



# 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, April 14, 2016 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

#### **\*\*RENOTIFICATION\*\***

APPLICANT: Bruce and Ann Kindseth  
2114 4<sup>th</sup> St NE  
Jamestown, ND 58401

Project Location: 38743 S Elbow Lake Road

#### APPLICATION AND DESCRIPTION OF PROJECT:

**Original Request:** Request a Variance to construct a dwelling fifty-two (52) feet from the ordinary high water mark of the lake.

**Amended Request:** Request a Variance to construct a dwelling sixty-five (65) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 090060000

Elbow Lake

Lot 1 Less Plats, Section 12, TWP 142, Range 39, Eagle 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.**

# GUIDE SHEET FOR BOARD OF ADJUSTMENT

March 17, 2016

Kindseth variance to build home on Parcel 09.0060.00 between private road easement and lake shore which requires the home to be closer to OHWM than 100 feet. There is currently an existing 16X32 cabin on this area of the property.

Meeting on Nov. 11, 2015 was tabled by Kindseth after discussion regarding number of lake shore feet that are associated with Parcel 09.0060.00. Kindseth to provide "official" document defining feet of lake shore prior to reconvening meeting.

## **What has changed since November 11, 2015 meeting.**

- 1) Home being proposed is different than previously proposed. Final plans to still be developed but will stay within proposed footprint. Elevation plans are included as prepared by Stenerson Lumber of Detroit Lakes.
- 2) Survey has been completed by Meadowland Surveying, Inc to officially determine the amount of lake shore property that is associated with parcel 09.0060.00. Surveyed length is 241.04 feet as shown on the provided Official copy survey map, drawing number T8958-15.
- 3) Proposed home location has been moved to the Northeast, 10 feet from the property line, to move the home further back from the OHWM which changes the previous variance request from 52 feet to 65 feet (at the closest point) from OHWM.
- 4) Proposed new home location will require the existing septic tank to be moved as well as a new septic tank be added. The existing drain field located on the south side of the private road easement will be expanded if and as needed to meet latest regulations.
- 5) We have had discussions and correspondence with the Buckley family regarding their concerns (reference the Buckley family letter dated 11/10/2015 which was reviewed at the November 11th meeting) and the possible vacating of the road which would allow the proposed home to conform to the 100 foot setback from OHWM. Based on the discussion as well knowing some of the history regarding the road and alternatives previously discussed as long ago as around 1989, a near term solution (vacating the ingress/egress road used by the Buckley family) is highly unlikely.

## **What has not changed since November 11, 2015 meeting**

- 1) The existing private road easement will remain in place. No other ingress /egress locations for the Buckley family have been determined nor agreed upon by the affected parties.
- 2) Septic system drain field located on the south side of the road will remain in same location. It is in a good location, located as far away from the lake as feasible. Any required expansion needed will be added toward the east due to the topography.
- 3) Building on the south side of the existing road is not a good option due to a) the existing drain field location as well as possible expansion and b) the topography of the land (the land west of where the drain field is a natural low area that lends itself to the draining and flow of water from the higher land (hills) to the south and to the west. Putting a home in an location that provides the natural flow of water to the lake is not wise.

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MAR 27 2016

ZONING



# BECKER COUNTY PLANNING & ZONING

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

## VARIANCE APPLICATION

|         |            |
|---------|------------|
| PARCEL  | 09-0060-00 |
| APP     | Variance   |
| YEAR    | 2016       |
| SCANNED |            |

NOTE: 3/17/2016 UPDATE FROM 10/8/2015 VARIANCE APP.

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

First name(s) BRUCE & ANN Last Name KINDSETH  
Mailing Address 2114 4th ST NE City, State, Zip JAMESTOWN, ND 58401  
Phone Number 701-952-2235 Project Address: 38742 S. ELBOW LAKE RD WAUBUN, MN 56589  
Parcel number(s) of property: 09.0060-00 Sect - Twp - Range: 12-142-039  
Township Name: EAGLE VIEW Legal Description: TAX ID# 09.0060-00, ELBOW LAKE 34.52 ACRES, SECTION 12 TOWNSHIP 142, RANGE 039, LOT 1 EX PLATS

### 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) PRIVATE ROAD EASEMENT PROVIDING EGRESS & INGRESS TO BUCKLEY CABIN VACATING ROAD IS NOT POSSIBLE NEAR TERM (EXPECT MORE THAN 3 YR)

### Which setbacks will you be deviating from (minimum distance required for the variance)? POSSIBLY NEVER

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 65 to 70\* feet  
☐ Lot Line Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Road Right of Way (ROW) Proposed Distance (setback) \_\_\_\_\_ feet  
Type of Road [ ] Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) \_\_\_\_\_ feet  
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage \_\_\_\_\_ sq ft %

\* ORIENTATION OF CABIN & LAKE SHORE LINE CREATE DIFFERENCE

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

- Requesting a variance to build a new permanent residence home that will be 65 feet from OHWM on the Southwest corner and 70 feet on the Northeast corner as depicted in the Application for Site Permit dated 3/17/2016.  
As part of the project, the non-conforming existing 16X32 cabin, as well as the adjacent deck and stairs, will be removed.  
The impervious area will increased by approximately 1000 square feet and change the impervious coverage percent from .23% to .31%.

