

COUNTY OF BECKER

Planning and Zoning

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

Becker County Board of Adjustments Thursday, October 8, 2015

Agenda

I. Roll Call of Members

II. Minutes Approval for September Meeting.

III. Old Business – none

IV. New Business

1. **Applicant: Randy & Debbie Stevens.** Request to construct a dwelling 50 feet from the OHWM of a tributary river. Legal Description: 080894000, ERNIE'S BEACH, N PART LOT 7 BEING 115' ON LK & 170' ON RD; Sec 11, Detroit TWP. Project Location: Little Floyd Lake at 27338 Little Floyd Lake Road.
2. **Applicant: Wayne Volk.** Request to allow a 14 foot easement instead of a 33 foot easement in order to subdivide a parcel of land. Legal Description: 210110000, PT GOVT LOT 2: AKA TRACT 2; Sec 17, Osage TWP. Project Location: Easement Road off Bog Lake Trail.
3. **Applicant: JJW (John Webber) Properties.** Request to construct a storage building, which exceeds 2400 sq ft in size, which will be located within 400 feet of a lake. Legal Description: 190076001, PT NE1/4 SE1/4: COMM E1/4 COR SEC 5; Sec 05, Lake View TWP. Project Location: Across the road from St Clair Lake at 24901 County Hwy 6.
4. **Applicant: Allen & Sherry Kraft.** Request to construct a dwelling 136 feet from the OHWM. Legal Description: 170627000, Lot 6, Block 3, Blue Water Bay; Sec 19, Lake Eunice TWP. Project Location: Arrow Lake at 12944 East Arrow Lake Road.
5. **Applicant: Richard North.** Request to construct an addition onto a nonconforming structure that is 61 feet from the OHWM. Legal Description: 170314000, Pt Lots 2 & 3, Sec 27, Lake Eunice TWP. Project Location: Maud Lake at 11413 Lake Maud Drive.

V. Set Tentative Date For Next Informational Meeting

1. Tentative Date For Informational Meeting, Thursday, November 5, 2015,
7:00 am; 3rd Floor Zoning Meeting Room

VI. Other Discussion

VII. Adjournment

Becker County Board of Adjustments
September 10, 2015

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

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

Kovala made a motion to approve the minutes from the August 13, 2015 meeting with one correction (remove a duplicate phrase of 'the size of the lot' from page 1). Spaeth second. All in favor. Motion carried.

Bruflodt explained the protocol of the meeting and Vice Chairman Spaeth read the criteria in which a variance can 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 leases for the property described as: Tax ID number: 190582000, LOT 3 LESS .60 AC IN SE COR; Section 30, TWP 138, Range 41, Lake View Township. This application was tabled by the applicant at the June 2014 public hearing. The property is located on Lake Melissa at 20359 Roosevelt Beach.

This application has been tabled by the applicant.

SECOND ORDER OF BUSINESS: Kathleen A. Nelson, LLP. 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 for the property described as: Tax ID number: 191059000, 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. The property is located at Lake Melissa at 11121 Dakotah Beach Road.

Roger Nelson explained the application to the Board. The existing storage shed would be removed and a new attached garage constructed in its place. The impervious coverage would only increase 3 ft by 24 ft or 72 sq ft due to concrete between the house and storage shed. The garage would be 14 ft from the road right of way.

Spaeth asked what the practical difficulty was. Nelson stated that they wanted a garage so they could stay out of the elements, so they don't have to walk on the snow and ice.

Bruflo dt reiterated that a practical difficulty needed to be proven, that variances could not be granted arbitrary or capricious.

Spaeth questioned how close the house was to the ordinary high water mark of the lake. Nelson stated that it was right around 100 feet from the lake.

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.

Spaeth stated that the proposed garage is too close to the right of way, but several of the garages in that area are too close to the road and the proposed garage is in harmony with the area, but what is the practical difficulty. Bruflo dt stated that the request is not excessive. Spaeth stated that there is no room to enter the garage from the side. Boatman stated that they like to see twenty (20) feet from the right of way to park, but this is a minimal traveled road and the driving surface is further away.

Motion: Spaeth made a motion to approve a variance to allow an attached garage twelve (12) feet from the road right of way based on the fact that the garage is in harmony with the area, due to the location of the driving surface of the road the right of way has been used as parking, and the use of the area is not changing. Boatman second. All in favor. Motion carried. Variance approved.

THIRD ORDER OF BUSINESS: Victor & Jean Rolle. 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, 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. The property is located across the road from Lake Melissa at 11786 Ravenswood Beach Road.

Victor and Jean Rolle explained the application to the Board. They would like to construct a garage on the back lot and the garage would be 24 ft by 24 ft. The lot is 225 feet wide but only 50 to 60 feet deep. The garage would meet the required twenty (20) foot right of way setback but only be twelve (12) feet from the rear lot line. Behind the property there is a steep hill which will prevent anyone from building behind the garage. The proposed garage will be in line with the other garages in the area.

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.

Brufloft stated that the hill can't be moved and no one will build behind this structure. Johnston stated that the proposed garage does meet with right of way setback and the hill presents a topography issue. Spaeth stated that with the depth of the lot, the required setbacks cannot be met.

Motion: Kessler make a motion to approve a variance to allow a garage twelve (12) feet from the rear lot line due to the unique circumstances of the property and the proposed garage is in harmony with the surrounding area. Kovala second. All in favor. Motion carried. Variance approved.

FOURTH ORDER OF BUSINESS: Stein Properties, LLC. 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 for the property described as: 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. The project is located in the Townsite of Osage at 54485 State Hwy 34.

Steve Pachel, owner of Stein Properties, explained the application to the Board. There was an existing variance that was specific to one building to be twenty (20) feet from the side lot line. There is an optimal spot for another storage shed which would also be twenty from the east line. Due to the topography, the structure would not be moved further to the west. The area to the west contains a low spot that collects the run off from this property and the portion of the prairie north of Hwy 34.

Kessler questioned if this building would be connected to the existing building. Pachel stated that is in the future plans. Spaeth questioned the water control of this building, the existing building and what would happen if the two buildings were connected. Pachel stated that the run off from the existing building is diverted into the lot area, the new building would also be diverted to this low area and if the two buildings are connected, the water would be diverted around the new building into the low area.

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

Kovala stated that he talked to Don Stone, another adjoining neighbor, who did not have a problem with the application. Kovala further stated that the area is primarily industrial, so this would be a good fit with the area, the structure cannot be moved further to the west due to the topography and the water retention area.

Motion: Kovala made a motion to approve a variance to allow structures twenty (20) feet from the east property line based on the fact that the structure cannot be moved further to the west due to the water retention area, which if changed or altered could cause flooding with the stipulation that water control be used to prevent flooding to the easterly properties. Spaeth second. All in favor. Motion carried.

FIFTH ORDER OF BUSINESS: Jan Morin. 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 for the property described as: Tax ID number: 170633000, LOT 12; Block 3, BLUE WATER BAY, Section 19, TWP 138, Range 42, Lake Eunice Township. The property is located on Arrow Lake at the intersection of East Arrow Lake Road and Blue Water Bay Road.

Morin explained the application to the Board. The lot is on Arrow Lake, a natural environment lake. If she had to adhere to the 150 ft setback from the lake and 53 ft setback from the centerline of the road, there would be very little room to build. The proposal would be 100 ft from the lake, 50 ft from Blue Water Bay Road and 41 ft from East Arrow Lake Road.

Kessler asked Morin how long she owned the property and if she realized there were limitations on the property. Morin stated that she has owned the property since the early 2000's and knew there were limitations but the regulations changed for the road setbacks, which were in her favor.

Bruflodt stated that this is a platted lot and the setbacks should be from the right of way instead of the center line of the road. Kovala felt that the biggest issue is that the setback is not far enough away from a natural environment lake.

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.

Boatman stated that 100 ft setback from a natural environment lake was not enough in order to protect the lake. Spaeth felt that the road setback should be measured from the right of way instead of the driving surface. Johnston felt that the request was modest and that this is a lot of record. Moltzan stated that the DNR was at the site and determined that the proposed house was about 108-109 feet from the ordinary high water mark of the lake.

Motion: Boatman made a motion to deny the variance to construct a dwelling and garage one hundred (100) feet from the ordinary high water mark of the lake due to the proximity to the natural environment lake there is not enough protection to the lake and wetlands. Kessler second. All in favor. Motion carried. Variance denied.

SIXTH ORDER OF BUSINESS: Lannie & Ann Runck. 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 for the property described as: Tax ID number: 170776000, LOT 1 & E 45' OF LOT 2, ISTHMUS BEACH 3RD; Section 27, TWP 138, Range 42, Lake Eunice Township. The property is located on Lake Maud at 20630 County Hwy 22.

Lannie and Ann Runck explained the application to the Board. They would like to relocate to the lake and need additional space. They would like to add onto the existing home, enlarging bedrooms, adding a bathroom and adding onto the garage. They can't go closer to the lake. A portion of the existing garage would be used to enlarge the house and add onto the garage toward the road to enlarge the existing garage.

Spaeth stated that the Board measured twelve (12) feet from the county road right of way to the addition. Kessler questioned if they knew that they exceeded lot coverage when they applied for the variance. Runck's stated that they would be willing to remove concrete if they had to. Bruflodt stated that the property is a very small lot in which the current building is located in the shore impact zone, too close to the road right of way and is over lot coverage. Lannie Runck questioned if they tore the building down if they would have to move it back. Bruflodt stated that it would have to be moved out of the shore impact zone and would require a variance to rebuild. Spaeth stated that the total project could not exceed 25% impervious coverage, which they are not at 24% and would be at 30% with the improvements.

