



# **COUNTY OF BECKER**

## ***Planning and Zoning***

915 Lake Ave, Detroit Lakes, MN 56501

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

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**TO: Members of the Board of Adjustments**

**FROM: Planning & Zoning Department**

**DATE: August 25, 2015**

**RE: Board of Adjustment Meeting**

**A tour has been scheduled for Thursday, September 3, 2015 at 7:00 am. Please meet at the Planning & Zoning Department 3<sup>rd</sup> floor Meeting Room. If you cannot make the tour, please contact the office at 218-846-7314.**

**Thank you.**



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

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

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### Becker County Board of Adjustments

Thursday, September 10, 2015

## Agenda

### I. Roll Call of Members

### II. Minutes Approval for Meeting.

### III. Old Business

1. **Applicant: Helen Williams.** Request a Variance to create 12 substandard riparian lots. Each lot created would encompass the existing structures and existing long term leases. Tax ID number: 190582000, Section 30, TWP 138, Range 41, Lake View Township. The property is located on Lake Melissa at 20359 Roosevelt Beach Ln.

### IV. New Business

1. **Applicant: Kathleen A. Nelson, LLP.** Request a Variance to construct an attached garage 12 feet from the township road right of way. Tax ID number: 191059000, Block 1, Dacotah Beach; Section 28, TWP 138, Range 41, Lake View Township. The property is located at Lake Melissa at 11121 Dakotah Beach Road.
2. **Applicant: Victor & Jean Rolle.** Request a Variance to construct a garage 12 feet from the rear property line. Tax ID number: 191713001, RAVENSWOOD 2ND ADD; Section 28, TWP 138, Range 41, Lake View Township. The property is located across the road from Lake Melissa at 11786 Ravenswood Beach Road.
3. **Applicant: Stein Properties.** Request a Variance to construct a storage shed 20 feet from the side property line. Tax ID number: 210292000, Section 29, TWP 140, Range 36, Osage Township. The project is located in the Townsite of Osage at 54485 State Hwy 34.

4. **Applicant: Jan Morin.** Request a Variance to construct a dwelling and garage 100 feet from the ordinary high water mark of the lake and 48 feet from the centerline of the road due to setback issues. Legal Land Description: Tax ID number: 170633000, LOT 12; Block 3, BLUE WATER BAY, Section 19, TWP 138, Range 42, Lake Eunice Township. Project Location: The property is located on Arrow Lake at the intersection of East Arrow Lake Road and Blue Water Bay Road.
5. **Applicant: Lannie & Ann Runck.** Request a Variance to construct addition 50 feet from the edge of the county road and 46 feet from the ordinary high water mark of the lake. Tax ID number: 170776000, ISTHMUS BEACH 3RD; Section 27, TWP 138, Range 42, Lake Eunice Township. The property is located on Lake Maud at 20630 County Hwy 22.
6. **Applicant: Ralph & Phyllis Sullivan.** Request a Variance to construct a 2nd story addition onto a nonconforming structure that is 61 feet from the ordinary high water mark of the lake. Tax ID number: 170888000, LOT 9, MAPLE BEACH; Section 22, TWP 138, Range 42, Lake Eunice Township. The property is located on Maud Lake at 20067 E. Maud Lake Road.

**V. Set Tentative Date For Next Informational Meeting**

1. **Tentative Date For Informational Meeting**  
**Thursday, October 1, 2015, at 7:00 am; 3<sup>rd</sup> Floor Zoning Meeting Room**

**VI. Other Discussion**

**VII. Adjournment**

**Becker County Board of Adjustments**  
**August 13, 2015**

**Present:** Members Harry Johnston, Jim Kovala, Steve Spaeth, Lee Kessler, Roger Boatman and Zoning Staff Debi Moltzan.

The meeting was called to order at 7:00 pm by Vice Chairman Steve Spaeth. Debi Moltzan took minutes.

The Minutes were discussed and Spaeth stated that there was one typo on the bottom of the first page; the word 'mall' should be 'small'. Kovala made a motion to approve the minutes from the July 2015 meeting, as amended. Boatman second. All in favor. Motion carried.

Spaeth explained the protocol for the meeting and Kessler read the criteria under which a variance could be granted.

Moltzan stated that Item Number 4, application by Rhonda Dalve had been withdrawn by the applicant and would not be heard.

**FIRST ORDER OF BUSINESS: Bridget Johnson.** Request a Variance to construct a deck sixty-three (63) feet from the ordinary high water mark of the lake for the property described as: Tax ID number: 080782000, LOT 11, BROLIN BCH 1ST ADD; Section 16, TWP 139, Range 41, Detroit Township. The property is located on Floyd Lake at 25812 Brolin Beach Road.

Eric and Bridget Johnson explained the application to the Board. The old cabin would be removed and a new house constructed. The new house would meet all required setbacks. However, they would like a lakeside deck, which would be sixty-three (63) feet from the ordinary high water mark of the lake.

Discussion was held regarding the size of the lot, the size of the lot, and which setbacks could be met. Further discussion was held regarding the size of the house and if the house size could be reduced. Kessler questioned if the storage shed would be removed. Johnson stated that the storage shed would be removed. Kovala questioned the septic system. Johnson stated that there is currently a holding tank. Across the road, there is a complete septic system in which they would tie into and eliminate the holding tank on the lake side.

Kessler stated that the application indicates the deck to be sixty-three (63) feet from the lake with the neighbors at seventy-two (72) and seventy (70) feet from the ordinary high water mark of the lake, but they appear to be in line. Johnson stated that was correct because of the curvature of



the lake. Kovala questioned what type of a deck would be constructed. Johnson stated that the deck would be pervious, constructed with gaps and fabric and rock underneath.

Discussion was also held regarding reducing the width of the house and garage but in order to construct an adequate width house, they would only gain eight (8) feet and a variance would still be required.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Kessler stated that the proposed structure does fit into the neighborhood and will be in line with the neighboring structures. Spaeth stated that the proposal shows rain gardens and rain barrels to control water runoff. Johnston stated that the required setbacks can't be met.

**Motion:** Kessler made a motion to approve a deck to be sixty-three (63) feet from the ordinary high water mark of the lake based on the fact that the dwelling will meet the required seventy-five (75) foot setback, the dwelling fits the neighborhood, the lot is a small lot and the structure would be even with the neighbors with the stipulations that the house be guttered and drained into rain gardens and rain barrels, the storage shed be removed from the property, and the septic be tied into the system across the road. Boatman second. All in favor. Motion carried. Variance approved with conditions.

**SECOND ORDER OF BUSINESS: Jon and Janet Christianson.** 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 for the property described as: Tax ID number: 25.0526.000, Lot 2 Block One Juggler Beach; Section 2, TWP 142, Range 38, Round Lake Township. The property is located on Juggler Lake at 39058 E Juggler Road.

Jon and Janet Christianson explained the application to the Board. The Christianson's would like to add a three (3) bedroom addition onto their home. There is a nine (9) foot rise behind the cabin which would require lots of excavation if the addition were to be placed behind the cabin. The addition to the rear of the cabin would also change the natural flow of water runoff; destroy native vegetation, including flowers like the pink lady slipper. At the proposed site, there would be minimal excavation and nearly invisible from the lake.

Spaeth questioned why they did not construct a detached sleeping area. Christianson stated that there is nearly a thirty (30) foot rise to the lot, the detached building would need to be placed near the road which would not be convenient for anyone using it, going up and down the hill, and it would alter the natural drainage flow and destroy native flowers.

Kovala questioned guttering the house. Christianson stated that he would if the Board felt it was necessary; however, the ground is sandy and there is a native buffer toward the lake that is seventy-five (75) feet wide, which filters the runoff.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from Brad and Judith Wisted in opposition to the application and Peter and Debra Samuelson in favor of the application. At this time, testimony was closed and further discussion was held.

Johnston stated the Christianson's have done a great job leaving the natural vegetation but felt gutters and rain gardens would still be beneficial. Spaeth stated that gutters clog and that there may be another way to centralize the water. Spaeth also stated that there was still the issue of the septic system and the addition being too close to the system. Christianson stated that the flags were showing the general location of the building, but not the exact location and that a portion of the drainfield could be relocated to meet the twenty (20) foot setback.

Spaeth stated that the lot has a lot of slope to it and that a separate structure would have to be placed on top of the hill. This location is probably the best location. Further discussion was held regarding the topography of the lot, location of the current structure and proposed addition, drainage and setback from the septic system.

**Motion:** Boatman made a motion to approve 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 based on the practical difficulty of the steep slope and topography of the lot limits the area of expansion with the stipulations that the addition not go any closer to the lake than the existing structure, the lakeside of the house be guttered and the downspouts directed into a rain garden, and the addition meets the twenty (20) feet from the drainfield. Kovala second. All in favor. Motion carried. Variance approved with conditions.

**THIRD ORDER OF BUSINESS: Vernon and Mary Shasky.** 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 for the property described as: Tax ID Number: 17.1049.108, Lot 8 Block 1 Pearl Lake Estates, Section 12, TWP 138, Range 42, Lake Eunice Township. The property is located on Pearl Lake at 22267 Peterson Lane.

The application was explained by the Shasky's. They would like to retire at this location and need a garage with laundry and mechanical room. The house is only an 800 sq. ft. in size and the shape of the lot limits the location of any type of addition.

Johnston felt this was a good location. Spaeth stated that this lot is a peninsula with water on three sides of it. Kessler stated that he measured seventy (70) feet from the ordinary high water mark of the lake instead of sixty-five (65) feet. Kovala stated that there is a natural berm around the lot to aid in containing run off. Spaeth felt that the two fish houses should be moved out of the shore impact zone.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time testimony was closed and further discussion was held.

Kessler stated that if this was going to be a year-round home, they were entitled to a garage and there was no place on that lot that the setbacks could be met because of the peninsula.

**Motion:** Kovala made a motion to approve a variance to construct an attached garage onto the existing dwelling seventy (70) feet from the ordinary high water mark of the lake due to the fact that there is no other reasonable location to place an addition meeting the setbacks due to the shape of the lot and water on three sides with the stipulation that the fish houses be moved out of the shore impact zone and water retention measures be implemented on the house and garage. Boatman second. All in favor. Motion carried. Variance approved with stipulations.

**FOURTH ORDER OF BUSINESS: Alice Roepke, ET AL.** 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 for the property described as: Tax ID number: 28.0118.000, 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. The property is located on Island Lake at 24224 E Island Lake Road.

The application was explained by Terry and Alice Roepke and Kelly Wegscheid, architect. The cabin was constructed in 1923 and has significant historic value to the family and Valhalla Resort. They would like to turn the cabin into a three-season cabin instead of a one-season cabin. The addition would only be 50% of the existing cabin. The roof and foundation would be replaced to make it more structurally sound. The land has been in the family for over 100 years and moving the cabin or constructing a new one would lose its historic value. The area has been left as natural as possible.

Johnston felt that if the structure had to be lifted to repair or replace the foundation, the cabin could be relocated. Boatman stated that the current structure is in the shore impact zone and should be moved out of the impact zone. Kessler stated that they could rebuild in the same

footprint. A Roepke stated that they wanted to enlarge the structure and Wegscheid stated that the addition is well out of the shore impact zone and by moving the structure it would lose its historic significance. Wegscheid felt that they were within the regulations by repairing the existing structure and add on an addition 50% of the existing structure. Kessler stated that the current structure is located in the shore impact zone, so any type of an addition still requires a variance. Boatman felt that if the structure was raised to repair the foundation, it could be moved further back.

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from Ethel Deno in favor of the application. At this time, testimony was closed and further discussion was held.

Kessler felt that if the structure was moved back four (4) feet, it would be out of the shore impact zone because they measured forty-six (46) feet from the ordinary high water mark of the lake. Spaeth stated that, although there is significant historic value to the family, the structure should be further from the lake. Johnston felt that if the 100 ft. setback was achieved, there would be very few trees that would have to be removed. Further discussion was held including discussion on what was different from this request and the variance request applied for and denied in 1998.

**Motion:** Kessler made a motion to deny the variance as requested due to the fact that the existing structure is location in the shore impact zone, no practical difficulty exists and the 100 ft. setback could be met. Johnston second. All in favor. Motion carried. Variance denied.

**FIFTH ORDER OF BUSINESS: James Zick.** 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 for the property described as: Tax ID number: 08.0464.000, 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. The property is located on Pelican River at 27546 Co Rd 141.

Zick explained the application to the Board. He would like to pour concrete between the house and the detached garage.

Spaeth stated that this would be creating a funnel for the water to go directly into the river. The water would need to be detoured or cut back on the amount of concrete. Kessler stated that the drawing is out of proportion that the west end of the new garage is even with the east end of the existing house/garage. Kessler felt that if the concrete was kept out of the shore impact zone of the river and had an approved drainage plan implemented, it could actually benefit the river from what the existing conditions are.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time testimony was closed and further discussion was held.

**Motion:** Kessler made a motion to approve a concrete driveway fifty (50) feet from the ordinary high water mark of the Pelican River and forty (40) feet from the County Road based on the fact that the installation of concrete would better contain the storm water from entering the river with the stipulation that an approved drainage plan must be obtained from the Pelican River Watershed District. Boatman second. All in favor. Motion carried. Variance approved with stipulations.

**SIXTH ORDER OF BUSINESS: Michael Walz.** 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 for the property described as: Tax ID number: 20.0349.001 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. The property is located on Black Earth Lake at 36958 Co Hwy 34.

Walz explained the application to the Board. There was an existing cabin that was eighty-eight (88) feet from the ordinary high water mark of the lake. He moved the cabin off the foundation to repair the foundation and enlarge the cabin. When he was ready to move the cabin back on the foundation, he found that the cabin was not sound enough to move back on the foundation. He would like to build a new cabin on the foundation, enlarging the structure by twelve (12) feet. He is not able to move the structure back because the hill will interfere with seeing the lake and this area is shaded.

Kessler stated that the location where the Board parked the pickup met the required setback and was a beautiful location with a great view. Kovala agreed and felt that the floor of the structure is set on pillars and would not be difficult to move.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence was either for or against the application. At this time, testimony was closed and further discussion was held.

Spaeth stated that he measured one hundred fifty (150) feet back from the lake, sixty-two (62) feet straight behind the existing cabin foundation. Spaeth stated that, standing on the ground, he could see the lake, so if a cabin was placed on a foundation, it would be higher and there would be no problem seeing the lake. Johnston stated that this lake is a natural environment lake and

due to the amount of lake shore on the property and the type of lake, only one dwelling would be allowed on the property, so they would not have to be concerned with the possibility of the property being subdivided. Spaeth further stated that with the lake being a natural environment lake, it is much more sensitive than a recreational development lake.

**Motion:** Johnston made a motion to deny a variance to construct a dwelling eighty-eight (88) feet from the ordinary high water mark of the lake based on the fact that no practical difficulty could be proven and the required one hundred fifty (150) foot setback can be met. Kovala second. All in favor. Motion carried. Variance denied.

**SEVENTH ORDER OF BUSINESS: Donna Richards.** 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 for the property described as: Tax ID Number: 19.1680.000, Lot 2 Less S 25 ft. & Lots 3 and 4, Ravenswood; Section 28, TWP 138, Range 41; Lake View Township. The property is located on Lake Melissa at 11540 Ravenswood Beach Rd.

Richards explained the application to the Board. They would like to build a garage on the back lot and the lot is not large enough to meet the setbacks.

Spaeth stated that the request is for the side lot line and the rear lot line. Spaeth further stated that he could see the need for a variance from the rear lot line but felt that the side lot line setback could be met.

Speaking in opposition to the variance was Richard Johnston, who felt there was a need for the rear property line variance but felt the side yard setback could be met. Written correspondence was received from Richard and Helena Johnston and Lake View Township, both in opposition to the variance. At this time, testimony was closed and further discussion was held.

Spaeth stated that the road setback is being met and felt that the opposition from the Lake View Township was for the side lot line, not the back. Johnston stated that the garage is minimal in width, being only twenty-four (24) feet wide and is meeting the required setback from the road right of way. The lot is not deep enough to meet the required setbacks and there is a wetland to the rear of the property so there would not be any close development behind the garage.

**Motion:** Johnston made a motion to deny the variance to be six (6) feet from the side lot line based on the fact that no practical difficulty could be proven and that the required side yard setback can be met. Johnston then made a motion to approve a variance to be six (6) feet from the rear lot line due to the depth of the lot, the structure is meeting the road setback and the

property to the rear is a wetland and undevelopable. Kessler second. All in favor. Motion carried. Variance for the side lot line denied. Variance for the rear lot line approved.

**EIGHTH ORDER OF BUSINESS: Informational Meeting.** The next informational meeting is scheduled for Thursday, September 3, 2015 at 7:00 a.m. in the Third Floor Meeting Room of the Original Courthouse.

Since there was no further business to come before the Board, Kovala made a motion to adjourn the meeting. Kessler second. All in favor. Motion carried. Meeting adjourned.

ATTEST

\_\_\_\_\_  
Steve Spaeth, Vice Chairman

\_\_\_\_\_  
Eric Evenson-Marden, Zoning Supervisor



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

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

Thursday, September 10, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

**APPLICANT:** Helen Williams  
20359 Roosevelt Beach Ln  
Detroit Lakes, MN 56501

**Project Location:** 20359 Roosevelt Beach Ln

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to create twelve (12) substandard riparian lots. Each lot created would encompass the existing structures and existing long term leases. This application was tabled by the applicant at the June 2014 public hearing.

**LEGAL LAND DESCRIPTION:** Tax ID number: 190582000  
LOT 3 LESS .60 AC IN SE COR; Section 30, TWP 138, Range 41, Lake View Township.

Lake Melissa

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

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

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

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

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

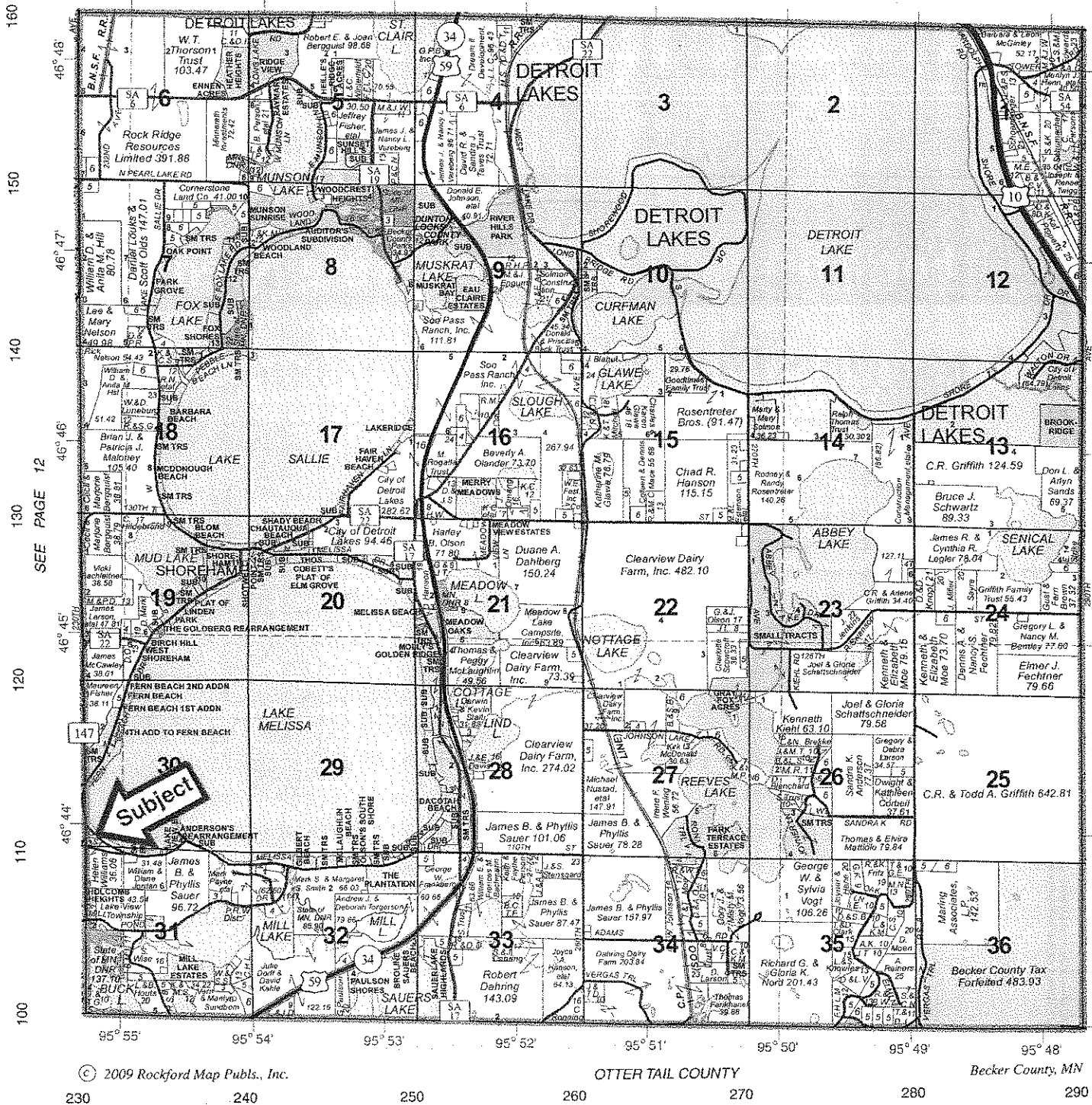
**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



# LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32



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OTTER TAIL COUNTY

Becker County, MN

## MIKE RING

ABR, CRS, GRI, Broker

**realtor.com**

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Phone: 218.844.5557 • Fax: 218.844.5558

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**CounselorDetroitLakes.com**

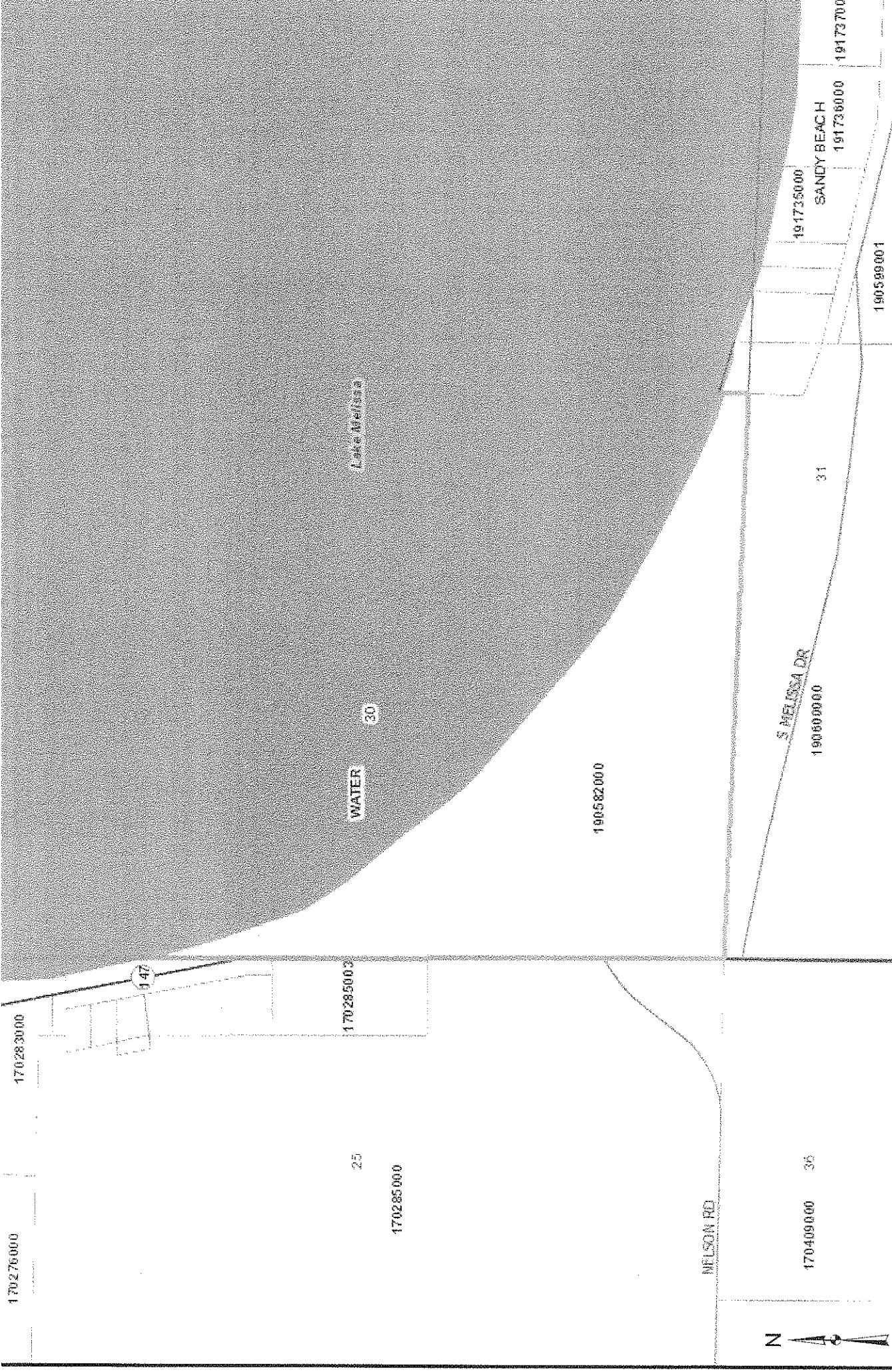
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EQUAL OPPORTUNITY

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1:2,995

Date: 8/26/2015

Becker County

Board of Adjustments meeting- August 13, 2015

Request for variance approval- Roosevelt Beach- Helen Williams

All of the undersigned currently live on Roosevelt Beach, Lake Melissa. We agree that the variance being sought by Helen Williams be in all things granted. We have all spent thousands of dollars fixing up the cabins and improving the sites. Several of our families have lived on Roosevelt Beach for generations. We want to have this granted so an effort can be made to formalize our lots. This would simplify legal descriptions and tax statements. All of us pay the taxes that are due and owing on each of our lots, as currently described by the Becker County tax assessor's office field notes.

We are good lake people, and we want the opportunity for future generations of our families to enjoy the lakes, and the homes that we hope to leave for them. Because of the money and effort we have put into these properties, we would, if possible, like to explore purchase of these lots for our families. If this is not granted, the county may lose a valuable tax base. If, people leave and the property is not taken care of, the county will lose valuable people who take pride in their lake property. All of us want the variance granted. Kevin Wilson's parents lived in his cottage since the fifties, Betsy Hietala's grandparents lived in their cottage before her parents, and Bev Thompson's family has lived on Roosevelt beach for over 100 years. Some of the others have lived at this location since the sixties and early seventies.