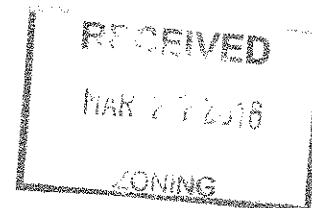
Was the lot recorded prior to 1971? ☒ Yes ☐ No

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? 16x32 = 512

|        |            |
|--------|------------|
| PARCEL | 09.0060.00 |
| APP    | Variance   |
| YEAR   | 2016       |

What is the proposed addition square footage? NEW (SEE SITE PERMIT DATE 3/17/2016)

What is the current height of the structure? ~ 14 ft

What is the proposed height of the structure? NEW (SEE SITE PERMIT DATE 3/17/2016)

Is there a basement to the structure? YES

Will the proposed addition have a basement? NEW WITH WALKOUT BASEMENT

Will the roofline of the existing structure be changed? TO BE DEMOLISHED

Will the main structural framework of the structure be altered? EXISTING 16x32 TO BE REMOVED

What is the current percentage of lot coverage? ~ .23%

What is the proposed percentage of lot coverage? ~ .31%

**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.

BRUCE KINDSETH ; ANN KINDSETH

Printed Name of Landowner or Agent

Bruce Kindseth Ann Kindseth 3/17/2016

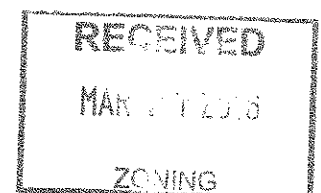
Signature of Landowner or Agent

Date

(Office Use)

