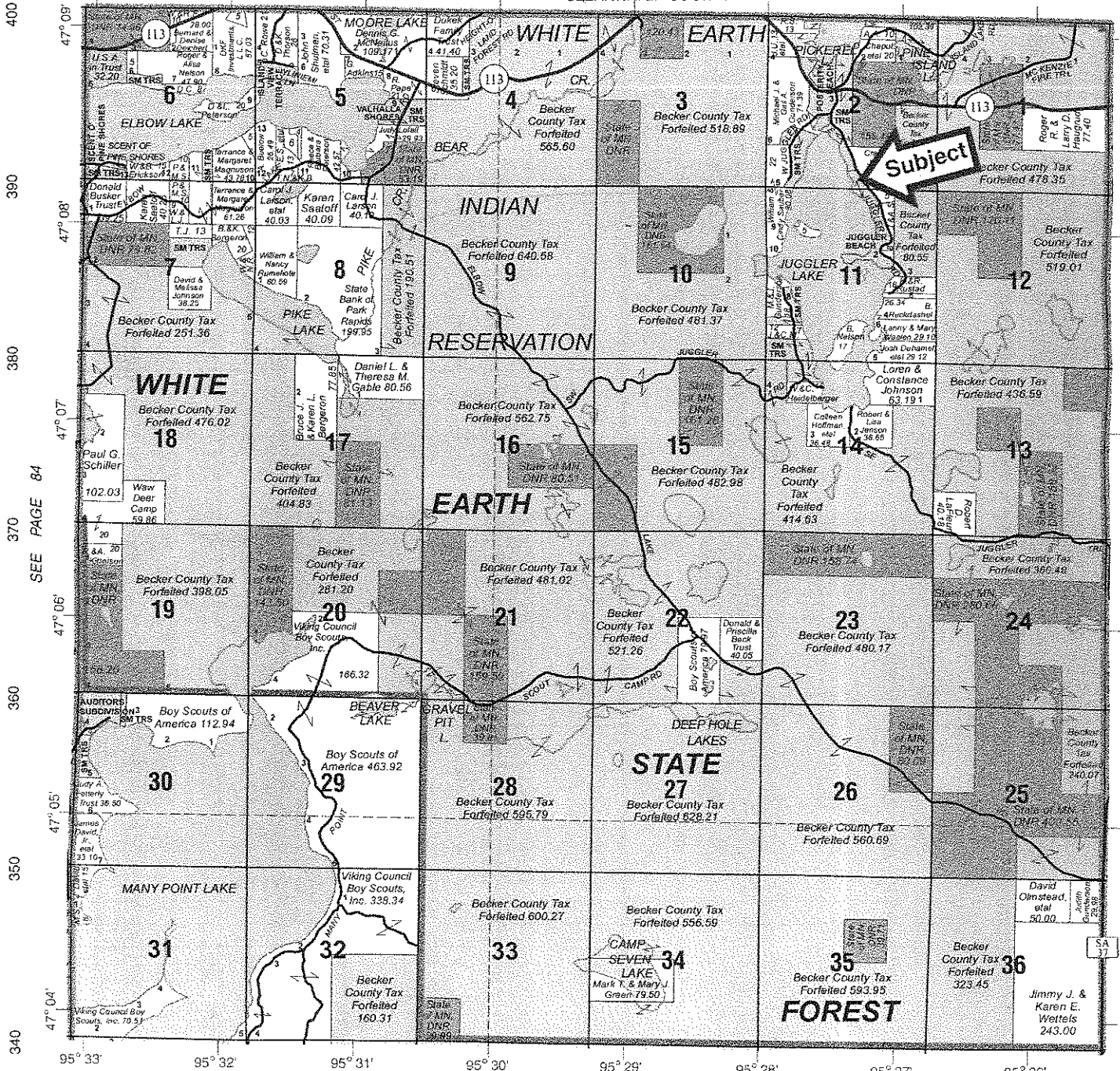
A handwritten signature in cursive script that reads "Jon + Janet Christianson". The signature is written in dark ink and includes a long, horizontal flourish at the end.

Jon and Janet Christianson

NORTH PART ROUND LAKE

T.142N.-R.38W.

CLEARWATER COUNTY



© 2009 Rockford Map Pubs., Inc.

SEE PAGE 70

Becker County, MN

400 410 420 430 440 450 460



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****
****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Vernon and Mary Shasky
707 4th St N
Wahpeton, ND 58075

Project Location: 22267 Peterson Lane

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an attached garage onto an existing dwelling sixty-five (65) feet from the ordinary high water mark of the lake instead of the required one hundred (100) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.1049.108 Pearl Lake
Lot 8 Block 1 Pearl lake Estates, Section 12, TWP 138, Range 42, Lake Eunice 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

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

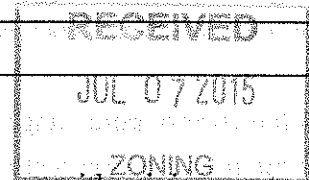
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Vernon + Mary Last Name Shasky
Mailing Address 707-4th St. N. City, State, Zip Wahpeton N.D. 58075
Phone Number 701-640-4133 Project Address: 22267 Peterson Lane Detroit Lakes
Parcel number(s) of property: R 17.1049.108 Sect - Twp - Range: 12 - 138-042
Township Name: Lake Eunice Legal Description: _____



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:

Planning to attach a garage to the house with a mechanical room + laundry area and add 2'-4' to the living room. The 36' going to the east makes it less than the 100' setback, because of the shape of the lot.

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) 65-70' 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 square footage of the structure? 792 sq ft.

What is the proposed addition square footage? 1152 sq ft.

What is the current height of the structure? 13' 6"

What is the proposed height of the structure? 18'

Is there a basement to the structure? No (Crawl space)

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? No

Will the main structural framework of the structure be altered? New structure will be attached to east side.

What is the current percentage of lot coverage? 1.6 %

What is the proposed percentage of lot coverage? 8.7 %

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.

Vernon Shasky

Printed Name of Landowner or Agent

Vernon Shasky

Signature of Landowner or Agent

7-7-15

Date

(Office Use)

Date Received 7/7/15

Accepted [X]

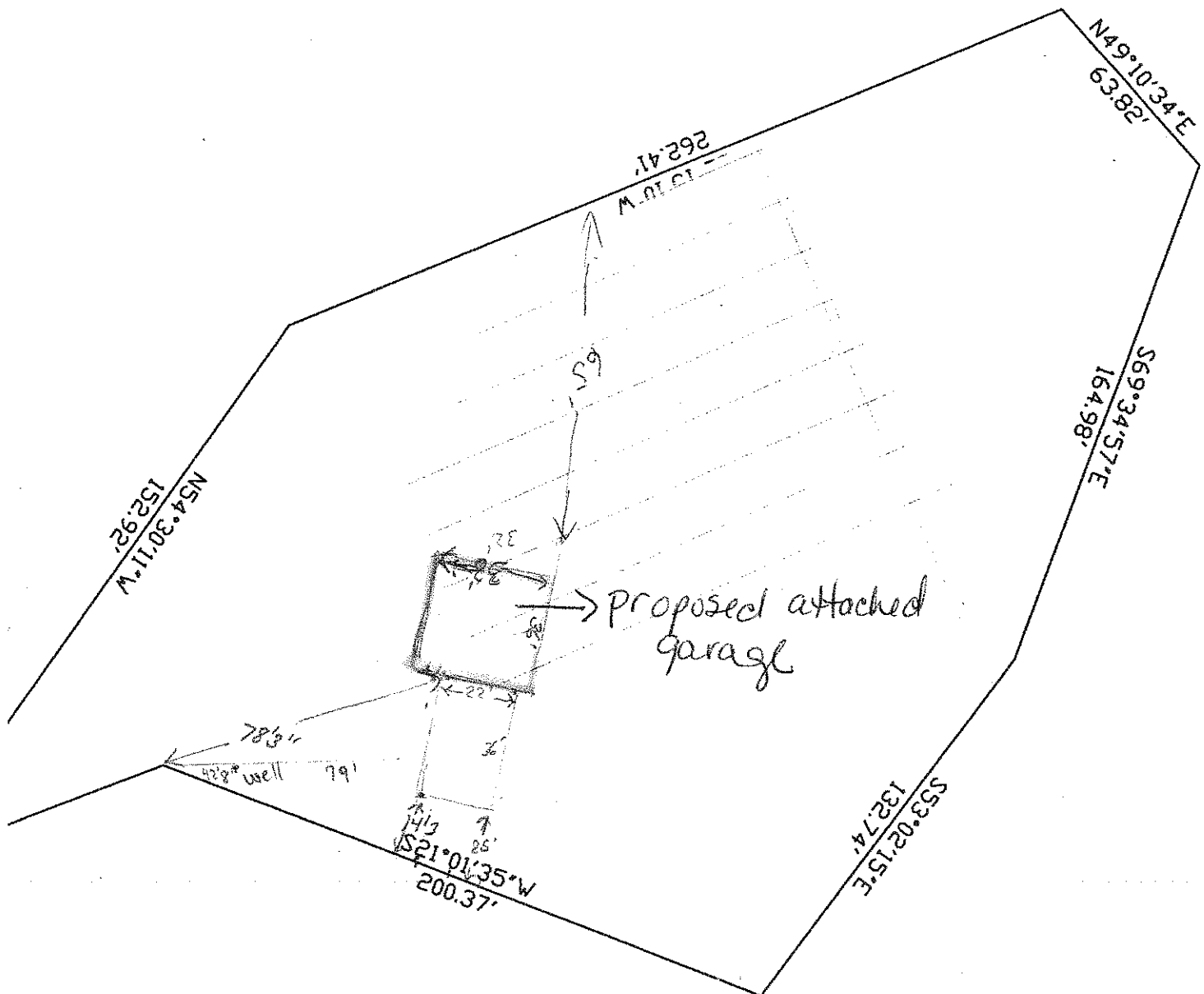
Rejected []

Date 7/7/17

Hebi Moltzen
Zoning Administrator

Supervisor of Inspectors

60 day Rule 9/15/15





() 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>45,000</u>
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>50(4)</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 () Yes () No	
Setback to OHW (straight horizontal distance) <u>65'</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>12</u>	Setback to drainfield <u>20</u>	
Total No. Bedrooms <u>0</u>	Maximum height proposed <u>18</u>	# of Stories <u>1</u>
Roof Change () 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.