Please grant the Variance. It will show that you care about helping all of us in improving the property.  
Current renters,

Tim and Kathy Bourdon  
Vicky Williams and John Oren  
Bev and Lloyd Thompson  
Jerry and Nancy Bugliosi  
Beryl Linnerooth  
Scott and Sheri Linnerooth  
Jack Marcil and Kathy Lau-Marcil  
Tom and Debbie Stedding  
Bruce and Robbie Quick  
Paul Nelson and Beth Laffey  
Todd and Shana Young  
Betsy and Steve Hietala  
Kevin and Karen Wilson

**BEESON LAW OFFICE, P.A.**

**BRANT R. BEESON\***

FIRST SECURITY BANK BUILDING

611 SUMMIT AVE., SUITE 212

P.O. BOX 70

DETROIT LAKES, MN 56502-0070

TELEPHONE: (218) 844-5000

FAX: (218) 844-5001

EMAIL: BBEESON@ARVIG.NET

July 29, 2015

Patricia L. Swenson  
Becker County Recorder  
Becker County Courthouse  
Detroit Lakes, MN 56501

19-0582-000 + 19-0600-000  
1 TAX STATE - 12 records

**\*\*Hand Delivered\*\***

Mary Hendrickson  
Becker County Auditor-Treasurer  
Becker County Courthouse  
Detroit Lakes, MN 56501

RE: Helen Williams Variance Application / Roosevelt Beach  
File No. 2013-4444

Dear Patty and Mary:

I am representing Vicky Williams as the attorney-in-fact for her mother, Helen Williams, regarding a Variance Application to the Board of Adjustments to allow the Planning Commission and Becker County Board of Commissioners to consider a potential Plat of the property owned by Mrs. Williams.

Accompanying each of your letters is a copy of the Variance Application with the attachments relating thereto. As you can see, since 1984 the Williams family has leased 11 riparian lake lots as depicted on surveyor Vogel's Survey dated February 15, 1983. On the third page of the Variance Application I made an error in the second paragraph in which I stated that it was in 1993 that John Williams applied for a Conditional Use Permit based upon the Vogel Survey drawing dated February 15, 1993. The correct year for both of those was 1983.

Since the County offices have been essentially treating the leased lots as separate tracts as reflected in the tax statement information and since many of the lots are in compliance or nearly in compliance with current ordinance requirements we are asking for the variance based upon Minnesota Statute Section 394.36 Subdivision 5 as referenced in the Variance Application attachment.

It is my understanding that the County will no longer be granting building permits or variance for the leased lots. Accordingly, this makes it very difficult for the Williams family and their tenants. The tenants, not the Williams, own all of the improvements on

Patricia Swenson and Mary Hendrickson  
Page 2  
July 29, 2015

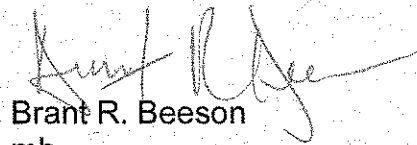
the leased lots. The size and use of the leased lots are consistent with other lots that were created on Lake Melissa during the 1970s and 1980s. By allowing the leased lots to become part of the Plat the tenants would be able to continue with improvements on their respective tracts and in the event that any of the tenants wanted to purchase the lot that they have been leasing then the platting of the Roosevelt Beach area would allow them to do so and would also provide income to Helen Williams.

I would appreciate if you would write me a letter from each of your respective offices indicating your feelings about our variance request with a view toward ultimately platting the Williams property. Patty, since you are the former Zoning Administrator and are more than likely more familiar with this property than the current Zoning Administrator I would like you to write your letter from your viewpoint as the former Zoning Administrator.

Should you have any questions or concerns please do not hesitate to contact me. The Board of Adjustment hearing is on August 13<sup>th</sup> so I would appreciate receiving something in writing from you by that time.

I look forward to hearing from you.

Yours truly,



Brant R. Beeson  
mb

CC: Vicky Williams – By Email Only



# 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	2013
SCANNED	

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

First name(s) Helen Last Name Williams

Mailing Address 20359 Roosevelt Beach Lane City, State, Zip Detroit Lakes, MN 56501

Phone Number 218 -847-6011 Project Address: 20359 Roosevelt Beach Lane

Parcel number of property: 19.0582.000 Sec - Twp - Range: 30-138-41

Township Name: Lake View Legal Description: Government Lot 3, less 0.  
acres in the Southeast corner.

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.

<input type="checkbox"/> Ordinary High Water Mark (OHWM)	Proposed Distance (setback) _____	feet
<input type="checkbox"/> Lot Line	Proposed Distance (setback) _____	feet
<input type="checkbox"/> Road Right of Way (ROW)	Proposed Distance (setback) _____	feet
Type of Road [ ] Township [ ] County [ ] State		
<input type="checkbox"/> Crest of bluff	Proposed Distance (setback) _____	feet
<input type="checkbox"/> Impervious Surface Coverage	Proposed Impervious Lot Coverage _____	sq ft

Please provide a brief description detailing the above variance request:

SEE ATTACHED.

Was the Lot recorded prior to 1971? No

Was the Lot recorded between 1971 & 1992? Yes

Was the Lot recorded after 1992? No

Will this be a new Lot split? Yes

(CONTINUED ON BACK OF PAGE)

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

What is the proposed addition square footage? N/A

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

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

Is there a basement to the structure? N/A

Will the proposed addition have a basement? N/A

Will the roofline of the existing structure be changed? N/A

Will the main structural framework of the structure be altered? N/A

What is the current percentage of Lot coverage? N/A

What is the proposed percentage of Lot coverage? N/A

Explanation of request if not covered in Sections above

PARCEL	
APP	Variance
YEAR	2013

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

*William M. Williams*

Signature of Landowner or Agent

*2.24.14*

Date

(Office Use)

Date Received \_\_\_\_\_ Accepted ☐ Rejected ☐ Date \_\_\_\_\_

Zoning Administrator



The subject property was acquired by John W. Williams (now deceased), in 1967 by a Quit Claim Deed recorded in Book 214 of Deeds on page 556. The subject property was subsequently conveyed to John W. Williams' wife, Helen Mae Williams by a Warranty Deed recorded February 26, 1991.

In 1983 John W. Williams applied for a Conditional Use Permit to Plat the subject property into eleven riparian Lots as depicted on surveyor Lambert Vogel's drawing dated February 15, 1993. The Planning Commission's Minutes indicate that no action was made regarding the Application as the Lots did not meet the minimum standards. It was recommended that John W. Williams meet with the County Assessor to make arrangements to assess each tenant portions of the subject property or to consider a cluster development.

Starting in 1984 the Williams family leased the eleven riparian lake Lots as depicted on surveyor Vogel's drawing to 3<sup>rd</sup> parties. Nine of the twelve cabins have been in existence for more than 40 years. Since 1971 the County has granted the following: 4 Variances, 7 new Building Permits, 10 Building Permits for additions and 17 Sewage Disposal System Permits (see the attached summary prepared by the Zoning Office).

The request for a Variance is to create twelve riparian Lots which would encompass the existing cabins, 1 riparian Lot encompassing the existing home and sewage disposal system and the balance of the land and shoreline would remain as one large tract as depicted on the Williams Variance Exhibit prepared by Meadowland Surveying, Inc.

At present the Williams family is taxed for all of the property and all cabins thereon. The Leases between the William family and the tenants obligate the tenants to reimburse the Williams family for a pro-rata share of the real estate taxes based upon the Lot sizes pursuant to surveyor Vogel's drawing. The land is classified as two full homestead structures and 10 SRR non-homestead structures. All tracts as depicted in the Williams Variance Exhibit would be described by Lot and Block numbers which would simplify the legal descriptions and tax statements and at the same time address the property splits. All tracts as depicted in the Exhibit would be accessed by a 66.00 foot wide private driveway Easement. The existing road would provide access to the tracts. The Lot lines as depicted on the Exhibit are based upon historical usage of the respective tracts by the tenants.

Reference is made to Minnesota Statute Section 394.36 Subdivision 5 which applies to shoreland Lots of record in the office of the County Recorder on the date of the adoption of local shoreland controls that do not meet the requirements for Lot size or Lot width.

Subdivision 5(c) states as follows:

**(c) In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered as a separate parcel of land for the purpose of sale or development, if it meets the following requirements:**

**(1) the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120;**

**(2) the lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, and local government controls;**

**(3) impervious surface coverage must not exceed 25 percent of each lot; and**



(4) development of the lot must be consistent with an adopted comprehensive plan.

Subdivision 5(e) reads as follows:

(e) Notwithstanding paragraph (c), contiguous nonconforming lots of record in shoreland areas under a common ownership must be able to be sold or purchased individually if each lot contained a habitable residential dwelling at the time the lots came under common ownership and the lots are suitable for, or served by, a sewage treatment system consistent with the requirements of section 115.55 and Minnesota Rules, chapter 7080, or connected to a public sewer.

In reviewing the Variance Exhibit it appears that one riparian Lot and one non-riparian house Lot and the large remnant tract meet the County's minimum tract size requirements for residential tracts and a general development shoreland. Five of the riparian tracts meet the minimum lake frontage requirement and exceed 66% of the area requirement. One of the riparian Lots meets the minimum area requirement and exceeds 66% of the lake frontage requirement. One riparian Lot exceeds 66% of the area and 66% of the lake frontage requirement. Two of the riparian Lots meet the minimum lake frontage requirement but are slightly less than the 66% of the minimum area requirements. The remaining two riparian Lots exceed 66% of the lake frontage requirement but are slightly less than 66% of the minimum area requirements.

When reviewing the tax information available on the County's website you will see that the Assessor's Office has determined the front footage and size of the existing twelve leased tracts of land. Accordingly, allowing the land to be divided into Lots and Blocks will not increase the amount of work that the Assessor's Office must do to establish the values and taxes payable with respect to the separate tracts. Assessor Steve Carlson stated in his November 20, 2013 letter to me the following "The parcel has been valued with a site and front footage for each structure so the effect of splitting of the parcel should be minimal. There are of course changes that may occur due to the survey or market changes during the process of getting the survey completed." Reference is made to the Order of Variance granted by the Board of Adjustment to Kendall Nygard to create a Plat with substandard sized Lots and to re-describe existing Lots to correct overlaps in the descriptions. The Variance was granted to allow a 5 Lot Plat with substandard sized Lots and a 33.00 foot wide road based on the fact that the Lots are existing and no new Lots are being created and that this is the best way to re-describe existing Lots with bad legal descriptions and the character of the neighborhood would not be altered. The Minutes of that meeting held on September 12, 2013 indicate that Board member Harry Johnston stated that the Nygard Lots already existed and were already substandard in size and that approving the Variance would clean up matters regarding descriptions and their locations. We feel this is very similar to our Variance request.

Year	Cabin # or name	type of permit
1993	Lot 1/Wentz	8 x 20 addition to garage
1984	Lot 1/Wentz	24 x 30 garage
1984	Lot 1/Wentz	21 x 16 addition to cabin
1983	Lot 1/Wentz	variance for garage
1975	Lot 1/Wentz	septic
1987	Lot 2/Williams	septic and deck to guest house
1986	Lot 2/Williams	septic
1983	Lot 2/Williams	conditional use permit for a storage building
1983	Lot 2/Williams	variance for garage
1983	Lot 2/Williams	30 x 52 storage building
1971	Lot 2/Williams	30 x 38 storage building
1992	Lot 3/Frentress	variance for dwelling with attached garage
1990	Lot 3/Frentress	septic
1982	Lot 3/Frentress	septic
1977	Lot 3/Frentress	10 16 addition, 8 x 13 deck
1994	Lot 4/Linnerooth	14 x 38 addition to cabin
2010	Lot 5/Marcil	septic
2003	Lot 5/Marcil	septic
1995	Lot 5/Marcil	24 x 24 garage
1994	Lot 5/Marcil	variance for garage
1985	Lot 5/Marcil	24 x 28 addition to cabin
1986	Lot 6/Benson	site permit renewal
1985	Lot 6/Benson	24 x 32 garage; cabin and septic
1992	Lot 6/Benson	deck
2010	Lot 7/Gorman	septic
1984	Lot 7/Gorman	20 x 30 addition to cabin
1984	Lot 7/Gorman	septic
2009	Lot 8/Nelson	septic
1992	Lot 8/Nelson	septic
1992	Lot 9/Wentz	septic
1977	Lot 9/Wentz	septic
1977	Lot 9/Wentz	10 x 22 addition to cabin
2013	Lot 10/Hietala	septic
2005	Lot 11/Wilson	septic
2005	Lot 11/Wilson	14 x 34 addition to cabin
2012	house on hill	septic

Individual (s) to Individual (s)

377979

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (✓) not required  
 Certificate of Real Estate Value No. February 27, 19 91

Keith C. Brekken

County Auditor

by CA

Deputy

BECKER COUNTY RECORDER

STATE OF MINNESOTA

Microfilm No. 377979Date FEB. 27 1991 3:00 p.m.

I hereby certify that the within instrument was recorded in the office of Becker County Recorder

M. M. MartinsonDpty Co. RecorderSTATE DEED TAX DUE HEREON: \$ 1.65Date: Feb 26, 19 91

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Herbert K. Seabold and M. June Seabold  
husband and wife, Grantor (s),  
(marital status)

hereby convey (s) and warrant (s) to Helen Mae Williams

, Grantee (s),  
 real property in Becker County, Minnesota, described as follows:

Lot One (1) of Section 31, Township 138, Range 41  
 and

Lot Three (3) less .60 acres, in the SE Corner of Section 30, Township 138, Range 41,

all in Becker County, Minnesota

Total consideration for transfer of this property is \$500.00 or less.

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

2783

COUNTY

JUNE

1.65

Affix Deed Tax Stamp Here

NORTH DAKOTA

STATE OF MINNESOTA

COUNTY OF Cass

ss.

Herbert K. SeaboldHerbert K. SeaboldM. June SeaboldM. June Seabold

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 19 91,  
 by Herbert K. Seabold and M. June Seabold  
husband and wife, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DEBORAH L. NICOLOFF

Notary Public, State of North Dakota  
 My Commission Expires Oct. 18, 1993

NOTARY PUBLIC SEAL

Deborah L. Nicoloff 10/16/93

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

John W. Williams  
 325 Broadway  
 Fargo, North Dakota 58108

Charge

Paid ✓

Numerical ✓

Tract ✓

Grantor ✓

Grantee ✓

Compared ✓

PX SW 1/4 SW 1/4 30-138-41

## Becker County Parcel Information

[Zoning](#) | [Land Info](#) | [Bldg. Info](#) | [Addnl. Features](#)
[New Search](#)

## Parcel information for parcel # 190582000

## Summary


Parcel Number: 190582000

Property Address: 0 RT 1 BOX 283  
DETROIT LAKES

Owner Name: WILLIAMS HELEN M

Owner Address: 23059 ROOSEVELT BCH LN  
DETROIT LAKES MN 56501

Legal Description: Section 30 Township 138 Range 041  
LOT 3 LESS .60 AC IN SE COR

 Show on Map

## Valuation

Tax Assessment Year	2013 Values	2012 Values	2011 Values
Estimated Building Value	\$1,017,300	\$1,004,400	\$1,012,500
Estimated Land Value	\$2,555,000	\$3,184,500	\$3,671,000
Estimated Machinery Value			
Total Estimated Value	\$3,572,300	\$4,188,900	\$4,683,500

## Taxation

Tax Payable Year	2013 Payable	2012 Payable
Taxable Market Value	\$5,081,600	\$5,656,000
Tax Details - <i>please see statement</i>	± 2013 Statement	± 2012 Statement
Total Tax Levied	\$43,326.00	\$46,806.00
Total Payments	-\$43,326.00	-\$46,806.00
Unpaid Balance	\$0.00	\$0.00

No prior years unpaid.

## Zoning Information

Township	Zoning District	Other Descriptions
LAKE VIEW	AGRICULTURAL	

## Land Area

Deeded Acres	Front Footage	Effective Footage	Square Feet	Estimated Acres	Green Acres
11.15	1332.000			11.15	

## Land Information

## Record # 1

Item	Description	Flags	Front	Depth	Size	Units
21	DEV LK MELLISSA-S				1	UT
23	FF-LK MELLISA-S-AVG				40	UT
28	FF-LK MELLISA-S-AVG		110		110	FF
29	PRIMITIVE SITES-RE				1	UT
31	LAKESHORE AC-NO VALU				10.15	AC
32	WATER/SEWER/ELEC HK				1	UT

## Record # 2

Item	Description	Flags	Front	Depth	Size	Units
------	-------------	-------	-------	-------	------	-------

19	DEV LK MELLISSA-S				1	UT
20	FF-LK MELLISA-S-AVG		315		315	FF
30	WATER/SEWER/ELEC HK				1	UT
<b>Record # 3</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
17	DEV LK MELLISSA-S				1	UT
18	FF-LK MELLISA-S-AVG		84		84	FF
33	WATER/SEWER/ELEC HK				1	UT
<b>Record # 4</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
15	DEV LK MELLISSA-S				1	UT
16	FF-LK MELLISA-S-AVG		84		84	FF
34	WATER/SEWER/ELEC HK				1	UT
<b>Record # 5</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
13	DEV LK MELLISSA-S				1	UT
14	FF-LK MELLISA-S-AVG		92		92	FF
35	WATER/SEWER/ELEC HK				1	UT
<b>Record # 6</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
11	DEV LK MELLISSA-S				1	UT
12	FF-LK MELLISA-S-AVG		138		138	FF
36	WATER/SEWER/ELEC HK				1	UT
<b>Record # 7</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
8	DEV LK MELLISSA-S				1	UT
9	FF-LK MELLISA-S-AVG				11	UT
10	FF-LK MELLISA-S-AVG		125		125	FF
37	WATER/SEWER/ELEC HK				1	UT
<b>Record # 8</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
6	DEV LK MELLISSA-S				1	UT
7	FF-LK MELLISA-S-AVG		110		110	FF
38	WATER/SEWER/ELEC HK				1	UT
<b>Record # 9</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
4	DEV LK MELLISSA-S				1	UT
5	FF-LK MELLISA-S-AVG		100		100	FF
39	WATER/SEWER/ELEC HK				1	UT
<b>Record # 10</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
1	DEV LK MELLISSA-S				1	UT
2	FF-LK MELLISA-S-AVG		80		80	FF
3	FF-LK MELLISA-S-AVG				13	UT
40	WATER/SEWER/ELEC HK				1	UT
<b>Record # 11</b>						
<b>SRR - NON-HOMESTEAD</b>						
Item	Description	Flags	Front	Depth	Size	Units
22	FF-LK MELLISA-S-AVG				50	UT
24	DEV LK MELLISSA-S				1	UT
25	FF-LK MELLISA-S-AVG		94		94	FF

41 WATER/SEWER/ELEC HK

1 UT

**Record # 12**

**SRR - NON-HOMESTEAD**

Item	Description	Flags	Front	Depth	Size	Units
26	IMP.ABOVE AVE SITE				1	AC
27	WATER/SEWER/ELEC HK				1	UT
42	PRIMITIVE SITES-RE				1	UT

**Building Information**

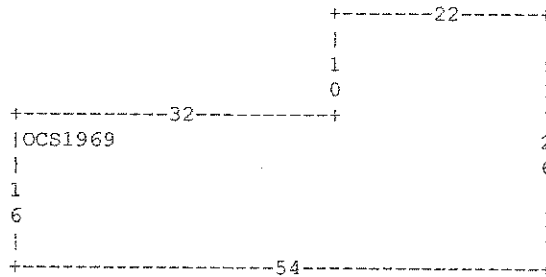
**Record # 1**

**Res 1 unit - FULL HOMESTEAD**

Bldg # 1 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1969  
 Ext Wall COMP HWBD  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall CUSTOM PAN  
 Floor 1 CARPET  
 Floor 2 LAMINATE  
 Heat Type BASEBOARD  
 Heat Fuel ELECTRIC  
 A/C NONE  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 2  
 Bedrooms 1  
 Height  
 Perimeter  
 Foundation

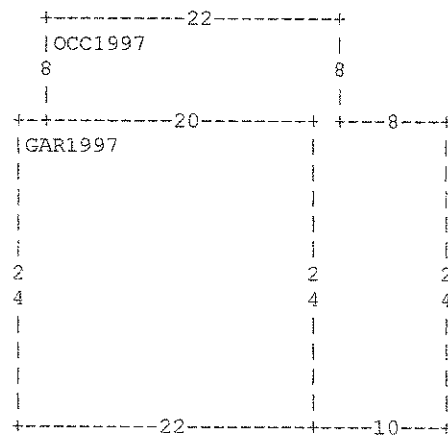


Code Description Area Year  
 OCS1969 1/CRW SPC 1084 1969

Bldg # 2 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1997  
 Ext Wall WOOD LAP  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall  
 Floor 1  
 Floor 2  
 Heat Type  
 Heat Fuel  
 A/C  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms  
 Bedrooms  
 Height  
 Perimeter  
 Foundation



Code Description Area Year  
 OCC1997 1/CON SLB 416 1997  
 GAR1997 GARAGE 528 1997

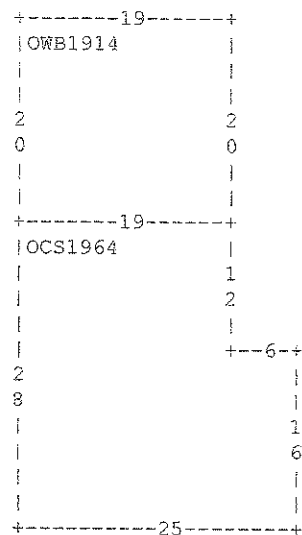
**Record # 2**

Bldg # 3 details:

Bldg Use SINGLE FAM  
 Year Built 1964  
 Ext Wall WDSHK,SHIG  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2  
 Heat Type BASEBOARD  
 Heat Fuel ELECTRIC  
 A/C UNIT AIR  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms 2  
 Height  
 Perimeter  
 Foundation CON BLK

**Res 1 unit - FULL HOMESTEAD**

Sketch:

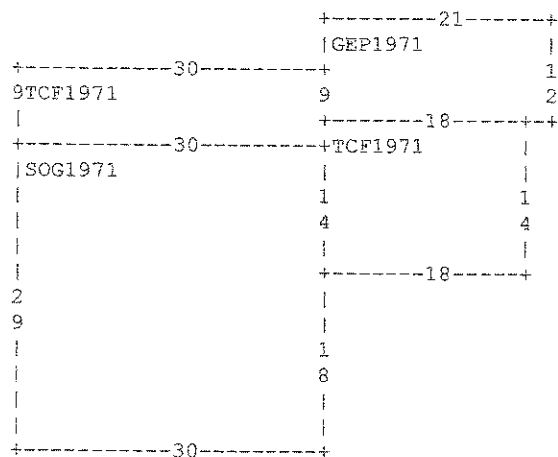


Code	Description	Area	Year
OWB1914	1 STY/BMT	380	1914
OCS1964	1/CRW SPC	628	1964

Bldg # 4 details:

Bldg Use SINGLE FAM  
 Year Built 1972  
 Ext Wall STEEL  
 Roof Cover CEDAR SK  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 SOFTWOOD  
 Floor 2 CARPET  
 Heat Type RAD ELEC  
 Heat Fuel ELECTRIC  
 A/C UNIT AIR  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms 1  
 Height  
 Perimeter  
 Foundation CON BLK

Sketch:



Code	Description	Area	Year
GEP1971	GOOD E PCH	252	1971
TCF1971	2/C SB FT	522	1971
SOG1971	1/OVER GAR	870	1971

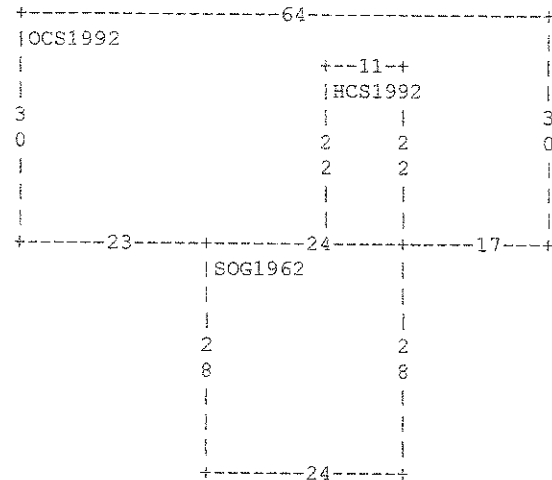
**Record # 3**

Bldg # 5 details:

**SRR - NON-HOMESTEAD**

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1992  
 Ext Wall STEEL  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2  
 Heat Type FORCED AIR  
 Heat Fuel GAS  
 A/C CENTRAL  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 3  
 Bedrooms 3  
 Height  
 Perimeter  
 Foundation POURED CON



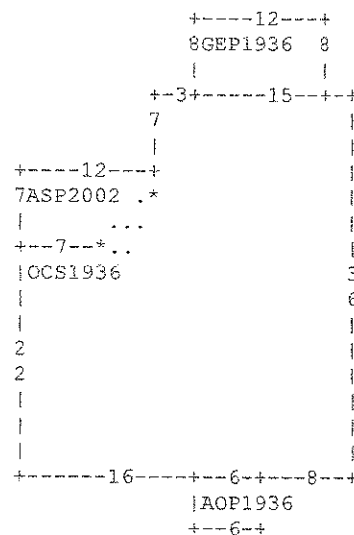
Code	Description	Area	Year
OCS1992	1/CRW SPC	1678	1992
SOG1962	1/OVER GAR	672	1962
HCS1992	1.50/CR SP	242	1992

**Record # 4****SRR - NON-HOMESTEAD**

Bldg # 6 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1936  
 Ext Wall VINYL  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2  
 Heat Type SP/HEAT/WL  
 Heat Fuel GAS  
 A/C NONE  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms  
 Height  
 Perimeter  
 Foundation POURED CON



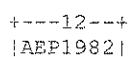
Code	Description	Area	Year
GEP1936	GOOD E PCH	96	1936
OCS1936	1/CRW SPC	925	1936
ASP2002	AVG S PCH	72	2002
AOP1936	AVG O PCH	24	1936

**SRR - NON-HOMESTEAD****Record # 5**

Bldg # 7 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1982  
 Ext Wall STEEL





Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2  
 Heat Type FORCED AIR  
 Heat Fuel ELECTRIC  
 A/C CENTRAL  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms  
 Height  
 Perimeter  
 Foundation POURED CON

```

1      1      *--7--*
0      0
+---12---+-----31-----*   *   *--7--+
|OCS1982
|
2      +-----28-----+
4      |HCS1982
|      1      1
|      2      2
+--7--+--6--+---28-----+-----28-----+
      8      8
      |LEP1982
      +-6--+
  
```

Code	Description	Area	Year
OCS1982	1/CRW SPC	1216	1982
AEP1982	AVG E PCH	120	1982
LEP1982	LOW E PCH	48	1982
HCS1982	1.50/CR SP	336	1982

**Record # 6****SRR - NON-HOMESTEAD**

Bldg # 8 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1985  
 Ext Wall STEEL  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2 LAMINATE  
 Heat Type FORCED AIR  
 Heat Fuel GAS  
 A/C NONE  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 3  
 Bedrooms 2  
 Height  
 Perimeter  
 Foundation POURED CON

```

      *---10---*
      .
      .
+-----16-----*   *   *-----14-----+
|OCS1985
|
|      +-----22-----+
2      |HCS1985
4      |      1      1      4
|      6      6
|      |      |
+-----15-----*--6-*-----15-----+-----15-----+
      OCS1985
  