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

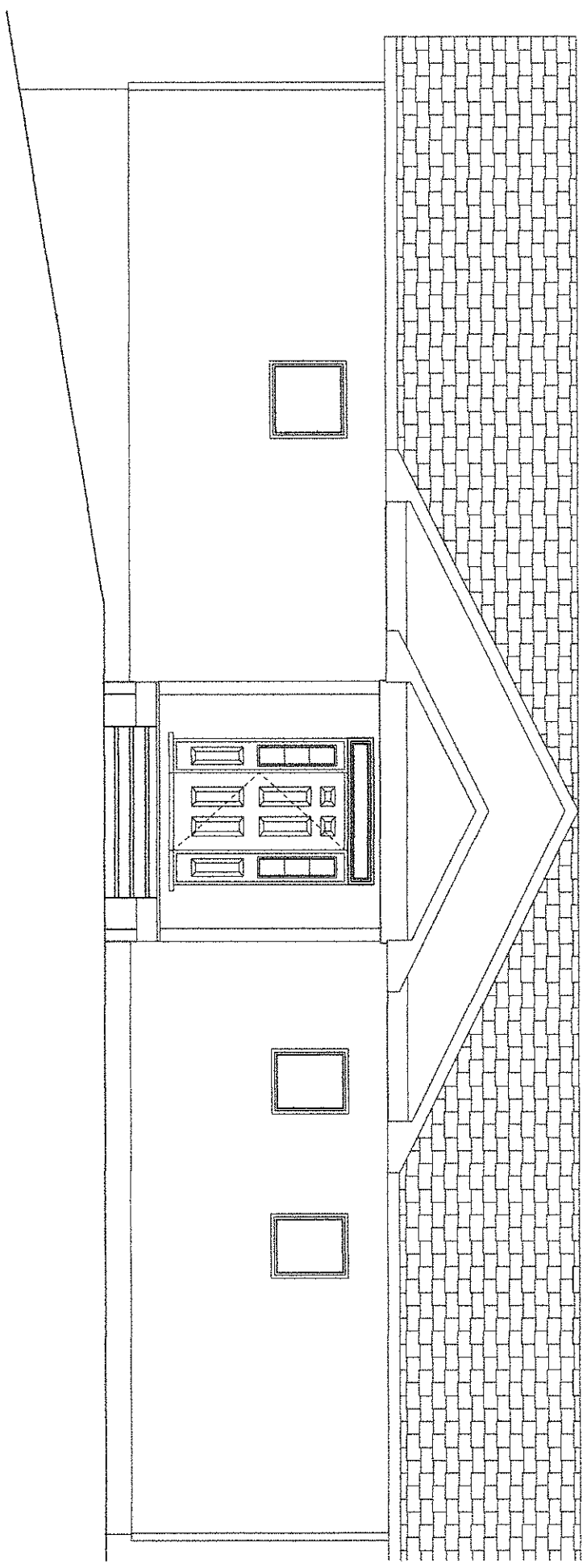
Zoning Administrator





Parcel 09.0060.00  
3/17/2016  
Page 1 of 4

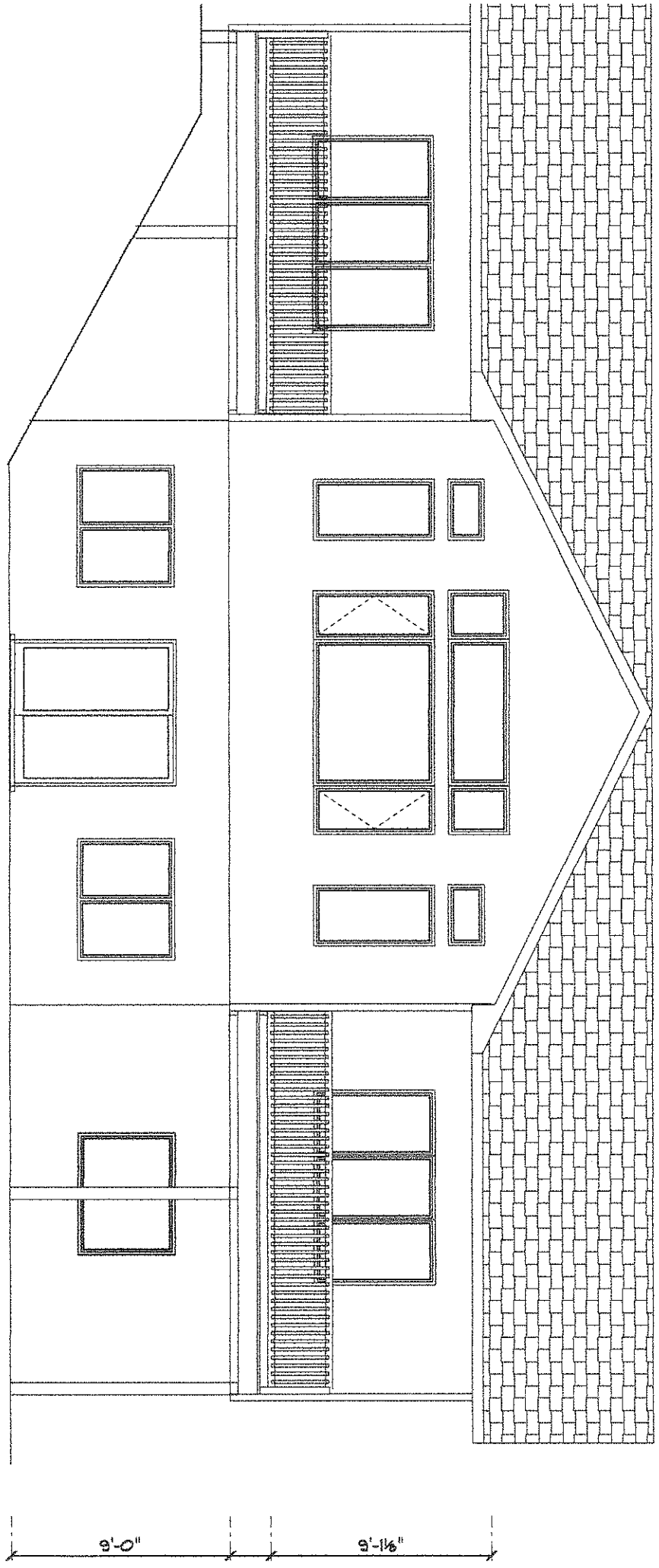
1'-8 1/4"



REAR ELEVATION

KINDSCOTT (EXTRA VIEW FROM ROAD)

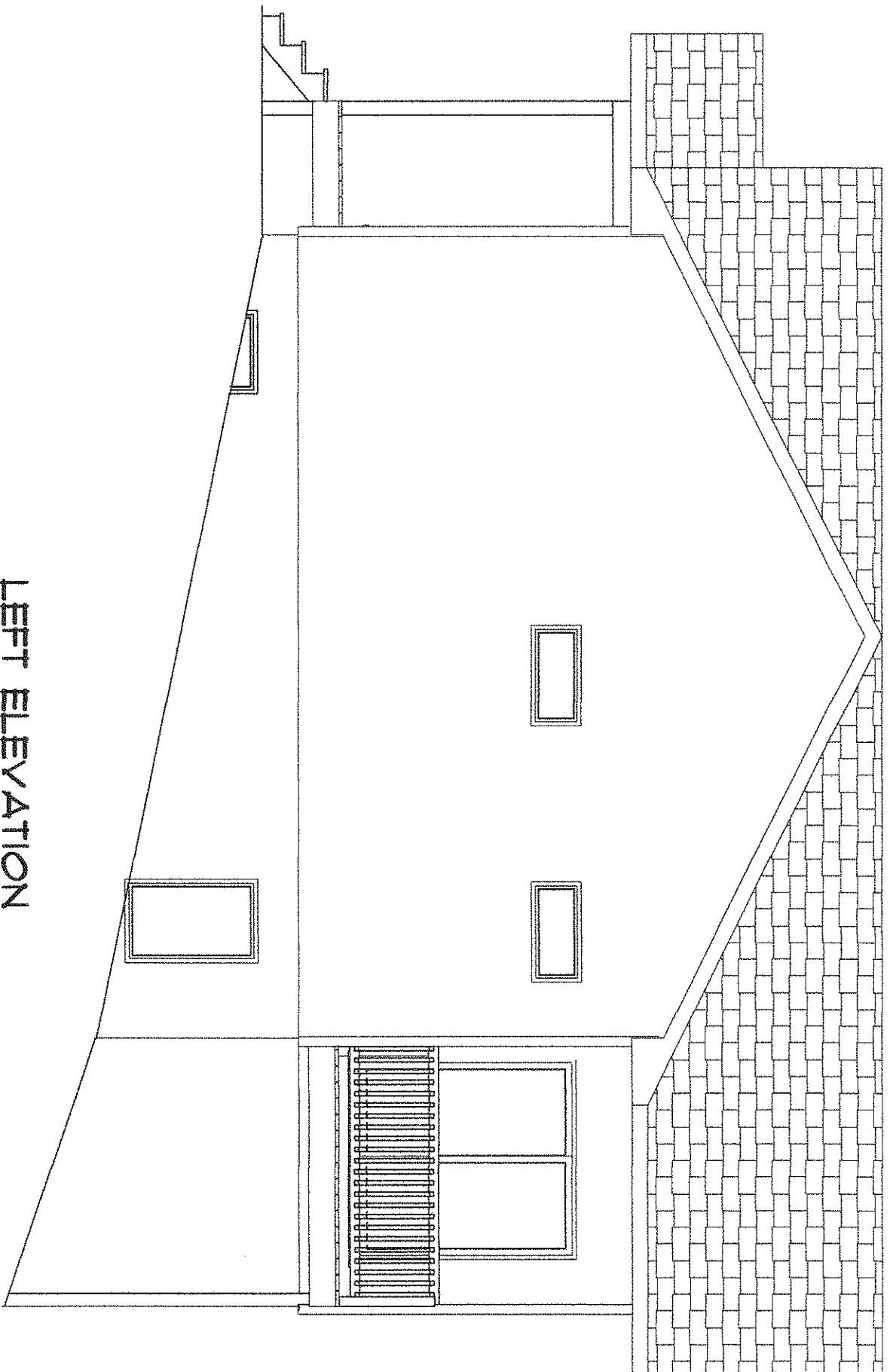
PACER 09.0060.00  
3/17/2016  
PAGE 2 OF 4