No one spoke in favor of the application. No one spoke against the application. Kevin Lefebvre, contractor, asked the Board if the addition started out of the shore impact zone, if it would help the situation. Spaeth stated that the existing structure is in the shore impact zone and any addition would be adding onto a nonconforming structure in the shore impact zone. Lefebvre stated that concrete could be removed to reduce the impervious. Bruflodt questioned why the zoning staff report stated that the lot coverage was at 38%. Moltzan stated that from the information in the file, the lot was actually smaller than the lot area the Runck's were using for the calculations. The exact lot size would have to be determined to calculate the correct impervious coverage.

At this time, Runck's asked to table their application and come back at a later date with a new plan.

SEVENTH ORDER OF BUSINESS: Ralph & Phyllis Sullivan. Request a Variance to construct a second (2nd) 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 for the property described as: 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.

James Erickson, representative for the Sullivan's explained the application to the Board. They would like to raise the roof on the back portion of the cabin to match the roofline of the existing front portion of the cabin. The bottom story would stay in the same footprint. The practical difficulty is that the structure is in stringline with the neighboring cabins, but does not meet the setback average plus twenty (20) feet; the location of the septic system and the location of the existing shade trees. Erickson stated that he has been in contact with Marsha from Becker County Soil and Water Conservation to come up with a shoreline restoration plan and to remove the railroad ties. The front portion of the cabin is sixty-one (61) and sixty-two (62) feet from the ordinary high water mark of the lake.

Spaeth questioned what was different between this application and the application from 2014. Erickson stated that the 2014 request was to add four (4) feet onto the ground floor portion of the building, not stay in the same footprint.

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 structure would be expanding upward, but not creating any more run off. Brufloft stated that they had voluntarily contacted SWCD for a mitigation plan. Spaeth stated that the structure was located out of the shore impact zone and in line with the adjoining structures.

Motion: Spaeth made a motion to approve a variance to allow a second story addition onto the existing nonconforming structure based on the size of the lot and with the stipulation that a storm water management plan and shoreline restoration plan be prepared by the Becker County Soil and Water District and the plan be implemented. Kessler second. All in favor. Motion carried. Variance approved.

EIGHTH ORDER OF BUSINESS: Informational Meeting. The next informational meeting is scheduled for Thursday, October 8, 2015 at 7:00 am 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. Spaeth second. All in favor. Motion carried. Meeting adjourned.

Jim Bruflodt, Chairman

ATTEST

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

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, October 8, 2015 @ 7:00 P.M.

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

APPLICANT: Randy & Debbie Stevens
1418 21st Street South
Fargo, ND 58103

Project Location: 27338 Little Floyd Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling fifty (50) feet from the ordinary high water mark of a tributary river instead of the required one hundred (100) feet due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 080894000 Little Floyd

ERNIE'S BEACH, N PART LOT 7 BEING 115' ON LK & 170' ON RD; Section 11, TWP 139, Range 44, Detroit Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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

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

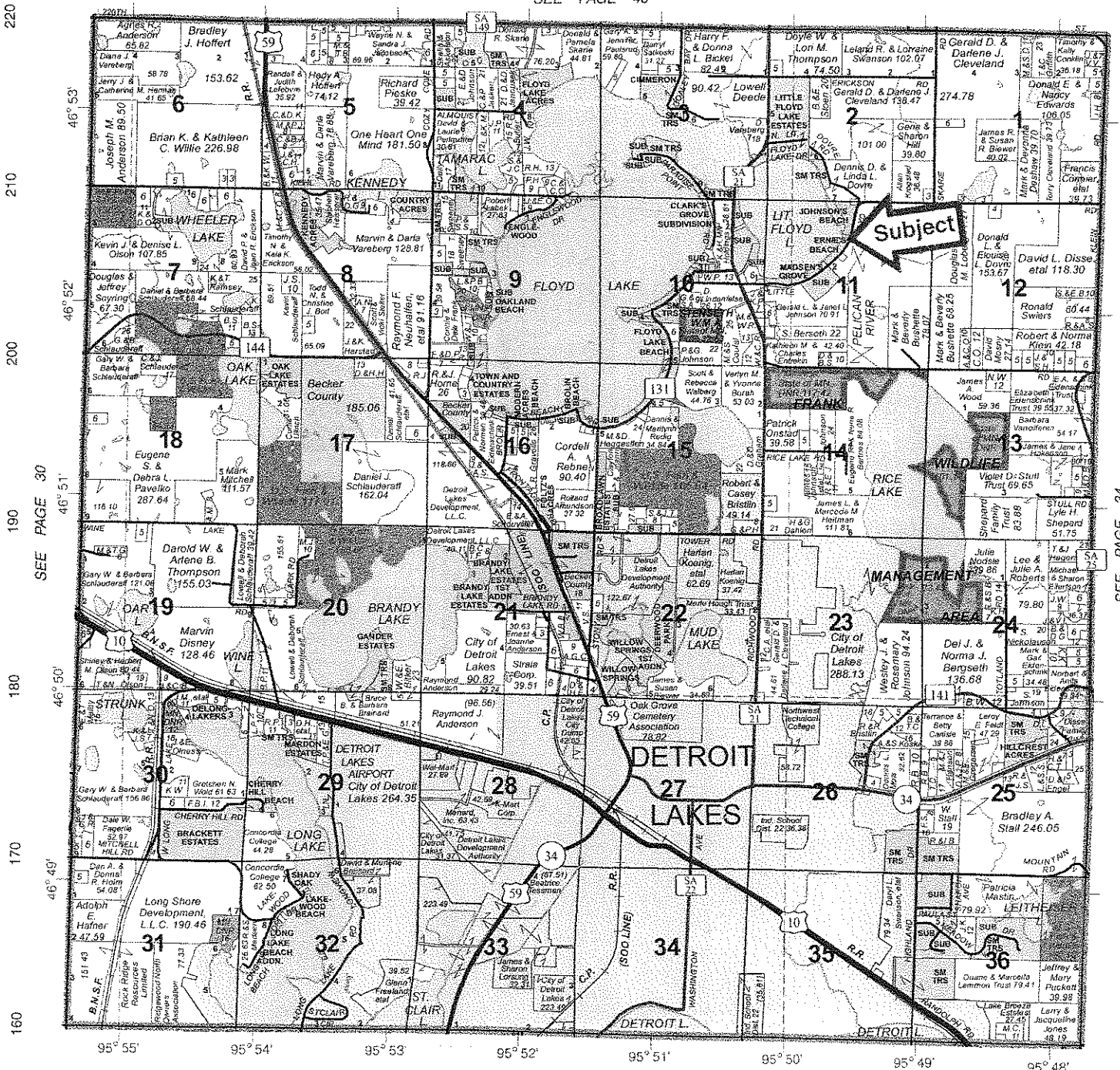
Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the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

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

DETROIT

T.139N.-R.41W.

SEE PAGE 48



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SEE PAGE 16

Becker County, MN

230 240 250 260 270 280 290

ERIC LUNDMARK

GRI, Realtor®

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BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) RANDALL J & DEBORAH A. Last Name STEVENS
Mailing Address 1418 21st St So. City, State, Zip FARGO, NDAK 58103
Phone Number 701-237-5863 Project Address: 27338 Little Floyd LK RD
Parcel number(s) of property: 080894000 Sect - Twp - Range: SEC 11 / TWP 139 / RG 044
Township Name: DETROIT Legal Description: N PART LOT 7
BEING 115' ON LK & 170' ON ROAD

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) _____ 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
☒ OTHER _____ %

Please provide a brief description detailing the above variance request:

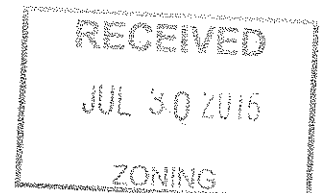
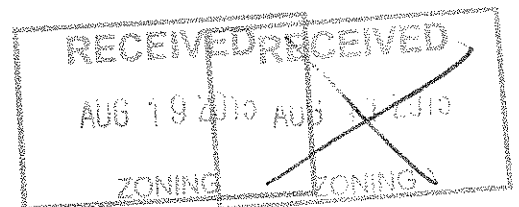
NEW construction planned on lot, plans will not allow for 100 foot side setback to tributary river on north edge of property. Propose 50 foot setback, all other setbacks can be met or exceeded.

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? 1344

What is the proposed addition square footage? NA

What is the current height of the structure? NA

What is the proposed height of the structure? NA

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? NA

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

What is the current percentage of lot coverage? 16%

What is the proposed percentage of lot coverage? 23%

Explanation of request if not covered in Sections above

NEW CONSTRUCTION, SLAB ON GRADE 3 BED / 2 BATH w/
2-3 STALL GARAGE. MOBILE HOME REMOVED, prefer
to keep existing garage. REALIZE POSSIBLE SEPTIC
SYSTEM UPGRADE NECESSARY.

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.