```

Code	Description	Area	Year
OCS1985	1/CRW SPC	1032	1985
HCS1985	1.50/CR SP	352	1985

**Record # 7****SRR - NON-HOMESTEAD**

Bldg # 9 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1962  
 Ext Wall STEEL  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET

```

      +-----16---+
      |
+-----34-----+
|OCS1962
|
2      2
0      0
|      |
      *--*
  
```

Floor 2  
Heat Type BASEBOARD  
Heat Fuel ELECTRIC  
A/C NONE  
Frame WOOD FRAME  
Story Ht  
Bathrooms 2  
Bedrooms  
Height  
Perimeter  
Foundation CON BLK

```

+-----19-----+---8---+---+      +-6+---+      *+
+---8---+      |      |OCC1962 |
+---8---+ +---8---+---14---+---18---+
OCS1962 |AEP1962      |GAR1962 |
AOP1962 +---8---+      |      |
                        2      2
                        2      2
                        |      |
+-----18-----+
  
```

Code	Description	Area	Year
OCC1962	1/CON SLB	204	1962
OCS1962	1/CRW SPC	1532	1962
AOP1962	AVG O PCH	32	1962
AEP1962	AVG E PCH	48	1962
GAR1962	GARAGE	396	1962

**Record # 8**

**SRR - NON-HOMESTEAD**

Bldg # 10 details:

Sketch:

Bldg Use SINGLE FAM  
Year Built 1942  
Ext Wall VINYL  
Roof Cover ASPHALT  
Roof Structure GABLE  
Int Wall DRYWALL  
Floor 1 LAMINATE  
Floor 2  
Heat Type  
Heat Fuel N/A  
A/C NONE  
Frame WOOD FRAME  
Story Ht  
Bathrooms 1  
Bedrooms  
Height  
Perimeter  
Foundation POURED CON

```

+-----22-----+
|OCS1942      |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
+---6---+---6---+---16---+
        6      6
        |AEP1942
        +---6---+
  
```

Code	Description	Area	Year
OCS1942	1/CRW SPC	616	1942
AEP1942	AVG E PCH	36	1942

**Record # 9**

**SRR - NON-HOMESTEAD**

Bldg # 11 details:

Sketch:

Bldg Use SINGLE FAM  
Year Built 1942  
Ext Wall WOOD LAP  
Roof Cover ASPHALT  
Roof Structure GABLE  
Int Wall CUSTOM PAN  
Floor 1 CARPET  
Floor 2  
Heat Type BASEBOARD  
Heat Fuel ELECTRIC  
A/C NONE

```

+-----22-----+
|OCS1942      |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
+---6---+---6---+---16---+
        6      6
        |AEP1942
        +---6---+
  
```

Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms  
 Height  
 Perimeter  
 Foundation POURED CON

```

+-4-+
|
1
0
|
+-----14-----+
+-4-+
|
1
0
|

```

Code Description Area Year  
 OCS1942 1/CRW SPC 756 1942

**Record # 10****SRR - NON-HOMESTEAD**

Bldg # 12 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1942  
 Ext Wall WOOD LAP  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall CUSTOM PAN  
 Floor 1 CARPET  
 Floor 2  
 Heat Type  
 Heat Fuel N/A  
 A/C NONE  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 1  
 Bedrooms 2  
 Height  
 Perimeter  
 Foundation POURED CON

```

+-----22-----+
|OCS1942
|
|
|
|
|
|
4
0
|
|
|
|
|
|
+---7---+---6---+15---+
|
6 6
|AEP1942
+---6---+

```

Code Description Area Year  
 OCS1942 1/CRW SPC 880 1942  
 AEP1942 AVG E PCH 36 1942

**Record # 11****SRR - NON-HOMESTEAD**

Bldg # 13 details:

Sketch:

Bldg Use SINGLE FAM  
 Year Built 1922  
 Ext Wall VINYL  
 Roof Cover ASPHALT  
 Roof Structure GABLE  
 Int Wall DRYWALL  
 Floor 1 CARPET  
 Floor 2 CLAY TILE  
 Heat Type FORCED AIR  
 Heat Fuel ELECTRIC  
 A/C CENTRAL  
 Frame WOOD FRAME  
 Story Ht  
 Bathrooms 2  
 Bedrooms 4

```

+-----20-----+
|FCS1922 8
|
|
|
|
|
3
4
|
|
|
|
|
|
+-----14-----+
|OCC1970
|
|
|
|
|
|
+-----34-----+
|OCC2005
|
1
5
|
|
|
|
|
|

```

Height  
Perimeter  
Foundation      POURED CON

+-----34-----+

Code	Description	Area	Year
OCC1970	1/CON SLB	364	1970
FCS1922	1.25/CR SP	680	1922
OCC2005	1/CON SLB	510	2005

**Record # 12**

Bldg # 14 details:

Bldg Use            SINGLE FAM  
Year Built        1929  
Ext Wall          STUCCO  
Roof Cover        ASPHALT  
Roof Structure    GABLE  
Int Wall          DECORATIVE  
Floor 1           CARPET  
Floor 2  
Heat Type        SP/HEAT/WL  
Heat Fuel        ELECTRIC  
A/C               NONE  
Frame            WOOD FRAME  
Story Ht  
Bathrooms        1  
Bedrooms  
Height  
Perimeter  
Foundation       POURED CON

**SRR - NON-HOMESTEAD**

Sketch:

```

+----12-----+----14-----+
|OCS1929 |OCS1929 |
|      1      |      1      |
|      0      |      0      |
6    +-6-+-----15-----+
|      |IHCS1929 |
+---6-+|
|      |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
+-----19-----+
|GEP1929 |
|      1      |
|      0      |
+-----19-----+

```

Code	Description	Area	Year
OCS1929	1/CRW SPC	296	1929
HCS1929	1.50/CR SP	600	1929
GEP1929	GOOD E PCH	190	1929

Sketch:

```

+-----20-----+
|OCS1972 |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
+-----20-----+

```

Bldg # 15 details:

Bldg Use            SINGLE FAM  
Year Built        1972  
Ext Wall          PLYWOOD  
Roof Cover        ASPHALT  
Roof Structure    GABLE  
Int Wall          SOFTWOOD  
Floor 1           CARPET  
Floor 2  
Heat Type  
Heat Fuel  
A/C  
Frame            WOOD FRAME  
Story Ht  
Bathrooms        1  
Bedrooms        1  
Height  
Perimeter  
Foundation       CON BLK

Code	Description	Area	Year
OCS1972	1/CRW SPC	340	1972

**Additional Features or Structures****Record # 1**

Item	Description	Size	Year
50	D-6+ GAR	480	1982
51	CONCRET DR	352	1900
52	CONC PATIO	320	1900
74	WOOD DECK	356	1900

**Res 1 unit - FULL HOMESTEAD****Record # 2**

Item	Description	Size	Year
1	WALKOUT	1	1975
2	BSMT FIN	120	1900
3	0 CLRNC	1	1900
4	D-7+ GAR	870	1990
5	LINED	232	2012
6	INSULATED	232	2012
7	HEAT	232	2012
8	CONC PATIO	96	1900
9	CONC PATIO	180	1900
10	CONCRET DR	1400	1900
11	WOOD DECK	198	1900
12	WOOD DECK	264	1900
13	STORAGE SH	72	1900
38	FP BR/SCR	1	1900
53	STORAGE SH	24	1900
54	STORAGE SH	96	1900
68	POLE BG 10	1560	1981
73	ELEC,CONC	1560	1981

**Res 1 unit - FULL HOMESTEAD****Record # 3**

Item	Description	Size	Year
33	D-7+ GAR	672	1992
34	LINED	672	1992
35	INSULATED	672	1992
36	WOOD DECK	664	1900
37	CONCRET DR	256	1996
39	FP BR/SCR	1	1900
48	WOOD DECK	256	2000

**SRR - NON-HOMESTEAD****Record # 4**

Item	Description	Size	Year
14	STORAGE SH	192	1900
55	WOOD DECK	160	2002
56	CONC PATIO	100	1900

**SRR - NON-HOMESTEAD****Record # 5**

Item	Description	Size	Year
15	0 CLRNC	1	1900
16	WOOD DECK	500	2008
17	WOOD DECK	210	2008
18	2 WPL/SPA	1	1900

**SRR - NON-HOMESTEAD**

30	D-6.5-GAR	576	1995
31	CONCRET DR	520	1995

**Record # 6**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
19	D-6.5+GAR	720	1985
20	WOOD DECK	96	1900
21	WOOD DECK	80	1900
22	WOOD DECK	320	1900
23	WOOD DECK	288	1900

**Record # 7**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
24	STORAGE SH	180	1900
25	WOOD DECK	404	1900
28	D-6- GAR	396	1992
40	LINED	396	1992
41	INSULATED	396	1992
42	STORAGE SH	96	1900
57	STORAGE SH	24	1900

**Record # 8**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
26	STORAGE SH	96	2008
43	CONC PATIO	80	1942
44	CONC PATIO	144	1942
46	WOOD DECK	176	2000
75	STORAGE SH	10	1995

**Record # 9**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
27	CONC PATIO	270	1900
58	STORAGE SH	120	2005
76	STORAGE SH	64	2005

**Record # 10**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
45	STORAGE SH	96	1996
47	WOOD/PLACT	56	2008
49	WOOD/PLACT	96	2000
59	WOOD DECK	200	2000
65	STORAGE SH	32	1900

**Record # 11**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
29	STORAGE SH	180	1900
32	WOOD DECK	264	1996
60	CONC PATIO	364	2008
61	CONC PATIO	84	2006
62	STORAGE SH	80	2008
63	CONC PATIO	324	2008
64	CONC PATIO	280	2008
66	0 CLRNC	1	2006
67	CONC PATIO	440	2006

**Record # 12**
**SRR - NON-HOMESTEAD**

Item	Description	Size	Year
------	-------------	------	------

69	WOOD DECK	168	1900
70	1 CAR TUCK	1	1972
71	STORAGE SH	144	1900
72	FP BR/SCR	1	2000
77	STORAGE SH	36	1900

approved

**Motion:** Kessler made a motion to approve a variance to construct a dwelling with a setback of seventy-five (75) feet from the OHW on the Northeasterly corner of the dwelling and sixty-five (65) feet from the OHW on the Southeasterly corner of the dwelling based on the fact that the lot is a substandard size lot with the stipulations that the dwelling must be guttered with the storm water being diverted to a French drain or rain garden and a shoreline vegetative buffer be planted in accordance with the County's mitigation regulations. Boatman second. All in favor. Motion carried.

**SEVENTH ORDER OF BUSINESS: Jo Streyle.** Request a Variance to construct an in-ground pool sixty-five (65) feet from the OHW of the lake instead of the required one hundred (100) feet for the property described as: Tax ID number: 17.0208.000, Lots 5 & 6 of Lot 4 Beg 33' SE, 67.46' NE & 407.9' NW of NLY Cor L13 Golb Bch 2nd th SE 134.26' SW 322.06' NW al lk to pt 310.94' SW of beg & NE to beg, Section 19, TWP 138, Range 42, Lake Eunice Township. The property is located on Big Cormorant Lake at 12512 Tanglewood Road.

Patrick Streyle explained the application to the Board by reading a letter from Jo Streyle. Streyle's health would greatly benefit from the use of a heated pool and the proposed location is between the house and the lake.

Brufloft questioned if there would be enough room beside the house for a pool. Streyle stated that there would not be enough room on the side of the house or in back of the house (due to the septic system location).

No one spoke in favor of the application. No one spoke against the application. Written correspondence was received from: Dr. Philip Johnson, in favor of the application; Dr. B. Fanous, in favor of the application; and Emily Siira, DNR, in opposition to the application. At this time, testimony was closed and further discussion was held.

Discussion included whether or not a fence would be required to surround the pool; if health issues were a practical difficulty of the property; the fact that the property can be used 100% without the installation of a pool; the fact that the pool would not be utilized during incimate weather conditions. The Board stated that they could sympathize with Streyle, but there are other options and no practical difficulty could be found.

**Motion:** Chirpich made a motion to deny the variance to construct an in-ground pool sixty-five (65) feet from the OHW of the lake based on the fact that there was no practical difficulty. Johnston second. All in favor. Motion carried.

**EIGHTH ORDER OF BUSINESS: Kendall Nygard.** Request a Variance to create a five (5) lot plat with substandard size lots to re-describe six (6) existing substandard tracts of land with



poor legal descriptions. The plat would re-describe the lots to correct twenty (20) feet overlaps in the descriptions; better describe the lot according to where the homes are situated; and dedicate the road to the public. As noted, the new legal descriptions, with lot line adjustments, would reduce the number of existing lots by one (1) lot for the property described as: Tax ID numbers: 200437000, 200433000, 200437002, 200441000, 200440000, 200442000, Parts of Government 4, Section 35, TWP 142, Range 40, Maple Grove Township. The properties are located on Strawberry Lake at and near 34191 323rd Ave.

Jim Shoeneck explained the application to the Board. Schoeneck stated that the legal descriptions for the lots involved cannot be surveyed. Some of the descriptions start at the lake; some start from the north and some start from the south with some overlapping. The lots were subdivided and described in the 1950's. The proposal would not change the location of the lots, with the exception of combining two lots for a total of five (5) lots instead of six (6) lots; it would be re-describing the lots so that they were definable and locatable. The existing 33 ft. wide road would be dedicated to the public as it exists now.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Johnston stated that he cannot remember approving a plat with anything less than a 66 ft. wide public road, but this road and easement are already in existence. Johnston stated that the lots already exist and are already substandard in size; this way of description would clean up matters regarding descriptions, being able to be surveyed and their locations.

**Motion:** Chirpich made a motion to approve a variance to allow a five (5) lot plat with substandard size lots and a thirty-three (33) foot wide road based on the fact that the lots are existing and no new lots are being created; that this was the best way to re-describe existing lots with bad legal descriptions and character of the neighborhood would not be altered. Johnston second. All in favor. Motion carried.

**NINTH ORDER OF BUSINESS: Dale Nelson.** Request a Variance to construct an addition onto a nonconforming dwelling, which is forty-eight (48) feet from the OHW instead of the required 75 ft. setback for the property described as: Tax ID number: 191294000, NELY 30 ft. of Lot 5, all of Lots 6 & 7 & SWLY 10' of Lot 8, Fern Beach Third Addition, Section 30, TWP 138, Range 41, Lake View Township. The property is located on Lake Melissa at 11521 Fern Beach Drive.

Nelson explained the application to the Board. The house was constructed at the old stringline. Nelson would now like to construct an attached garage onto the house.

613332

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 613332**

December 4, 2013 at 10:55 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By \_SKS\_ Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS  
**CORRECTED DOCUMENT # 611372**

IN THE MATTER OF: Kendall Nygard  
REQUEST: Request a Variance to create a plat with  
Substandard size lots to re-describe existing lots

**ORDER OF VARIANCE**  
OR  
**DENIAL OF VARIANCE**

The above entitled matter came on to be heard before the Board of Adjustment on the 12th day of September, 20 13, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Tax ID Numbers:** 20.0437.000, 20.0433.000, 20.0437.002, 20.0440.000, 20.0441.000, 20.0442.000, 20.0437.001 and 20.0445.000.

Complete Legal Descriptions on Attachment A page 1 and 2.

**\*\*Previously recorded document #611372 was absent Tax ID Numbers: 20.0437.001 and 20.0445.000.**

**VARIANCE REQUESTED:** Request a Variance to create a five (5) lot plat with substandard size lot to re-describe six (6) existing substandard tracts of land with poor legal descriptions. The plat would re-describe the lots to correct twenty (20) feet overlaps in the descriptions; better describe the lot according to where the homes are situated; and dedicate the road to the public. The new legal descriptions, with lot line adjustments, would reduce the number of existing lots by one (1) lot.

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

**A Variance has been granted** to allow a five (5) lot plat with substandard size lots and a thirty-three (33) foot wide road based on the fact that the lots are existing and no new lots are being created; that this is the best way to re-describe existing lots with bad legal descriptions and the character of the neighborhood would not be altered.

The Variance shall become null and void on September 12, 2015 if a site permit has not been obtained and construction began.

DATED THIS 12th DAY OF September, 2013.

[illegible][illegible]

**LEGEND**

1991 02 11 10:00 AM

2000

Frequency Domain 3, 2013

**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-647-4789 FAX: 218-645-1945  
EMAIL: [frank@meadowlandsurveying.com](mailto:frank@meadowlandsurveying.com)  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

# EXHIBIT

## VARIANCE APPLICATION NOTES:

1. This request for variance is to create 12 riparian lots which would encompass the existing cabins; one non-riparian lot encompassing the existing house and septic system, and the balance of the land and shore line to remain as one large tract as depicted. The cabins are all currently leased to families which have, in most cases, been leasing them for decades.
2. Nine of the cabins have been in place in excess of 40 years and the other three were granted building permits since 1983. There were also two variances granted to lease holders in the 1990's.
3. In 1983 the titled land owner, John Williams, applied for a Conditional Use Permit to plot his land into 11 riparian lake lots as depicted on Surveyor Lambert Fogel's drawing dated February 15, 1983. The Planning Commission minutes indicate that no action was made regarding the application as the lots did not meet minimum standards along with a recommendation that Mr. Williams meet with the County Assessor to make arrangements to assess each leaseholder tenant or to consider a Cluster Development. Correspondence subsequent to the Planning Commission hearing between Zoning Administrator Floyd Svenby and County Attorney James Sinclair indicate that Mr. Williams wanted to create the lots so he could continue to own the land. Individual tax statements would be created thereby allowing the leaseholders to apply for building permits as necessary. Mr. Svenby expressed concerns about the lots not meeting the minimum area and lake frontage requirements to Attorney Sinclair noting that Mr. Williams believed that the lots would not need to meet the minimum requirements because they were lots for leasing and still owned by him. Attorney Sinclair's response indicates that the Planning Commission could not approve the plot under the guidelines of the ordinance, but could grant a "variance under the terms of the ordinances." Copies of this correspondence have been included with this application.
4. There are no conditional use permits on record that indicate approval was granted for a resort or any other means to have more than one living quarter on one parcel of land. The property remains a non-compliant property as there are obviously still many living quarters on the property, including two which have been built since the 1983 Planning Commission hearing.
5. The Williams family continues to be taxed for all of the cabins on the property. The current Becker County Parcel Tax Information indicates that the land is assessed with two "Full Homestead" structures and ten "SRR Non-Homestead" structures.
6. Given the unique circumstances and history of this property and the County's knowledge/involvement with the circumstances, the Williams family is asking that a variance be granted to create the lots, as shown, on a Certificate of Survey and described by metes and bounds or as a more convenient method of describing the tracts an Auditor's Plat could be prepared. All tracts in the plat would then be described by lot and block numbers. This would simplify legal descriptions and tax statements and yet address the same property splits.
7. The lots would all be accessed by a 66 foot wide private driveway easement. The existing road would provide access to the lots. No new construction is proposed.
8. The proposed lot lines are all depicted based on the long standing usage observed by the lease tenants.
9. One riparian lot, the non-riparian house lot and the large remnant tract meet the minimum lot requirements for a residential lot in a General Development shoreland district. Five of the riparian lots meet the minimum lake frontage requirement and exceed 66% of the area requirement. One of the riparian lots meets the minimum area requirement and exceeds 66% of the lake frontage requirement. One of the riparian lots exceeds 66% of the area and 66% of the lake frontage. Two of the riparian lots meet the minimum lake frontage requirement but are slightly less than the 66% of the minimum area requirements. The remaining two riparian lots exceed 66% of the lake frontage requirement but are slightly less than 66% of the minimum area requirements. The 66% of minimum standards is in reference to Minnesota Statute 384.36.
10. Not all features on the property are shown on this map. Only cabins and features related to usage were located for this exhibit.

**Becker County Board of Adjustments  
June 12, 2014**

**Present:** Harry Johnston, Lee Kessler, Roger Boatman, Al Chirpich, Jim Bruflodt and Debi Moltzan.

Chairman Bruflodt called the meeting to order at 7:00 p.m. Debi Moltzan took minutes.

Kessler made a motion to approve the minutes from the November 2013 meeting. Chirpich second. All in favor. Motion carried.

Chairman Bruflodt explained the protocol of the meeting and acting Vice Chair Chirpich read the criteria under which a variance could be granted.

**FIRST ORDER OF BUSINESS: Helen Williams.** Request a Variance to create twelve (12) substandard riparian lots. Each lot created would encompass the existing structures and existing long term lease. Legal Land Description: Tax ID number: 19.0582.000. Government Lot 3 less 0.60 acres in the Southeast Corner; Section 30, TWP 138, Range 41; Lake View Township. The property is located on Lake Melissa at 20359 Roosevelt Beach Lane.

The applicant tabled the application on 6/12/14 so the application will not be heard tonight.

**SECOND ORDER OF BUSINESS: Joel Jaeger.** Request a Variance to construct an addition onto an existing house due to the existing house not meeting the setback average plus twenty (20) feet. The current house is 50 ft. from the OHW and the addition will be 56 ft. from the OHW. Legal Land Description: Tax ID number: 17.1079.000. Lot 1 N & E of Line Desc as Beg at NE Cor Th S 28 degrees 2 minutes W 40.2 ft. Th W 178.6 ft. to Lk; Section 22, TWP 138, Range 42; Lake Eunice Township. The property is location on Maud Lake at 12464 Shorewood Beach Rd.

Garret Johnson, contractor, explained the application to the Board. The Jaeger's would like to place an addition on the side of the house, further from the lake than the existing house and the existing house is out of the shore impact zone.

Boatman questioned the deck and patio in front of the house and why it was not included on the drawing. Chirpich questioned what the practical difficulty was. Johnson stated that he did not include the deck and patio on the drawing and the practical difficulty was that the house did not meet the setback average plus twenty (20) feet, but it did meet the old stringline.

of the property described as: Government Lot 2, Section 12, TWP 142, Range 39, Maple Grove Township, in the NW $\frac{1}{4}$ . Mr. Conley presented a proposed Preliminary Plat representing eight (8) lots. Each lot has at least two hundred (200) feet of lake frontage and each lot has two (2) or more acres. The existing cabins are approximately one hundred (100) feet from the high water mark of Elbow Lake. Mr. Conley proposed a fifty-seven (57) foot wide lake access for people who would own Lots 1 through 3, Block 2, of the proposed Preliminary. Mr. Flottemesch questioned the size and ownership of the access. Mr. Conley stated the owner of Lot 5, Block 1, would own the access, giving easements to the owners of Lots 1-3, Block 2, to use the access. Mr. Flottemesch suggested increasing the width of the access, to allow more beach area, and decrease the possibilities of people trespassing on Block 1 to get to the lakeshore. Mr. Svenby stated the importance that the ownership of the lake access be clearly defined in order to eliminate anyone from buying or developing it, since it is a substandard size lot. Mr. Conley stated the access would be widened to seventy-five (75) feet to read as: "The North seventy-five (75) feet of Lot 5, Block 1, will be an access to the lake, for the owners of Block 2, given by easement from the owner of Lot 5, Block 1, to the owners of Lots 1-3, Block 2." Jim Rothschadl made a Motion to approve with the stipulation the Lake Access be owned by the owner of Lot 5, Block 1, and a seventy-five (75) foot easement on the North end of Lot 5, Block 1, be given to the owners of Block 2. Clair Bachmann second the Motion. Motion carried.

THIRD ORDER OF BUSINESS: An application for a Conditional Use Permit to subdivide property; A Public Hearing was held on a Preliminary Plat, filed by John Williams, owner of the property described as: Gov Lot 3 Less .60 Acres in the SE Cor, Section 30, TWP 138, Range 41, Lake View Township, (approximately 11.15 acres). Mr. Williams stated the above described tract of land has been in his family for many years. He does not wish to sell it. On this land there are nine (9) cabins and five (5) vacant "lots." Each cabin has a tenant. Mr. Williams wishes to propose lot lines dividing each one of the tenants from each other, and issuing a Long Term Lease or Lease Hold, to each tenant, but not selling the land to the tenants. This way he felt the tenants could make costly permanent repairs, be taxed accordingly, and use the property for tax purposes. However, these proposed "leased lots" do not meet the minimum requirements set by the State of Minnesota and Becker County: It was also stated to Mr. Williams the road that abutts each one of these proposed lots must be a Public Dedicated Road. Mr. Svenby suggested to Mr. Williams that he lease the buildings to each tenant, discuss this with the County Assessor and make arrangements for taxing each tenant on an individual basis, leaving the land in Mr. Williams' name; Or considering "Cluster Development". Mr. Flottemesch informed Mr. Williams the proposed Plat would ~~NEED~~ more acreage, a Dedicated Public Road, and approval of the County and Township. There was no opposition. Mr. Kuehne brought to Mr. Williams' attention the present condition of the sewer systems on this property. No action

NBED

was taken since Mr. Williams intends to talk to the County Assessor and try to work on taxing each individual tenant according to his or her structure and improvements, leaving the property in Mr. Williams' name.

FOURTH ORDER OF BUSINESS: The Final Plat of Long Beach Retreat, owned by Dennis Schurmann. As all eight (8) lots met all requirements, Jerome Flottesch made a Motion to approve. Mary Erickson second the Motion and Motion carried.

FIFTH ORDER OF BUSINESS: William and Roy Kivi. This Conditional Use Permit and Preliminary Plat were presented at the January 18th Hearing. As there was no quorum at that time, no action could be taken. Jerome Flottesch made a Motion to approve the Conditional Use Permit to subdivide and the Preliminary Plat as presented at the January 18th Hearing. Charles Rew second the Motion. Motion carried.

SIXTH ORDER OF BUSINESS: Warren Engberg. This Conditional Use Permit and Preliminary Plat were also presented at the January 18th Hearing. As there was no quorum at that time, no action could be taken. Mary Erickson made a Motion to approve the Conditional Use Permit to subdivide and the Preliminary Plat as presented at the January 18th Hearing. Charles Rew second the Motion. Motion carried.

SEVENTH ORDER OF BUSINESS: Election of Officers. Clair Bachmann made a Motion that the Officers of 1982 continue their Offices for the year of 1983.

Ed Strohmeier made a Motion to elect Archie Henderson as Chairman; Mary Erickson as Vice Chairman; Charles Rew remain as Secretary.

The following are the unanimous voting results:

Ed Strohmeier as Chairman;  
Archie Henderson as Vice Chairman;  
Charles Rew as Secretary.

As there was no further business to come before the Planning Commission, Jim Rothschadl made a Motion to adjourn at 8:50 P.M. Clair Bachmann second the Motion. Motion carried.

ATTEST:

\_\_\_\_\_  
ED STROHMEIER, CHAIRMAN

\_\_\_\_\_  
CHARLES REW, SECRETARY

\_\_\_\_\_  
FLOYD SVENBY

## BECKER COUNTY PLANNING COMMISSION MINUTES

MARCH 15, 1983

The regular meeting of the Becker County Planning Commission was called to Order by Chairman Ed Strohmeier, at 8:00 p.m., with the following Members present: Jim Rothschadl, Kathy Holland, Jerome Flottesch, Dennis Drury, Charles Rew, Mary Erickson. Jerome Flottesch made a Motion to approve the Minutes of the February 15th Hearing. Second by Jim Rothschadl. Motion carried.