FRONT ELEVATION

KINDSITH (LAKE SIDE VIEW)

PARCEL 09.0060.00  
3/17/2016  
PAGE 3 OF 4

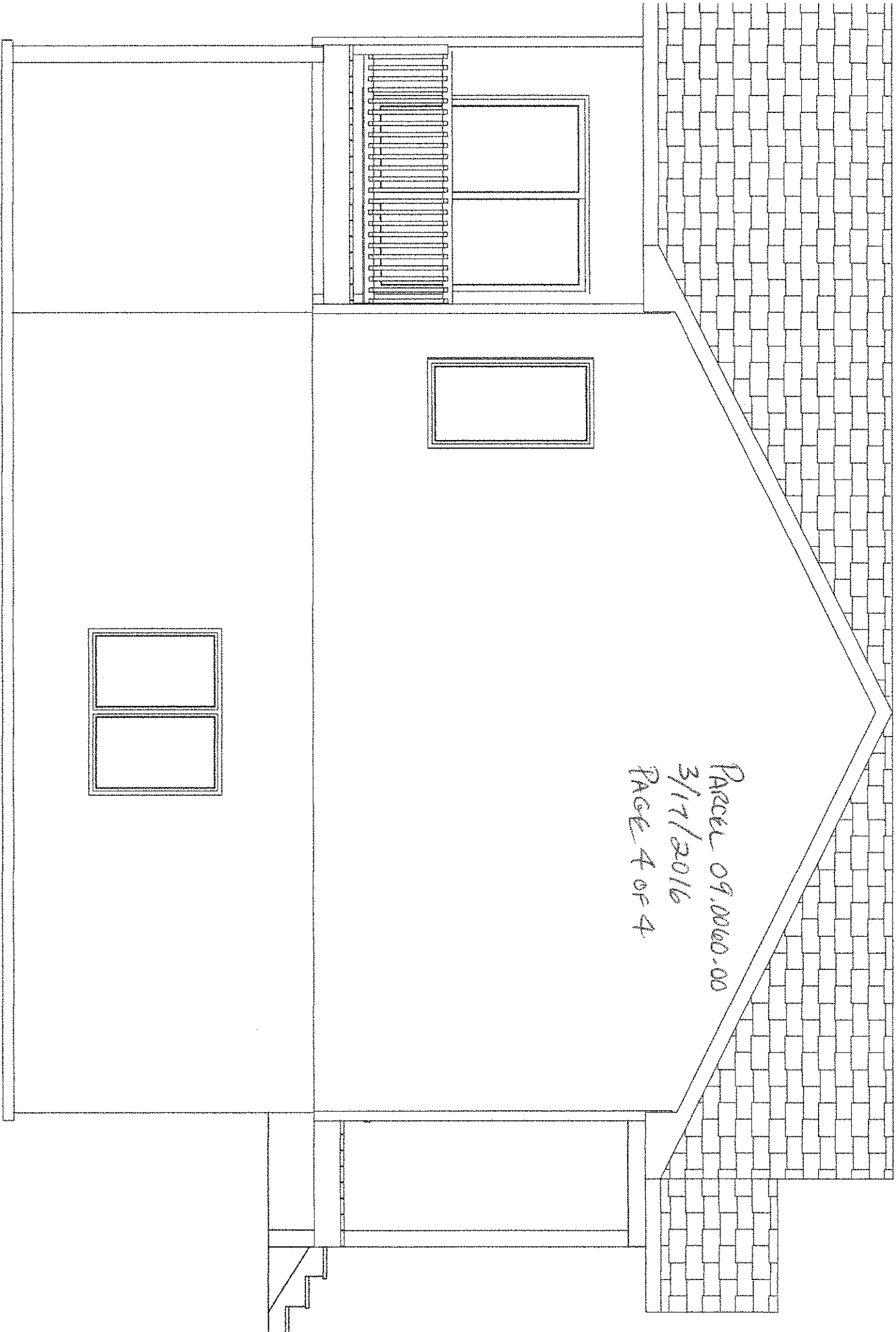


9'-0" 9'-1 1/2" 1' 2 1/2"

LEFT ELEVATION

KINDERG (SIDE TOWARD GOLDEN RULE ADDITION)