RANDALL J. STEVENS

Printed Name of Landowner or Agent

Randall J. Stevens

Signature of Landowner or Agent

7/28/15

Date

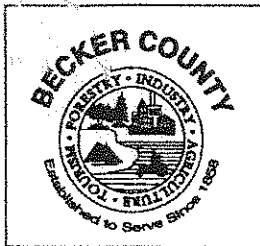
(Office Use)

Date Received 9-19-15 Accepted ☒ Rejected ☐ Date 9-3-15

Hebi Moltzen Supervisor of Inspections

Zoning Administrator

60 day - November 2, 2015



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: 8/17/15

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
<u>080894000</u>	<u>27338 Little Floyd LK RD</u>		<u>ERNIES BEACH N PLOT LOT 7</u>

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Little Floyd</u>	<u>GD</u>	<u>DETROIT</u>	<u>11</u>	<u>139</u>	<u>041</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
<u>RAVALLI, DEBRA A</u>	<u>STEVENS</u>	<u>141821st St</u>	<u>FARGO MN 58103</u>	<u>701-237-5863</u>
Contractor Name Lic #	<u>DAN TIEZ Const. (PENDING)</u>			

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 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 11/30/15

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 mound Date of Installation _____ Last Date Certified 8/5/2013
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 34,500 sq ft or _____ acres Water Frontage 115 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		3000	2-Stack Garage	26 x 35	900
EXISTING GARAGE	16 x 40	640	PATIO	10 x 14	140
STRUCTURE	37 x 54	1757			
Total Impervious Material					6437

Impervious Lot Coverage $\frac{6437}{34,500} \times 100 = 18.65\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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

AUG 19 2015
ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input checked="" type="checkbox"/> Dwelling <u>37</u> ft by <u>54</u> ft	<input checked="" type="checkbox"/> Attached Garage <u>26</u> ft x <u>35</u> ft	\$ <u>160,000</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>10</u> ft x <u>14</u> ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Line <u>30</u> ft & Rear Lot Line <u>80</u> ft	Setback to Road Right of Way <u>60</u> ft	
Setback to Bluff <u>NA</u>	Type of road <u>PAVED - COUNTY TWSHD</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>90</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>20</u>	Setback to drainfield <u>15</u>	
Total No. Bedrooms <u>3</u>	Maximum height proposed _____ # of Stories <u>1</u>	
Roof Change () Yes () No	Basement () Yes <input checked="" type="checkbox"/> No Walkout Basement () Yes <input checked="" type="checkbox"/> No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input checked="" type="checkbox"/> Garage <u>16</u> ft by <u>40</u> ft	() Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft	\$ <u>Existing</u>
Outside Dimension () Addition to existing structure _____ ft x _____ ft	() Fence _____ ft x _____ ft	
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

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

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

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

Signature

Date

8/13/15

LAKE ROAD

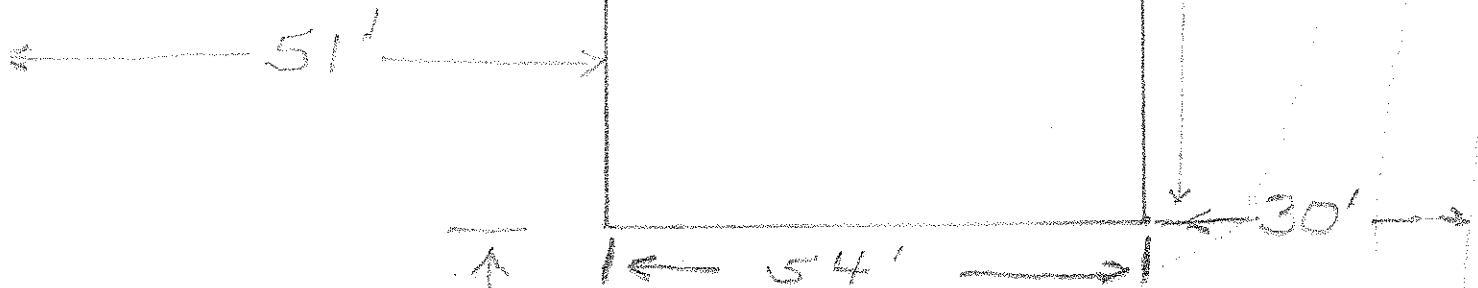
mound

MOBILE HOME
REMOVED 77'

LEAVE EXISTING
GARAGE

BUILD 2-STOREY
GARAGE

(2)



224'

NOTE:
-ON 1/2X18 PAPER @ HALF SCALE
-SCALE MAY BE SLIGHTLY OFF IF PRINTING FROM A PDF

#	DATE	REVISIONS	DESCRIPTION
1	7-23-2012	Revision 1	
2	7-23-2012	Revision 2	
3	9-19-2012	Revision 3	INTERIOR WINDOWS TO THERMO TECH
4	11-7-2012		ADDED PANTRY CABINET IN KITCHEN
5	11-19-2013		ADJUSTED MAIN BATH LAYOUT - NO STAIR OUT

- NOTES:
1. CEILING PLATE HEIGHTS ON MAIN LEVEL ARE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 2. FULLY SHEETROCK AND INSULATE CEILING IN GARAGE
 3. 4" INTERIOR WALLS, 6" EXTERIOR WALLS (UNLESS NOTED OTHERWISE)
 4. EXTERIOR DIMENSIONS TO OUTSIDE OF STUD
 5. INTERIOR DIMENSIONS TO CENTER OF WALL
 6. TRUSS MANUFACTURER TO SIZE ALL MEMBERS AND SUPPLY TRUSS LAYOUTS
 7. SLOP GARAGE FLOOR 2" TOWARDS GARAGE FLOOR DRAIN
 8. HALF WALL HEIGHT IS 42" W/ WOOD CAP (UNLESS NOTED OTHERWISE)
 9. 18" FLOOR TRUSSES @ 19.2" O.C. RUNNING FROM FRONT TO BACK, W/ 3/4" SUBFLOOR

#	Type	Size	Rough Width	Rough Height	Grids	Head Height	Count	Manufacturer
259	Common	32" x 48"	2'-8 1/4"	4'-0 1/4"	No	7'-0 5/8"	2	Thermo Tech
260	Common - Double	48" x 96"	2'-11 7/8"	2'-0 1/4"	No	7'-0 5/8"	1	Thermo Tech
261	Common - Double	48" x 96"	2'-11 7/8"	2'-0 1/4"	No	7'-0 5/8"	1	Thermo Tech
272	Common - Double	64" x 96"	5'-2 3/8"	5'-0 1/4"	No	7'-0 5/8"	1	Thermo Tech
286	Common - Triple	96" x 96"	7'-11 1/8"	5'-0 1/4"	No	7'-0 5/8"	2	Thermo Tech
366	Transom - Single Pane	32" x 48"	2'-8 1/4"	1'-5 1/4"	No	7'-0 5/8"	1	Thermo Tech
379	Transom - Triple Pane	60" x 18"	4'-11 1/2"	1'-5 1/4"	No	7'-0 5/8"	1	Thermo Tech
Grand Total								

# of R	# of T	@	Width	Total Wd
8	7.50"	7	10 1/2"	75 3/4"
2	7.50"	5	10 1/2"	37 1/2"
12				112 1/2"

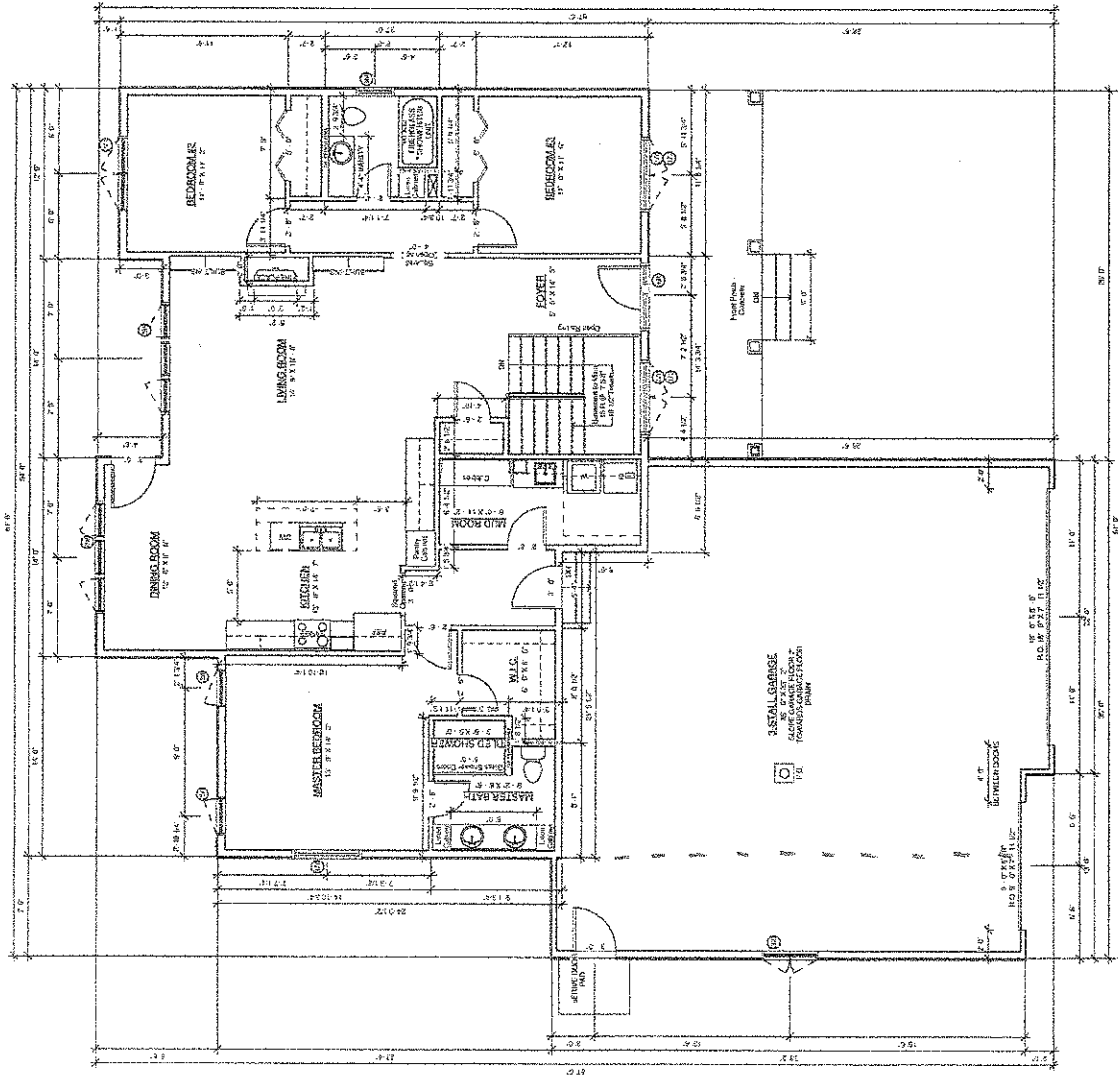
Garage Square Footage	
3 STALL GARAGE	1,164.00 SF