Also present were County Commissioners Cecil Bergquist and Ray Wattenhofer, and Floyd Svenby Zoning Administrator. Absent were Archie Henderson, Clair Bachmann, B.J. Hoffert, Bob Miller, and Mark Kuehne.



# COUNTY OF BECKER

## *Planning and Zoning*

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, September 10, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

**APPLICANT:** Kathleen A. Nelson, LLP  
15670 25th Street SE  
Amenia, ND 58004

**Project Location:** 11121 Dakotah Beach Road, Detroit Lakes

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct an attached garage twelve (12) feet from the township road right of way instead of the required twenty (20) foot setback due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 191059000

Lake Melissa

LOT 1 NE OF LINE PAR TO & 97' NE OF SW LINE LOT 1 DAK BCH 1ST ADD & LOT 2 LESS TRI IN SW COR, Block 1, Dacotah Beach; 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](mailto:zoning@co.becker.mn.us)**

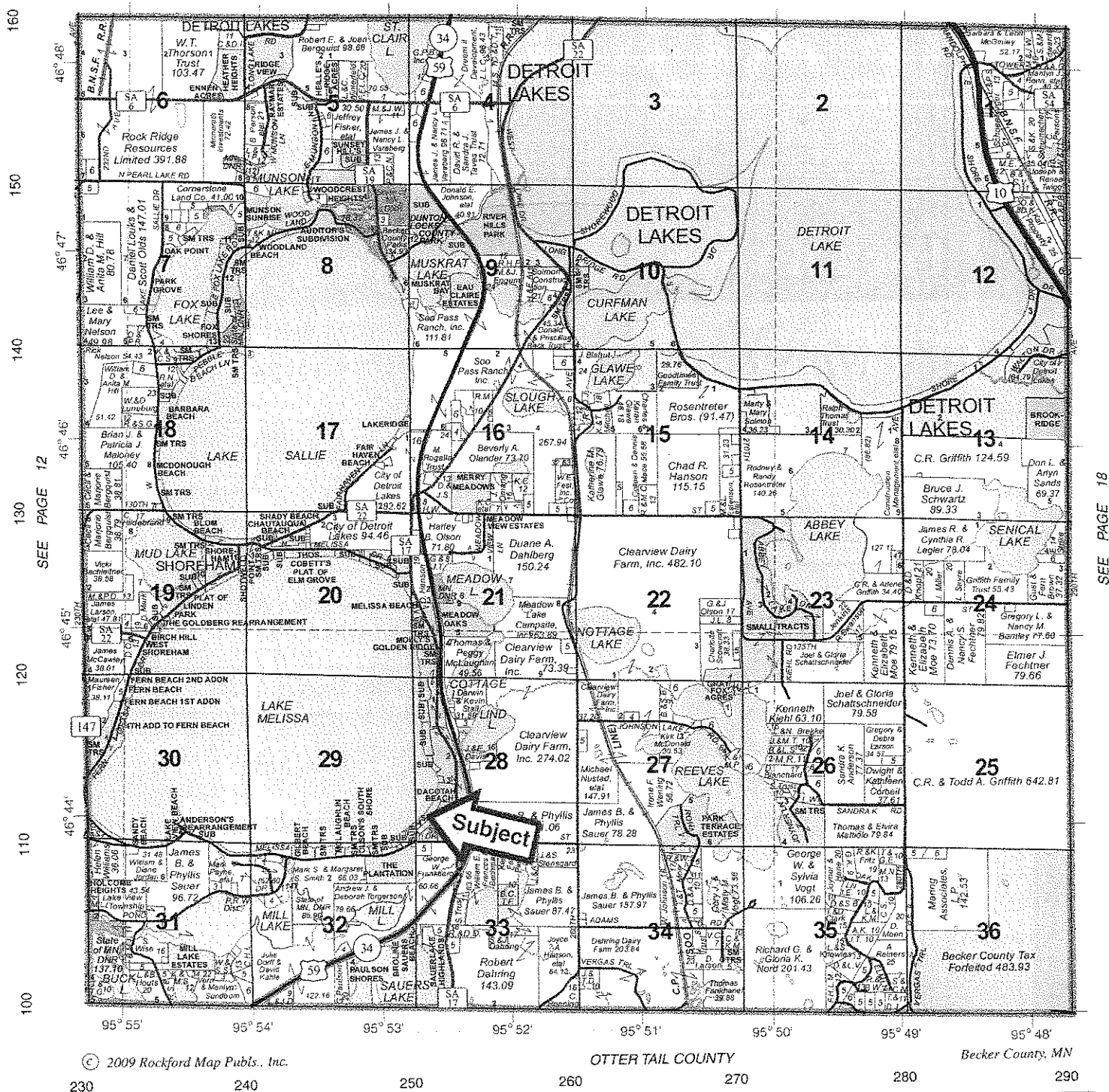
If you have questions about the Project, feel free to call 218-846-7314.

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**







## 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](http://CounselorDetroitLakes.com)










# 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) Kathleen A Nelson LP Last Name \_\_\_\_\_  
Mailing Address 11121 Dahotah Beach Rd City, State, Zip Detroit Lakes MN 56501  
Phone Number 701-361-6903 Project Address: 11121 Dahotah Beach Rd  
Parcel number(s) of property: 191059.000 Sect - Twp - Range: 28-138-41  
Township Name: Becker Legal Description: \_\_\_\_\_

RECEIVED

AUG 03 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:

this project would cover impervious area with a new Bld.  
(garage) 24'x24' plus extra 308 sq ft. of previous area  
would be just a garage. want to put an attached  
garage 12' from Road R.O.W.

### 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) 12 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? 1970'

What is the proposed addition square footage? (2090')

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure? 9

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? yes

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

What is the current percentage of lot coverage? 14.9

What is the proposed percentage of lot coverage? 15.68

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.

Kathleen A Nelson LLP

Printed Name of Landowner or Agent

[Signature]

Signature of Landowner or Agent

8-3-15

Date

(Office Use)

Date Received 8/10/15 Accepted ☒ Rejected [ ] Date 8/18/15

[Signature] Supervising Inspector  
Zoning Administrator

60 day Rule - 10/17/15



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
19.1059.000	14121 Dakota Beach Rd Detroit Lakes MN, 56501		LT 1 BL 1 DAKOTA BEACH

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Melissa	Melissa	Becker		28 - 138 - 41	

Property Owner	Last Name	First Name	Mailing Address	Phone
Kathleen A	Nelson	Self	15670 25 <sup>th</sup> ST SE Amenia ND 58004	701.361-6903
Contractor Name, Lic #	(Biden) Janet chlopek			

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

RECEIVED  
AUG 03 2015  
ZONING

Onsite Water Supply	( ) Deep Well	( <input checked="" type="checkbox"/> ) Shallow Well	Well Depth	15'	
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well					
Onsite Sewage Treatment System					
Type of System	Flowing Tank	Date of Installation	2011-12	Last Date Certified	2011-12
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	Approx 16,000	sq ft	or 367 %	acres	
Water Frontage	98	ft	Bluff	( ) Yes ( <input checked="" type="checkbox"/> ) No	
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. INCLUDE PROPOSED STRUCTURES IN CALCULATION.					
<b>Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.</b>					
Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120	Not Impervious		120
DRIVEWAY	0		120		120
Home & Shed		1970	1970		1970
Other <del>Asphalt</del> + Concrete		300	300		300
Total Impervious Material					2390
Impervious Lot Coverage	2390		149375		14.9
	2400	÷ 16,000	15		15
	Total Impervious	Lot Area			Impervious Coverage Percentage

Topographical Alteration/Earth moving
( ) None ( <input checked="" type="checkbox"/> ) 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.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input type="checkbox"/> Dwelling _____ ft by _____ ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft		\$ _____
Outside Dimension <input type="checkbox"/> Deck/Patio _____ ft x _____ ft <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No		Basement <input type="checkbox"/> Yes <input type="checkbox"/> No    Walkout Basement <input type="checkbox"/> Yes <input type="checkbox"/> No

Attached

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input checked="" type="checkbox"/> Garage <u>24</u> ft by <u>24</u> ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> other _____ ft x _____ ft		\$ <u>22,000</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>10</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>12</u> ft	
Setback to Bluff <u>None</u>	Type of road <u>Black Top (Twp)</u>	
Setback to Wetland <u>None</u>	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>160</u>	Elevation above OHW (Straight vertical distance) <u>None</u>	
Setback to septic tank <u>5'</u>	Setback to drainfield <u>None</u>	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed <u>13'</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.*

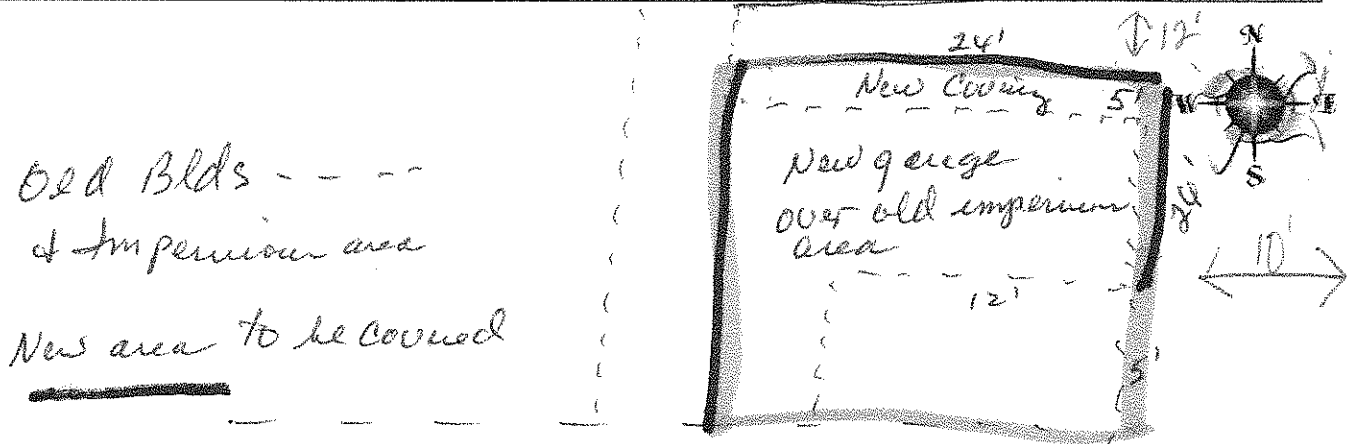
*Roger Neb*  
Signature

8-3-15  
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	



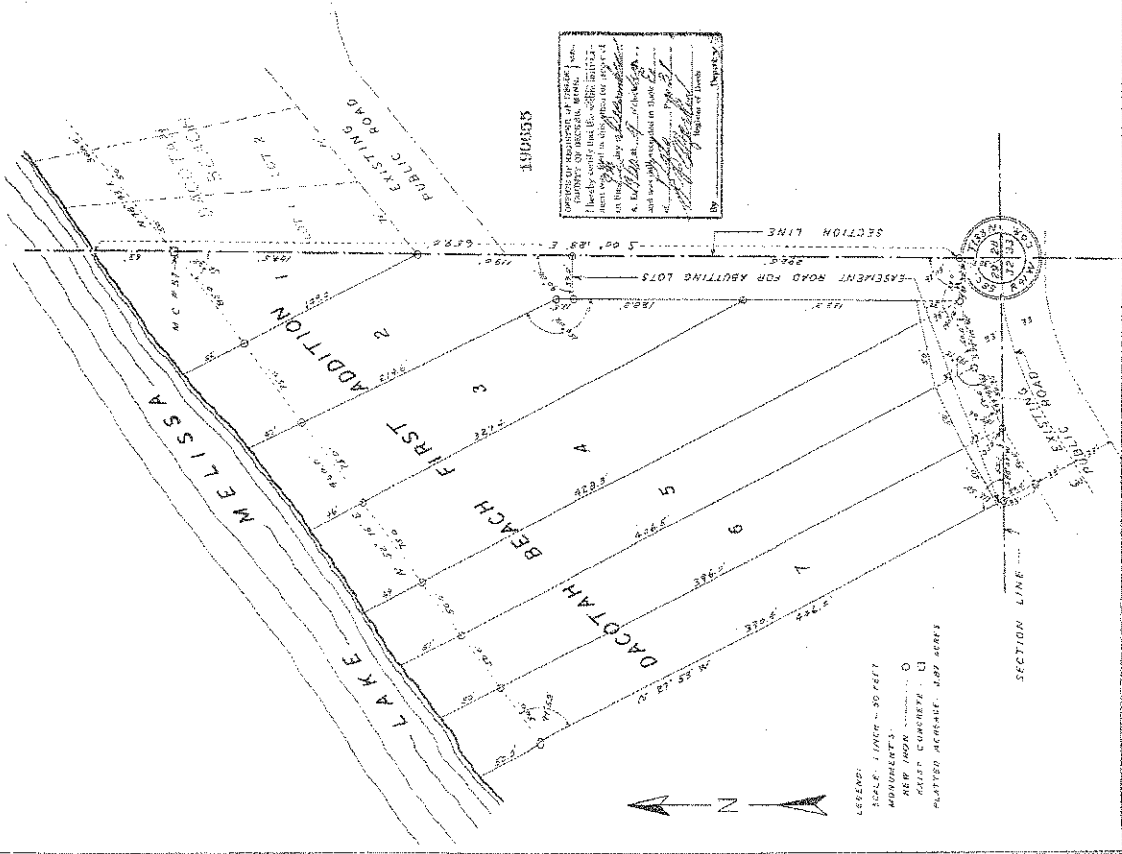
garage would require  
 120 sq ft of pervious area  
 This would put project at 15.68%  
 of property & would be 12'  
 from edge of Twp property

this project would cover 120 sq ft more than old  
 impervious area. would like to cover 288 sq ft  
 for cement driveway in front of garage to Twp road edge  
 this then would be 17.48% of total property  
 Thank you Roger Nelson

**Remember EROSION CONTROL!**

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

# DACOTAH BEACH FIRST ADDITION



BE OF LAND 1944 74, Harold A. Olsen and Owen E. Olsen, husband and wife, owners and proprietors of that certain land in Government Lot One (1) (first, 2nd or 3rd), Section Twenty-nine (29), Township One Hundred thirty-eight (138) North, Range Forty-one (41) West of the Fifth Principal Meridian in Becker County, Minnesota, more particularly described as follows: Beginning at a point on the Section line 30.2 feet North of the Southeast corner of said Section 29; thence running South 87° 30' East 35.0 feet; thence South 77° 14' East 90.0 feet; thence South 84° 07' East 90.75 feet to the Northwest corner of said Section 29; thence South 88° 51' West 95.1 feet along said South line of Section 29; thence North 87° 51' West 90.0 feet, more or less, to the westerly edge of Lake Melissa; thence running along and following the westerly edge in a Northwesterly direction 996.0 feet, more or less, to a point on the West line of said Section 29; thence running North 00° 25' East 693.0 feet, more or less, to the point of beginning.

Have caused the said land to be surveyed and plotted into acres (1) lots to be known as DACOTAH BEACH FIRST ADDITION and have designated a strip of land along the existing public road and abutting North to the South line of Lot 2 of the within plat as a truck easement to provide ingress and egress for abutting lots as shown on this plat.

IN WITNESS WHEREOF, we have caused this plat to be signed this 28th day of October, A. D. 1954.

WITNESSES  
Harold A. Olsen  
Owen E. Olsen  
 Owners of said land

STATE OF MINNESOTA,  
 COUNTY OF BECKER,  
 34  
 On this 28th day of October, A. D. 1954, before me, the County Auditor, it came for said County, personally appeared Harold A. Olsen and Owen E. Olsen, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Harold A. Olsen  
Owen E. Olsen  
 Owners of said land

I, SURVEYOR CERTIFY that I made the survey of DACOTAH BEACH FIRST ADDITION in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monuments for corners of these surveys have been correctly placed on them, that the suitable boundary lines are correctly designated, that the topography of the land is correctly shown and that there are no wet lands.

A. D. 1954  
 Surveyor

Subscribed and sworn to before me this 28th day of October, A. D. 1954.

Harold A. Olsen  
Owen E. Olsen  
 Owners of said land

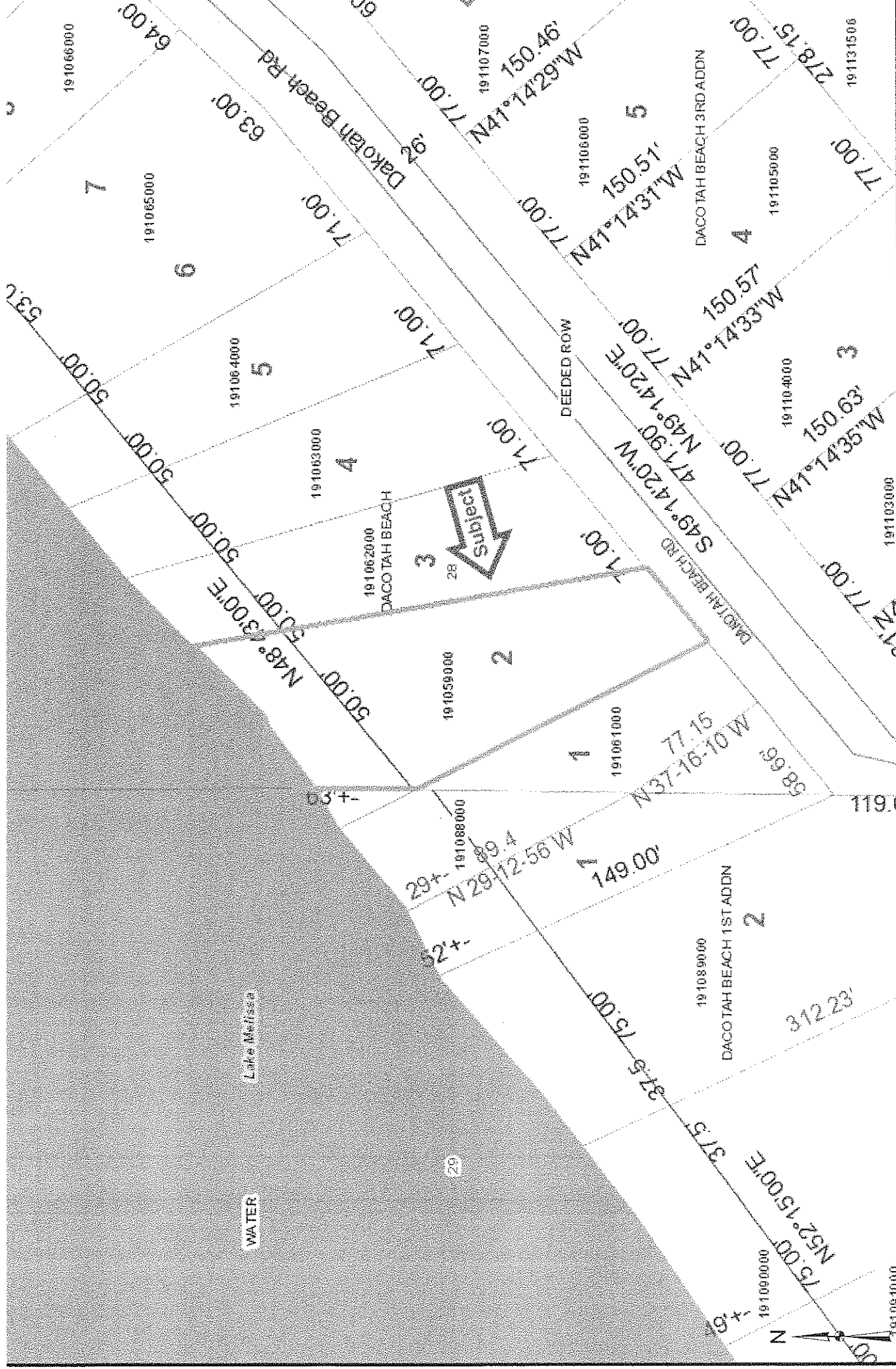
The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 28th day of November, A. D. 1954.

Matthew H. Hoyer  
 Chairman of County Board

STATE OF MINNESOTA,  
 COUNTY OF BECKER,  
 35  
 I hereby certify that I have filed this plat in the office of the County Auditor, Becker County, Minnesota, this 28th day of November, A. D. 1954.

Matthew H. Hoyer  
 Chairman of County Board





Becker County



<p>These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.</p>	<p>1:749</p> <p>Date: 8/24/2015</p> <p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>
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These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:749

Date: 8/24/2015

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

Becker County





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, September 10, 2015 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

**APPLICANT:** Victor & Jean Rolle  
11786 Ravenswood Beach Road  
Detroit Lakes, MN 56501

**Project Location:** 11786 Ravenswood Beach Road,  
Detroit Lakes

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct a garage twelve (12) feet from the rear property line instead of the required twenty (20) feet due to the depth of the garage.

**LEGAL LAND DESCRIPTION:** Tax ID number: 191713001

Lake Melissa

PART OF LOT 15 LYING E OF LOTS 7-10 & E OF N1/2 OF LOT 11, RAVENSWOOD 2ND ADD; 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](mailto:zoning@co.becker.mn.us)**

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

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

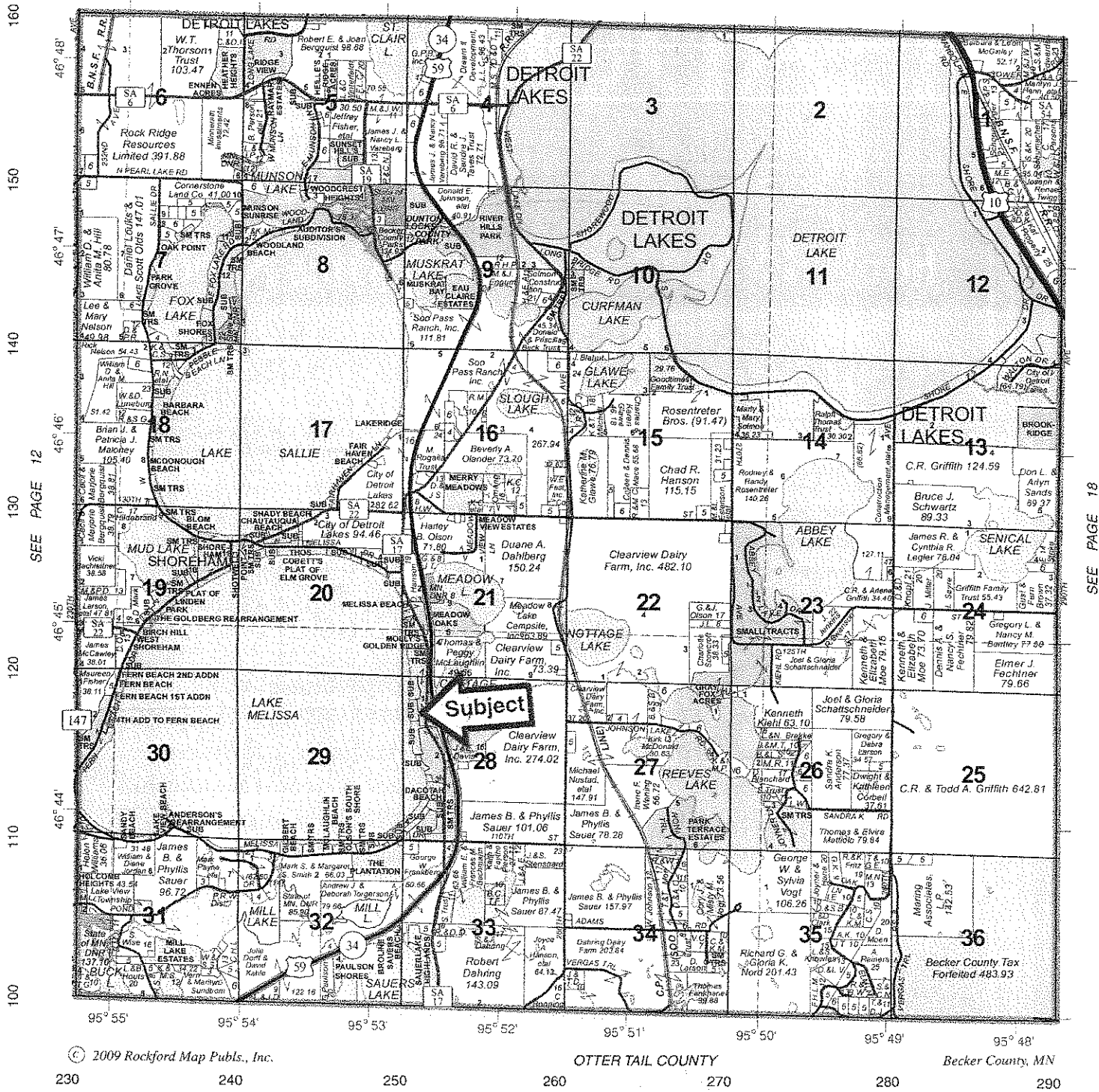
**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

# LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32



## Counselor

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

## MIKE RING

ABR, CRS, GRI, Broker

CRS

GRI

ABR





# BECKER COUNTY PLANNING & ZONING

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

## VARIANCE APPLICATION

19171-300.1

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) VICTOR + JEAN Last Name ROLLE  
Mailing Address 11786 Ravenswood Rd City, State, Zip Detroit Lakes MN 56501  
Phone Number 218-847-9138 Project Address: \_\_\_\_\_  
Parcel number(s) of property: 19.1713.001 Sect - Twp - Range: 28-138-041  
Township Name: Lake View Legal Description: Ravenswood 2nd ADN  
subdivision CD 19086 Part of Lot 15 Lying E of Lots 7-10  
and E of N 1/2 of Lot 11

### 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 variance of 11-12 ft. on back setback  
on back property line  
Note small angle in road 22 ft set back on  
front property line - allowance needed

### 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) appx 12 feet  
☒ Lot Line Back Lot Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft %

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

(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	

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

What is the proposed addition square footage? 624 sq ft

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

What is the proposed height of the structure? 13'

Is there a basement to the structure? no

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? 11.250'

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 [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.

Victor J. and Jean D. Rolle

Printed Name of Landowner or Agent

Victor J. Rolle Jean D. Rolle August 10, 2015  
Signature of Landowner or Agent Date

(Office Use)

Date Received 8/10/15 Accepted [X] Rejected [ ] Date 8/18/15

Heidi Moltzen Supervisor of Inspectors  
Zoning Administrator

60 day Rate - Oct 17, 2015

← 7-8-9

Lot 10

N<sup>1</sup>/<sub>2</sub> Lot 11

Stake

60'

Pin

12'

24

14'

22'

34

12

24

center of angle

(this line to front of garage)  
to the south

60'

Pin

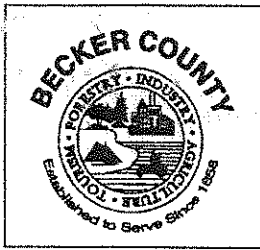
12'

80'

Road 16' (8')

ROAD





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

PARCEL	
APP	SITE
YEAR	
SCANNED	

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
191713001			Part of Lat 15

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Lake Melissa	GD	Lakeview	28	138	41

Property Owner	Last Name	First Name	Mailing Address	Phone
Victor and Sean Rolle			11786 Ravenswood Beach Road Detroit Lakes MN 56501	
Contractor Name Lic #				218-847-7138

**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 checked="" type="checkbox"/> Other Apron	<input type="checkbox"/> Non Conforming Replacement (identify)	

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

**Onsite Water Supply** ( ) Deep Well ( ) Shallow Well Well Depth no well - no septic  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

**Onsite Sewage Treatment System**  
Type of System \_\_\_\_\_ Date of Installation \_\_\_\_\_ Last Date Certified \_\_\_\_\_  
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 11,250 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	12 x 20	240	Shed	10 x 18	180
Garage	24 x 24	576	Shed	9 x 9	81
Apron	2 x 24	48			
			<b>Total Impervious Material</b>		

Impervious Lot Coverage  $\frac{1125}{11250} = .01 \times 100 = 1.0\%$   
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.