PACCEL 09.0060.00  
3/17/2016  
PAGE 4 OF 4



# RIGHT ELEVATION

KINDSETH (SIDE FACING BUCKLEY/EAST)



3/17/2016  
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

|         |      |
|---------|------|
| APP     | SITE |
| YEAR    | 2016 |
| SCANNED |      |

Property will be staked by  
Date: 4/6/2016

Please Print or Type All Information

|                   |                                       |                      |                     |
|-------------------|---------------------------------------|----------------------|---------------------|
| Parcel Number (s) | Property (E911) Address               | **911 Address Needed | Legal Description   |
| 09.0060.00        | 38742 S. ELBOW LK RD, WAUBUN MN 56589 |                      | GOV- Lot 1 EX PLATS |

|                 |                  |               |         |         |       |
|-----------------|------------------|---------------|---------|---------|-------|
| Lake/River Name | Lake/River Class | Township Name | Section | TWP No. | Range |
| ELBOW LAKE      | RD               | EAGLEVIEW     | 12      | 142     | 039   |

|                       |           |             |                                       |              |
|-----------------------|-----------|-------------|---------------------------------------|--------------|
| Property Owner        | Last Name | First Name  | Mailing Address                       | Phone        |
|                       | KINDSETH  | BRUCE & ANN | 2114 4TH ST NE<br>JAMESTOWN, ND 58401 | 701-952-2235 |
| Contractor Name Lic # |           |             |                                       |              |

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

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

\*Existing Dwelling to be removed prior to BEGINNING EXCAVATION

**Onsite Water Supply** ( ) Deep Well ( ) Shallow Well Well Depth \_\_\_\_\_  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well  
NO CURRENT WELL

**Onsite Sewage Treatment System**  
Type of System SEWER SEPTIC TANK & DRAIN FIELD Date of Installation TBD Last Date Certified WILL BE NEW.  
Must have current certificate of compliance on septic system prior to issuance of a permit

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

Lot Area \_\_\_\_\_ sq ft or 34.52 acres Water Frontage 241.04 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           | 12 x 24      | 288                          |                    |             |             |
| HOME               | 36 x 32 424* | 1584                         |                    |             |             |
| PRIVATE ROAD       | 18 x 16      | 2912                         |                    |             |             |
| * SEE SKETCH       |              | * ELEVATION OF PROPOSED HOME |                    |             |             |
|                    |              | Total Impervious Material    |                    | <u>4780</u> |             |

Impervious Lot Coverage  $\frac{4780 \text{ ft}^2}{1,503,691 \text{ ft}^2} = .00318$  x 100 = .31 %  
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.

\* LOT IS SLOPING IN TWO DIRECTIONS

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ZONING

3/17/2016

PARCEL 09.0060.00

**Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks****Cost of Project**(X) Dwelling 56 ft by 24 1/2 ( ) Attached Garage \_\_\_\_\_ ft x \_\_\_\_\_ ft\$ 200,000 - 250,000Outside Dimension (X) Deck/Patio <sup>\* 2 DECKS</sup> 8 ft x 16 ft ( ) Addition to existing \_\_\_\_\_ ft x \_\_\_\_\_ ftSetback to Side Lot Line 10 ft & Rear Lot Line 140 ftSetback to Road Right of Way 15 ft MIN. (ONE CORNER ONLY)Setback to Bluff N/AType of road PRIVATE ONE ROAD WIDESetback to Wetland N/AIs wetland protected (X) Yes ( ) No NOT REALLY APPLICABLE

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

Elevation above OHW (Straight vertical distance) 8 to 10 ftSetback to septic tank 10 ft OR MORESetback to drainfield APPROX 60 ftTotal No. Bedrooms 3Maximum height proposed 25 ft # of Stories 1Roof Change (X) Yes ( ) No NEW BUILDING

Basement (X) Yes ( ) No Walkout Basement (X) Yes ( ) No

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

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

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

**Cost of Project**

Setback to Lot Line \_\_\_\_\_ ft &amp; 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 &amp; \_\_\_\_\_ 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.