House Square Footage		
Level	Finished Area	Area
MAIN LEVEL	Yes	1,757.12 SF
BASEMENT	No	1,751.53 SF
Grand Total		3,508.65 SF

① MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

BUYER'S SIGNATURE: _____

DATE: _____

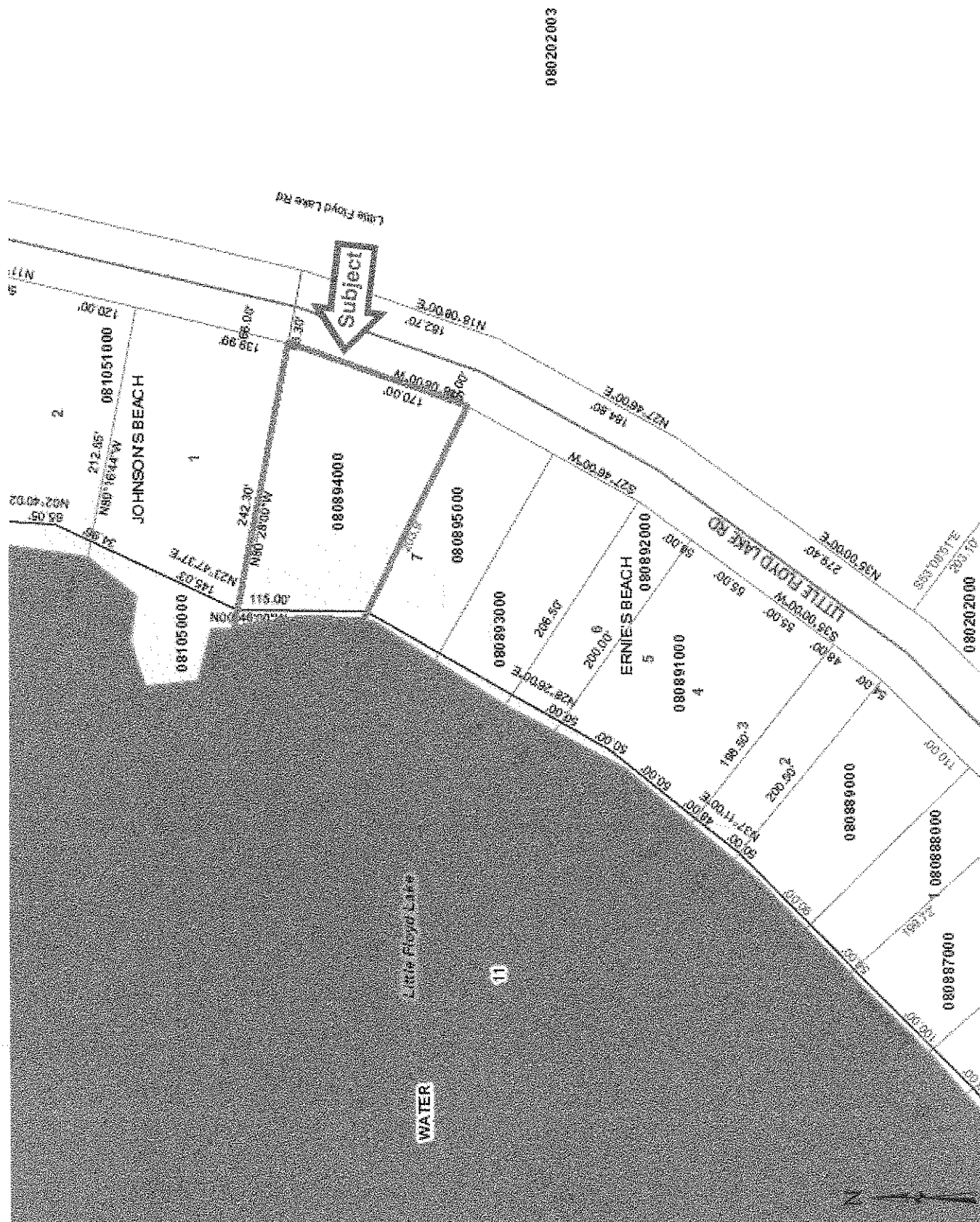




1:1,498

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

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





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Becker County



1:1,498

Date: 9/21/2015

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



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) Wayne Last Name Volk
Mailing Address 5144 16th Ave S City, State, Zip Minneapolis, MN 55417
Phone Number 612-562-2767 Project Address: _____
Parcel number(s) of property: 21-0110-000 Sect - Twp - Range: 17 140 N 36 W
Township Name: Osage Legal Description: _____

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

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

Please provide a brief description detailing the above variance request:

Easement was obtained in 2011 at the then legal requirement of 14 ft. Subsequently on May 2013, the easement requirement changed to 33 ft. We are unable to change our easement. In good faith we paid for the survey, built the road with the plan to divide the property this year.

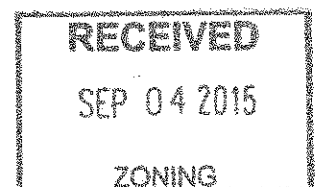
What are you applying for less than the minimum distance (setback) from?

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) _____ 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? 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

Not a building variance - only access/easement variance request

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.

Wayne Veik Virgil Pint

Printed Name of Landowner or Agent

Wayne Veik Virgil Pint

Signature of Landowner or Agent

9/4/2015

Date

(Office Use)

Date Received 9-4-15 Accepted [☒] Rejected [] Date 9-14-15

Helen Moltzen Supervisor of Inspectors
Zoning Administrator

60 day November 13, 2015



Becker County



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

1:6,240

Date: 9/22/2015

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

**Becker County Planning & Zoning
Public Hearing Research**

APPLICANT

Wayne Volk

PUBLIC HEARING DATE

October 8, 2015

APPLICATION

An application for a Variance to allow a 14 ft easement instead of a 33 ft easement in order to subdivide a parcel of land.

1) BACKGROUND INFORMATION ON PROPERTY

The property is located on Straight Lake.

2) DEVELOPMENT SUMMARY

Standard Size Lot (x) Substandard Size Lot ()
Site Area Sq. Ft Acres
 Lot width ft Lot Depth ft
Building Area Sq. Ft
Percent Lot Coverage %
Proposed - _____

3) DISCUSSION/DEVELOPMENT ANALYSIS

Sewer System:

Zoning Ordinance, Subdivision Ordinance & Sewer Ordinance References:
Chapters 2, 3 and 8 of the Becker County Zoning Ordinance.

4) SUMMARY OF CONCERNS

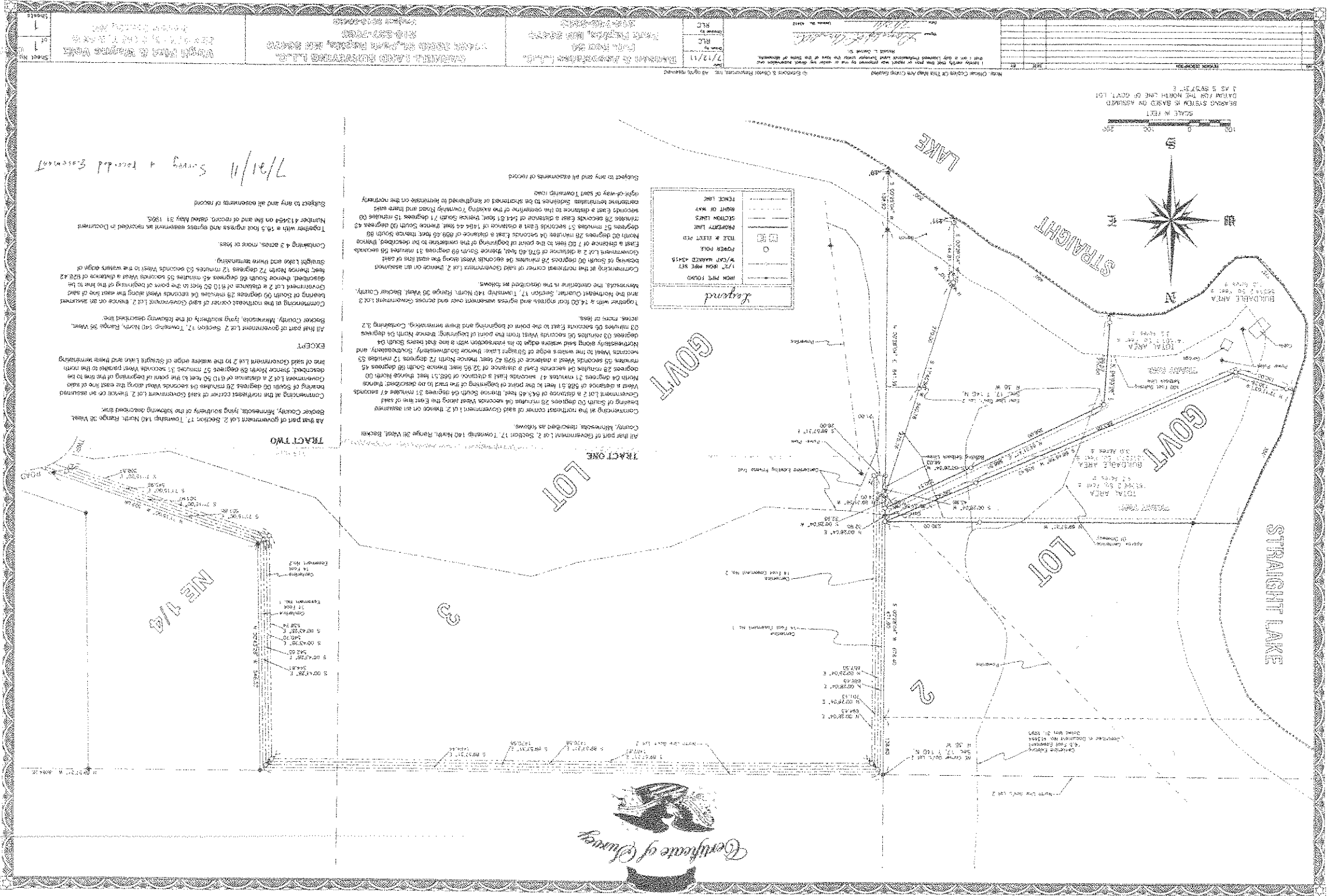
Older versions of the Zoning Ordinance stated that if a property did not have 66 feet of public road frontage, it needed to be serviced by an easement with a 14 ft driving surface. An easement could not service more than 2 properties. The current version of the Ordinance states that if the property does not have 66 feet of public road frontage, it needs to be serviced by a 33 ft easement (no requirement on the width of the driving surface) and cannot service more than 2 properties. More than two properties requires a 66 ft wide easement.