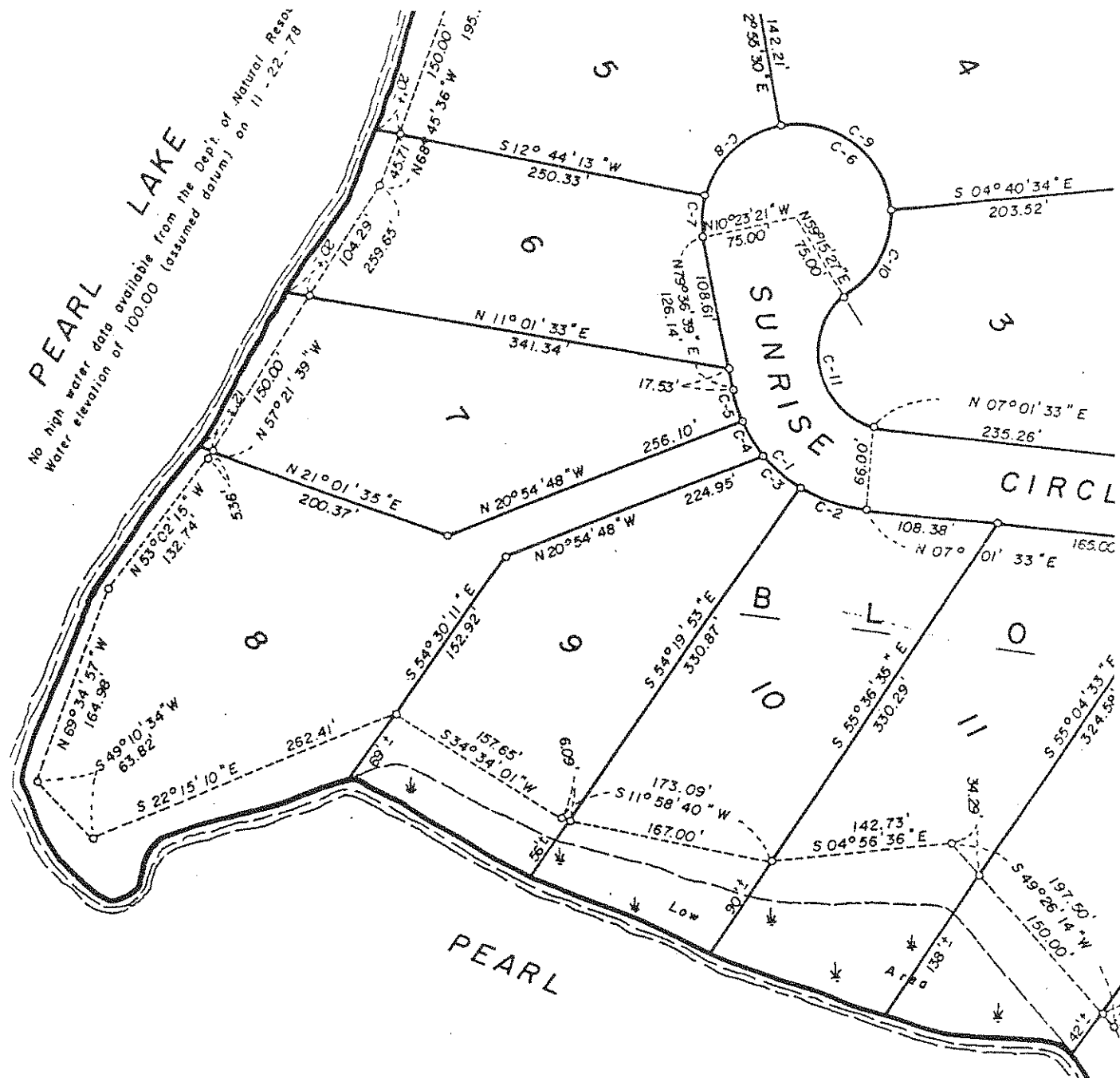
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland 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.

Signature

Date

PEARL LAKE

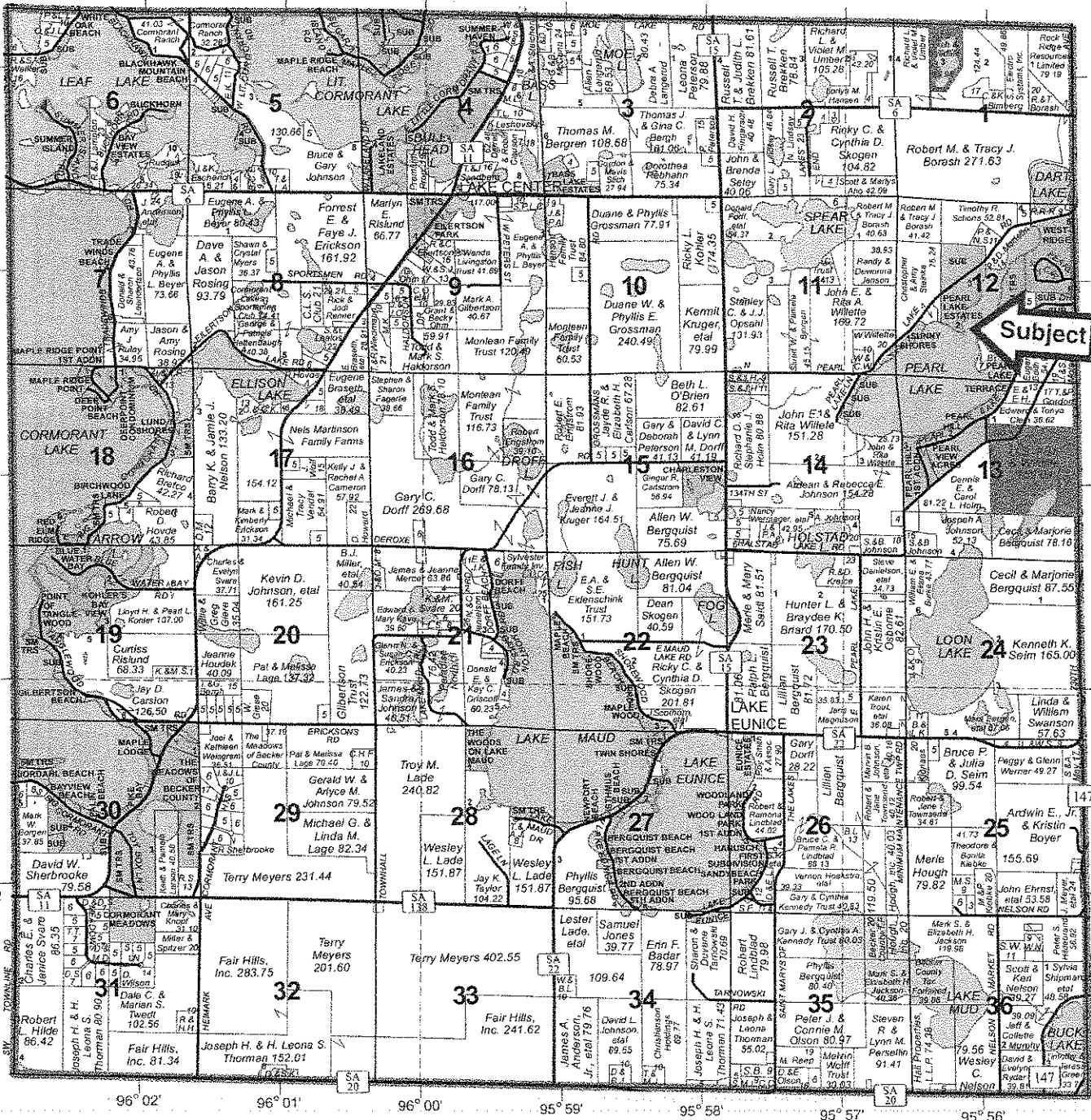
No high water data available from the Dept. of Natural Resour.
 Water elevation of 100.00 (assumed datum) on 11-22-78



LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



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OTTER TAIL COUNTY

Becker County, MN

DetroitLakes.com

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com



Dick Carr
Broker / Agent





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**

****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Rhonda Dalve
24313 US Hwy 59
Detroit Lakes, MN 56501

Project Location: 24313 US Hwy 59

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a storage shed fifty-five (55) feet from the right of way of a state highway instead of the required eighty-five (85) ft setback from the road right of way.

LEGAL LAND DESCRIPTION: Tax ID Number: 24.0144.005

Pt NW ¼ SE ¼; Comm E Qtr Cor W 2409.80 ft, S 446.95 ft to POB; E 711.15 ft, S 618.65 ft, W 188.19 ft, NWLY 335.49 ft, W 200.08 ft, N 515.97 ft to POB, Tract B, Section 19, TWP 140, Range 40, Richwood 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

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) Rhonda Last Name DALVE
Mailing Address 24313 Hwy 59 City, State, Zip Detroit Lakes MN 56501
Phone Number 218-850-1755 Project Address: Same
Parcel number(s) of property: 240144005 Sect - Twp - Range: Sec 19 T40 R1
Township Name: Richwood Legal Description: _____

RECEIVED

JUL 08 2015

ZONING

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:

Apply for Variance for Storage Shed needed
for slope to water placed at 55 ft instead of
8.5 ft.

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) _____ feet
☐ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 55' 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)

none

6,720

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure? _____

What is the proposed height of the structure? 25'

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.

Printed Name of Landowner or Agent Jeff Wieber / Rhonda's husband

Printed Name of Landowner or Agent

Signature of Landowner or Agent

07-08-15

Date _____

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator



240144001

240144002

240144000

24499

UNNAMED

24476

US HWY 59

240144004

DEEDED ROW

240144006

240144007

240144005

24313

240144003

240144008

240144008

240144009

240144009

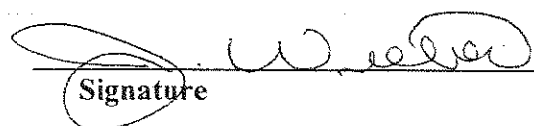
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks () Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		Cost of Project \$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ 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 _____
Total No. Bedrooms _____		Maximum height proposed _____ # 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 (X) Storage Shed <u>80</u> ft x <u>84</u> ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		Cost of Project \$ 200,000 <u>160,000</u>
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line <u>120</u> ft & Rear Lot Line <u>600</u> ft		Setback to Road Right of Way <u>55</u> ft
Setback to Bluff _____		Type of road <u>State Hwy</u>
Setback to Wetland _____		Is wetland protected () Yes () No
Setback to OHW (straight horizontal distance) _____		Elevation above OHW (Straight vertical distance) _____
Setback to septic tank <u>NONE</u>		Setback to drainfield <u>NONE</u>
Roof Change () Yes () No		Maximum height proposed <u>25 ft</u> # of Stories <u>1</u>
Bathroom proposed () Yes (X) No		Sleeping Quarters proposed () Yes (X) No
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure* () Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		Cost of Project \$ _____
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

07-08-15

 Date



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.