Brenda King Smith  
Signature

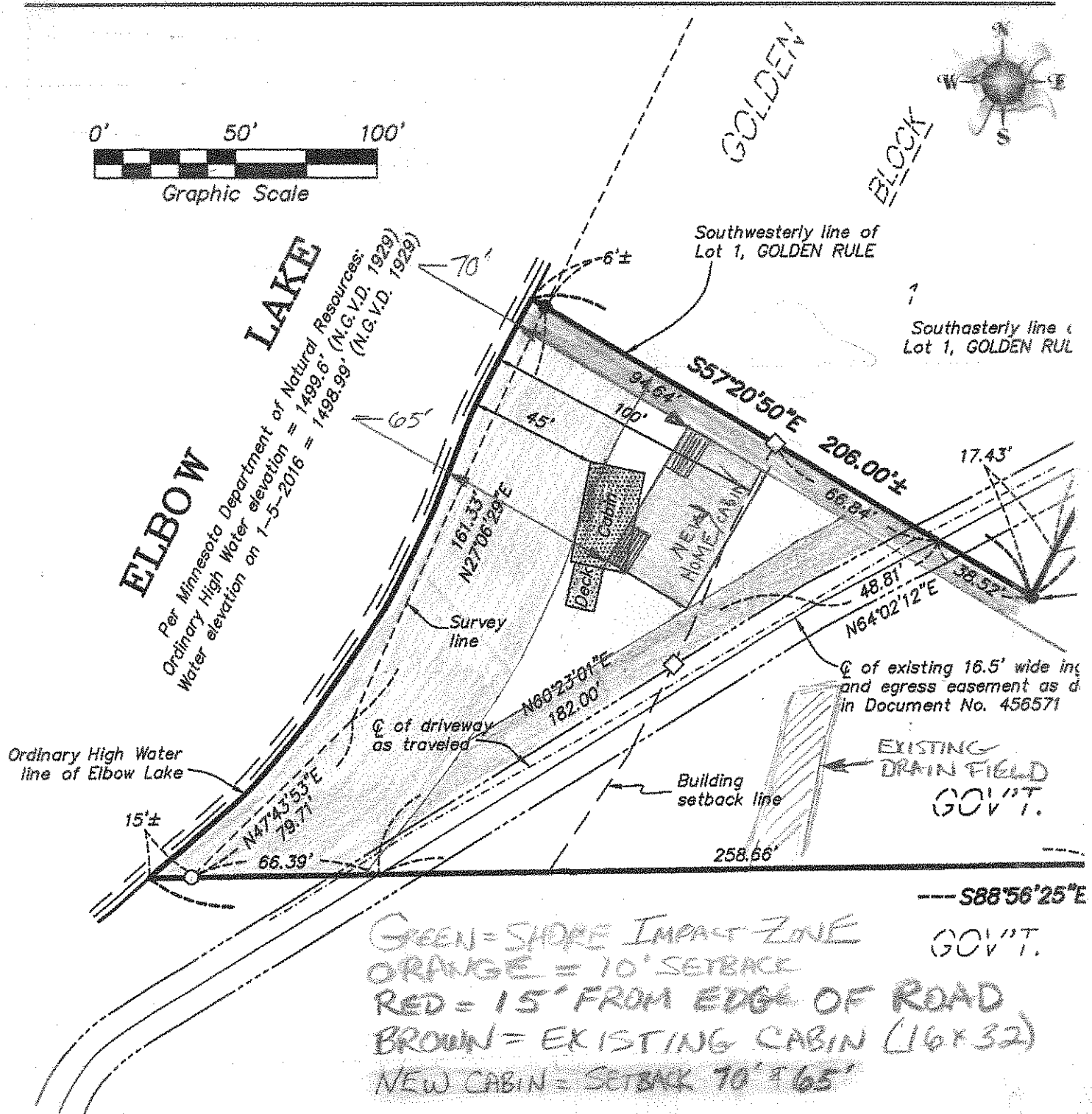
3/17/2016  
Date

3/17/2016

# SKETCH OF PROPERTY

|        |            |
|--------|------------|
| PARCEL | 09.0060-00 |
| APP    | SITE       |
| YEAR   | 2016       |

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.