In 2002, Nickolay, Pint and Volk owned the property and applied for a variance to allow five tracts of land to be accessed by an easement road. This variance was denied because the property owners have reasonable use without creating a hardship by having a private easement serving more than the allowed numbers of tracts.

In 2011, Nickolay went through a change of zone to change the property from commercial to residential and create two tracts of land, 4.5 acres and 7.5 acres in size. The lots were serviced by one 14 ft easement.

Now, Volk wants to further divide the property, creating a third tract of land. The north lot would be serviced by an existing easement from the north. The other two lots would be serviced by the existing 14 ft easement.

The property has reasonable use without further subdivision. If further subdivided, the subdivision should meet all current regulations.





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, October 8, 2015 @ 7:00 P.M.

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

APPLICANT: JJW (John Webber) Properties
1389 Wenner Road
Detroit Lakes, MN 56501

Project Location: 24901 County Hwy 6

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a storage building, which exceeds 2400 sq ft in size, which will be located within 400 feet of a lake. The proposed structure will be 307 feet from the ordinary high water mark of the lake due to setback issues and topography.

LEGAL LAND DESCRIPTION: Tax ID number: 190076001 St. Clair Lake

PT NE1/4 SE1/4: COMM E1/4 COR SEC 5, W 150.02' TO POB; W 1181.38', S 408.05', E 1181.42', N 408.05' TO POB.; Section 05, TWP 138, Range 41, Lake View Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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

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

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

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

LAKE VIEW

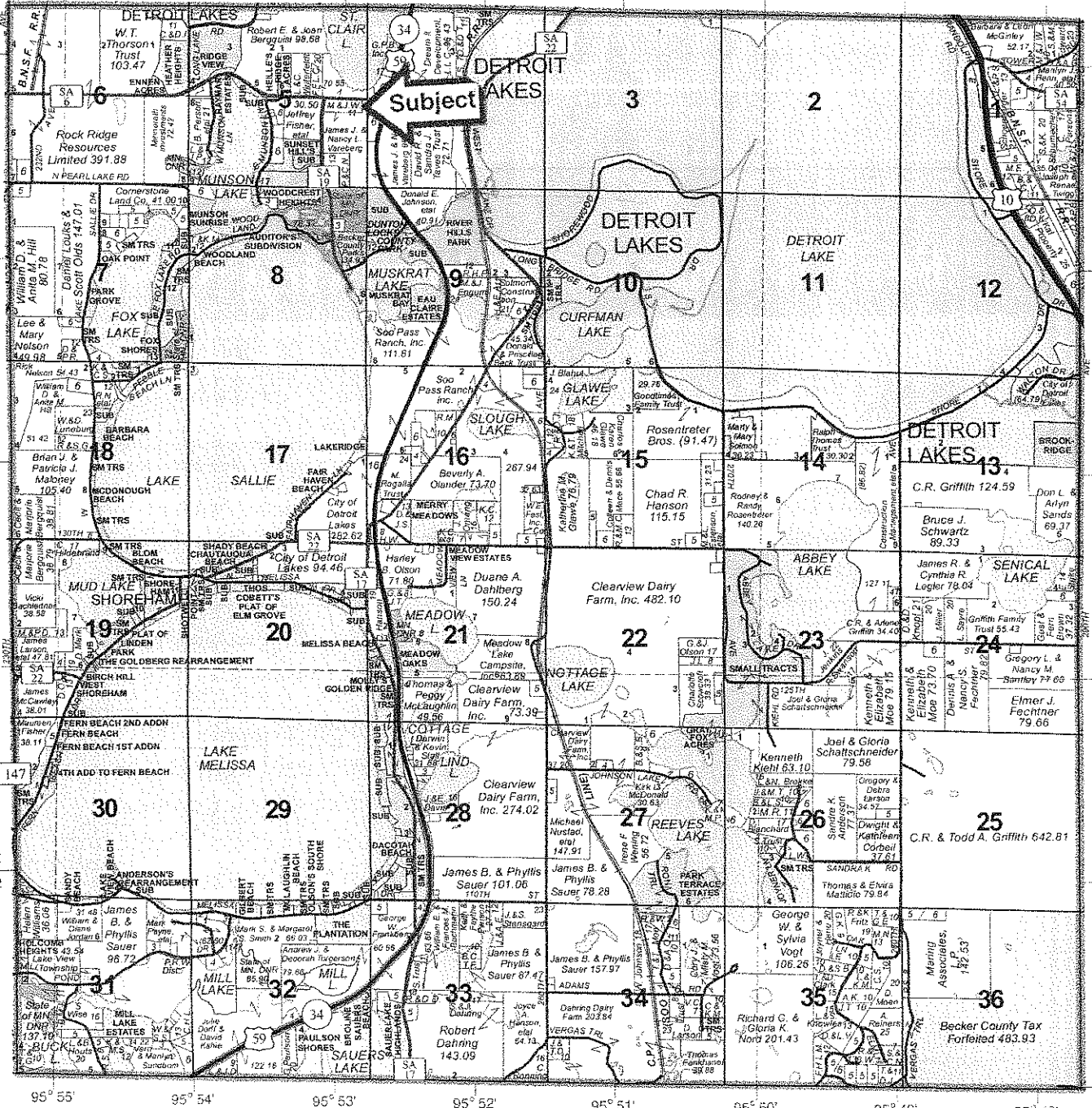
T.138N.-R.41W.

SEE PAGE 32

160
150
140
130
120
110
100

SEE PAGE 12

SEE PAGE 18



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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290



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










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) JW Properties - John Webber Last Name _____
Mailing Address 1389 Wenner Rd City, State, Zip Detroit Lakes MN 56501
Phone Number 218-847-2601 Project Address: 24901 County Hwy 6
Parcel number(s) of property: 19.0076001 Sect - Twp - Range: 5-138-41
Township Name: Lake View Legal Description: PT NE 1/4 SE 1/4;
Comm E 1/4 Per Sec 5, W 150.00' to PUB

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

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

Please provide a brief description detailing the above variance request:

We would like to put up storage buildings for boats with gravel floor. We are so close to St. Claire Lake which this law was not in place when we purchased the land. The Hill behind buildings is 40' higher than building site and County Highway is 6' higher and also gives separation between proposed buildings and lake bed. Existing building is 32' high. These storage buildings will allow us store boats inside rather than outside on lot.

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

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 307 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 %

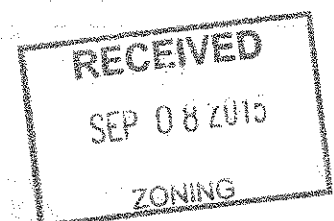
Was the lot recorded prior to 1971? Yes ☐ No ☒

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? 10640

What is the proposed addition square footage? 13056 x 2 new buildings

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure? 32'

What is the proposed height of the structure? 28'

Is there a basement to the structure? no

Will the proposed addition have a basement? no

Will the roofline of the existing structure be changed? -

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

What is the current percentage of lot coverage? 10640

What is the proposed percentage of lot coverage? 36752

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.