1:6,240

Date: 7/24/2015

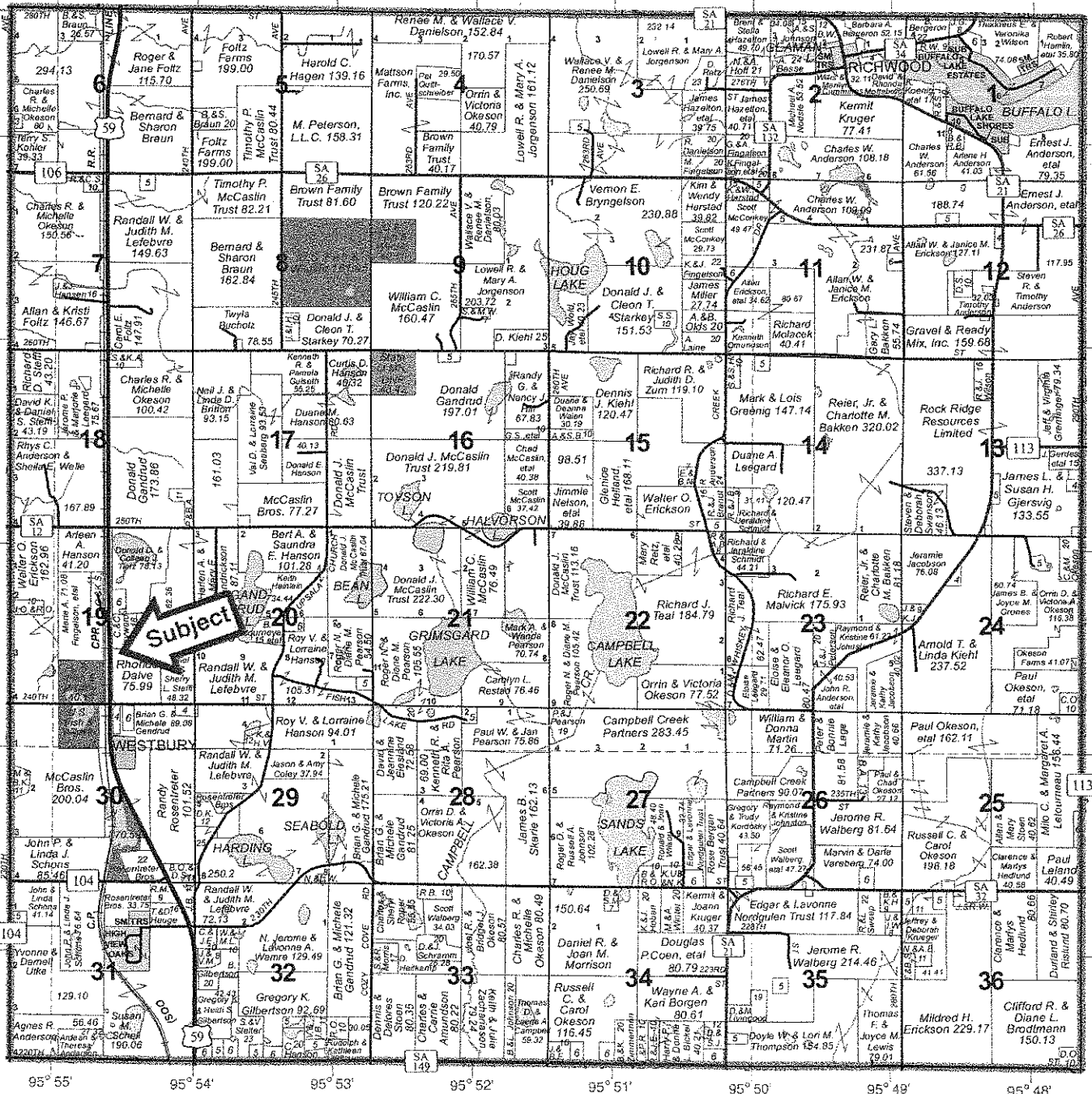
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

RICHWOOD

T.140N.-R.41W.

SEE PAGE 64

SEE PAGE 66



© 2009 Rockford Map Publs., Inc.

SEE PAGE 32

Becker County, MN

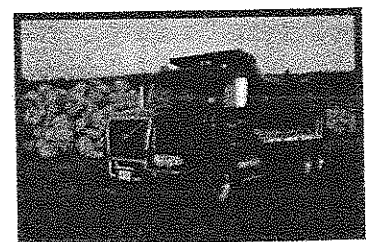
Washed Sand • Aggregates • Base Gravel • Dirt & Peat • Sand & Gravel

Ernest C. Anderson

GRAVEL INC.

(218) 847-4614

DETROIT LAKES





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****

****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Alice Roepke, ET AL
2825 Highway 77
Waterville, KS 66548

Project Location: 24224 E Island Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an addition onto an existing structure which is located thirty nine (39) feet from the ordinary high water mark of the lake instead of the required one hundred (100) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 28.0118.000 Island Lake
Comm at MC in NW Cor Lot 3, then E 200 ft., then S 125 ft, then W 200 ft to the lake, then N along lake to beginning., Section 19, TWP 140, Range 38, Shell Lake 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

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) Alice Last Name Roepke, et al
Mailing Address 2825 Highway 77 City, State, Zip Waterville, KS 66548
Phone Number 785-313-4301 Project Address: 24224 E. Island Lake Rd. Detroit Lakes, MN
Parcel number(s) of property: 28.0118.000 Sect - Twp - Range: 19-140-038
Township Name: shell Legal Description: com at MC in NW cor Lot 3, then E 200', then S 125' then W 200' to the lake, then N along lake to beginning. Acres: 0.56

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) 70 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
_____ %

Please provide a brief description detailing the above variance request:

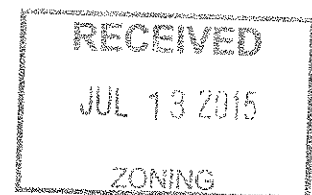
We are requesting a variance of 30' from the OHWM to expand a historic cottage, not to exceed 50% of the existing living area.

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? 642 sq. ft.

What is the proposed addition square footage? 321 sq. ft.

What is the current height of the structure? 13'

What is the proposed height of the structure? 13'

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? no (repaired, but not changed)

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

What is the current percentage of lot coverage? 37%

What is the proposed percentage of lot coverage? 45%

Explanation of request if not covered in Sections above

This parcel has been a family property for 100 years and is very historically significant to our family. Surrounded by Valhalla Resort (built by my maternal grandfather), this was the summer cottage of my aunt Tillie Anderson, famous for being the world champion ladies bicycle racer from 1895-1902. The 1923 cottage houses her cycling memorabilia and turn-of-the-century furnishings. We want to build a very minimal addition to the cottage, use it more frequently and make it more livable by today's standards for our growing family. Currently used approximately 4-6 weeks per year, our desire is to maintain the historical significance of Tillie's property without distorting the lake lot or altering the charm and atmosphere she created with the existing structure – a true lake cottage, surrounded by water and the woods. A step back in time.

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.

Alice Roepke
Printed Name of Landowner or Agent

Alice Roepke 7/9/2015
Signature of Landowner or Agent Date

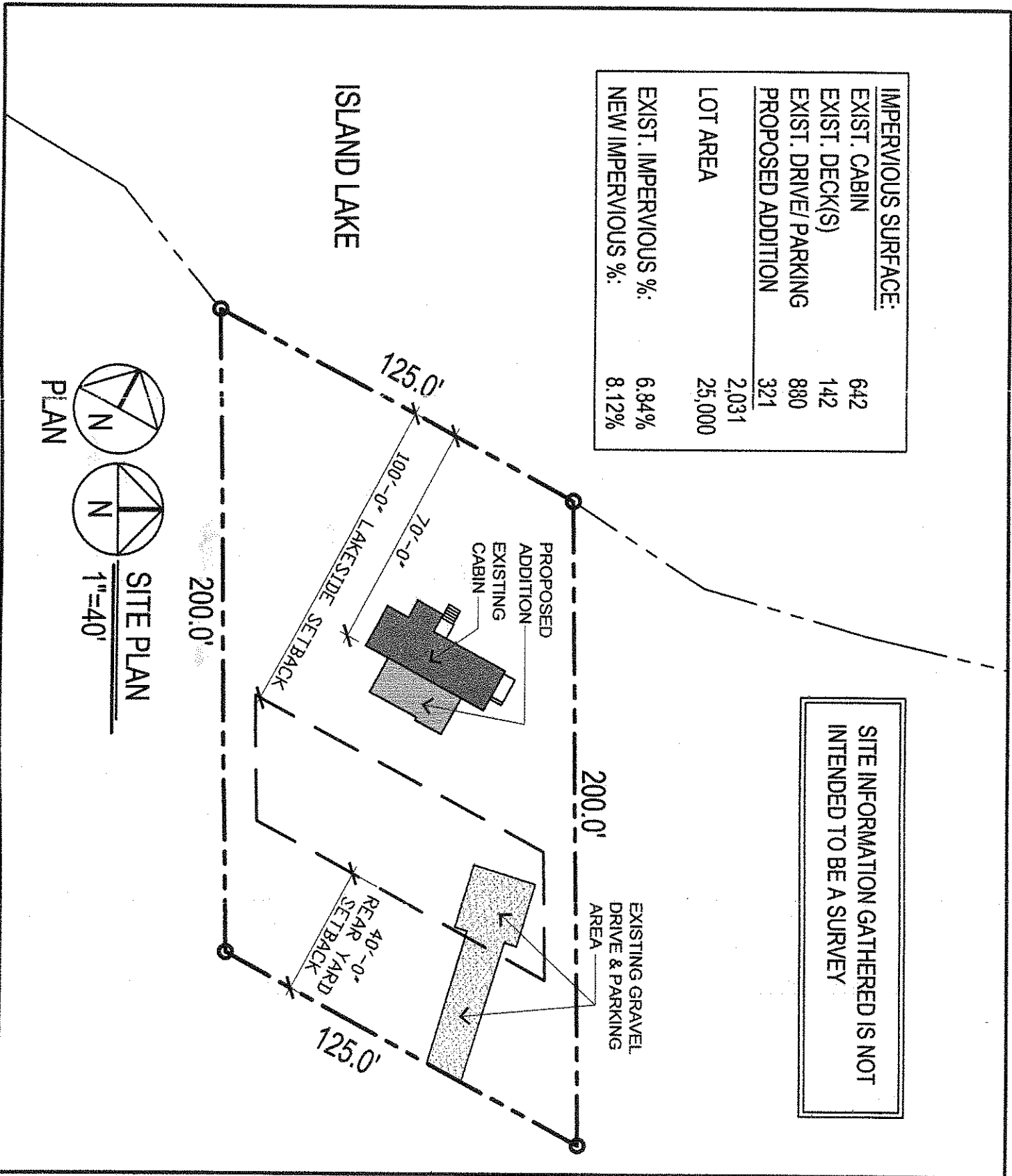
(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator

IMPERVIOUS SURFACE:	
EXIST. CABIN	642
EXIST. DECK(S)	142
EXIST. DRIVE/ PARKING	880
PROPOSED ADDITION	321
LOT AREA	2,031
	25,000
EXIST. IMPERVIOUS %:	6.84%
NEW IMPERVIOUS %:	8.12%

SITE INFORMATION GATHERED IS NOT
INTENDED TO BE A SURVEY



"BJORKNAS" REMODEL
24224 E. ISLAND LAKE RD - D.L.

DATE: 07.09.15
JOB NO.: 15-23



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) 28.0118.000 Property (E911) Address 24224 E. Island Lake Rd. **911 Address Needed 0.56 acres. Sect 19 Twp 140 Range 038 Com at MC Legal Description in NW cor Lot 3, then 200'E, then S 125' then W 200' to lake then N along lake to the beginning.
Detroit Lakes, MN 56501

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Island Lake	RD	Shell	19	140	038

Property Owner	Last Name	First Name	Mailing Address	Phone
Roepke, Alice et al			2825 Hwy 77, Waterville, KS 66548	785-313-4301
Contractor Name Lic #				

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 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 _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
Type of System Holding Tank Date of Installation July 1996 Last Date Certified 7/10/2015
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 25000 sq ft or 0.56 acres Water Frontage 125 ft Bluff () Yes (X) 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	10x12	120	Existing Cottage	14x42	588
DRIVEWAY/PARKING		926	Proposed Addition	12x26	312
Existing Steps/Deck	2@ 6x8	96			
Existing Sleeping Porch	6x9	54			
Total Impervious Material					1985

Impervious Lot Coverage $\frac{1985}{25,000} = 0.0794$ x 100 = 7.94 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None (X) 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.