RECEIVED

AUG 10 2016

ZONING



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		Cost of Project
(X) Garage <u>24</u> ft by <u>24</u> ft ( ) Storage Shed ____ ft x ____ ft ( ) Fence ____ ft long x ____ high (X) Other <u>Apron</u> <u>2</u> ft x <u>24</u> ft		
Outside Dimension ( ) Addition to existing structure ____ ft x ____ ft ( ) Fence ____ ft x ____ ft		
Setback to Lot Line <u>46</u> ft & Rear Lot Line <u>12</u> ft	Setback to Road Right of Way <u>21</u> ft	\$ <u>11,520</u>
Setback to Bluff _____	Type of road <u>Township</u>	
Setback to Wetland _____	Is wetland protected ( ) Yes ( ) No	
Setback to OHW (straight horizontal distance) <u>X Rd</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change ( ) Yes ( ) No	Maximum height proposed <u>13</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*	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

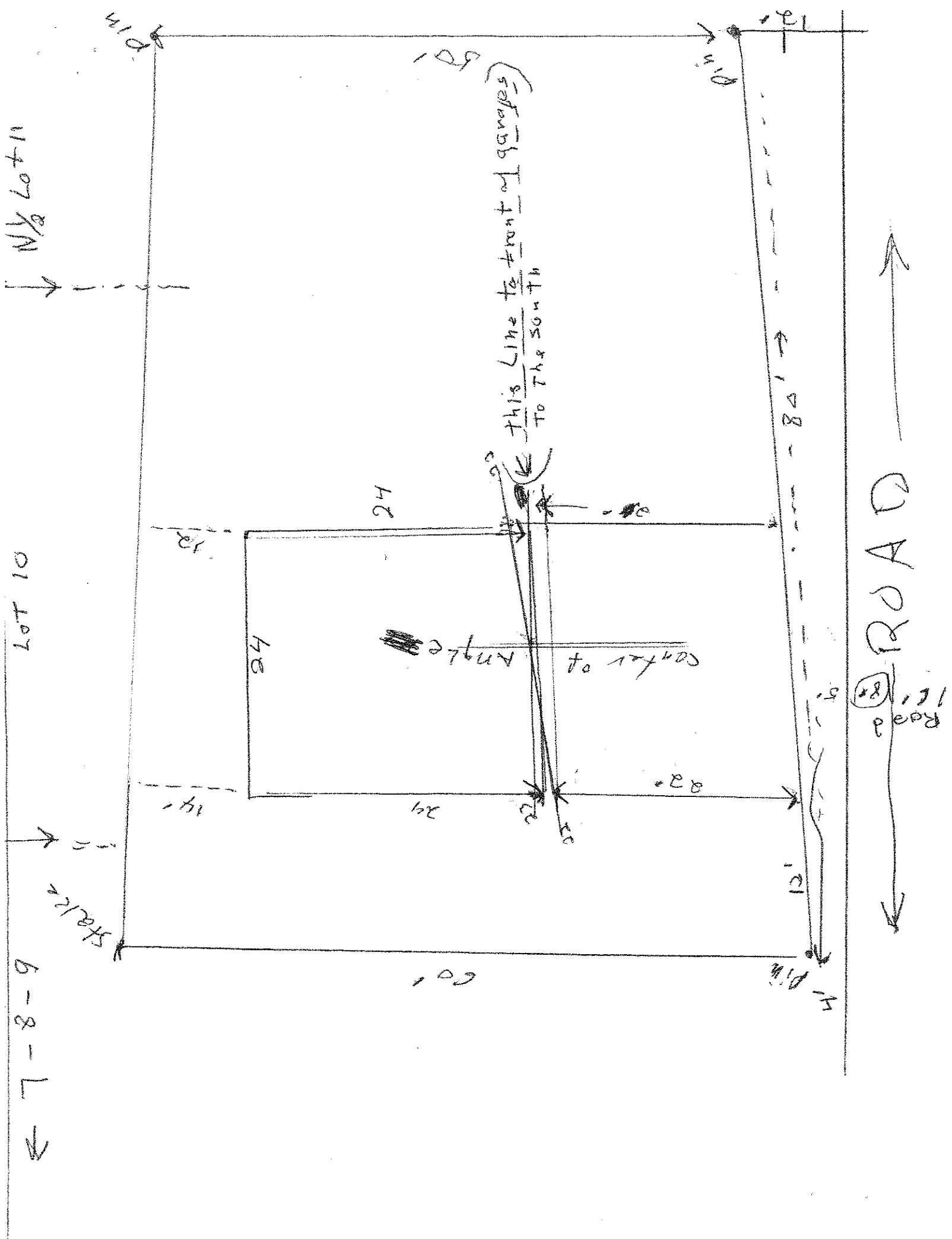
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

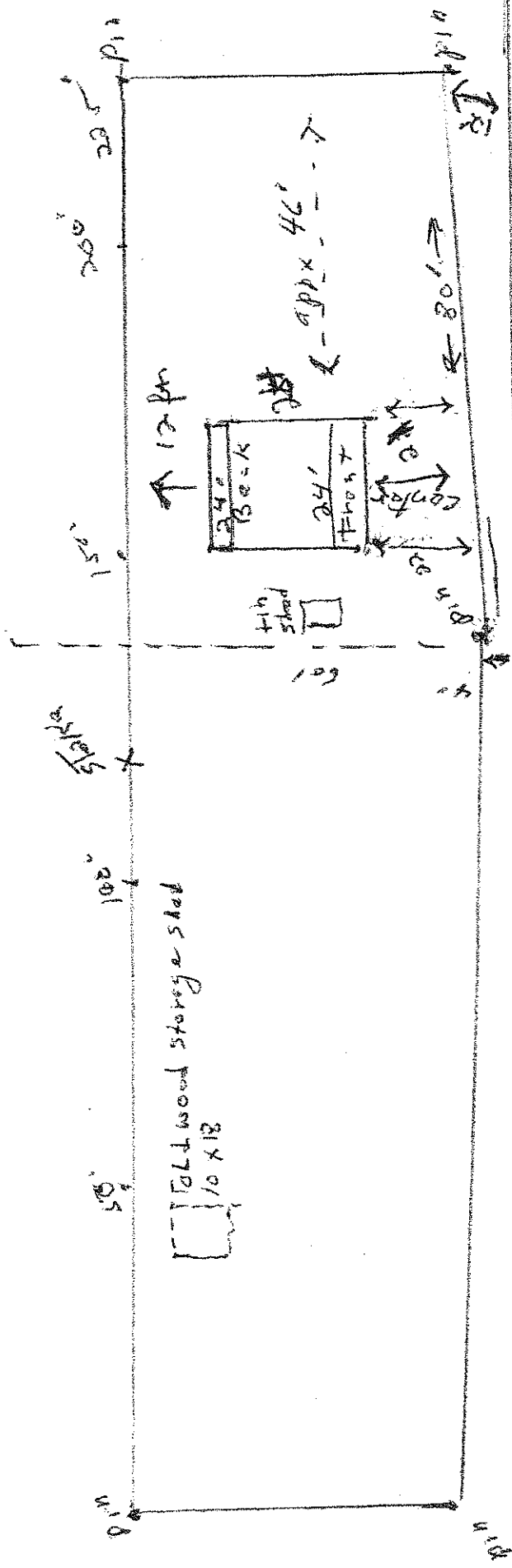
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland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

Nathan J. Rolle  
Signature  
Jean D. Rolle

August 10, 2015  
Date

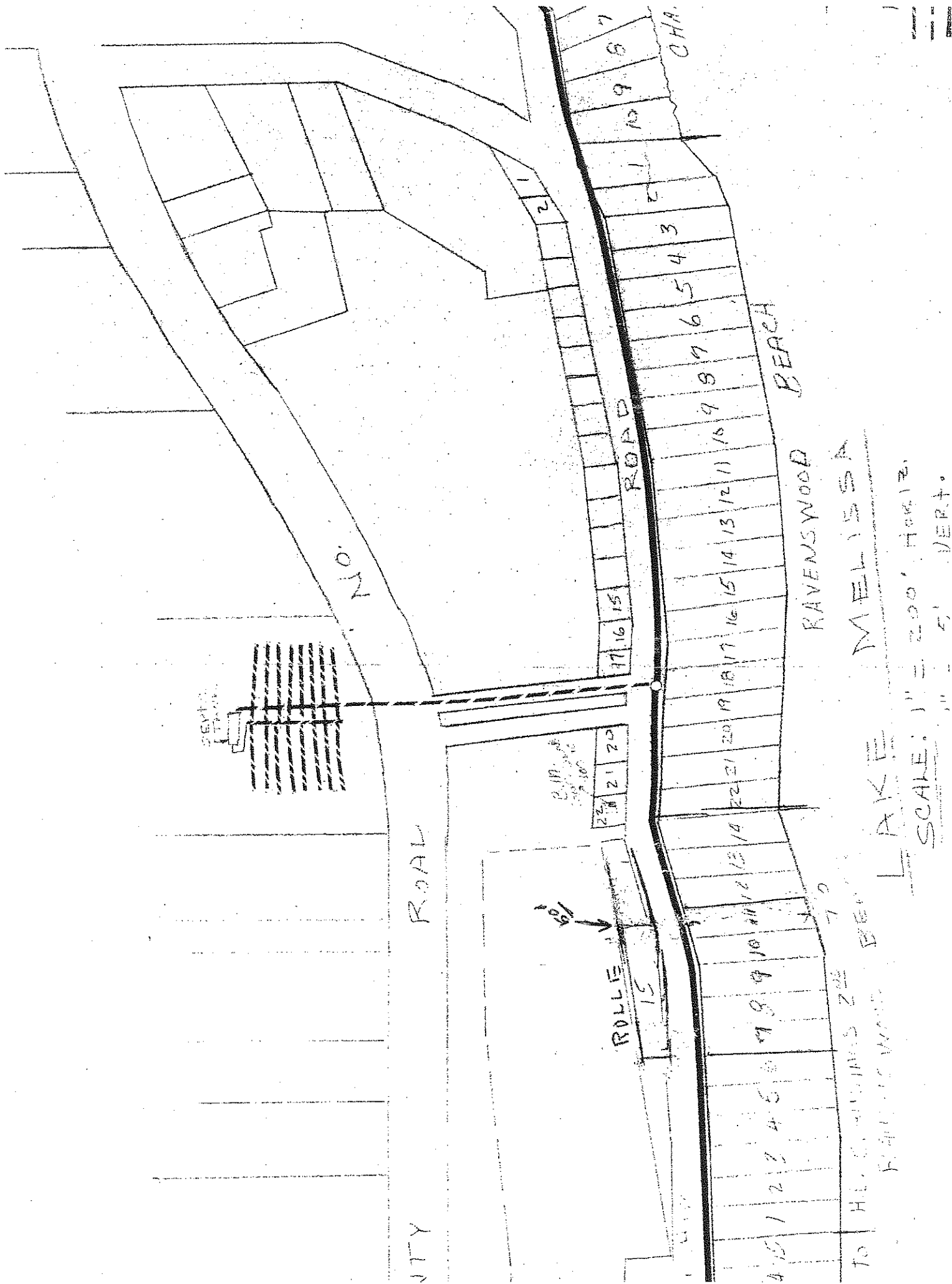
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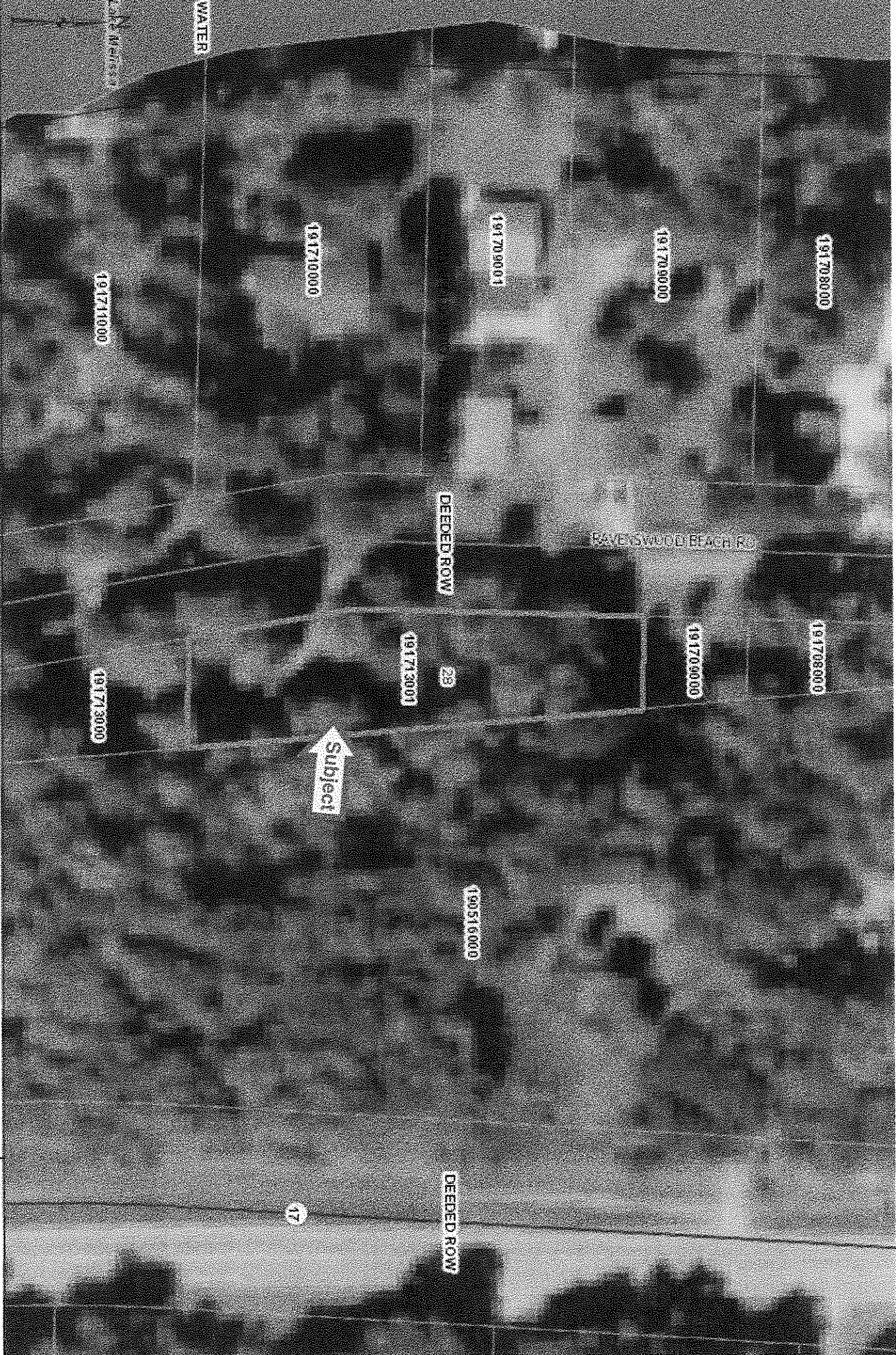
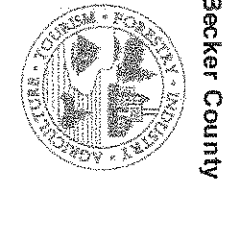
# ROAD - Ravenswood Beach

- Request variance of 12' pending angle of Rd. on back Lot Line
- Keeping New garage in line with 4 garages to the South
- Woodward Survey (7-22-15) property corners



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

1:749	
Date: 8/24/2015	





# 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, September 10, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

**APPLICANT:** Stein Properties, LLC  
P O Box 324  
Osage, MN 56570

**Project Location:** 54485 State Hwy 34

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct a storage shed twenty (20) feet from the side property line instead of the required fifty (50) feet from an industrial property line that abuts of a different zoning district due to the topographical layout of the property.

#### **LEGAL LAND DESCRIPTION:** Tax ID number: 210292000

PT NE1/4 OF NW1/4: COMM NE COR TH S 120.12', TH W 386.10' AL SLY ROW MN TRK HWY 34, TH WLY 101' TO POB; TH ELY 286.14', E 19.48', S 130.86', E 181.50' TO E LN NE1/4 NW1/4, S 519.36' W 250', N 160', W 247.09', NW 70.63', N 156.94', NE 99.75', TH N 200' TO POB REF: 21.0293.000; Section 29, TWP 140, Range 36, Osage Township.

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

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

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

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

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

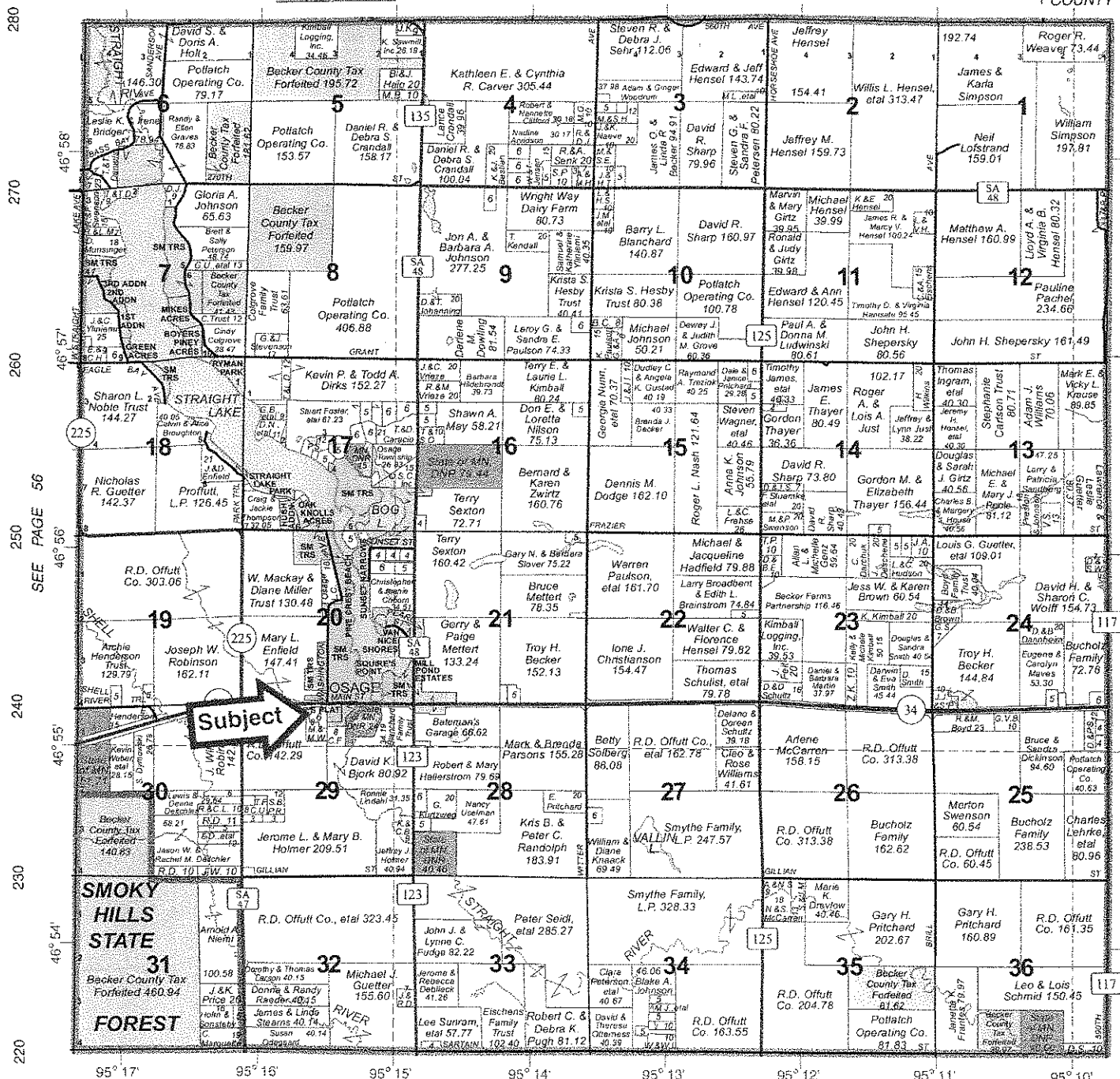


# OSAGE

# T.140N.-R.36W.

SEE PAGE 74

HUBBARD COUNTY





# 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) Stein Properties LLC Last Name \_\_\_\_\_

Mailing Address PO Box 324 City, State, Zip Osage, MN 56570

Phone Number 218-573-3131 Project Address: 54485 State Hwy 34 Osage

Parcel number(s) of property: 21.0292.000 Sect - Twp - Range: Sect 29 Twp 140

Township Name: Osage Legal Description: PT NE 1/4 of NW 1/4 Comm

NE COR TH S 120.12' TH W 386.10' AL SLY ROW MN TRX HWY 34 TH WLY 101' TO POB TH  
ELY 296.14' E 19.48' S 130.81' E 188.50' to E LN NE 1/4 NW 1/4 S 579.36' W 250' N 140' W 247.09' NW 1/4 63'  
N 156.94' NE 71.75' TH N 200' TOP

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

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

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

Setback must include decks and patios, current and proposed.

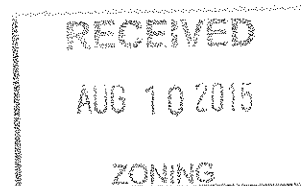
- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) \_\_\_\_\_ feet  
☒ Lot Line Proposed Distance (setback) 20' feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft  
\_\_\_\_\_ %

Please provide a brief description detailing the above variance request:

We would like to be able to push the new building back 20 feet due  
to the topographical layout of the property.

- 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? 4160

PARCEL	
APP	Variance
YEAR	2012

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

What is the proposed height of the structure? 16'

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? NO

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

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 [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.

Steven Rachel  
Printed Name of Landowner or Agent

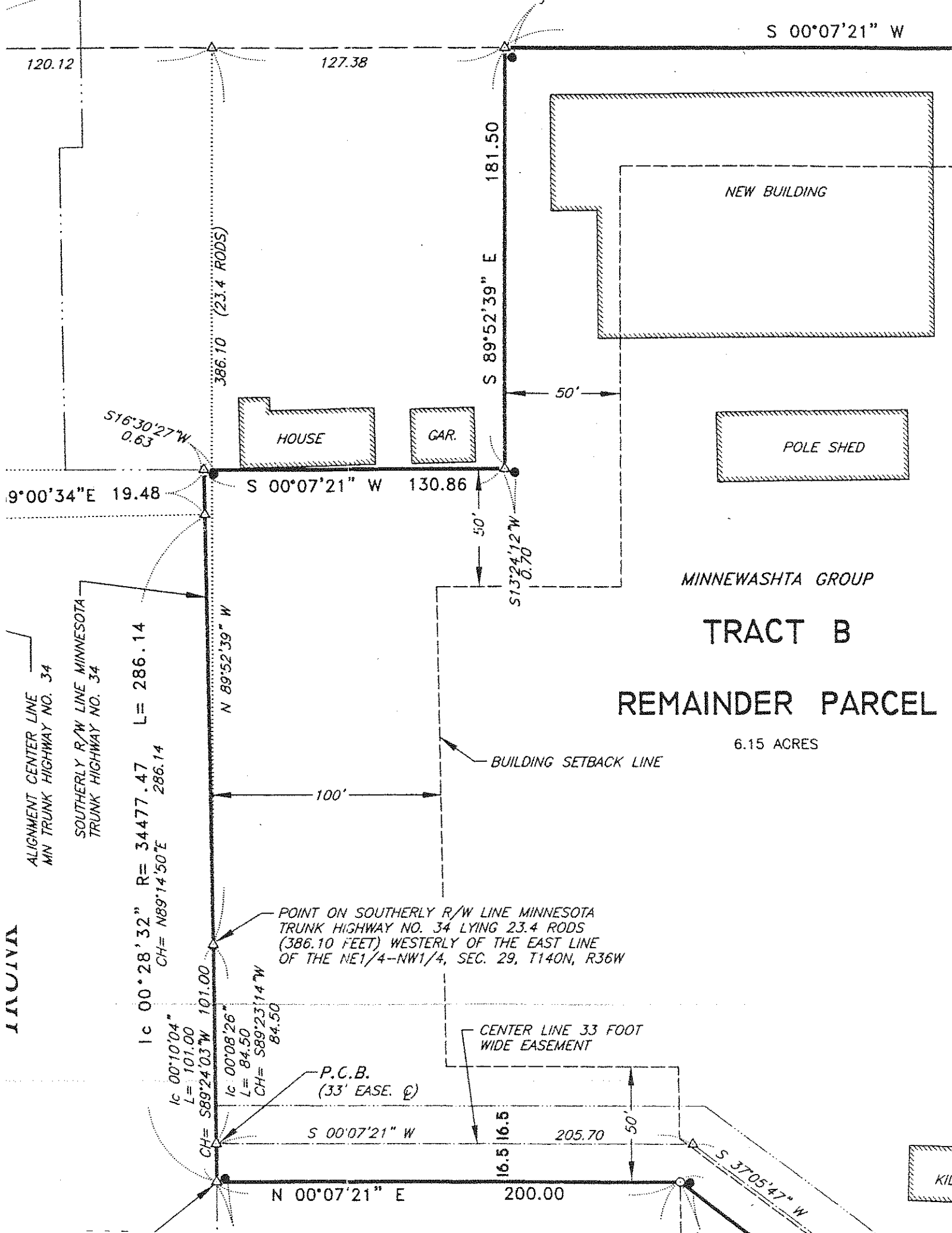
Steven Rachel  
Signature of Landowner or Agent

8/10/15  
Date

(Office Use)  
Date Received 8/4/15 Accepted ☒ Rejected [ ] Date 8/8/15

Hepi Mottz Supervisory Inspector  
Zoning Administrator

60 day Rule - 10/17/15



S 00°07'21" W

120.12

127.38

181.50

NEW BUILDING

50'

POLE SHED

S16°30'27"W  
0.63

HOUSE

GAR.