JTW Properties John Webber

Printed Name of Landowner or Agent

Signature of Landowner or Agent

9/8/15

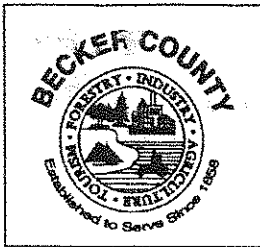
Date

(Office Use)

Date Received 9-8-15 Accepted [X] Rejected [] Date 9-14-15

H. J. Mottzow Supervisor of Inspectors
Zoning Administrator

60 days - November 13, 2015



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
190076001	24901 Colby		PT NE 1/4 SE 1/4, Range 61/4 S, W 1/4 Sec 15, Twp 15N, R 15W

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
St Claire	NE	Lakeview	5	138	41

Property Owner	Last Name	First Name	Mailing Address	Phone
JJW Properties - Webber	John		1389 Wenner Rd Detroit Lakes MN 56501	218-847-2601
Contractor Name Lic # Foltz - #2500				

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 (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 Septic / Drainsfield Date of Installation 07 Last Date Certified 07
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ☐ () Riparian () Non Riparian Non Shoreland ☒ X

Lot Area 482,209 sq ft or 11.04 acres Water Frontage _____ ft Bluff () Yes (X) No

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

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY & Apron		9080			
Existing Building		10640			
Proposed Buildings		26112			
Total Impervious Material					45832

Impervious Lot Coverage $\frac{45832}{482209} = .09$ x 100 = 9 %
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 () Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		Cost of Project \$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No Basement () Yes () No Walkout Basement () Yes () No		

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds () Garage _____ ft by _____ ft (2) Storage Shed <u>204</u> ft x <u>64</u> ft () Fence _____ ft long x _____ high () Other _____ ft x _____ ft		Cost of Project \$ <u>270,000</u>
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line <u>76</u> ft & Rear Lot Line <u>49</u> ft	Setback to Road Right of Way <u>174</u> ft	
Setback to Bluff _____	Type of road <u>County Hwy 6</u>	
Setback to Wetland <u>307</u>	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>307</u>	Elevation above OHW (Straight vertical distance) <u>4'</u>	
Setback to septic tank <u>402</u>	Setback to drainfield <u>405</u>	
Roof Change () Yes () No	Maximum height proposed <u>28</u> # of Stories <u>1</u>	
Bathroom proposed () Yes (X) No	Sleeping Quarters proposed () Yes (X) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

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

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

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

JJW Apartments -
Signature

9/8/15
Date



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1:2,995

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Date: 9/21/2015

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, October 8, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Allen & Sherry Kraft
1671 10th Street W
West Fargo, ND 58078

Project Location: 12944 East Arrow Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling one hundred thirty-six (136) feet from the ordinary high water mark of the lake due to setback issues and topography.

LEGAL LAND DESCRIPTION: Tax ID number: 170627000 Arrow

Lot 6, 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

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

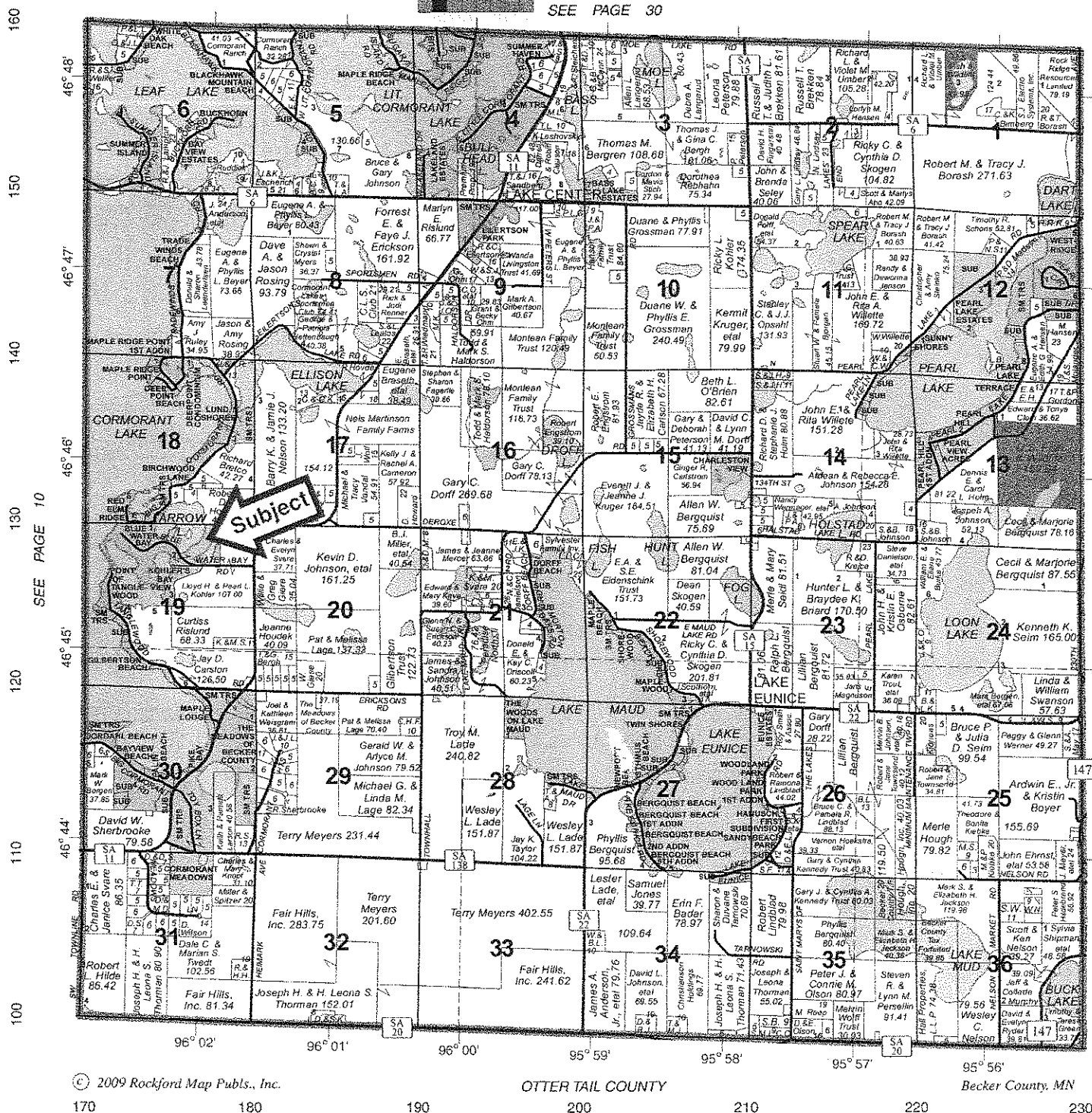
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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.**

This micrograph shows a cross-section of a polymer matrix. A dark, irregularly shaped inclusion is visible in the lower-left corner, which is likely the carbon nanotube mentioned in the text. The matrix has a granular, textured appearance.

SEE PAGE 30



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OTTER TAIL COUNTY

Becker County, MN

170 180 190 200 210 220 230

Dick Carr
Broker / Agent

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • ricarr121@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) Allen and Sherry Last Name Kraft
Mailing Address 1671 10th St W City, State, Zip West Fargo, ND 58078
Phone Number 701 730 1289 Project Address: 12944 East Arrow Lake Rd.
Parcel number(s) of property: 170627000 Sect - Twp - Range: 19-138-42
Township Name: Blue Water Bay LAKE EUNICE Legal Description: Lot 6 Subdivision
name Blue Water Bay Block 003 Subdivision Cd 17011

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.

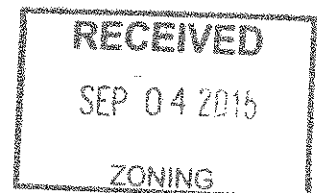
- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 136 feet
☐ Lot Line Proposed Distance (setback) _____ feet
☐ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [☒ Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
_____ %

Please provide a brief description detailing the above variance request:

Request a variance to remove RU and replace with a cabin 136' from OHWM
Due to depth of the lot, the 150' setback cannot be met.
Prior to March 26, 2013 the required set back was 45' so the septic
was built accordingly for the proposed structure to meet the
45' set back.

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

(CONTINUED ON BACK OF PAGE)



PARCEL	
APP	Variance
YEAR	2012

What is the current square footage of the structure? _____

What is the proposed addition square footage? 728

What is the current height of the structure? 18'

What is the proposed height of the structure? _____

Is there a basement to the structure? No

Will the proposed addition have a basement? _____

Will the roofline of the existing structure be changed? No

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

What is the current percentage of lot coverage? _____

What is the proposed percentage of lot coverage? 5.75%

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.

Allen Kraft Sherry Kraft

Printed Name of Landowner or Agent

Allen Kraft Sherry Kraft

Signature of Landowner or Agent

8-31-2015

Date

(Office Use)