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JUL 17 2015
ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling <u>12</u> ft by <u>26</u> ft () Attached Garage _____ ft x _____ ft		\$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>>10</u> ft & Rear Lot Line <u>>40</u> ft		Setback to Road Right of Way <u>n/a</u> ft
Setback to Bluff <u>n/a</u>		Type of road <u>n/a</u>
Setback to Wetland <u>n/a</u>		Is wetland protected () Yes () No
Setback to OHW (straight horizontal distance) <u>70'</u>		Elevation above OHW (Straight vertical distance) <u>>3'</u>
Setback to septic tank <u>apx 20'</u>		Setback to drainfield <u>n/a</u>
Total No. Bedrooms <u>1</u>		Maximum height proposed <u>13'</u> # of Stories <u>1</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		N/A
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.

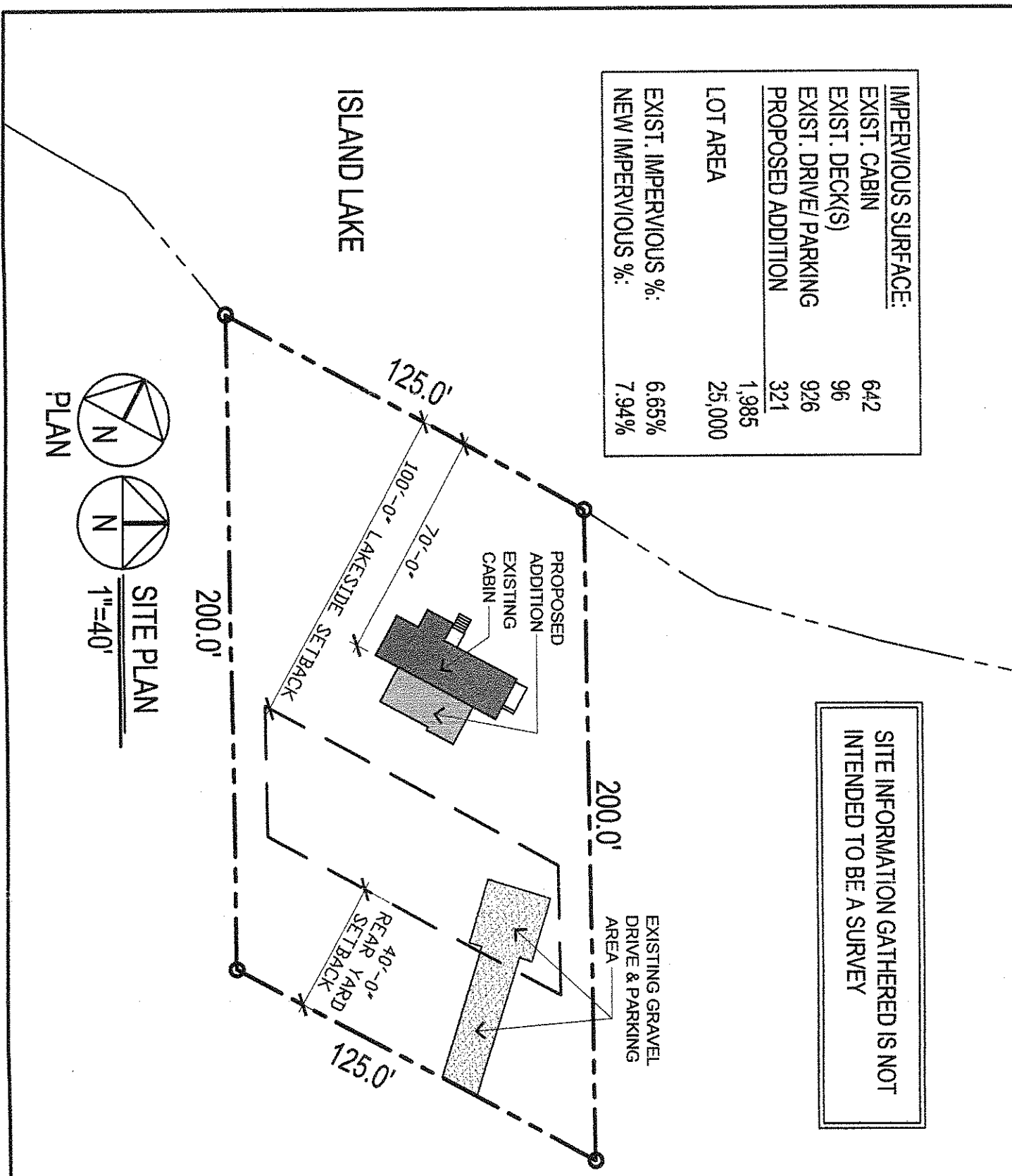
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland 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.

Alise Roepke
Signature

7/12/2015
Date

IMPERVIOUS SURFACE:	
EXIST. CABIN	642
EXIST. DECK(S)	96
EXIST. DRIVE/PARKING	926
PROPOSED ADDITION	321
LOT AREA	1,985
	25,000
EXIST. IMPERVIOUS %:	6.65%
NEW IMPERVIOUS %:	7.94%

SITE INFORMATION GATHERED IS NOT
INTENDED TO BE A SURVEY



"BJORKNAS" REMODEL
24224 E. ISLAND LAKE RD - D.L.

DATE: 07.09.15
JOB NO.: 15-23



COUNTY OF BECKER

Planning and Zoning

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

Authorized Agent Form

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Alice Roepke hereby authorize Kelli Wegscheid to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): site permit

☐ plat application: _____

☐ conditional use application: _____

☒ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 28.0118.000 Physical Site Address: 24224 E. Island Lake Rd.
Detroit Lakes, MN 56501

Legal Description: _____

Section: 19 Township: 140 Range: 038 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 40195 Aerovilla Rd., Perham MN 56573
Street City State Zip Code

Agent phone #(s): 218-251-0081 Agent fax #: n/a

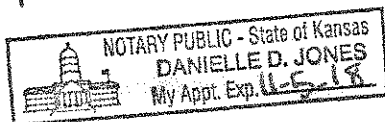
Agent email address: kelli@harmoniousarchitecture.com

Alice Roepke 7/13/15
Property Owner(s) Signature(s) Date

State of ~~Minnesota~~ Kansas
County of ~~Becker~~ Marshall

On this 13 day of July 2015 before me personally appeared Alice Roepke to me
known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
Alice Roepke executed the same as _____ free act and deed.

(Notary Stamp)



[Signature]
Notary Public

Office Use Only:
Date received: _____

Expiration Date: _____

July 10, 2015

Becker County Planning & Zoning

915 Lake Avenue

Detroit Lakes, MN 56501

Re: Variance Application, Parcel #28.0118.000

To Whom It May Concern:

Enclosed please find a completed Variance Application and supporting documentation regarding our cottage property on Island Lake. I would like to request the application be reviewed at the August 13 board meeting. I would like to attend this meeting with our architect, and look forward to the opportunity to visit with the board about our wishes to enlarge our cottage to suit our growing family.

If you have any questions, or require additional information, please do not hesitate to let me know. You can reach me by email (alice@gooseneckhitch.com) or by phone (785-313-4301).

Best regards,



Alice Roecke

2825 Highway 77

Waterville, Kansas

July 13, 2015

Becker County Planning & Zoning

Attn: Debi Moltzan

915 Lake Avenue

Detroit Lakes, MN 56501

RE: Site Permit Application, Parcel #28.0118.000

Dear Debi,

Enclosed please find the original Site Permit Application and Authorized Agent Form that is to accompany the Variance Application submitted on July 10 for our property on Island Lake (Parcel #28.0118.000). A copy of this Site Permit was submitted electronically on July 13, along with the Authorized Agent Form naming Kelli Wegscheid as an agent for us in both the variance application and site permit application process.

If you have any questions, or require additional information, please do not hesitate to let me know. You may reach me by email (alice@gooseneckhitch.com) or by phone (785-313-4301).

I look forward to hearing from you soon regarding the August 13 meeting details.

Thank you very much!

Best regards,

Alice Roepke

2825 Highway 77

Waterville, KS 66548



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.

1:2,995

Date: 7/23/2015

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

SHELL LAKE

T.140N.-R.38W.

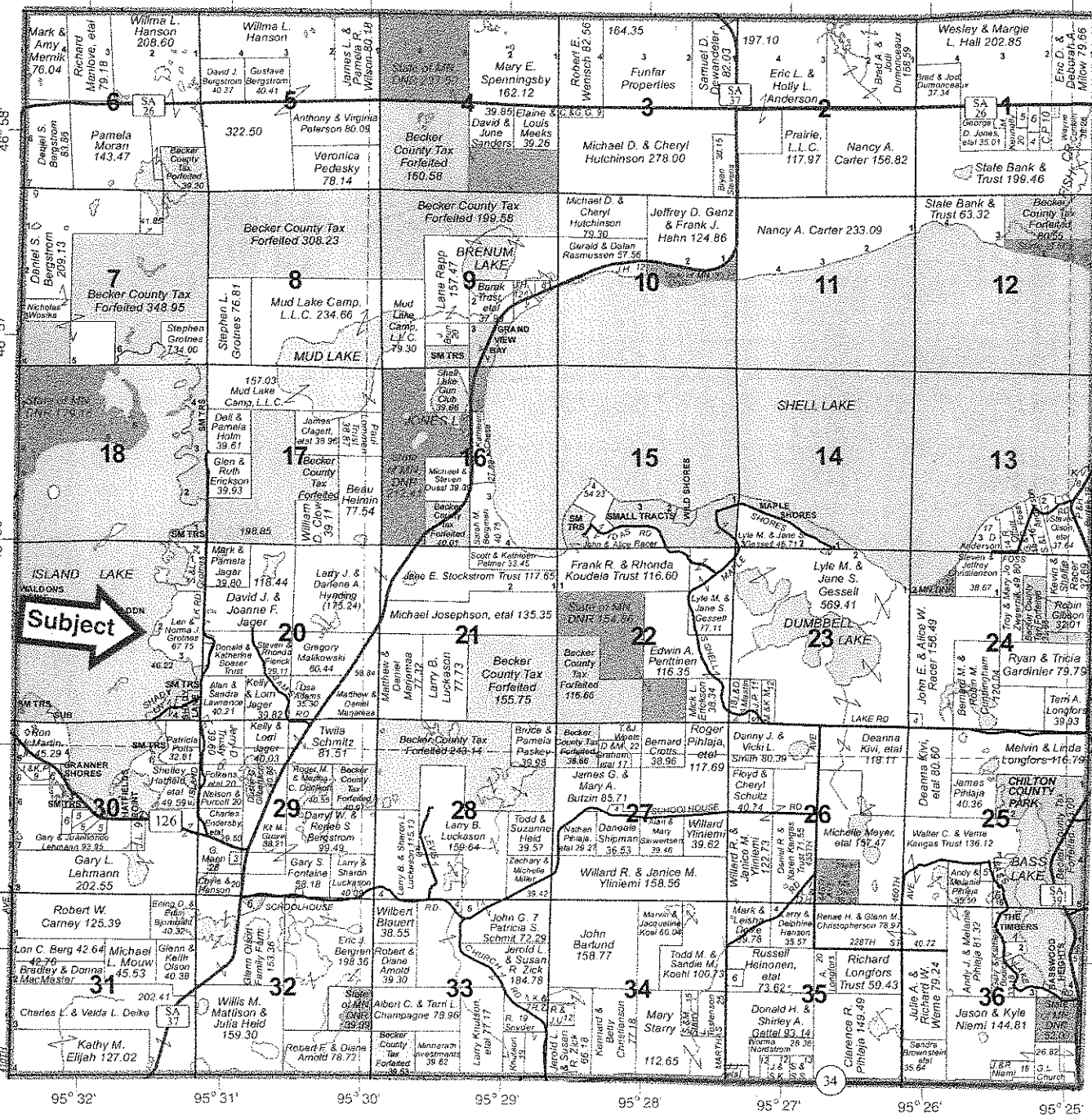
SEE PAGE 70

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SEE PAGE 52

SEE PAGE 56



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SEE PAGE 38

Becker County, MN

410 420 430 440 450 460 470



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****

****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: James Zick
27546 Co Rd 141
Detroit Lakes, MN 56501

Project Location: 27546 Co Rd 141

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a concrete pad between the two garages, forty-eight (48) feet from the Pelican River and forty (40) feet from the County Road instead of the required setback of one hundred (100) feet from the Pelican River and ninety-five (95) feet from the centerline of the County Road.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0464.000