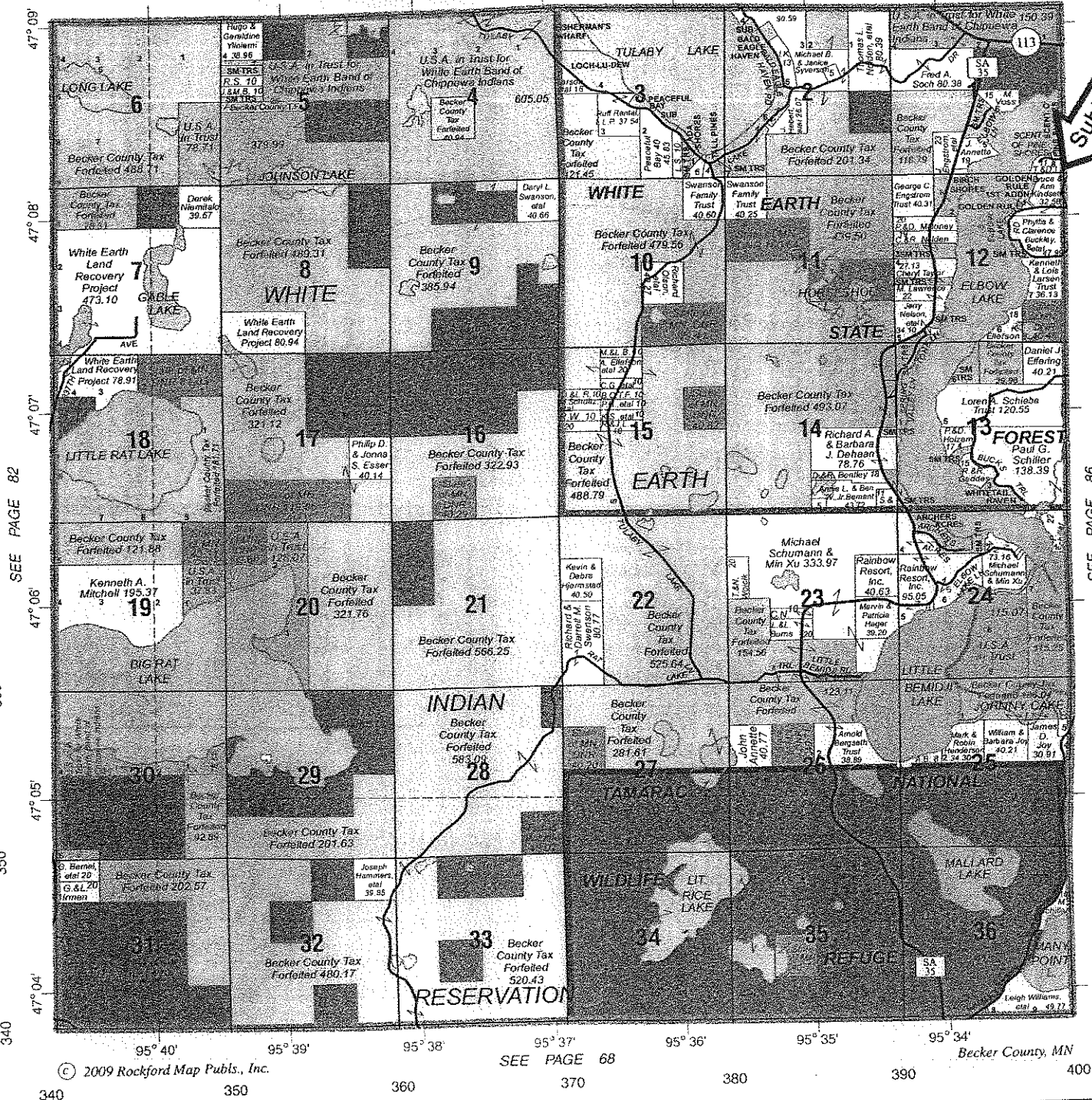
**Remember EROSION CONTROL!**

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

# EAGLE VIEW

T.142N.-R.39W.

MAHONOMEN COUNTY



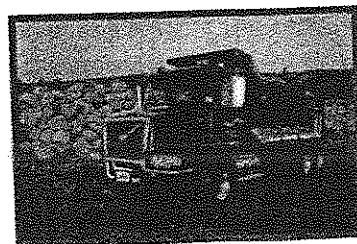
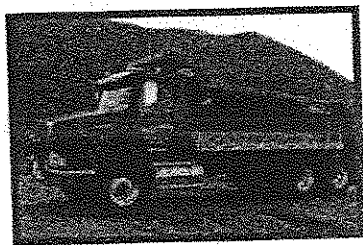
Washed Sand • Aggregates • Base Gravel • Dirt & Peat • Sand & Gravel

Ernest C. Anderson

## GRAVEL INC.

(218) 847-4614

DETROIT LAKES









# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

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

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, April 14, 2016 @ 7:00 P.M.

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

APPLICANT: David Gravdal  
34703 Strawberry Lane  
Ogema, MN 56569

Project Location: 34703 Strawberry Lane, Ogema, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an addition onto an existing dwelling forty-one (41) feet from the ordinary high water mark of the lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 200459000 Strawberry Lake  
182' E&W X 150' N&S IN SE COR LOT 1; Section 35, TWP 142, Range 40, Maple Grove Township.

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

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

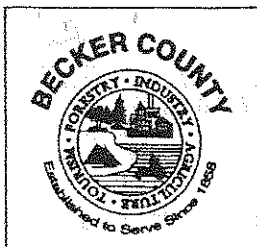
**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

**\*\* 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.**



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

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

Please Print or Type All Information

|                   |                         |                      |                   |
|-------------------|-------------------------|----------------------|-------------------|
| Parcel Number (s) | Property (E911) Address | **911 Address Needed | Legal Description |
| 20.0459.000       | 34703 Strawberry Lane   | Ogema                |                   |

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

|                       |           |            |                       |              |
|-----------------------|-----------|------------|-----------------------|--------------|
| Property Owner        | Last Name | First Name | Mailing Address       | Phone        |
| Gravdal               | David     |            | 34703 Strawberry Lane | 218-415-0604 |
| Contractor Name Lic # |           |            | Ogema MN. 56569       |              |

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

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

\*Existing Dwelling to be removed prior to a porch on west side of home

**Onsite Water Supply** ( ) Deep Well (X) Shallow Well Well Depth 40'  
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 1975 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 \_\_\_\_\_

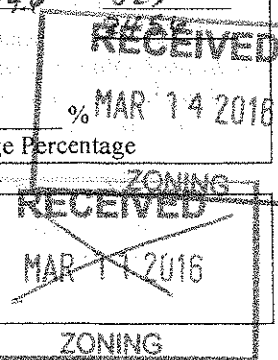
Lot Area 43,500 sq ft or 1 acres Water Frontage 155 ft Bluff ( ) Yes (X) No  
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included 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                | 12 x 30     | 360         | Sauna                              | 6 x 8                          | 48          |
| Home                    | 27.6 x 34.6 | 956         | Back house                         | 8 x 6                          | 48          |
| Garage                  | 24 x 30     | 720         | X Deck                             | 9.4 x 34.6                     | 325         |
|                         |             |             | Proposed Total Impervious Material |                                |             |
| Impervious Lot Coverage | 2456        | ÷ 43,500    | = .056                             | x 100 =                        | 5.6 %       |
| Total Impervious        |             | Lot Area    |                                    | Impervious Coverage Percentage |             |