Date Received 9-4-15 Accepted ☒ Rejected [] Date 9-14-15

Heidi Moltzen Supervisor of Inspectors

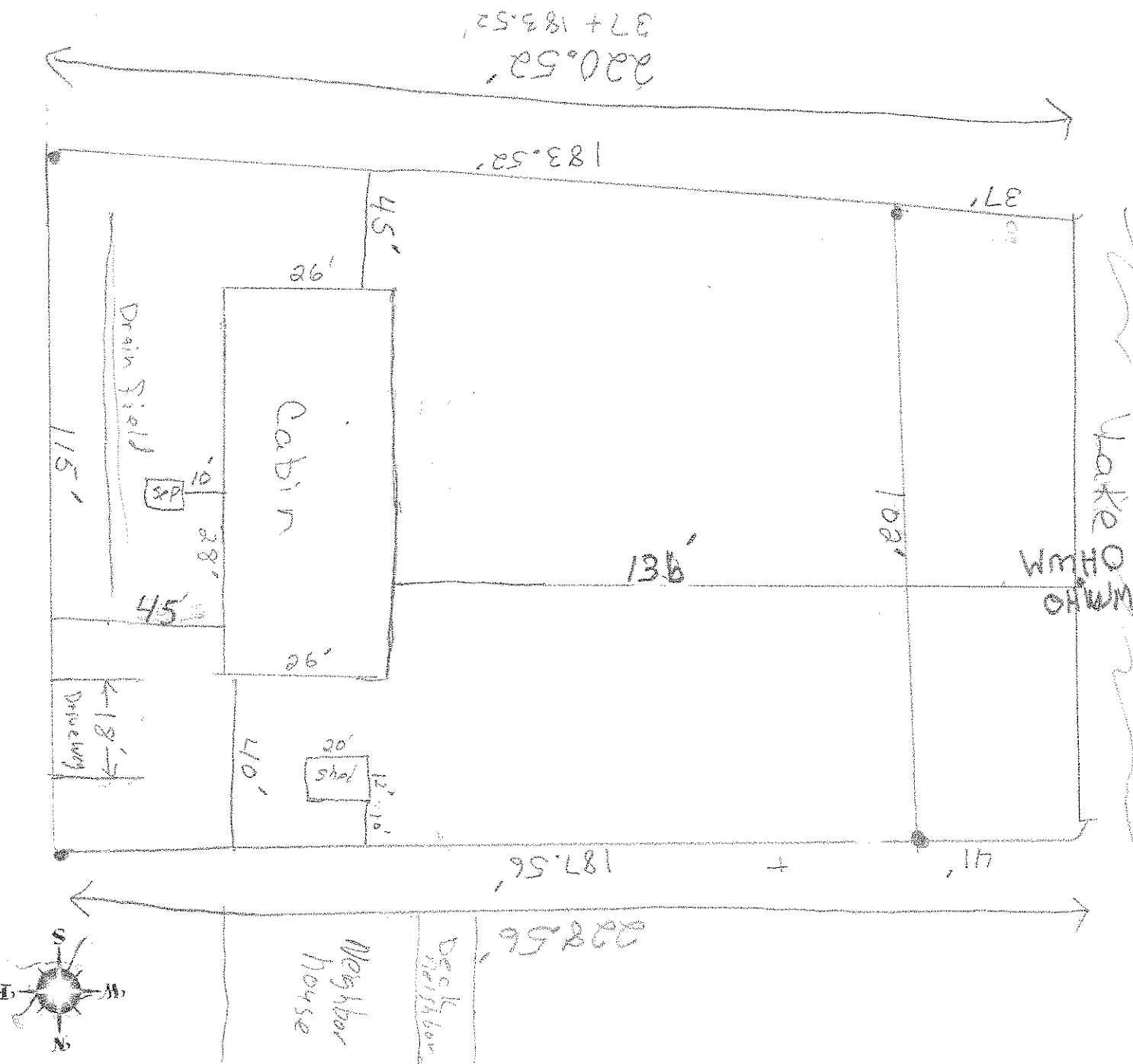
Zoning Administrator

60 day - November 13, 2015

SKETCH OF PROPERTY

PARCEL	APP	YEAR
	SITE	

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

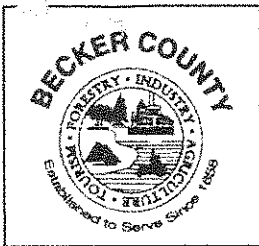


Remember EROSION CONTROL!
Please use best management practices and/or silt fence to control erosion on all projects.

East Arrow Lake Rd

Lake Okauchee

[illegible]



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

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
17062700	12944 East Arrow Lake Rd		Sec 19-138-42

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Arrow Lake	NE	LAKE EUNICE Blue Water Bay	19	138	042

Property Owner	Last Name	First Name	Mailing Address	Phone
	Kraft	Allen	1671 10th St W	701 730 1289
Contractor Name Lic #		Sherry	West Fargo, ND 58078	

Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to Replacing RV / moving in existing cabin

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 Tank & drain field Date of Installation 2013 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 24331 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	18 x 24	432			
Shed	12 x 20	240			
Cabin	26 x 28	728			
Total Impervious Material					<u>1400</u>

Impervious Lot Coverage $\frac{1400}{24331} = .057$ x 100 = 5.75 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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

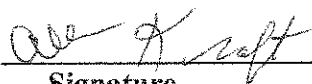
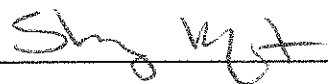
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(✓) Dwelling <u>26</u> ft by <u>28</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>18200</u>
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		<i>\$30,100 per shed</i>
Setback to Side Lot Line <u>40</u> ft & Rear Lot Line _____ ft Setback to Road Right of Way <u>45</u> ft		
Setback to Bluff _____ Type of road <u>Township</u>		
Setback to Wetland _____ Is wetland protected () Yes () No		
Setback to OHW (straight horizontal distance) <u>136'</u> Elevation above OHW (Straight vertical distance) _____		
Setback to septic tank <u>10'</u> Setback to drainfield <u>20'</u>		
Total No. Bedrooms <u>2</u> Maximum height proposed <u>18'</u> # of Stories _____		
Roof Change () Yes (X) No Basement () Yes (X) No Walkout Basement () Yes (X) No		

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

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

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

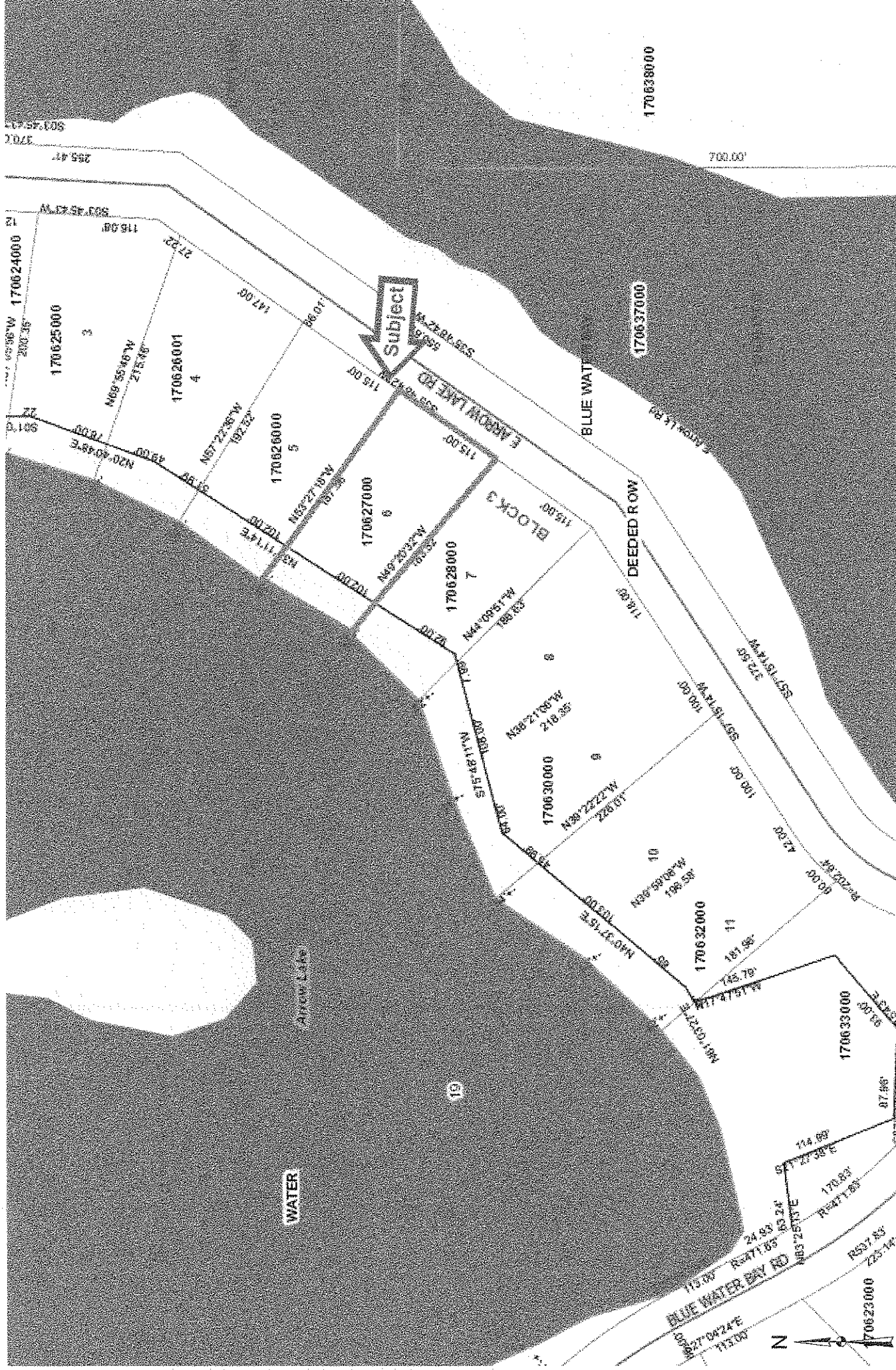
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland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

 Signature

8-31-15

 Date



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>1:1,498</p>
<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	<p>Date: 9/21/2015</p>



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, October 8, 2015 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Richard North
249 15th St NE
Valley City, ND 58072

Project Location: 11413 Lake Maud Drive

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an 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: 170314000 Maud Lake
Pt Lots 2 & 3 Be 506.76 ft SW of SE Cor L5 Newport Th Wly 121 ft N 240.44 ft E Al Lk to Pt, 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

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.