Pelican River

Beg 354.6 ft W & 1275 ft S of NE Cor SW ¼ NE ¼ TH W 183 ft N 464 ft Al Ditch E 147 ft & S, Section 26, 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

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) James Last Name Zick
Mailing Address 27546 CO RD 141 City, State, Zip D.L.
Phone Number 218-847-6368 Project Address: same
Parcel number(s) of property: 08.04104.000 Sect - Twp - Range: 26-139-41
Township Name: Detroit Legal Description: _____

RECEIVED

JUL 13 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:

Request to put in a concrete pad between the
two garages, 48' from Pelican River and 40' from
county road

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) 48' feet
☐ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 40' 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 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? _____

What is the proposed percentage of lot coverage? _____

Explanation of request if not covered in Sections above

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

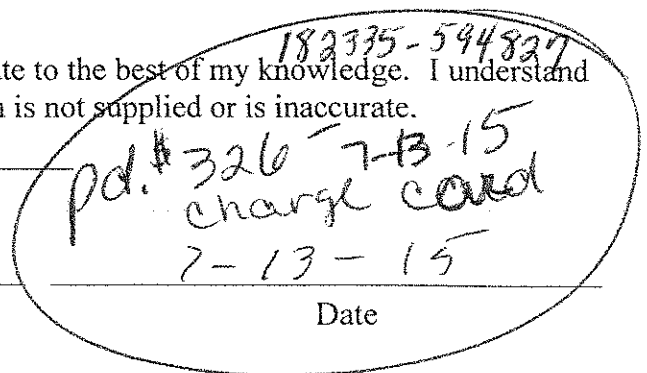
1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance 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.

JAMES ZICK
Printed Name of Landowner or Agent

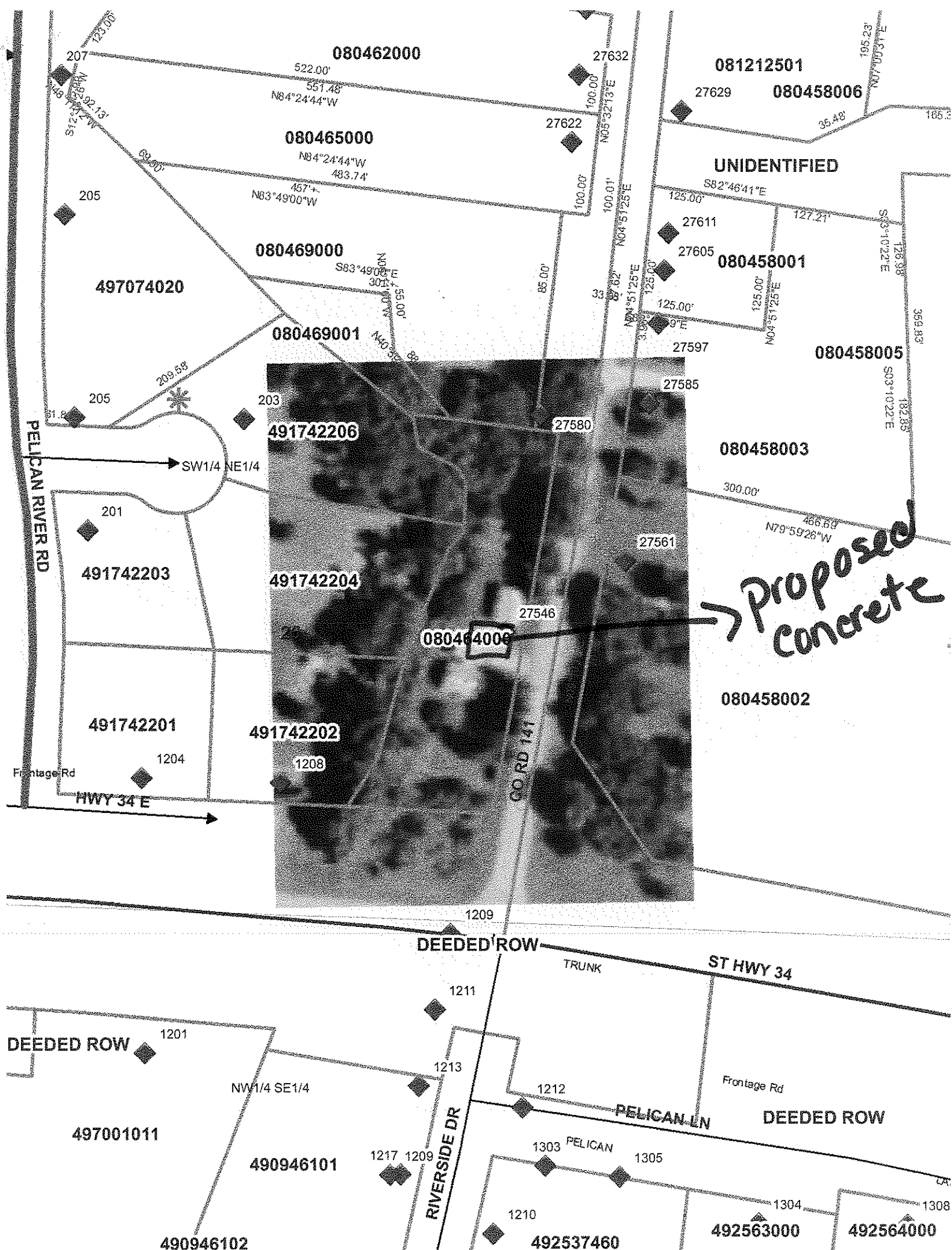
James Zick
Signature of Landowner or Agent



(Office Use)
Date Received 7/13/15 Accepted ☒ Rejected [] Date 7/17/15

Hebi Moltzen Supervisor of Inspectors
Zoning Administrator

60 day - 9/15/15



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks () Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft		Cost of Project \$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing ____ ft x ____ ft		
Setback to Side 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 _____	
Total No. Bedrooms _____	Maximum height proposed _____	# 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 <u>concrete</u> <u>26</u> ft x <u>30</u> ft		Cost of Project \$ <u>9,000</u>
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft		
Setback to Lot Line <u>150</u> ft & Rear Lot Line <u>40</u> ft	Setback to Road Right of Way <u>40</u> ft	
Setback to Bluff _____	Type of road <u>County</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>River</u> <u>48</u> ft	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10</u> ft	Setback to drainfield <u>20</u> ft	
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		

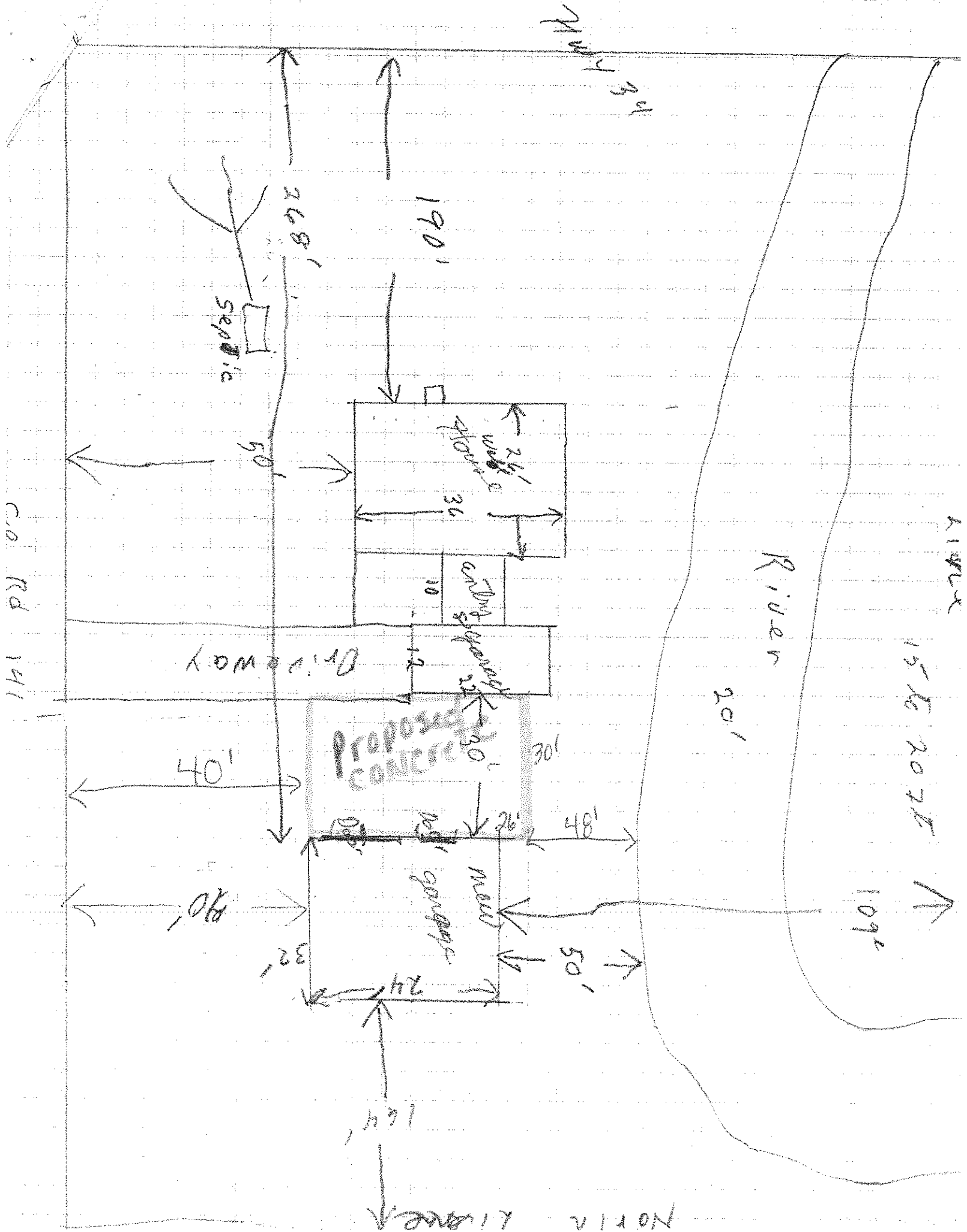
Characteristics of Proposed Water Oriented Structure* () Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		Cost of Project \$ _____
Outside Dimension ____ ft by ____ ft	Sq. ft _____	
Setback to Lot Line ____ ft & ____ ft	Setback to Bluff _____	
Setback to OHW (straight horizontal 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.