9°00'34"E 19.48

S 00°07'21" W 130.86

50'

S13°24'12"W  
0.70

MINNEWASHTA GROUP

TRACT B

REMAINDER PARCEL

6.15 ACRES

BUILDING SETBACK LINE

100'

ALIGNMENT CENTER LINE  
MN TRUNK HIGHWAY NO. 34  
SOUTHERLY R/W LINE MINNESOTA  
TRUNK HIGHWAY NO. 34  
L= 286.14  
CH= N89°14'50"E  
286.14

Ic 00°28'32" R= 34477.47 L= 286.14  
CH= N89°14'50"E 286.14

POINT ON SOUTHERLY R/W LINE MINNESOTA  
TRUNK HIGHWAY NO. 34 LYING 23.4 RODS  
(386.10 FEET) WESTERLY OF THE EAST LINE  
OF THE NE1/4-NW1/4, SEC. 29, T140N, R36W

Ic 00°10'04" L= 101.00  
CH= S89°24'03"W 101.00

Ic 00°08'26" L= 84.50  
CH= S89°23'14"W 84.50

P.C.B.  
(33' EASE. @)

CENTER LINE 33 FOOT  
WIDE EASEMENT

S 00°07'21" W

205.70

50'

N 00°07'21" E

200.00

S 37°05'47" W

KIL



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
21.0292000	54485 State Hwy 34 Osage MN		PT NE 1/4 of NW 1/4 Comm N

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
		Osage	29	140	36

Property Owner	Last Name	First Name	Mailing Address	Phone
Stein Properties LLC			50081 St. Hwy 225 Ponsford MN 56575	218-573-3131 Steve Heidt
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 type="checkbox"/> Detached Garage	<input checked="" 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 \_\_\_\_\_ 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 ☒

Lot Area \_\_\_\_\_ sq ft or 6.15 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 On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Ex: Patio	10 x 12	120			
DRIVEWAY					
			Total Impervious Material		

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

Impervious Coverage Percentage 8-10-15

**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  
JUL 17 2015  
ZONING

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		Cost of Project
( ) Garage ____ ft by ____ ft (X) Storage Shed <u>40</u> ft x <u>60</u> ft ( ) Fence ____ ft long x ____ high ( ) Other ____ ft x ____ ft		\$ <u>18,000</u>
Outside Dimension ( ) Addition to existing structure ____ ft x ____ ft ( ) Fence ____ ft x ____ ft		<u>24,000</u>
Setback to Lot Line <u>30</u> ft & Rear Lot Line <u>20</u> ft	Setback to Road Right of Way <u>600+</u> ft	Fee
Setback to Bluff _____	Type of road <u>State Hwy</u>	Schedule
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 <u>16'</u> # of Stories <u>1</u>	
Bathroom proposed ( ) Yes (X) No	Sleeping Quarters proposed ( ) Yes (X) No	
<b>*Garages and storage sheds cannot contain amenities for independent human habitation</b>		

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 _____	
<b>*Sleeping facilities or water supplies are not permitted in these structures</b>	

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.

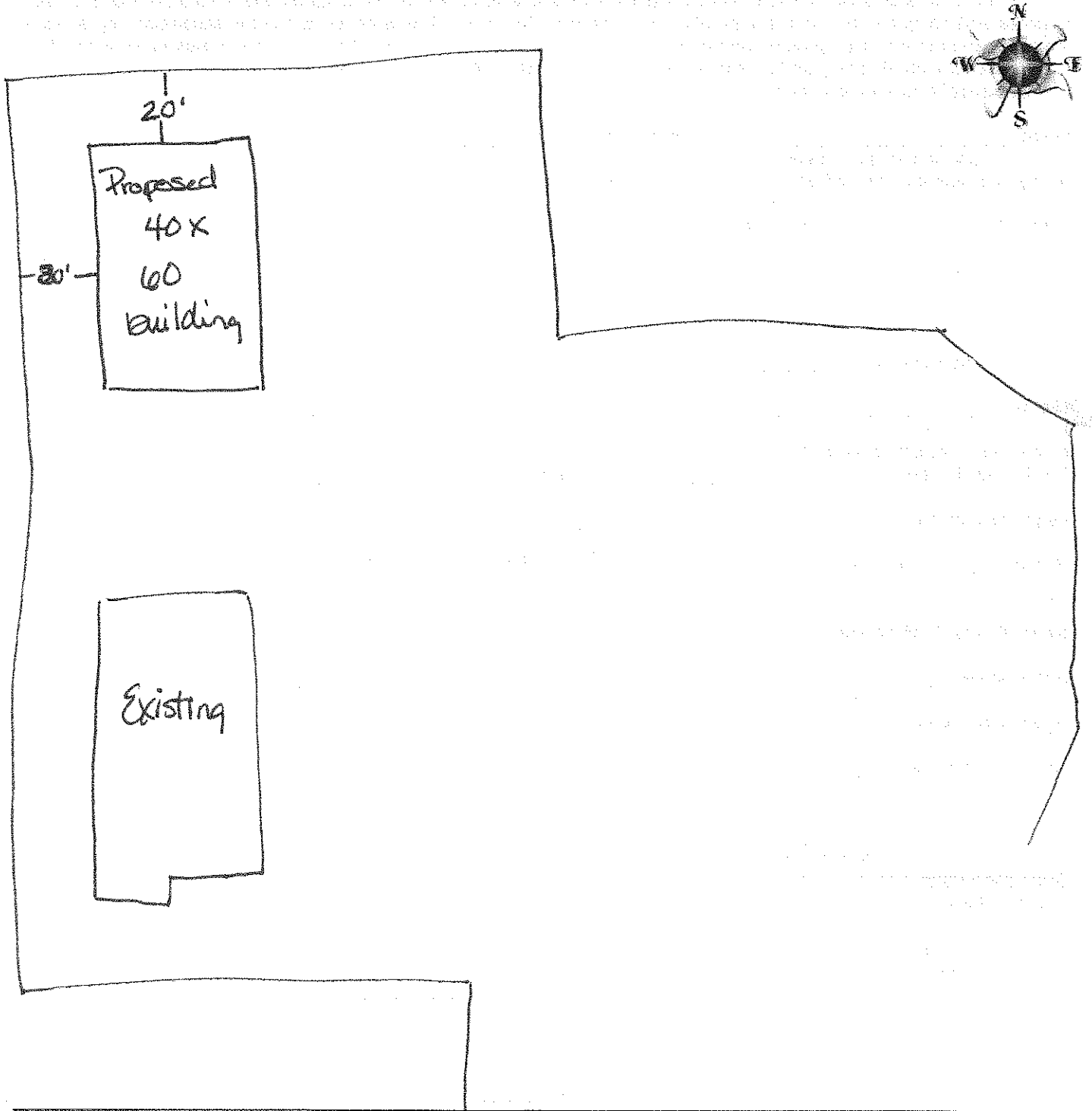
Signature

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.

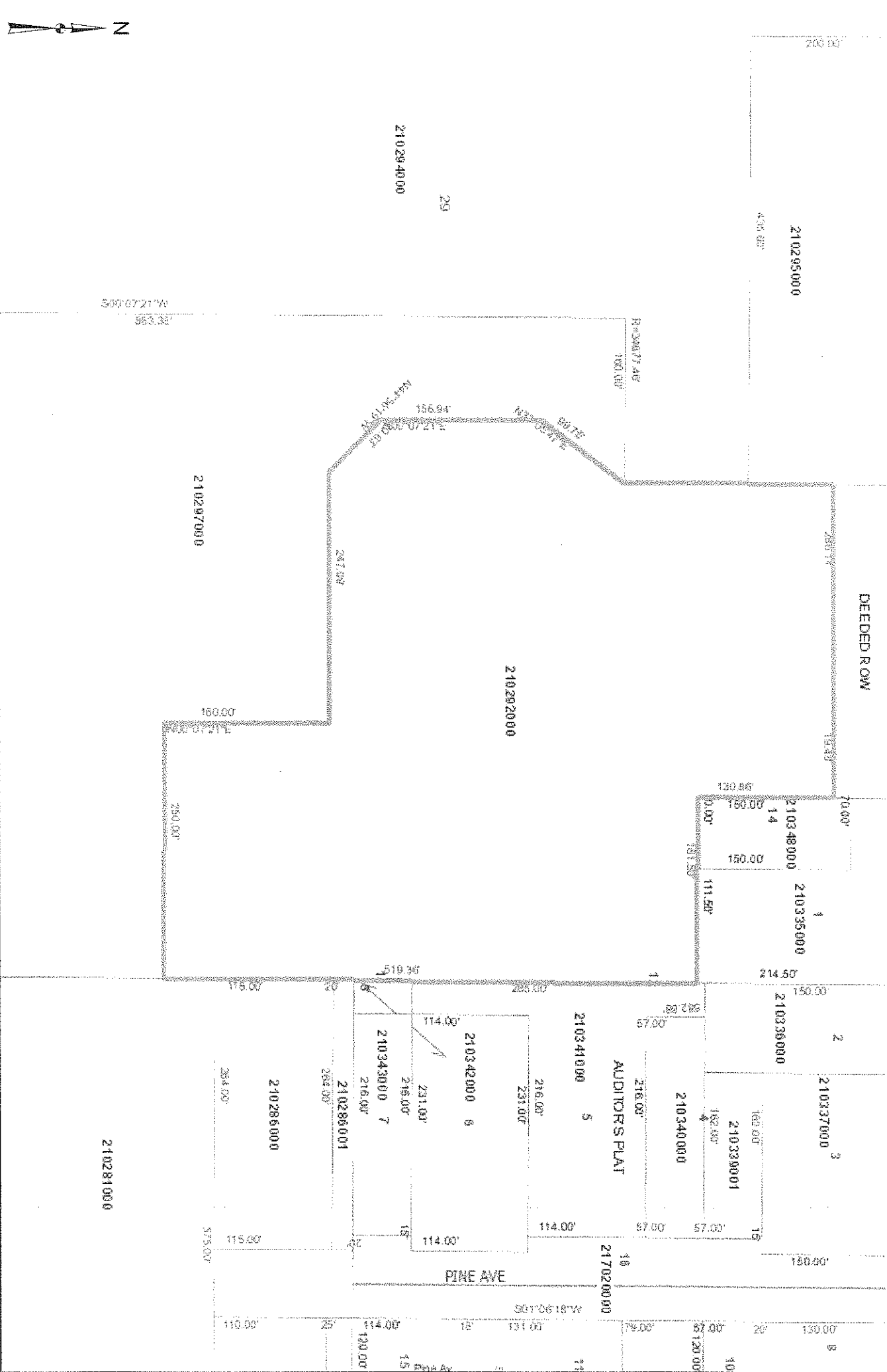
PARCEL	
APP	SITE
YEAR	



**Remember EROSION CONTROL!**

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

**Becker County**





# Becker County





# 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, September 10, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

**APPLICANT:** Jan Morin  
P O Box 310  
Pembina, ND 58271

**Project Location:** East Arrow Lake Road, Audubon

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct a dwelling and garage one hundred (100) feet from the ordinary high water mark of the lake and forty-eight (48) feet from the centerline of the road due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 170633000 Arrow Lake  
LOT 12; Block 3, BLUE WATER BAY, Section 19, 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](mailto:zoning@co.becker.mn.us)**

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

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

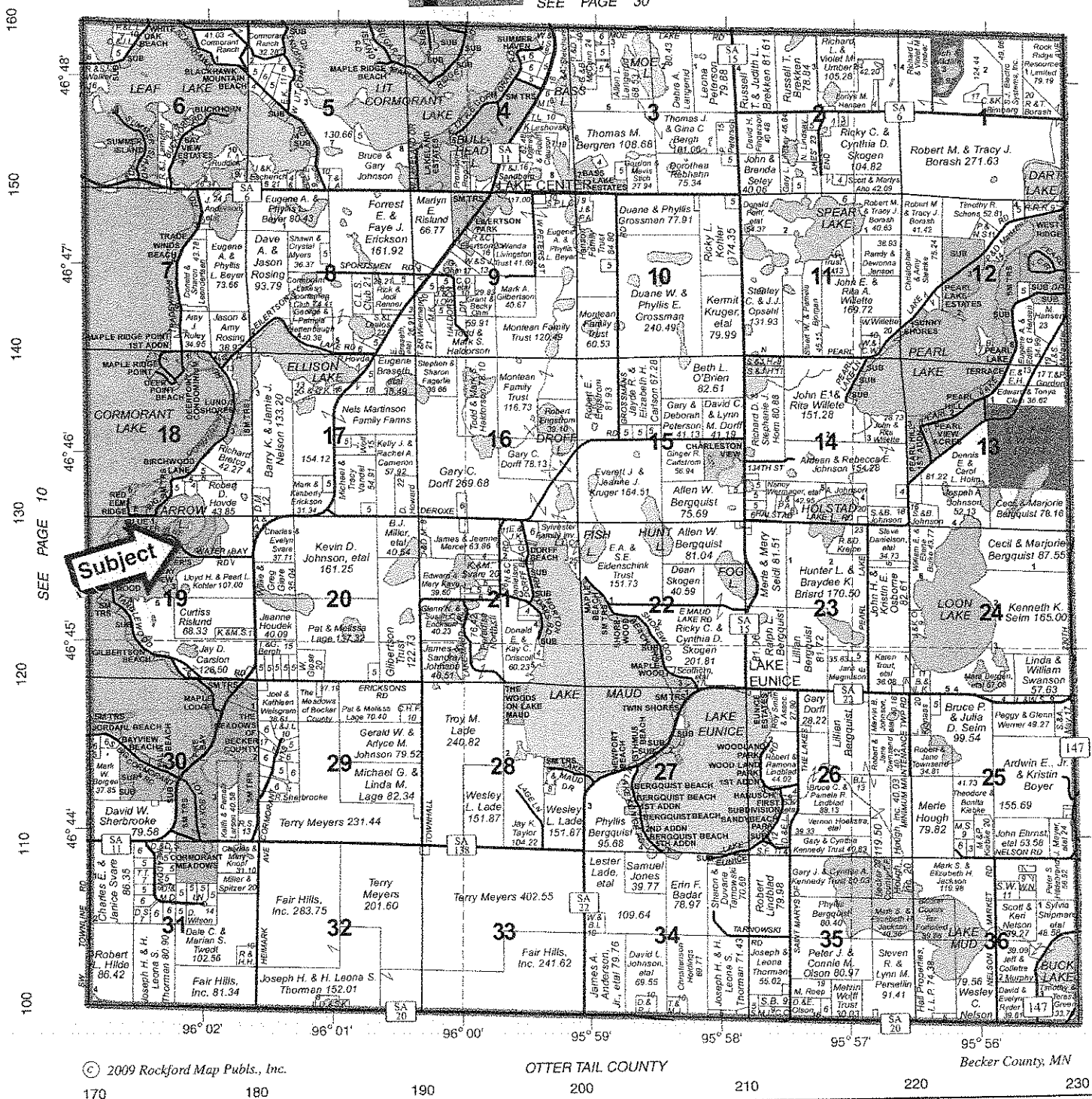
**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



# LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



**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](mailto:rjcarr121@hotmail.com)



**Dick Carr**  
Broker / Agent





# 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) Jan Last Name Morin  
Mailing Address PO Box 310 City, State, Zip Pembina, ND 58271  
Phone Number (612) 968-0260 - cell Project Address: East Arrow Lake Rd.  
701-825-5611 (work) Parcel number(s) of property: 17.0633.000 Sect - Twp - Range: S19/T138/R042  
Township Name: Lake Eunice Legal Description: Lot 12, Block 003, Sect 19  
Twp-138, Range 042, Blue Water Bay, Property ID R17.0633.000

### 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)?

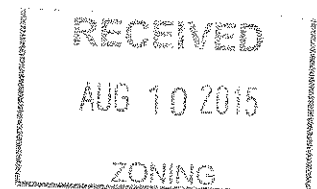
#### Setback must include decks and patios, current and proposed.

☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 100' feet ~~0'~~  
☐ Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
☒ Road Right of Way (ROW) Proposed Distance (setback) 48 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:

There is no address for this lot yet. It is at the intersection of E. Arrow Lake Rd & Blue Water Bay Rd.  
It is an irregular shaped lot that was platted out many years ago. I want to build a 28x34 garage and later on  
a home with a footprint of roughly 32x38. If approved it will be a 2 story home with a tuck-under garage. Since  
I have no other alternatives I will need to ask for a variance for the road & lake setbacks  
requirements.

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



(CONTINUED ON BACK OF PAGE)

PARCEL	
APP	Variance
YEAR	2012

What is the current square footage of the structure? No structures yet

What is the proposed addition square footage? 1600 SF

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

What is the proposed height of the structure? 30'

Is there a basement to the structure? NO

Will the proposed addition have a basement? yes

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? 0

What is the proposed percentage of lot coverage? 2.5

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

I have plenty of width on the lot, but not sufficient depth to build on the lot without a variance.

#### 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.

Jan E. Morin

Printed Name of Landowner or Agent

[Signature]  
Signature of Landowner or Agent

August 3, 2015

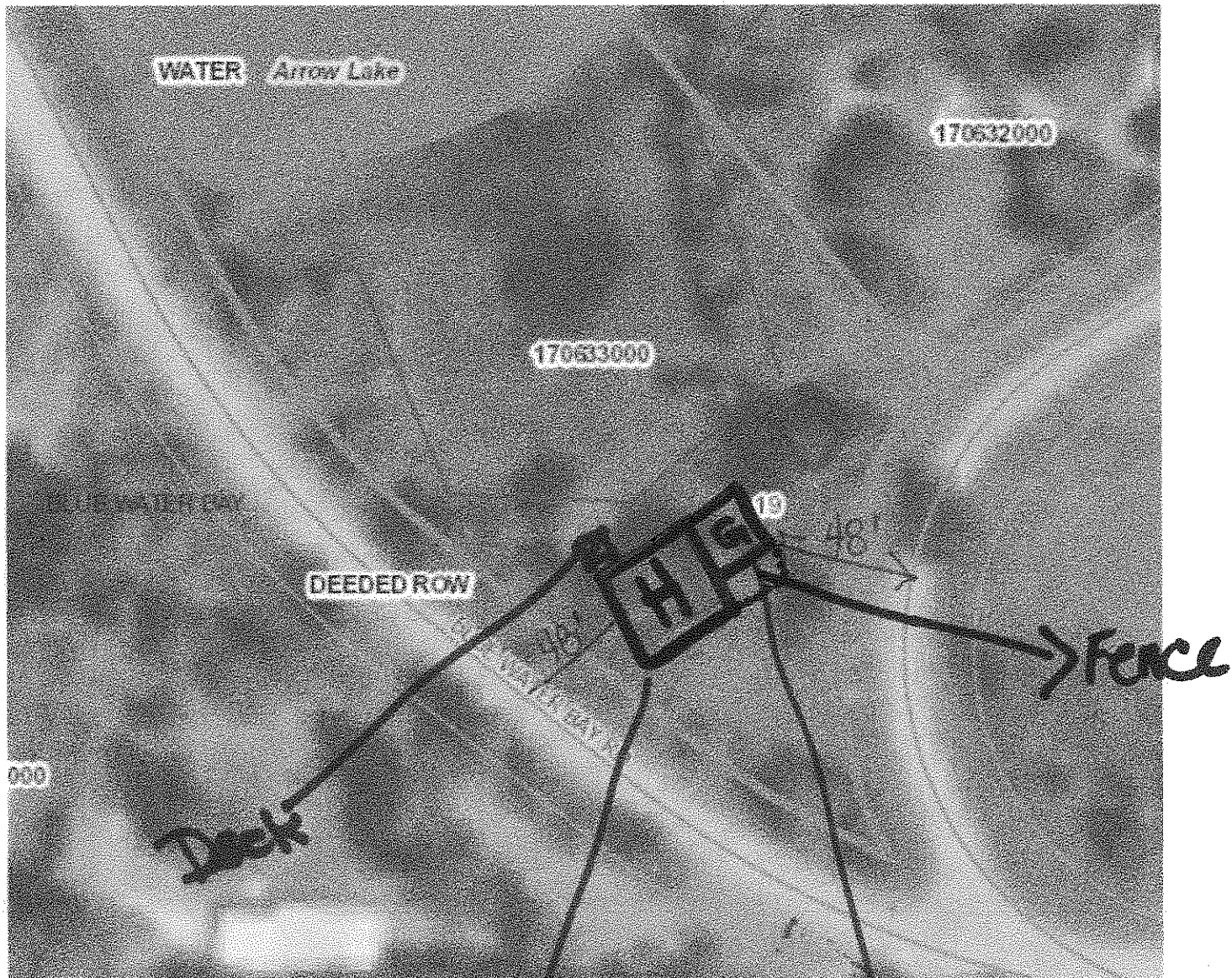
Date

(Office Use)

Date Received 8/10/15 Accepted ☒ Rejected ☐ Date 8/8/15

[Signature] Supervisor of Inspections  
Zoning Administrator

60 day Rule - 10/17/15



Structures  
approximately  
48' off of  
centerlines

32x32  
2 story House  
with full  
basement &  
tuck-under  
Storage

Attached  
Garage  
28x24

ARROW  
(WATER ELEVATION 1351.65 M.S.L. ON MAY 5, 1970)

LAKE

MEANDER LINE:  
ELEV. 1354.0 BASED ON  
1912 M.S.L. DATUM

$\Delta=03^{\circ}01'35''$   
 $R=471.83'$   
 $T=12.47'$   
 $L=24.95'$

$\Delta=20^{\circ}44'47''$   
 $R=471.83'$   
 $T=86.36'$   
 $L=170.85'$

$\Delta=16^{\circ}57'55''$   
 $R=202.64'$   
 $T=30.22'$   
 $L=60.00'$

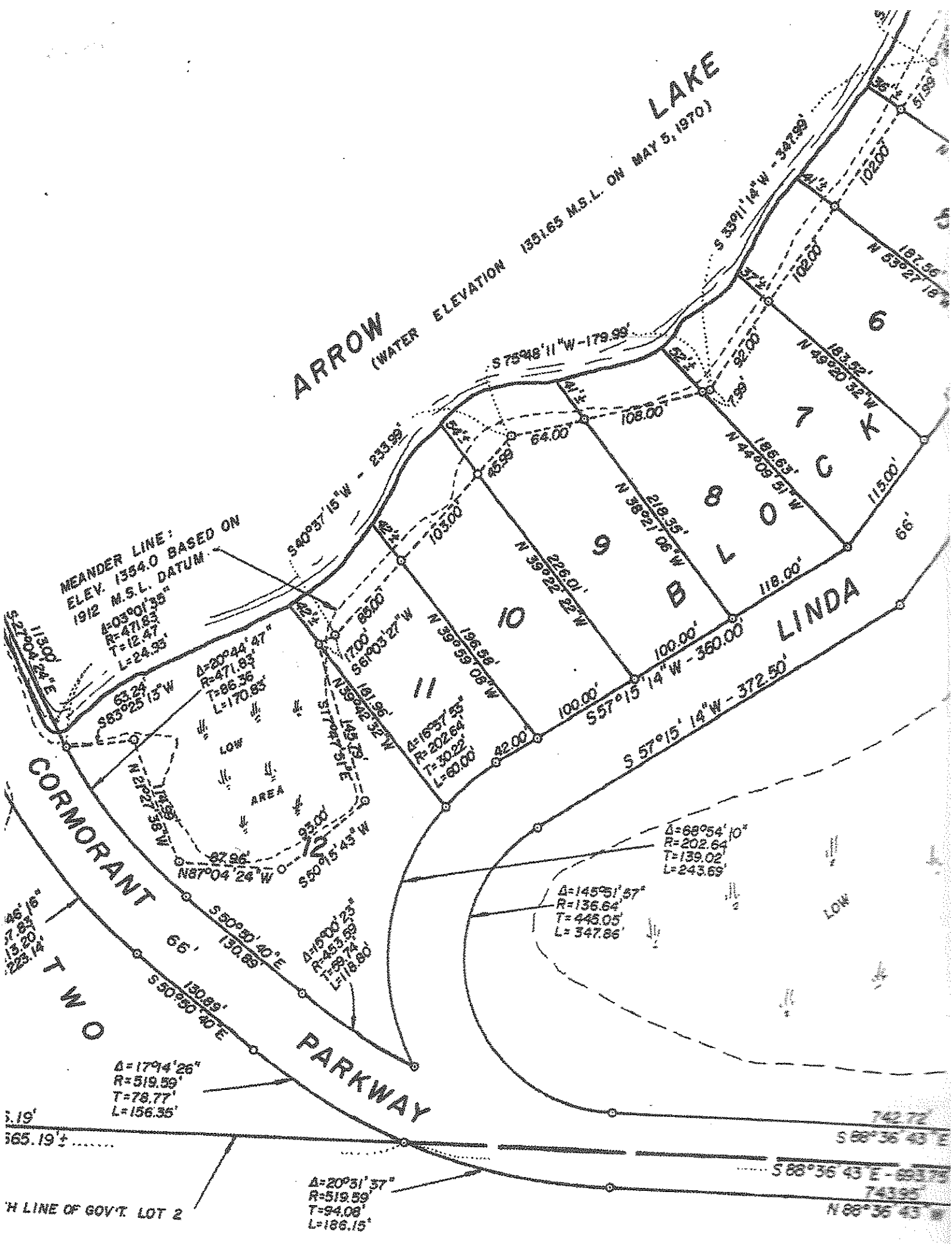
$\Delta=68^{\circ}54'10''$   
 $R=202.64'$   
 $T=139.02'$   
 $L=243.69'$

$\Delta=145^{\circ}51'57''$   
 $R=136.64'$   
 $T=445.05'$   
 $L=347.86'$

$\Delta=17^{\circ}44'26''$   
 $R=519.59'$   
 $T=78.77'$   
 $L=156.35'$

$\Delta=20^{\circ}31'37''$   
 $R=519.59'$   
 $T=94.08'$   
 $L=186.15'$

LINE OF GOV'T. LOT 2







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

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date:	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
R17.0633.000	East Arrow Lake Rd, Auddbon MN 56511		Lot 12, Block 003, Sec 19, Twp-138, Range 042, Blue Water Bay.