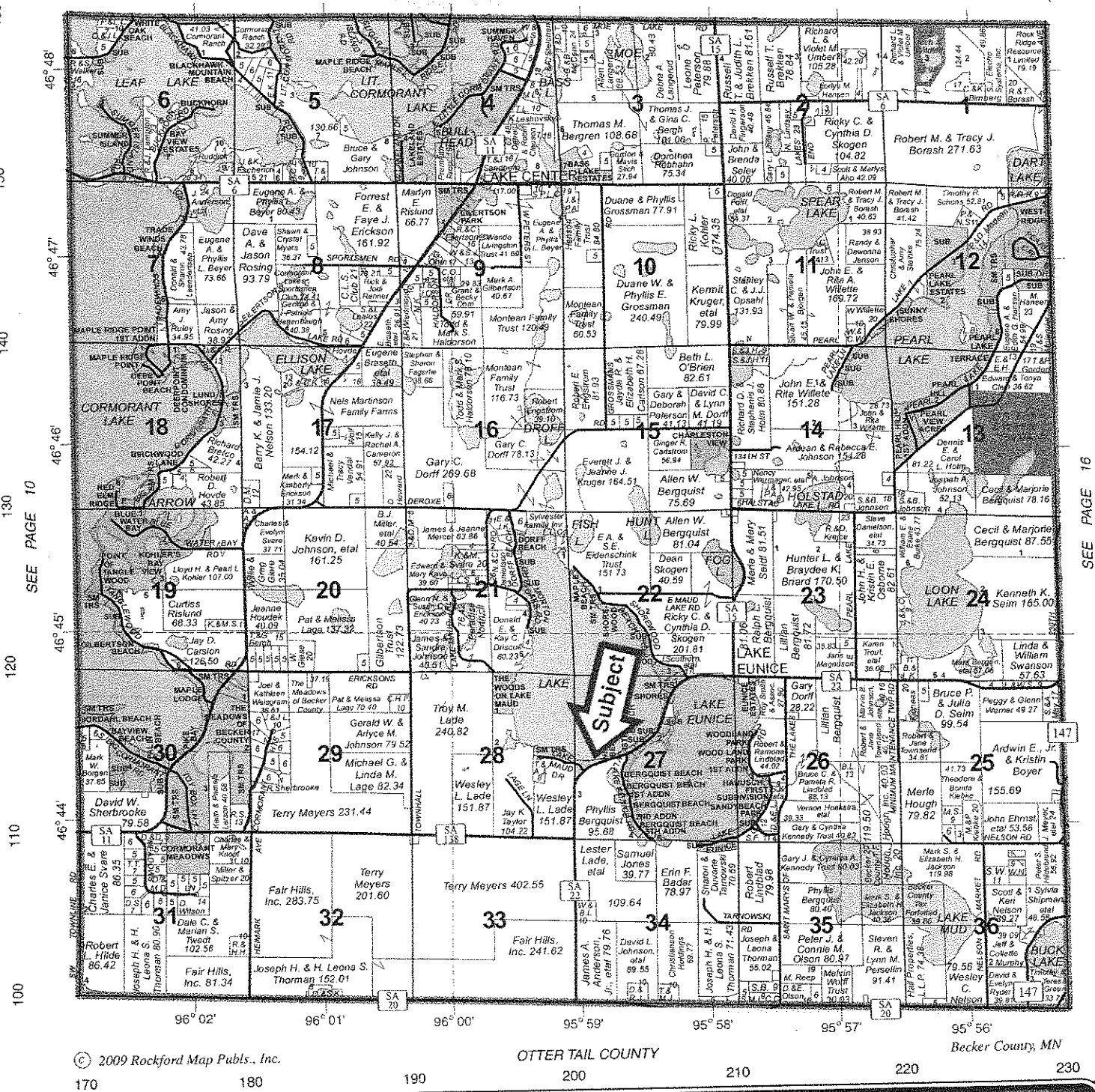
Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the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



SEE PAGE 16

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OTTER TAIL COUNTY

Becker County, MN

170 180 190 200 210 220 230

DetroitLakes.com

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com



Dick Carr
Broker / Agent





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) RICHARD Last Name North
Mailing Address 249 15th St. NE City, State, Zip Valley City, ND
Phone Number 701-840-2546 Project Address: 11413 Lake Maund Dr 58072
Parcel number(s) of property: 17.0314.000 Sect - Twp - Range: 27-138-042
Township Name: Eunice Legal Description: Pt Lot 2 & 3

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:

existing house is 61' from lake. Addition to
existing house is requested.

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

Setback must include decks and patios, current and proposed.

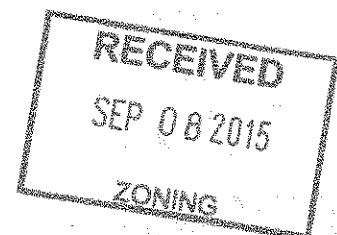
- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 75' feet
☐ Lot Line Proposed Distance (setback) _____ feet
☐ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ 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? 2068 sq. ft.

What is the proposed addition square footage? 480 sq. ft.

PARCEL	
APP	Variance
YEAR	

What is the current height of the structure? 14'

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? yes

What is the current percentage of lot coverage? 20.6 %

What is the proposed percentage of lot coverage? 22.5 %

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.

RICHARD NORTH

Printed Name of Landowner or Agent

Richard North

Signature of Landowner or Agent

9-8-15

Date

(Office Use)

Date Received 9-8-15

Accepted ☒ Rejected ☐ Date 9-14-15

Hebi Mottgrew Supervisor of Inspections
Zoning Administrator

60 day - November 13

COUNTY ROAD 22

NEW DRAIN FIELD

NEW SEPTIC

EXISTING GARAGE

100'

New Addition

25'

30'

EXISTING HOUSE

22'

44'

EXISTING DRIVE

SW 1/4 Sec 15

EXISTING CONCRETE

60'-0"

MAUD LAKE 121'

178'

NEW 240' 07'

SCALE 1/2" = 10'



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	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input checked="" type="checkbox"/> Storage Shed <u>10</u> ft x <u>12</u> ft <input type="checkbox"/> Fence _____ ft long x _____ high <input type="checkbox"/> other _____ ft x _____ ft		
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line <u>10</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>50(+) ft</u>	
Setback to Bluff _____	Type of road <u>TWShp</u>	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>100(+) ft</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>10</u>	Setback to drainfield <u>20</u>	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed <u>10</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.

Signature

Date

9-10-15



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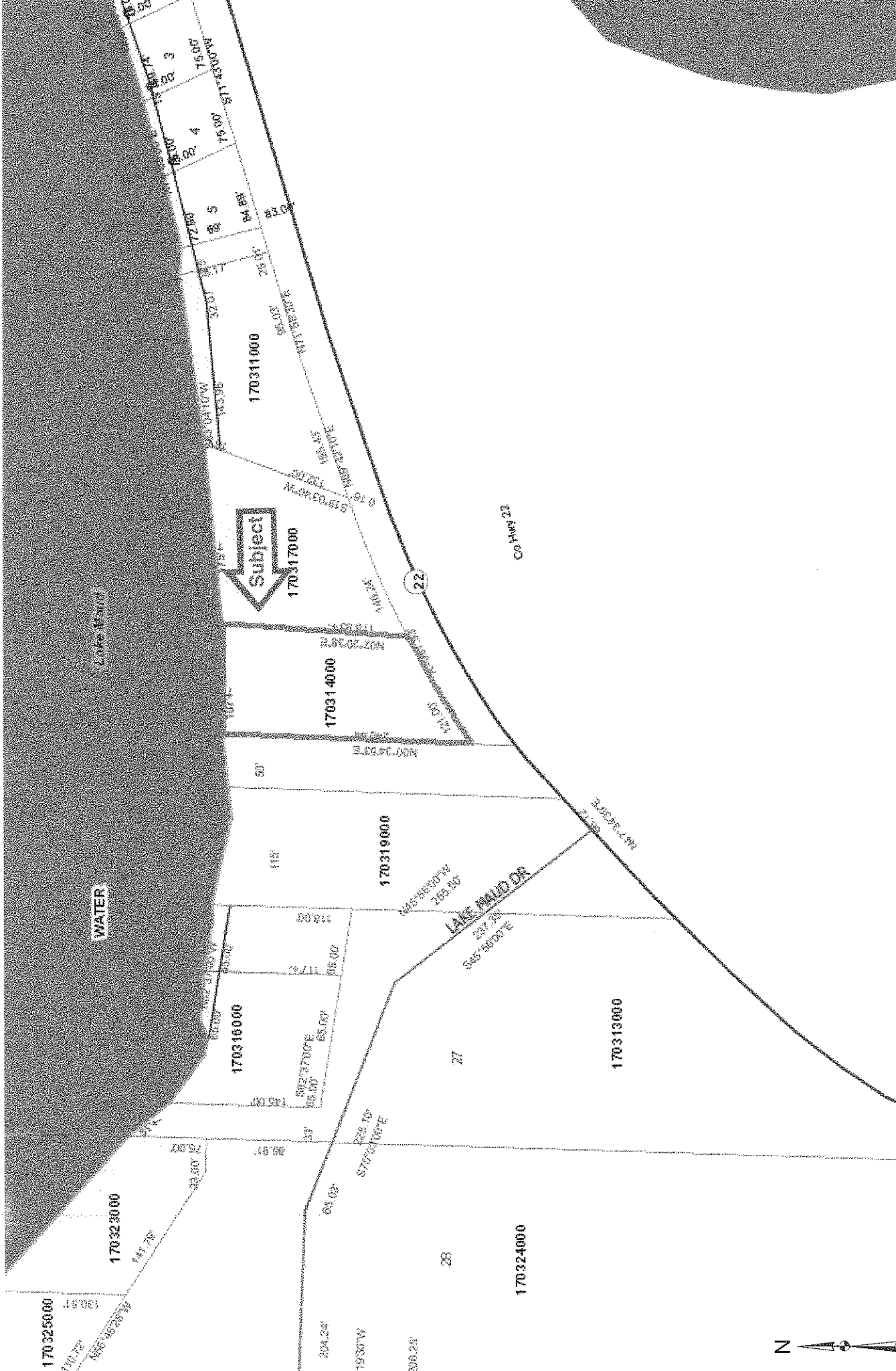
1:2,995

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

Date: 9/21/2015

Becker County





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1:1,498	Date: 9/21/2015
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Becker County