James Zick
Signature

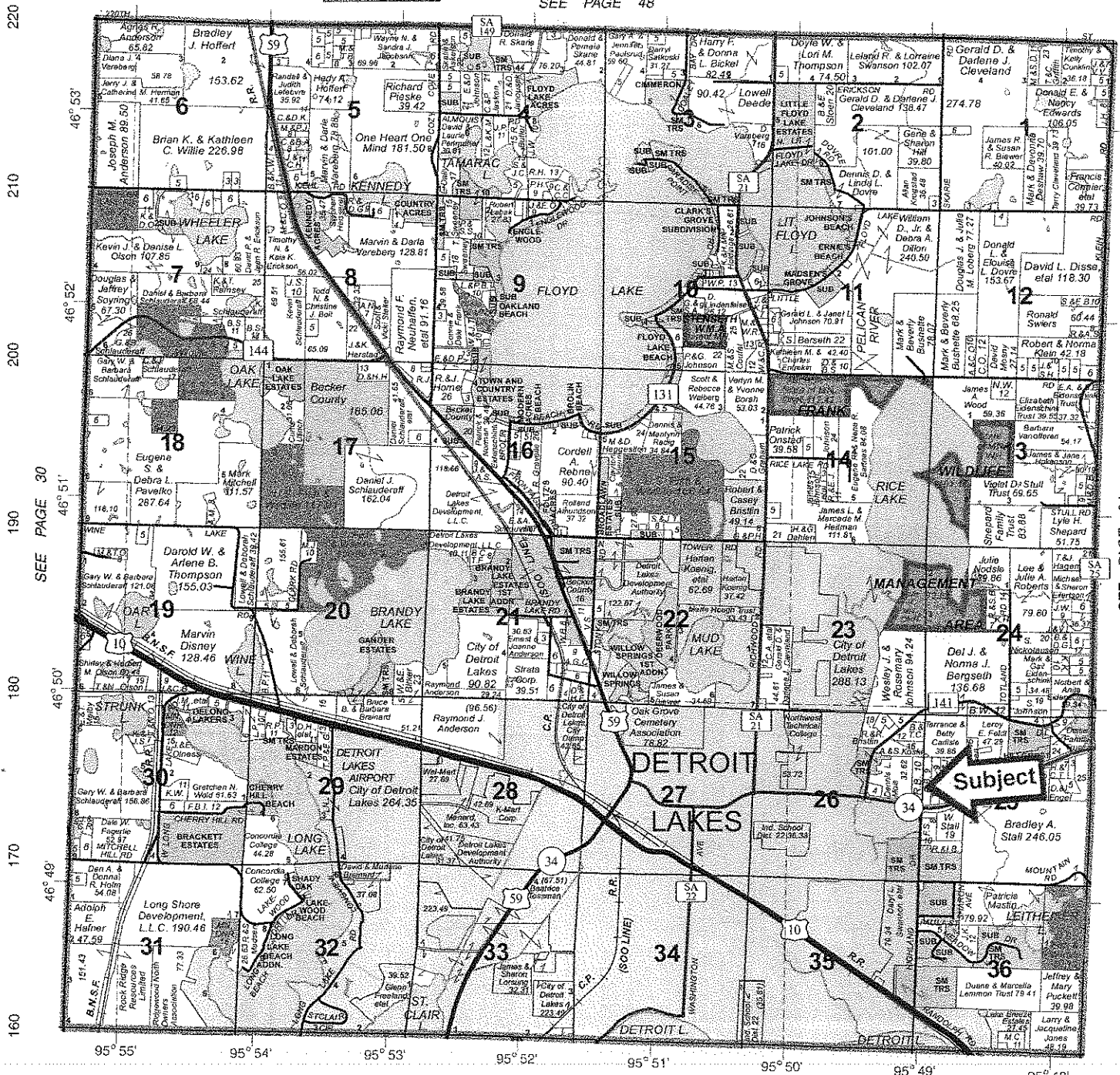
7-13-15
Date



DETROIT

SEE PAGE 48

T.139N.-R.41W.



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SEE PAGE 16

Becker County, MN

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





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****

****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Michael Walz
19274 100th ST
Browntown, MN 55312

Project Location: 36958 Co Hwy 34

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a cabin eighty-eight (88) feet from the ordinary high water mark of the lake instead of the required one hundred fifty (150) feet from the ordinary high water. The new cabin would replace an existing cabin, in the same location, but have a slightly increased footprint.

LEGAL LAND DESCRIPTION: Tax ID Number: 20.0349.001 Black Earth Lake
NE1/4 OF NE1/4 LESS W 20 RODS & LESS 4.13 AC; & GOVT LOT 4, Section 22 Township 142 Range 040,
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

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) Michael Last Name Walz
Mailing Address 19274 100th St. City, State, Zip Brown town, MN 55312
Phone Number 320-583-7111-cell Project Address: 36958 Co Hwy 34
Parcel number(s) of property: 20-0349.001 Sect - Twp - Range: Ogema 22-142-40
Township Name: maple Grove Legal Description: _____

RECEIVED

JUL 13 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:

want to build cabin 88' from lake instead of 150'
the existing is sitting at 100' but want to make cabin
slightly larger than the existing. Existing cabin will
become storage structure.

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) 88' 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 square footage of the structure? 576'

What is the proposed addition square footage? 1259.25

What is the current height of the structure? 19

What is the proposed height of the structure? 12

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? _____

What is the proposed percentage of lot coverage? _____

Explanation of request if not covered in Sections above

Explanation of request if not covered in Sections above
mike's nephew, Jay walz, will be representing
mike at the hearing. Jay's # is 218-983-3359.

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.

MICHAEL A. WALZ

Printed Name of Landowner or Agent

Signature of Landowner or Agent

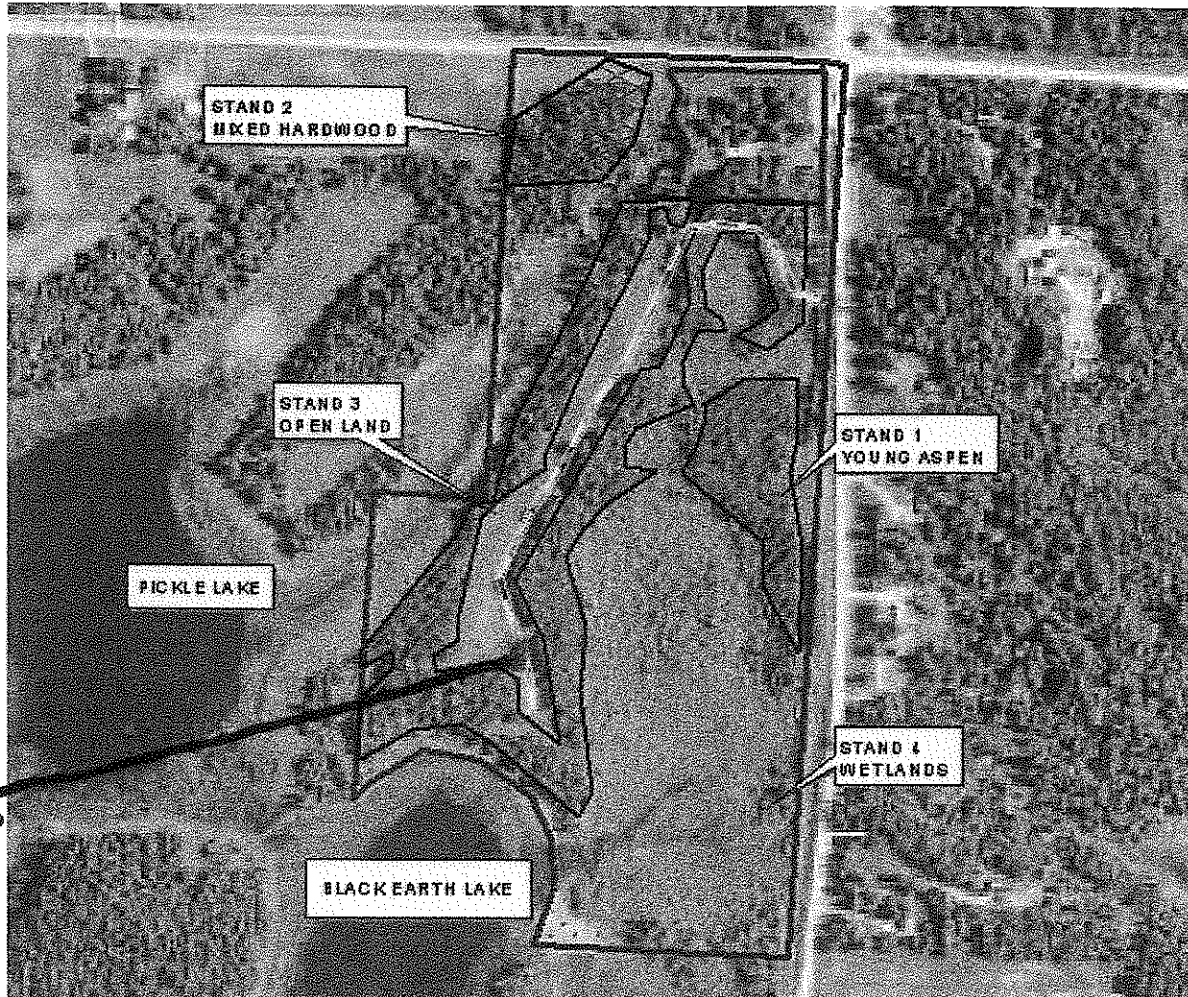
Date _____

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

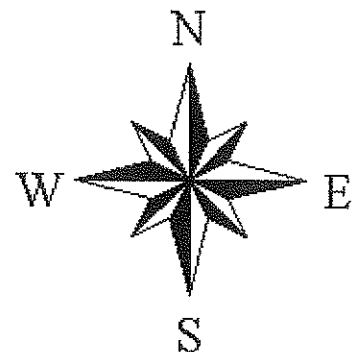
Zoning Administrator

Mike Walz



0.2 0 0.2 0.4 Miles

Stewardship Plan Map
Becker County, MN
Section 22 Twp 142N Rg 40W
Map by Dave Johnson 9/24/2010





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
20.0349001	36958 Co. Hwy 34, Ogema MN		

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
BLACK CREEK	NE	Maple Grove	22	142	40

Property Owner	Last Name	First Name	Mailing Address	Phone
WALZ	MICHAEL		19274 100TH ST. BROWN TOWN, MN 55312	320, 583, 7111
Contractor Name Lic #	SELF			

Proposed Project (Check those that apply)

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input checked="" 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 existing cabin will be turned in to

RECEIVED

JUL 13 2015

ZONING

Onsite Water Supply () Deep Well () Shallow Well Well Depth 0
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well *propose none*

Onsite Sewage Treatment System
 Type of System _____ Date of Installation _____ Last Date Certified Perpetual
 Must have current certificate of compliance on septic system prior to issuance of a permit

[illegible]

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.

on crawl space

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input checked="" type="checkbox"/> Dwelling <u>3 1/2</u> ft by <u>2 1/2</u> ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft		\$ <u>15,000</u> <u>42,262</u> <u>Fee schedule</u>
Outside Dimension <input type="checkbox"/> Deck/Patio _____ ft x _____ ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>3/4 mile</u> ft & Rear Lot Line _____ ft Setback to Road Right of Way <u>1200+</u> ft		
Setback to Bluff _____ Type of road <u>County</u>		
Setback to Wetland _____ Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Setback to OHW (straight horizontal distance) <u>88'</u> Elevation above OHW (Straight vertical distance) _____		
Setback to septic tank <u>proposed new</u> Setback to drainfield _____		
Total No. Bedrooms <u>open cabin - no rooms separated off.</u> Maximum height proposed <u>12</u> # of Stories <u>1</u>		
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No Basement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Walkout Basement <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Other <u>pre-cut 12 ft x 3 1/2 ft</u> <u>Screened attached to house.</u>		\$ <u>4,140</u> <u>Fee schedule</u>
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line <u>3/4 mile</u> ft & Rear Lot Line _____ ft Setback to Road Right of Way <u>1200(+)</u> ft		
Setback to Bluff _____ Type of road <u>County</u>		
Setback to Wetland _____ Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No		
Setback to OHW (straight horizontal distance) <u>88'</u> Elevation above OHW (Straight vertical distance) _____		
Setback to septic tank <u>proposed new</u> Setback to drainfield _____		
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No Maximum height proposed <u>12</u> # of Stories <u>1</u>		
Bathroom proposed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Sleeping Quarters proposed <input type="checkbox"/> Yes <input checked="" 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 Porch <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.