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Arrow Lake - Natural Environment Lake		Lake Eunice	Section 19,	Township - 138,	Range 042

Property Owner	Last Name	First Name	Mailing Address	Phone
Morin, Jan E.			PO Box 310, Pembina, ND 58271	Cell: (612) 968-0260
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 checked="" type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	

\*Existing Dwelling to be removed prior to

RECEIVED

AUG 10 2015

ZONING

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

**Onsite Sewage Treatment System**

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

*proposed new/not sure with who?*

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

Lot Area 69,696 sq ft or 1.6 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	10 x 20	200
House	32 x 32	1024
att. garage	24 x 24	576

Total Impervious Material

Impervious Lot Coverage  $\frac{1800}{69,696} \times 100 = 2.5\%$   
Total Impervious Lot Area Impervious Coverage Percentage

**Topographical Alteration/Earth moving**

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

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input checked="" type="checkbox"/> Dwelling <u>32</u> ft by <u>32</u> ft <input checked="" type="checkbox"/> Attached Garage <u>28</u> ft x <u>24</u> ft		\$ <u>200,000</u>
Outside Dimension <input type="checkbox"/> Deck/Patio <u>12</u> ft x <u>20</u> ft	<input type="checkbox"/> Addition to existing _____ ft x _____ ft	
Setback to Side Lot Line <u>104</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>40</u> ft on each side	
Setback to Bluff _____	Type of road <u>Township</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>100'</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms <u>3</u>	Maximum height proposed <u>30</u>	# of Stories <u>2</u>
Roof Change <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ high <input checked="" type="checkbox"/> Other <u>Fence 36 ft x 6</u> ft		\$ <u>1500</u>
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft	<input type="checkbox"/> Fence _____ ft x _____ ft	
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>48'</u> ft	
Setback to Bluff _____	Type of road <u>Township</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>*Garages and storage sheds cannot contain amenities for independent human habitation</b>		

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 b _____ 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 _____	
<b>*Sleeping facilities or water supplies are not permitted in these structures</b>	

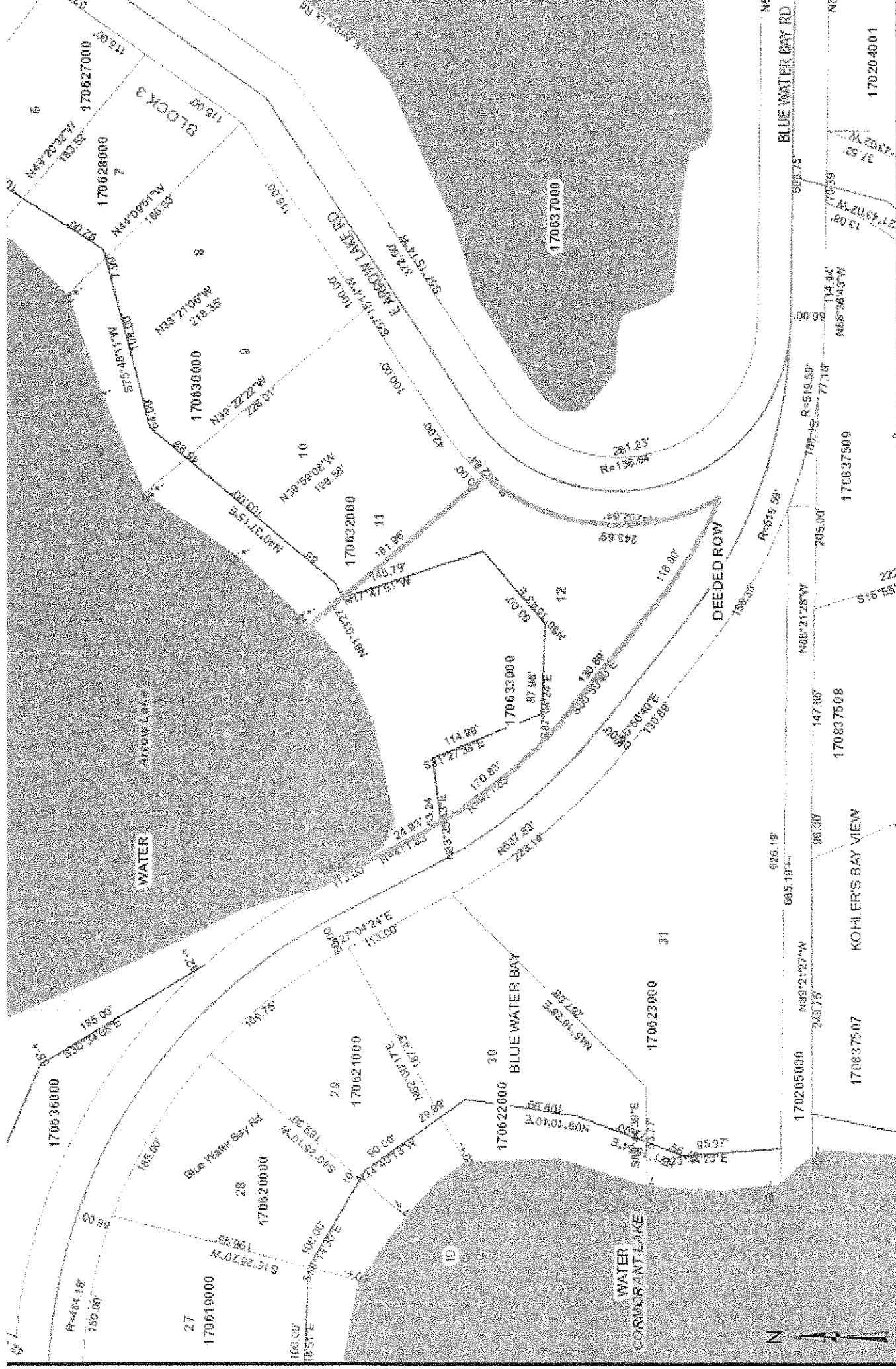
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT  
AS SET FORTH IN MN STATE STATUTES.

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

August 3, 2015



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

**Becker County**



Date: 8/24/2015

1:1,498

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







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, September 10, 2015 @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN. 56501

**APPLICANT:** Lannie & Ann Runck  
4901 39th Avenue S.  
Fargo, ND 58104

**Project Location:** 20630 County Hwy 22, Detroit Lakes

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct addition fifty (50) feet from the edge of the county road and forty-six (46) feet from the ordinary high water mark of the lake, .

**LEGAL LAND DESCRIPTION:** Tax ID number: 170776000 Lake Maud  
LOT 1 & E 45' OF LOT 2, ISTHMUS BEACH 3RD; Section 27, 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](mailto:zoning@co.becker.mn.us)**

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

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

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



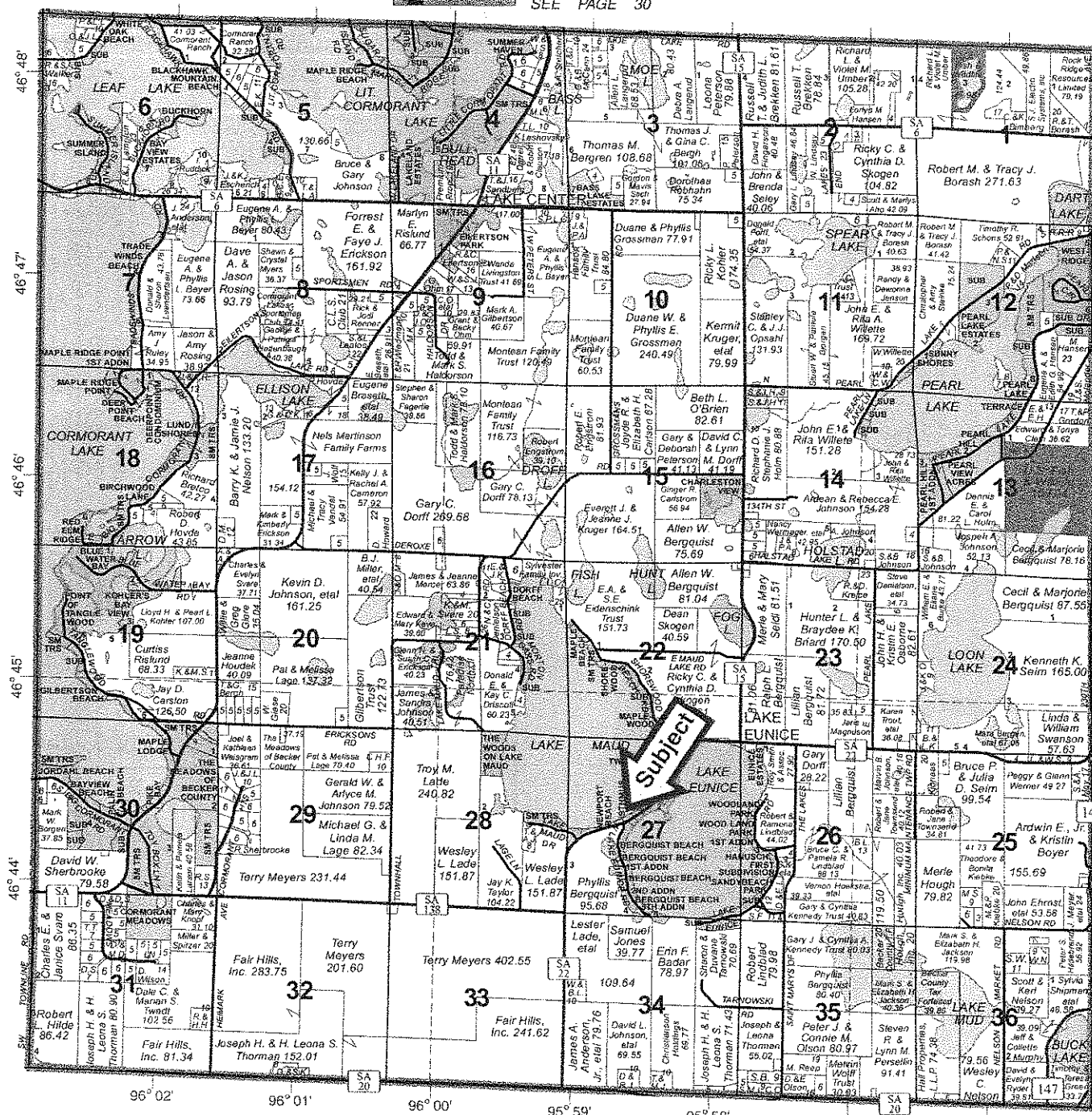
# LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30

160  
150  
140  
130  
120  
110  
100

SEE PAGE 10



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OTTER TAIL COUNTY

Becker County, MN

170 180 190 200 210 220 230

**DetroitLakes.com**

**Dick Carr**  
Broker / Agent

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com





# 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) LANNIE + ANN Last Name RUNCK  
Mailing Address 4901 30th Ave. S. City, State, Zip FARGO, ND 58104  
Phone Number 701-741-2416 or 741-2259 Project Address: 20630 Co. Hwy 22  
Parcel number(s) of property: 170776000 Sect - Twp - Range: Sec 27 Twp 138 Range 042  
Township Name: Lake Eunice Legal Description: ISTHMUS BEACH 3rd  
LOT 1 + E 45' of LOT 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.

46 Ordinary High Water Mark (OHWM) Proposed Distance (setback) 46 feet  
20 Lot Line Proposed Distance (setback) 10 feet  
50' Road Right of Way (ROW) Edge of Pav to House Proposed Distance (setback) 32 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:

Our proposed Addition would add SQ Footage to the existing garage space for interior Bathroom, Bedroom, Laundry + Mech. with storage above storey 1/2 garage Addition. We plan to make this our permanent Residence + due to the Sub Standard Lot we do not comply with min. Standards + Setbacks. We would be willing to Forego the concrete patio + Side walk for pavers or decking.  
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

They are willing to Remove some Impervious Surfaces.

(CONTINUED ON BACK OF PAGE)

AUG 10 2015

ZONING

What is the current square footage of the structure? 1848 SQ FT Includes Attached Garage  
What is the proposed addition square footage? 742 SQ FT

PARCEL	
APP	Variance
YEAR	2012

What is the current height of the structure? 13'4"  
What is the proposed height of the structure? Addition 18.5'

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? ONLY over Addition (GARAGE space)  
Will the main structural framework of the structure be altered? NO - just Addition

What is the current percentage of lot coverage? 24.43  
What is the proposed percentage of lot coverage? 30

**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.

ANN + LANNIE RUNCK

Printed Name of Landowner or Agent

Ann Runck / Lannie D. Runck

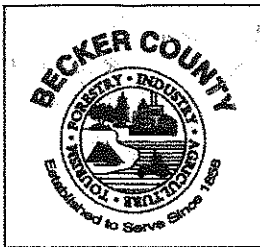
Signature of Landowner or Agent

Date

(Office Use)

Date Received 8/10/15 Accepted [X] Rejected [ ] Date 8/13/15

Heidi Mottzan Supervising Inspector  
Zoning Administrator



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

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by	
Date	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
170776000	20630 Co. Hwy 22	Detroit Lakes MN	ISTHMUS Beach 3rd LOT 1 + E 45' OF LOT 2

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
MAUD LAKE	RD	LAKE EUNICE	27	138	042

Property Owner	Last Name	First Name	Mailing Address	Phone
LANNIET ANN RUNCLE	4901	39TH AVE. S.	Fargo ND 58104	701-741-2416 741-2259
Contractor Name Lic #	KEVIN LEFEBVRE CONSTRUCTION LLC # BC 635703			

**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 (X) Shallow Well Well Depth \_\_\_\_\_  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

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

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

Lot Area 12,980 sq ft or \_\_\_\_\_ acres Water Frontage 110 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.**

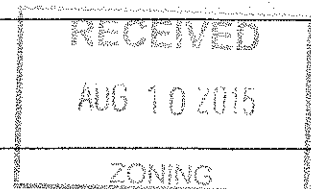
**Please Note:** Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY	20 x 32	640			
EXISTING CABIN		1848			
Additional		742			
Concrete patio		192			
Sidewalks		492			
			Total Impervious Material		

Impervious Lot Coverage  $\frac{3914}{12,980} = 0.30$  x 100 = 30 %  
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.



<b>Characteristics of Proposed Water Oriented Structure*</b>		<b>Cost of Project \$</b> _____
<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 _____	<b>*Sleeping facilities or water supplies are not permitted in these structures</b>	

Ann Runck Gammie S. Runck

8/10/2015

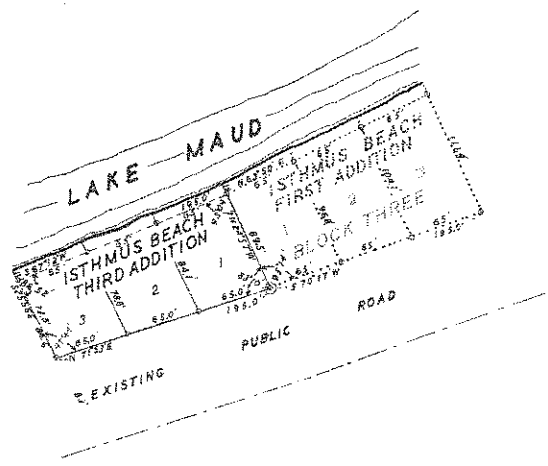
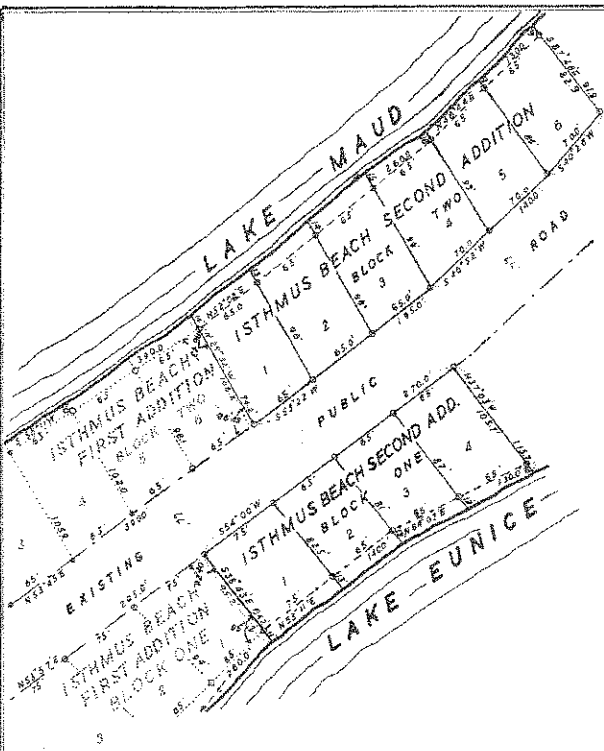
Date \_\_\_\_\_





87-12

# ISTHMUS BEACH SECOND ADDITION AND ISTHMUS BEACH THIRD ADDITION



LEGEND:  
SCALE: 1 INCH = 60 FEET  
EXISTING IRON MONUMENTS -   
NEW IRON MONUMENTS -   
PLATTED ACREAGE:  
SECOND ADDITION = 1.51  
THIRD ADDITION = 0.36

BE IT KNOWN THAT I, Gustaf A. Bengtson, a single man, owner and proprietor of that certain land in Government Lot Two (2) (from 1/2 S 1/2 of N 1/2), Section Twenty-seven (27), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at the Northeast corner of Block One (1) of ISTHMUS BEACH FIRST ADDITION, a subdivision in the said Government Lot 2, plat of which is on file and is recorded in the office of the Register of Deeds, Becker County, Minnesota; thence running North 54° 20' East 270.0 feet along the Public Road; thence running South 37° 33' East 105.7 feet to a point on the shore line of Lake Eunice; thence running South 64° 07' West 150.0 feet and South 53° 11' West 136.0 feet along the shore line of Lake Eunice to the Northeast corner of said Block One of Isthmus Beach First Addition; thence running North 18° 43' West 84.2 feet along said Northeast corner line to the point of beginning.

ALSO, beginning at the Southeast corner of Block Two (2) of said ISTHMUS BEACH FIRST ADDITION; thence running North 53° 22' East 159.0 feet, North 44° 52' East 140.0 feet and North 50° 25' East 70.0 feet along the Public Road; thence running North 37° 18' West 82.9 feet to the shore line of Lake Maud; thence running South 44° 44' West 130.0 feet and South 32° 02' West 240.0 feet along the shore line of Lake Maud to the Northeast corner of said Block Two of Isthmus Beach First Addition; thence running South 29° 22' East 91.2 feet along the Northeast corner line of said Block Two to the point of beginning.

ALSO, beginning at the Southwest corner of Block Three (3) of ISTHMUS BEACH FIRST ADDITION; thence running South 71° 23' West 195.0 feet; thence running North 73° 56' West 73.0 feet to the shore line of Lake Maud; thence running North 69° 18' East 191.0 feet along the shore line of Lake Maud to the Southwest corner of Block Three of Isthmus Beach First Addition; thence running South 24° 37' East 59.5 feet to the point of beginning.

have caused the said land to be surveyed and platted into Thirteen (13) lake-shore lots with Riparian Rights to be known as ISTHMUS BEACH SECOND ADDITION and ISTHMUS BEACH THIRD ADDITION, all as shown on the herein plat.

IN WITNESS WHEREOF, I have caused this plat to be signed this

11<sup>th</sup> day of July, A.D. 1940.

Witness:

*E. P. Miller*  
*Alvin J. Bengtson*

Owner:

*Gustaf A. Bengtson*  
Gustaf A. Bengtson

State of Minnesota ss  
County of Becker ss

On this 11<sup>th</sup> day of July, 1940, before me, as Registrar of Deeds, in and for said County, personally appeared Gustaf A. Bengtson, a single man, to be known to me the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

*E. P. Miller*  
E. P. MILLER  
REGISTER OF DEEDS,  
Becker County, Minn.

I HEREBY CERTIFY that I made the survey of ISTHMUS BEACH SECOND ADDITION and ISTHMUS BEACH THIRD ADDITION in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monuments for guidance or future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that there are no wet lands and that there are no public roads except as shown on the herein plat.

*Paul H. Hildner*  
Minnesota Registered Land Surveyor #3877

Subscribed and sworn to before me this 11<sup>th</sup> day of July, A.D. 1940.

*E. P. Miller*  
E. P. MILLER  
REGISTER OF DEEDS,  
Becker County, Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 11<sup>th</sup> day of July, A.D. 1940.

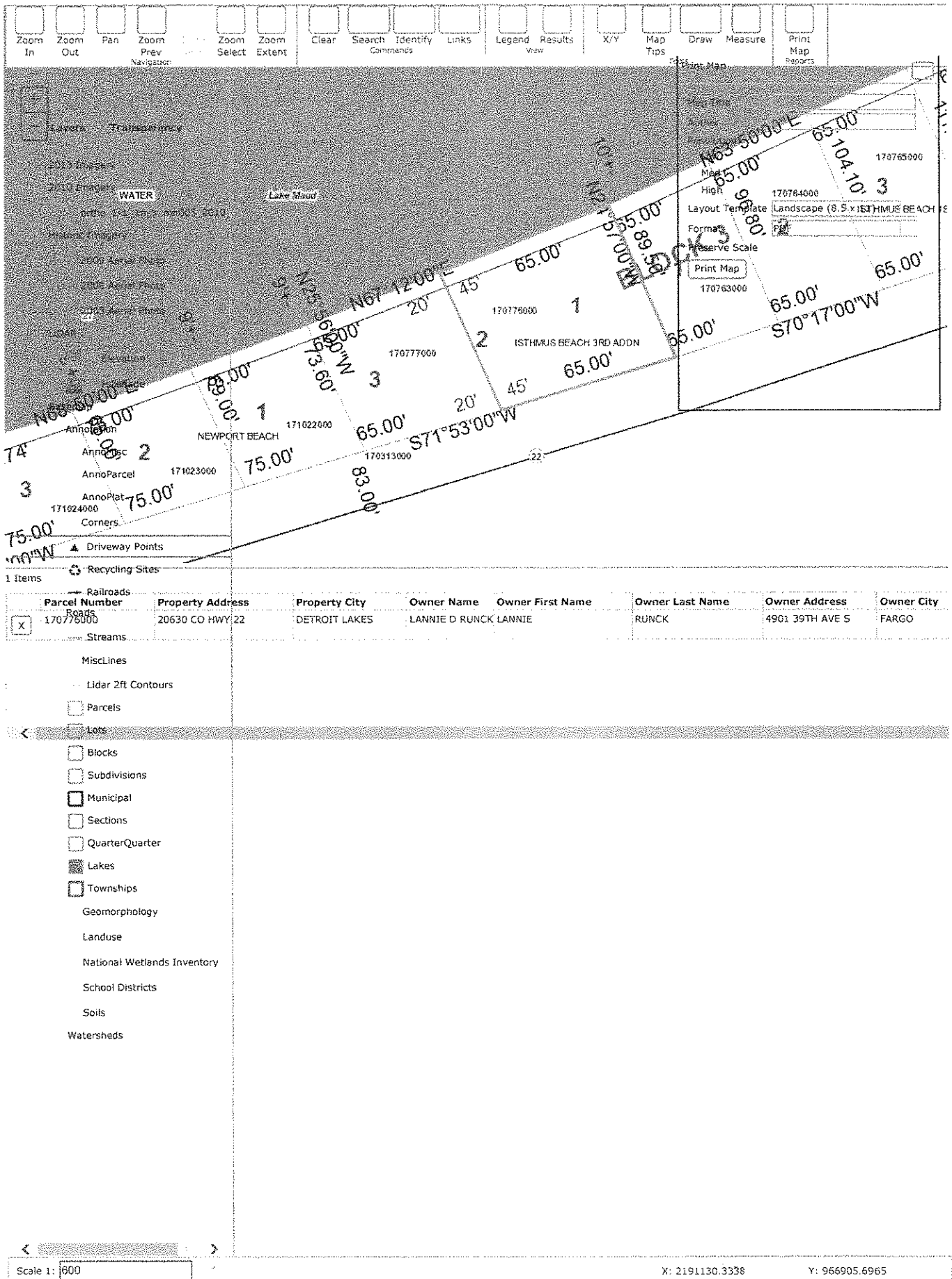
ATTEST:

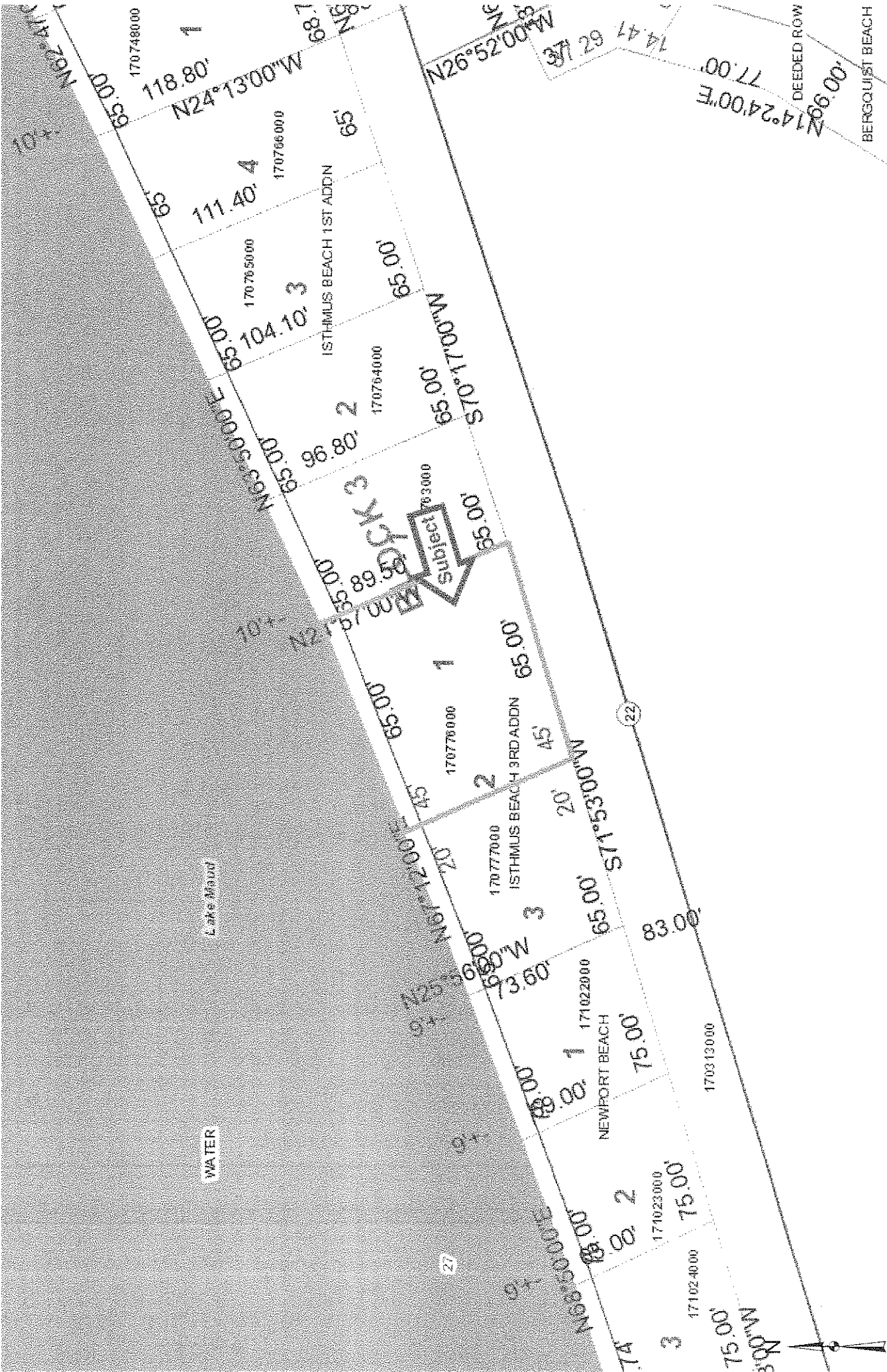
*Paul H. Hildner*  
County Auditor

*Alvin J. Bengtson*  
Chairman of County Board

*Alvin J. Bengtson*  
Alvin J. Bengtson  
*Paul H. Hildner*  
Paul H. Hildner

ORIGINAL  
JUL 12 1940  
REGISTER OF DEEDS  
BECKER COUNTY, MINN.  
PLAT 12  
1940





Becker County



<p>These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.</p>	<table border="1"> <tr> <td data-bbox="1526 315 1591 1732"> <p>Date: 8/26/2015</p> </td><td data-bbox="1372 315 1526 1732"> <p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p> </td></tr> </table>	<p>Date: 8/26/2015</p>	<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>
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1:749







# 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, September 10, 2015 @ 7:00 P.M.

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

**APPLICANT:** Ralph & Phyllis Sullivan  
16035 25th Street SE  
Argusville, ND 58005

**Project Location:** 20067 E. Maud Lake Road, Detroit Lakes

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Variance to construct a second (2<sup>nd</sup>) story addition onto a nonconforming structure that is sixty-one (61) feet from the ordinary high water mark of the lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 170888000  
LOT 9, MAPLE BEACH; Section 22, TWP 138, Range 42, Lake Eunice Township.