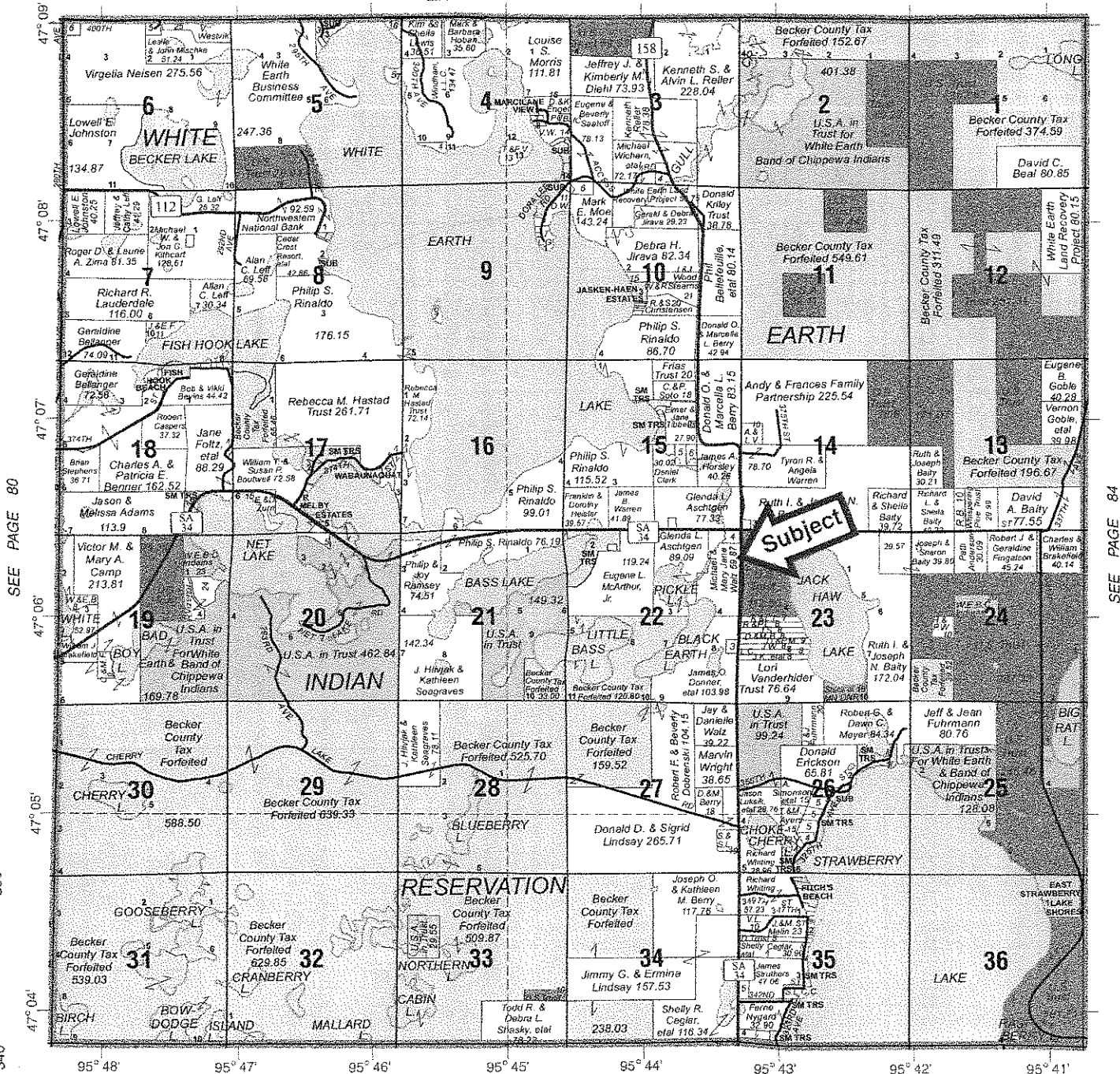
am a m
Signature

7/13/2015
Date

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

Ready-Mix Concrete • Sand & Gravel • Concrete Blocks • Septic Tanks • Asphalt Paving • Excavating

Minnesota Plants:

Fergus Falls • Hawley • Moorhead
Ottertail • Park Rapids • Pelican Rapids • Walker

North Dakota Plants:

Libson • Gwinner • Casselton • Fargo • Oakes • Hillsboro
Carrington • Wahpeton • Jamestown • Valley City • Edgeley

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****

****RENOTIFICATION****

Thursday, August 13, 2015 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Donna Richards
11540 Ravenswood Beach Road
Detroit Lakes, MN 56501

Project Location: 11540 Ravenswood Beach Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a detached garage six (6) feet from the rear lot line and six (6) feet from the side lot line instead of the required twenty (20) feet from the rear lot line and ten (10) feet from the side lot line due to the size of the lot.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1680.000 Lake Melissa
Lot 2 Less S 25 ft & Lots 3 and 4, Ravenswood; Section 28, TWP 138, Range 41; Lake View 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

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) Donna Last Name Richards
Mailing Address 11540 Ravenswood Beach City, State, Zip Detroit Lakes, MN 56501
Phone Number 701-232-0686 Project Address: 11540 Ravenswood Beach Rd
Parcel number(s) of property: 19.1680.000 Sect - Twp - Range: 28-138-041
Township Name: Lake View Legal Description: Lot 3 and 4 Back lots

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:

We would like to move an existing Garage 24X30 from the Lake side lot 3 to the Back lot #4. The current location of the Garage is 6 inches lower than the Twp Road elevation, subsequently collecting water runoff. We can meet the 20 foot Setback of the Road Right of way, But not the 20 foot Rear Lot Requirement

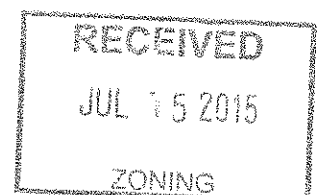
What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
☒ Lot Line Proposed Distance (setback) 6 feet *Rear Side*
☐ 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 square footage of the structure? 24x30' 720

What is the proposed addition square footage? None

What is the current height of the structure? 13 feet

What is the proposed height of the structure? 16 feet

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? NO

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

What is the current percentage of lot coverage? 4.06

What is the proposed percentage of lot coverage? 16.25

Explanation of request if not covered in Sections above

To move an existing 24x30 garage from the lake side of lot 3 to the back lot #4. The garage current location is too close to the road right of way and lower than the road elevation. By moving it we can meet the road right of way set back and raise its elevation from water runoff.

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.

Donna M Richards

Printed Name of Landowner or Agent

Donna M Richards

Signature of Landowner or Agent

7-13-15

Date

(Office Use)

Date Received _____ Accepted [] Rejected [] Date _____

Zoning Administrator



COUNTY OF BECKER

Planning and Zoning

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

Authorized Agent Form

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Donna M Richards hereby authorize Neal Seeger to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): Garage site unattached

☐ plat application: _____

☐ conditional use application: _____

☒ variance application: To move existing garage from lot 3 to the back lot of # 4

☐ other: _____

on my (our) property located at:
Tax Parcel Number(s): 19.1680.000 Physical Site Address: 11540 Ravenswood Beach Road

Legal Description: Lot 3 and 4

Section: 28 Township: 138 Range: 041 Lot: 3+4 Block: _____ Plat Name: Ravenswood 13841

Agent Contact Information

Agent address: 18129 324th Ave. Detroit Lakes, MN. 56501
Street City State Zip Code

Agent phone #(s): 218-841-3401 Agent fax #: _____

Agent email address: nseeger@arvig.net

Donna M Richards
Property Owner(s) Signature(s)

7-13-15
Date

State of Minnesota
County of Becker

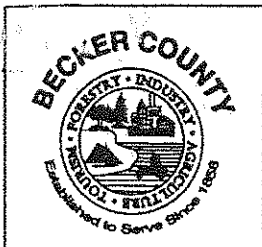
On this _____ day of _____ before me personally appeared _____ to me
known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
_____ executed the same as _____ free act and deed.

(Notary Stamp)

Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____



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)	Property (E911) Address	**911 Address Needed	Legal Description
19.1680.000	11540 Ravenswood Beach Rd		Lot 3 and 4

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Melissa	*	Lakeview	28	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
Donna Richards LLC	Donna	Richards	2825 24th Ave. SW Fargo, ND. 58103	701-232-0686
Contractor Name Lic #				

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 checked="" 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 60 plus Feet Elsner well Drilling
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well Installed Sept. 05 2014

Onsite Sewage Treatment System
Type of System community system Date of Installation 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 ☒ X

Lot Area 5,907 sq ft or _____ acres Water Frontage _____ ft Bluff ☐ () Yes ☒ (X) 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					
Garage	24 x 30	720			
Driveway	12 x 20	240			
Total Impervious Material					960

Impervious Lot Coverage $\frac{960}{5907} = 0.16251905 \times 100 = 16.25\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

☐ () None ☒ (X) 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.

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

() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft

\$ _____

Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft

Setback to Side 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 _____

Total No. Bedrooms _____

Maximum height proposed _____ # 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~~X~~ Garage 24 ft by 30 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 6 ft & Rear Lot Line 6 ftSetback to Road Right of Way 20 ft**Cost of Project**\$5,000-

Setback to Bluff _____

Type of road Twp

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 199.06Elevation above OHW (Straight vertical distance) 3 feetSetback to septic tank community system NA.Setback to drainfield community system NA.

Roof Change () Yes (X) No

Maximum height proposed _____ # of Stories 1

Bathroom proposed () Yes (X) No

Sleeping Quarters proposed () Yes (X) 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.

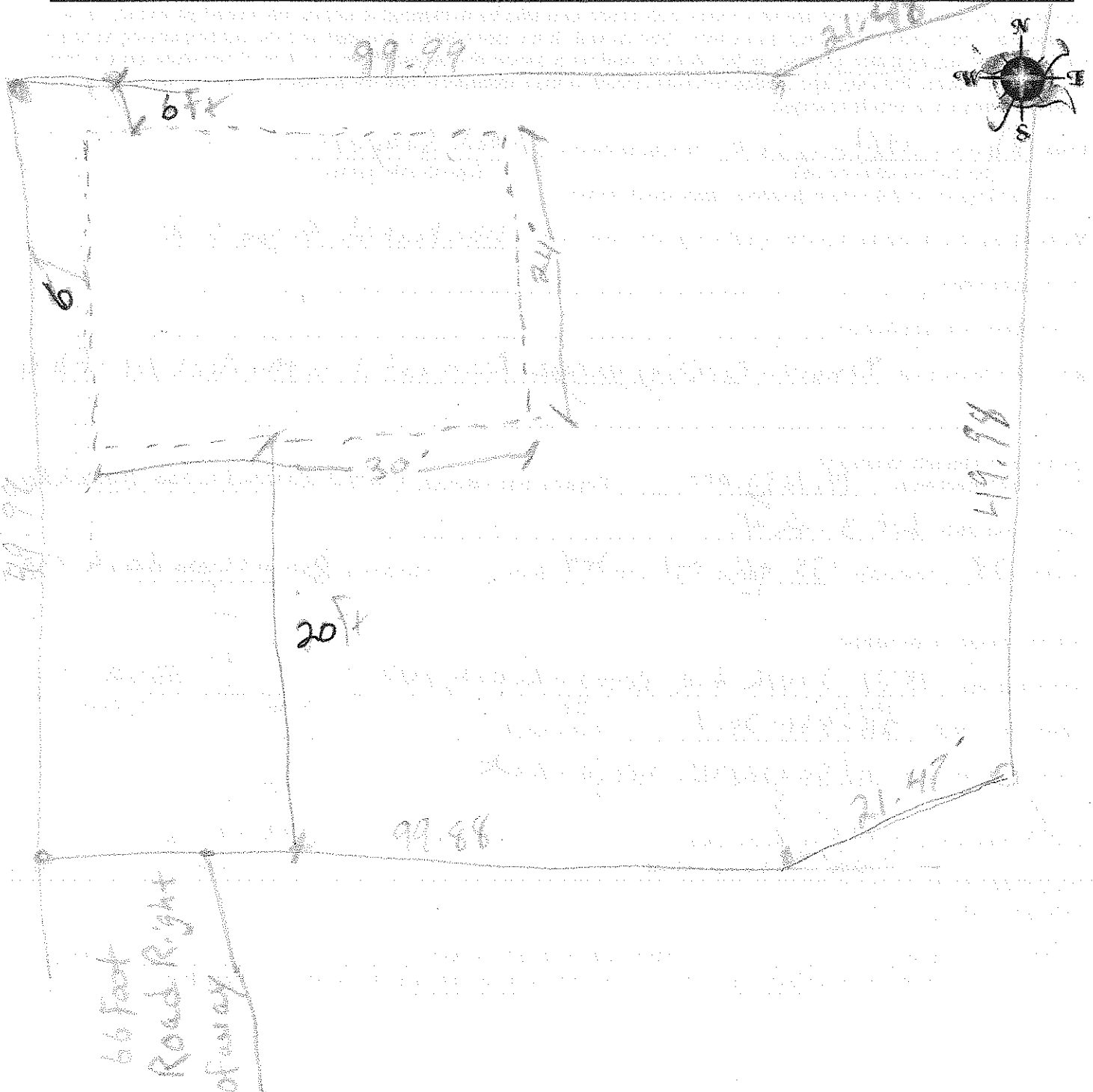
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland 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.

Shawn M. Richards
Signature7-13-15
Date

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	

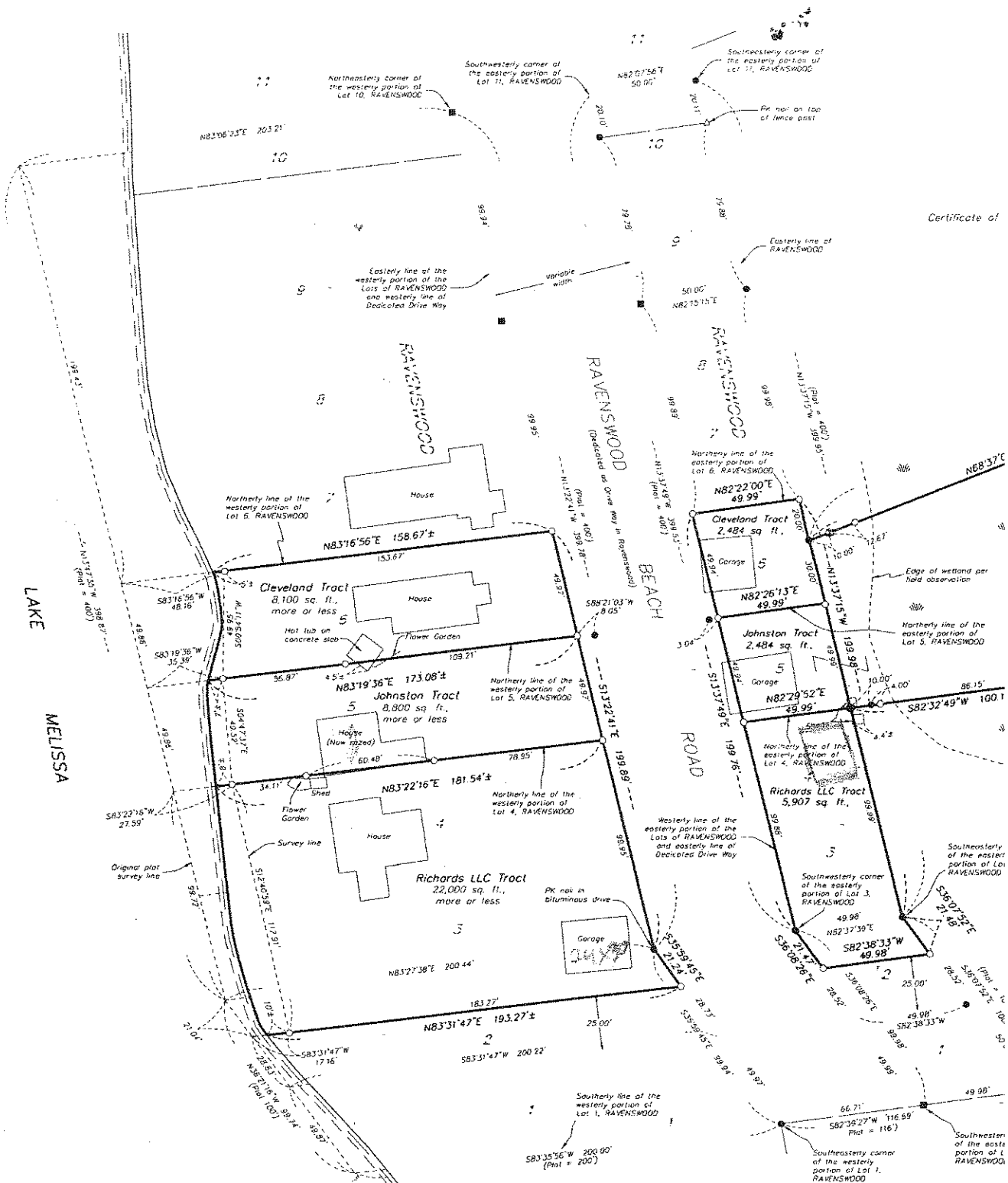


Remember EROSION CONTROL!

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

CERTIFICATE C

PART OF LOT 2 AND LOTS 3, 4, 5
AND IN GOVERNMENT LOT 2 OF
BECKER COUNTY, MN



© MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

CLIENT:

Rick Johnston
PO Box 790
Fargo, ND 58107

COMP FILE:	28RAVENSWOOD
CRD FILE:	28RAVENSWOOD
DWG FILE:	28JOHNSTON_DWG
COMP BY:	28JOHNSTON_DWG
DRAWN BY:	JPP



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: 7/24/2015

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

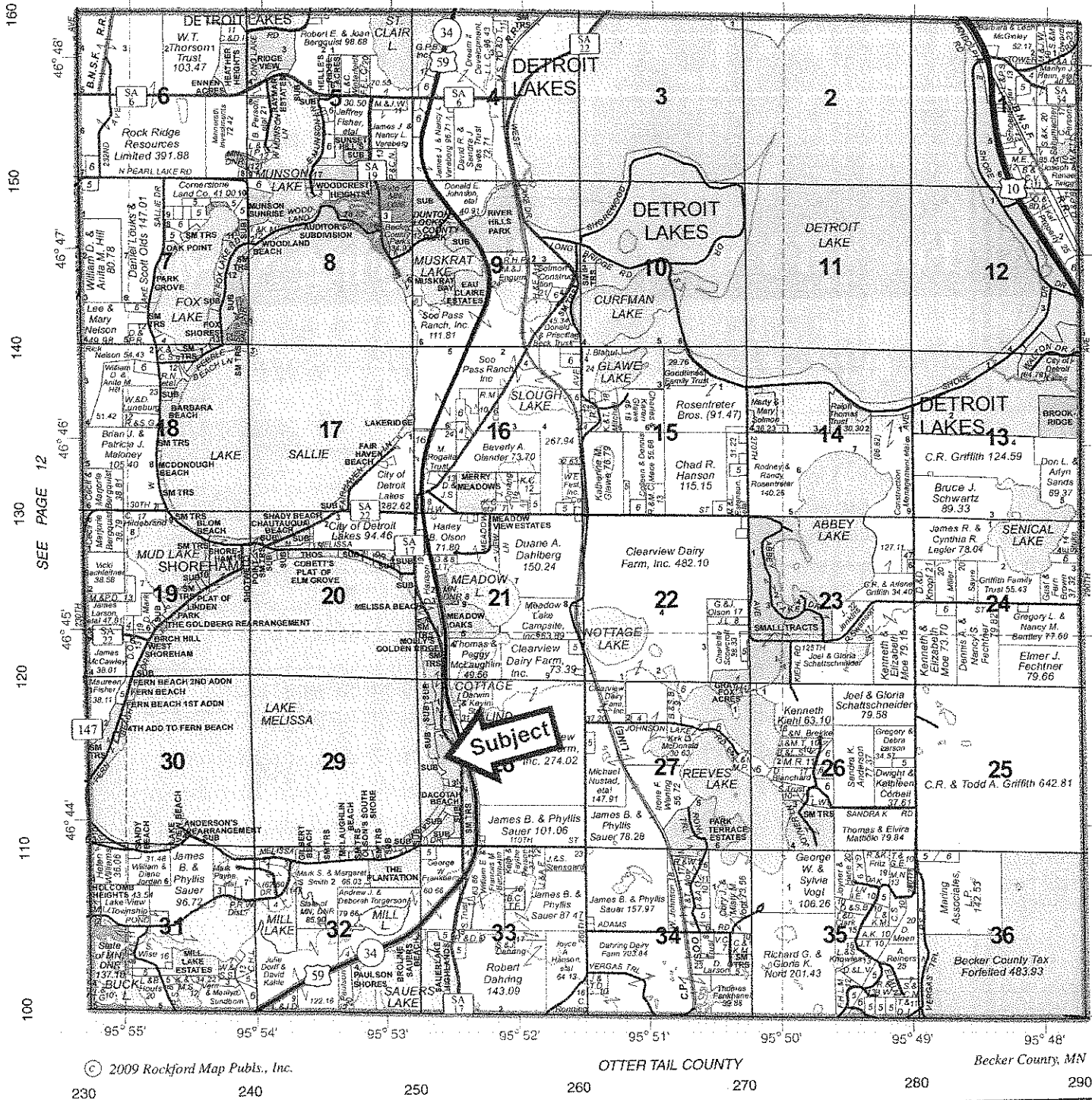
Becker County



LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32





counselor

MIKE RING
ABR, CRS, GRI, Broker

realty.com

P.O. Box 375 • Detroit Lakes, MN 56501

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com