Maud Lake

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

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

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

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

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

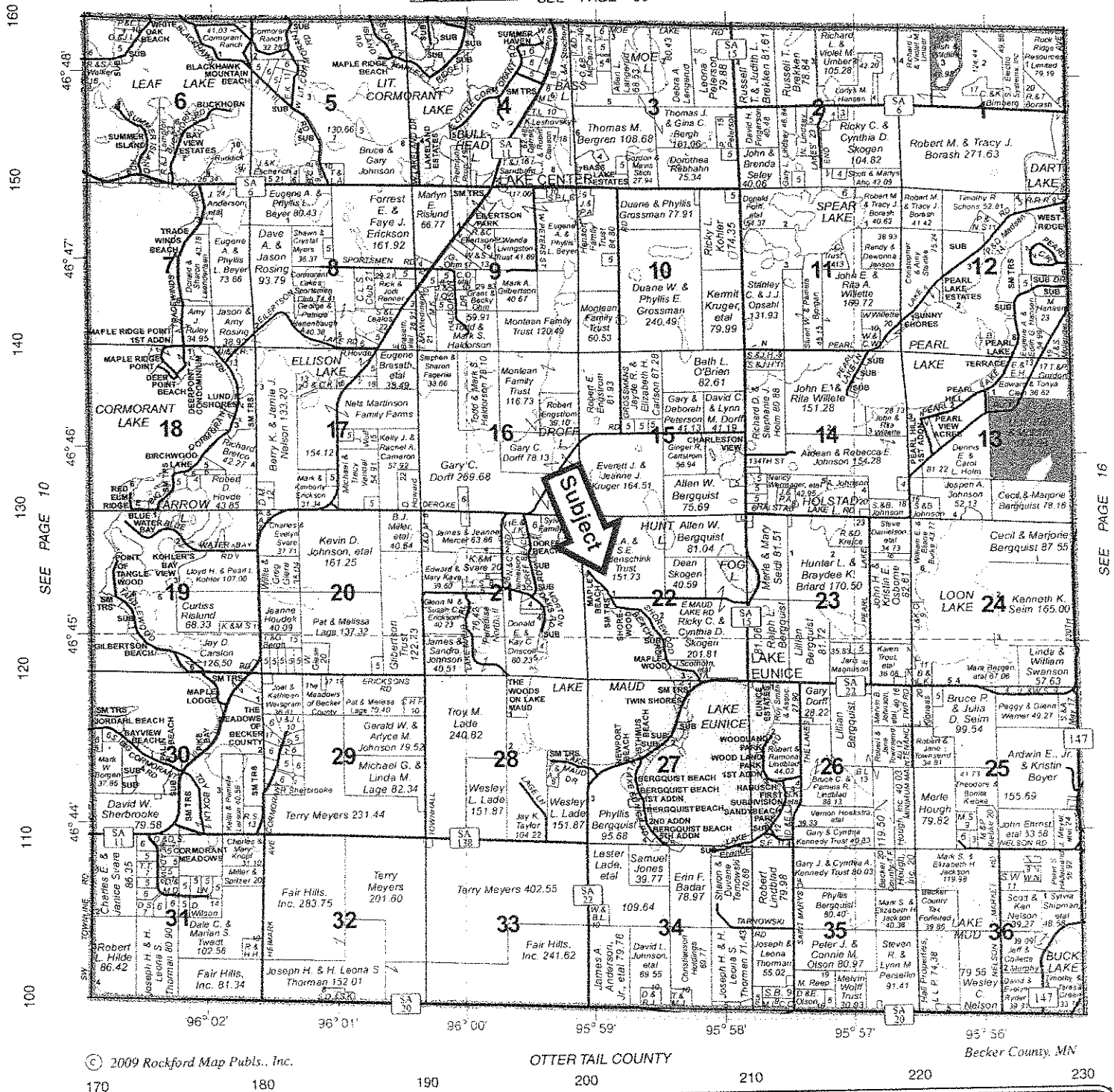
**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**

# LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



**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](mailto:rjcarr121@hotmail.com)

**Dick Carr**  
Broker / Agent







# 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) Ralph & Phyllis Last Name Sullivan  
Mailing Address 16035 25<sup>th</sup> ST SE City, State, Zip Argusville, ND, 58005  
Phone Number 701-371-7387 Project Address: 20067 E Lakeview Rd  
Parcel number(s) of property: 17.0858.000 Sect - Twp - Range: 22-138-042  
Township Name: Eunice Legal Description: Sec. 22 township 138  
Range 042 Subdivision - Maple Beach 138 42 Subdivision Cd 17038 Lot 9

### 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:

Retain current foot Print and add a 2<sup>nd</sup> story above  
The rear portion of a non-conforming structure.  
(add an addition to the existing 2nd story)

### 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) 61 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? 1508

What is the proposed addition square footage? 968

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure? 22'

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? yes

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

What is the current percentage of lot coverage? 12.7

What is the proposed percentage of lot coverage? 12.7

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

Mitigation includes working with Marsha of Becker SWCD to remove railroad ties, restore 20x50' shoreline to native plants. Create rain garden & french drains to catch runoff. New gutters will be installed.

**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.

Phyllis Sullivan

Printed Name of Landowner or Agent

Phyllis Sullivan

Signature of Landowner or Agent

8/10/15

Date

(Office Use)

Date Received \_\_\_\_\_ Accepted ☐ Rejected ☐ Date \_\_\_\_\_

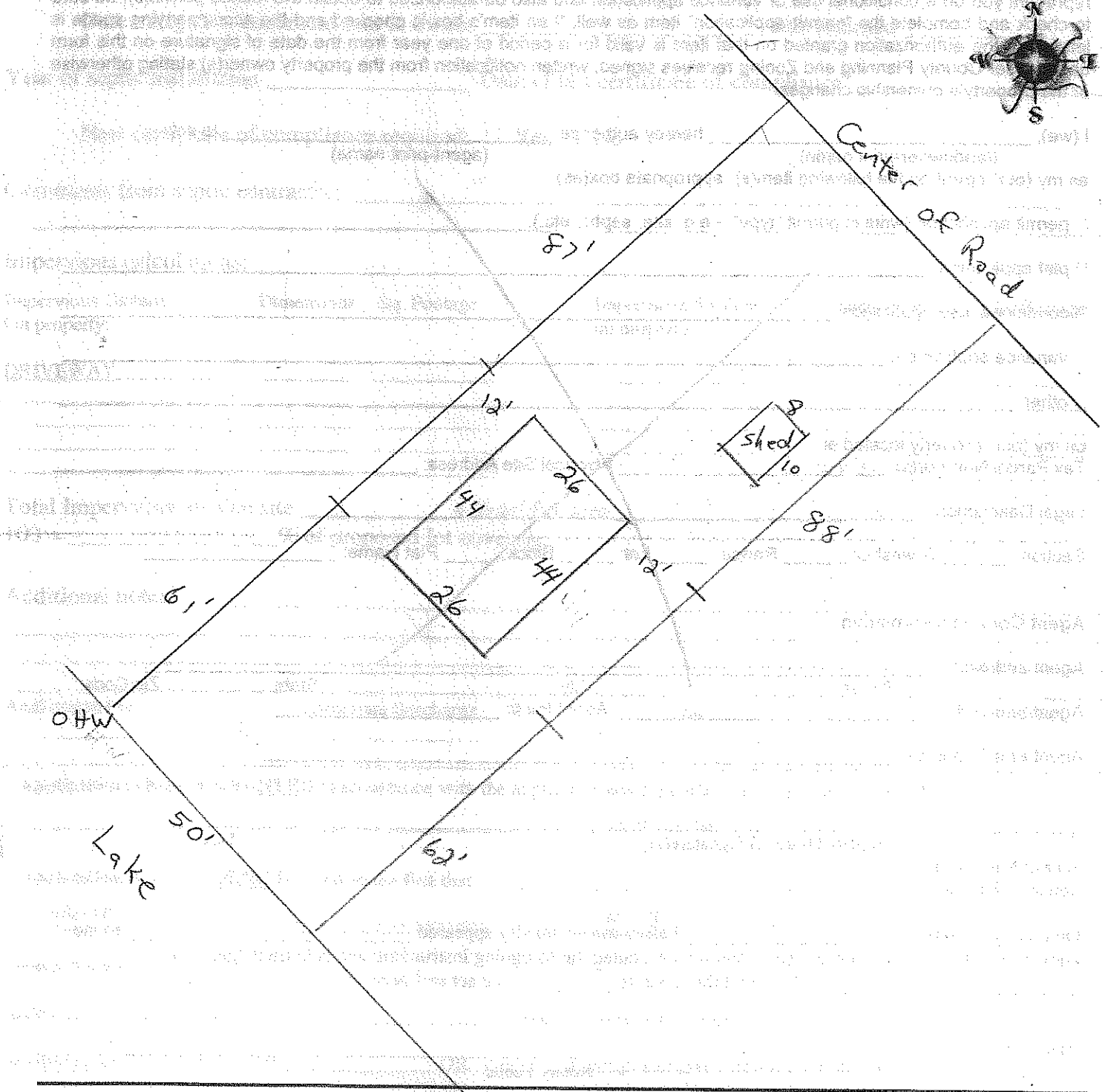
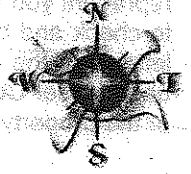
\_\_\_\_\_  
Zoning Administrator



## 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.



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
17.0888.000	20067 E Lake Maud Rd	DL MN	Range 042 Sec. 22 Township 138

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Maud	General Dev.	Eunice	22	138	042

Property Owner	Last Name	First Name	Mailing Address	Phone
Sullivan	Ralph	Phyllis	16035 25 <sup>th</sup> St SE Argusville, ND 58005	701-484-5714
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"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)
*Existing Dwelling to be removed prior to _____		

2nd story add-on

RECEIVED  
AUG 10 2015  
ZONING

Onsite Water Supply	( ) Deep Well	( <input checked="" type="checkbox"/> ) Shallow Well	Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well			
Onsite Sewage Treatment System			
Type of System	Drain Field	Date of Installation	1976
Must have current certificate of compliance on septic system prior to issuance of a permit		Last Date Certified	1976

Lot Information	Shoreland	<input checked="" type="checkbox"/> Riparian	( ) Non Riparian	Non Shoreland
Lot Area	9,600	Sq ft	or	_____ acres
Water Frontage	50	ft	Bluff	( ) Yes ( <input checked="" type="checkbox"/> ) No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. <b>INCLUDE PROPOSED STRUCTURES IN CALCULATION.</b>				
<b>Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.</b>				
Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions
On property			On property	
Ex: Patio	10 x 12	120		
DRIVEWAY				
Dwelling	26 x 44	1144		
Shed	8 x 10	80		
			Total Impervious Material	
Impervious Lot Coverage	1224	÷ 9600	= 12.75	x 100 = 12.75 %
Total Impervious		Lot Area	Impervious Coverage Percentage	

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

addition 10' x 10' 8

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

(☒) Dwelling 20 ft by 26 ft (☐) Attached Garage \_\_\_\_\_ ft x \_\_\_\_\_ ft \$ 80,000

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

Setback to Side Lot Line 12 ft & Rear Lot Line \_\_\_\_\_ ft Setback to Road Right of Way 59 ft

Setback to Bluff \_\_\_\_\_ Type of road Township paved

Setback to Wetland \_\_\_\_\_ Is wetland protected (☐) Yes (☐) No

Setback to OHW (straight horizontal distance) 61' Elevation above OHW (Straight vertical distance) 13'

Setback to septic tank 16' Setback to drainfield 35' ?

Total No. Bedrooms: 3 total entire house Maximum height proposed 20' # of Stories 2

Roof Change (☐) Yes (☒) No raised Basement (☐) Yes (☒) No Walkout Basement (☐) Yes (☒) 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.*

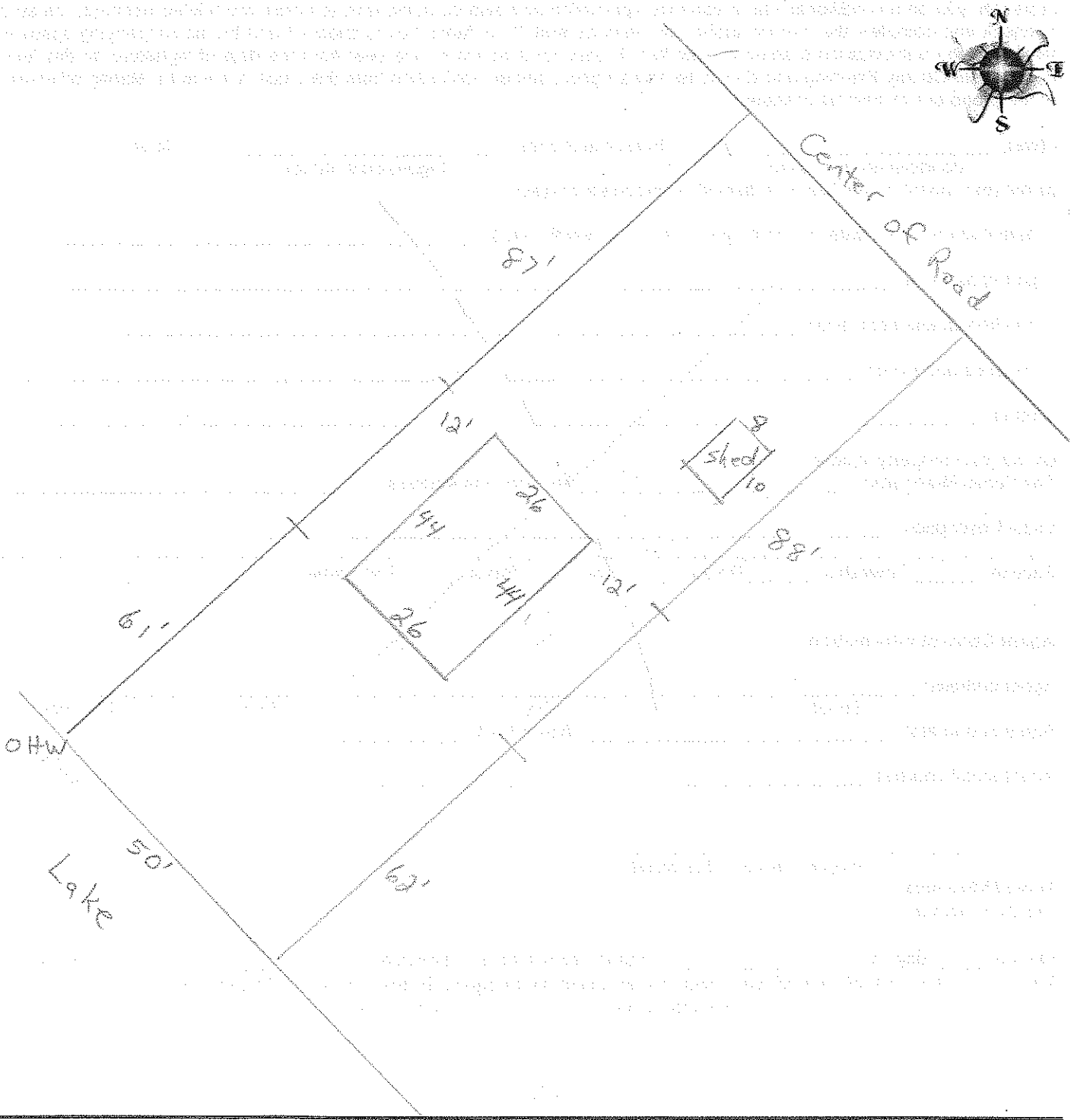
Phyllis Sullivan  
Signature

8/10/15  
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.

# MAPLE BEACH

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

*Carl R. Anderson*  
County Surveyor

Subscribed and sworn to before me this 22<sup>nd</sup> day of December, A. D. 1949

*Carl R. Anderson*

CHAS. W. PETERSON  
Notary Public in and for said County,  
My Commission Expires Dec. 18, 1951

BE IT KNOWN THAT WE, Martin W. Peterson and Mary Peterson, husband and wife, owners and proprietors of that certain land in Government Lot One (1), Section Twenty-two (22), Township One Hundred thirty-eight (38) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at a point which bears North 19° 23' East 136.0 feet, North 45° 56' East 100.0 feet and North 66° 21' East 150.0 feet from the Meander Corner on the South line of said Government Lot 1; thence running North 44° 33' East 179.4 feet; thence North 51° 09' East 175.0 feet; thence North 41° 57' East 250.0 feet; thence South 45° 23' East 180.0 feet, more or less, to the water's edge of Lake Maud; thence running Southeasterly along and following the water's edge of said lake Maud to a point which bears South 66° 21' East 175.0 feet, more or less, from the point of beginning; thence North 66° 21' East 175.0 feet, more or less, to the point of beginning;

have caused the said land to be surveyed and platted into Eleven (11) lots to be known as MAPLE BEACH and have dedicated a strip of land 66.0 feet in width to the public forever for road purposes, said road having its Southeasterly boundary described as follows, viz:

Beginning at the most Northerly corner of MAPLE BEACH subdivision as shown on this plat; thence running along and following the Southeasterly line of said MAPLE BEACH to the most Southerly corner thereof; thence continuing South 41° 16' East 130.0 feet, South 10° 33' East 75.0 feet and South 56° 41' East 125.0 feet to the South line of said Gov't. Lot 1.

IN WITNESS WHEREOF, we have caused this plat to be signed this 22<sup>nd</sup> day of December, A. D. 1949.

WITNESSES:  
*Charles W. Peterson*  
*Mary Peterson*

*Carl R. Anderson*  
County Surveyor

STATE OF MINNESOTA,  
COUNTY OF BECKER.

On this 22<sup>nd</sup> day of December, 1949, before me, a Notary Public in and for said County, personally appeared Martin W. Peterson and Mary Peterson, husband and wife, to me known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

*Carl R. Anderson*  
County Surveyor

CHAS. W. PETERSON  
Notary Public in and for said County,  
My Commission Expires Dec. 18, 1951

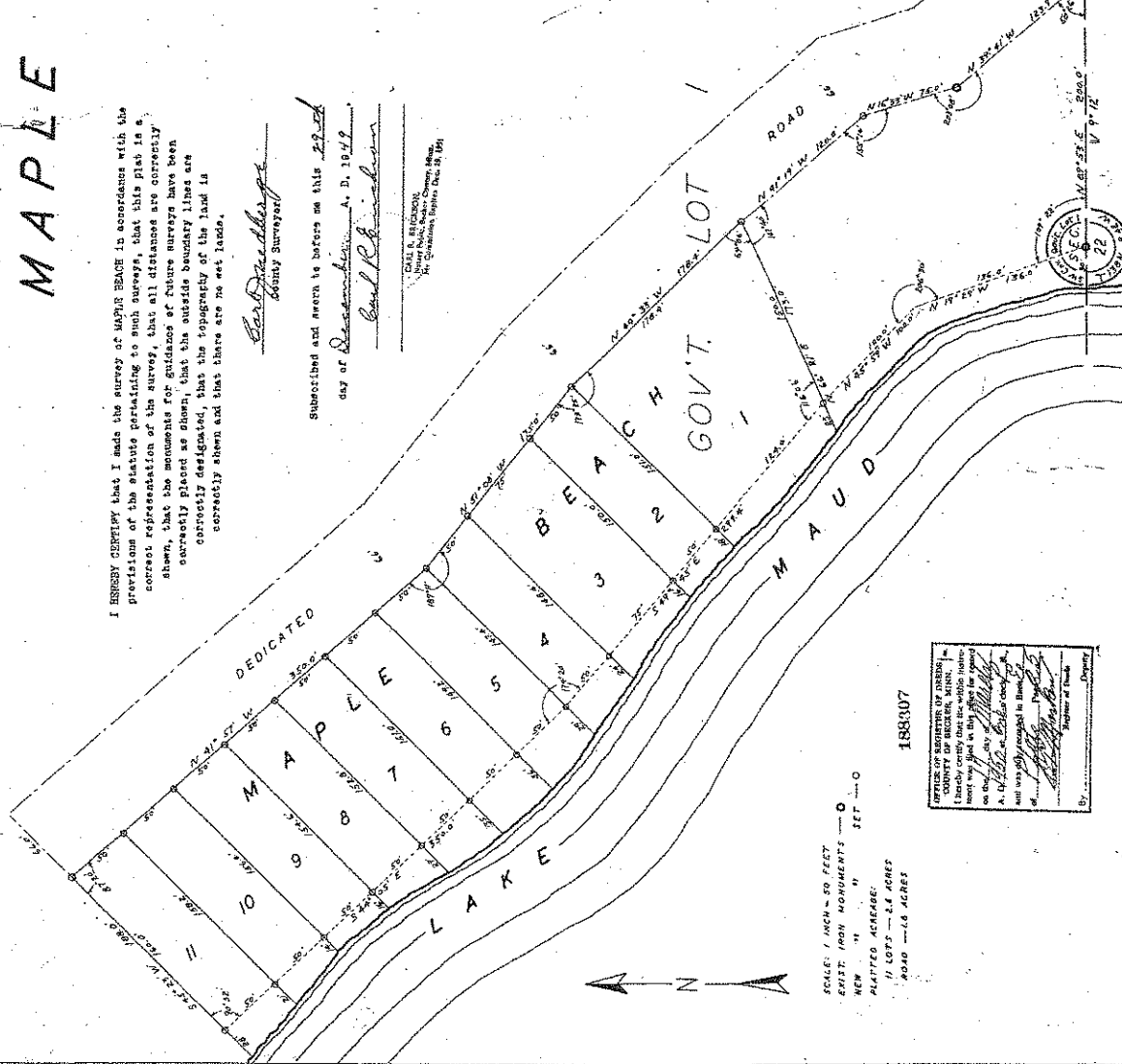
The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 22<sup>nd</sup> day of December, A. D. 1949.

*Carl R. Anderson*  
County Auditor

*Carl R. Anderson*  
County Auditor

I hereby certify that I have for the year 1949 on the 22<sup>nd</sup> day of December, 1949, signed my name to this plat.

*Carl R. Anderson*  
County Auditor

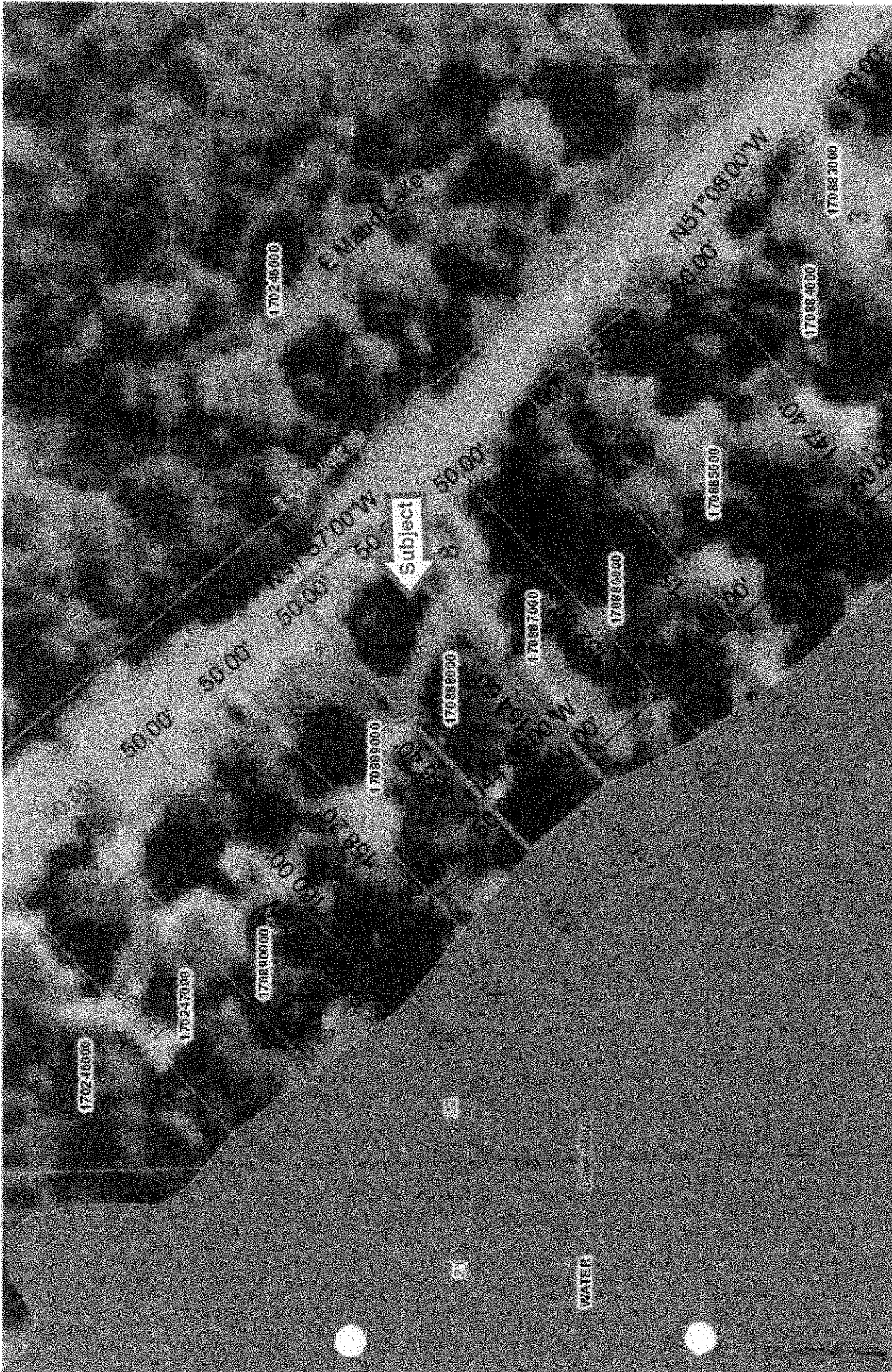


SCALE: 1 INCH = 50 FEET  
EXIST. MON. MONUMENTS --- D  
WATERED AREA: --- W  
PLATTED AREA: --- P  
11 LOTS --- 4.4 ACRES  
2000 --- 16 ACRES

188107

NOTARY PUBLIC IN AND FOR SAID COUNTY OF BECKER, MINNESOTA.  
I hereby certify that the within instrument was duly executed and acknowledged before me on this 22<sup>nd</sup> day of December, 1949, at Becker, Minnesota, by the persons whose names are subscribed to the foregoing instrument, and that they are duly qualified in Becker County, Minnesota, as Notary Public.

*Carl R. Anderson*  
Notary Public



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

1:749

Date: 6/25/2014

Becker County

This map is not a substitute for a professional survey. It is for informational purposes only and should not be used for any legal or financial purposes.