**Topographical Alteration/Earth moving**

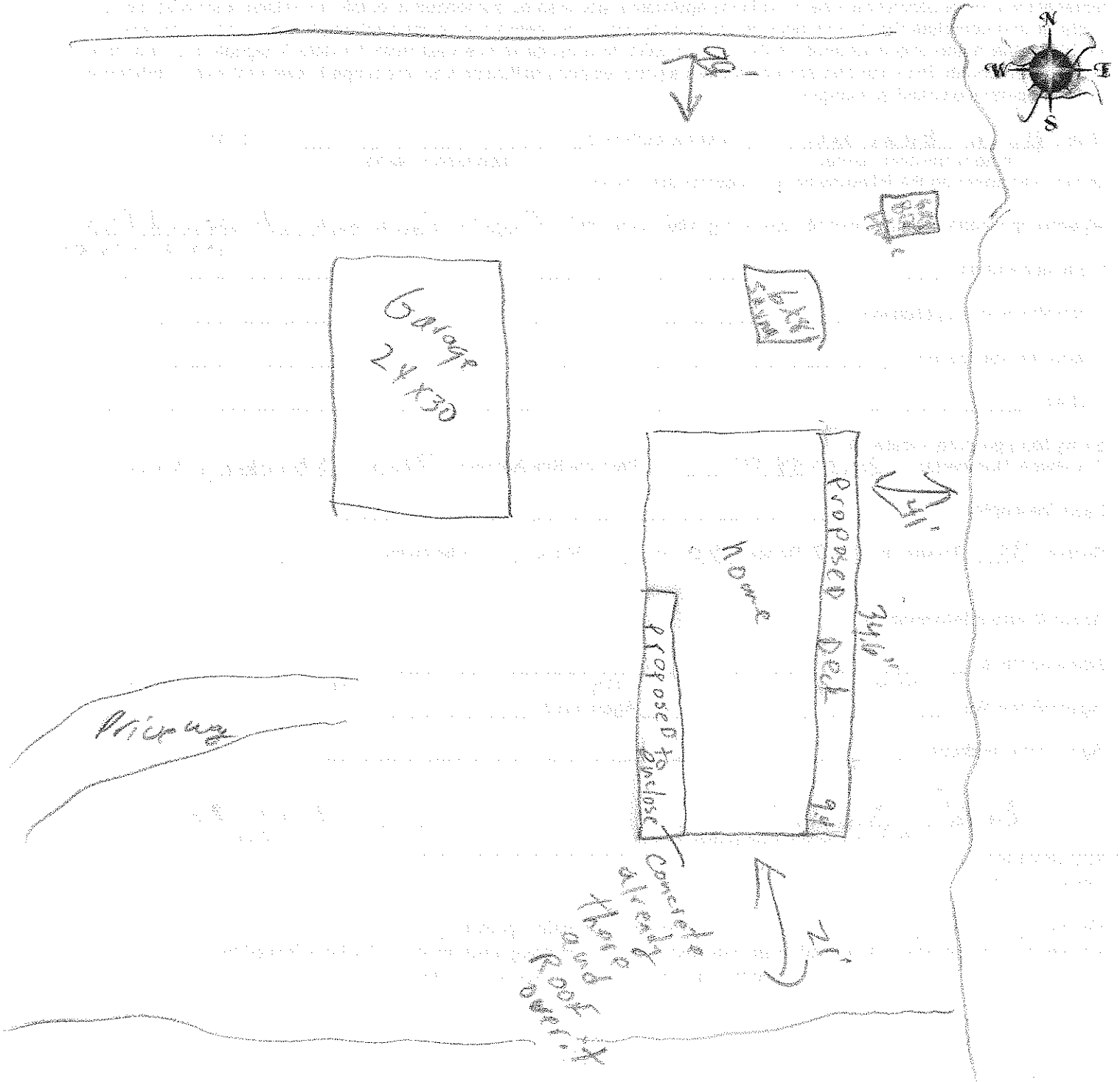
(X) None ( ) 10 cubic yards or less ( ) 11- 50 cubic yards ( ) over 50 cubic yards  
Project over 50 cubic yards a storm water management plan must be included.



## SKETCH OF PROPERTY

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

| PARCEL |      |
|--------|------|
| APP    | SITE |
| YEAR   |      |



**Remember EROSION CONTROL!**

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



# 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) DAVID Last Name GRAVDAL  
Mailing Address 34703 Strawberry Lane City, State, Zip Ogema, MN, 56569  
Phone Number 218-415-0684 Project Address: \_\_\_\_\_  
Parcel number(s) of property: 70.0459.000 Sect - Twp - Range: Lot 1, Sec. 35 142 40  
Township Name: Maple Grove 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:

Enclosing Porch on west side of home Roof and cement already there also add a Deck on Lake side of Home anchor to home and there is a cement walk already there to support Deck will not on either Disturb the Earth

### 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) 41 feet  
☒ Lot Line Proposed Distance (setback) 21 feet & 99' FT  
☒ Road Right of Way (ROW) Proposed Distance (setback) 95 feet  
Type of Road [☒ Township [ ] County [ ] State  
☐ Crest of bluff Proposed Distance (setback) 35 feet  
☒ Impervious Surface Coverage Proposed Impervious Lot Coverage 325 sq ft

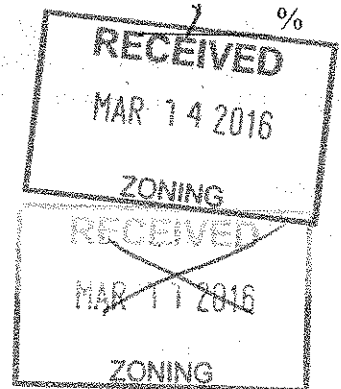
Was the lot recorded prior to 1971? ☒ Yes ☐ No

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)

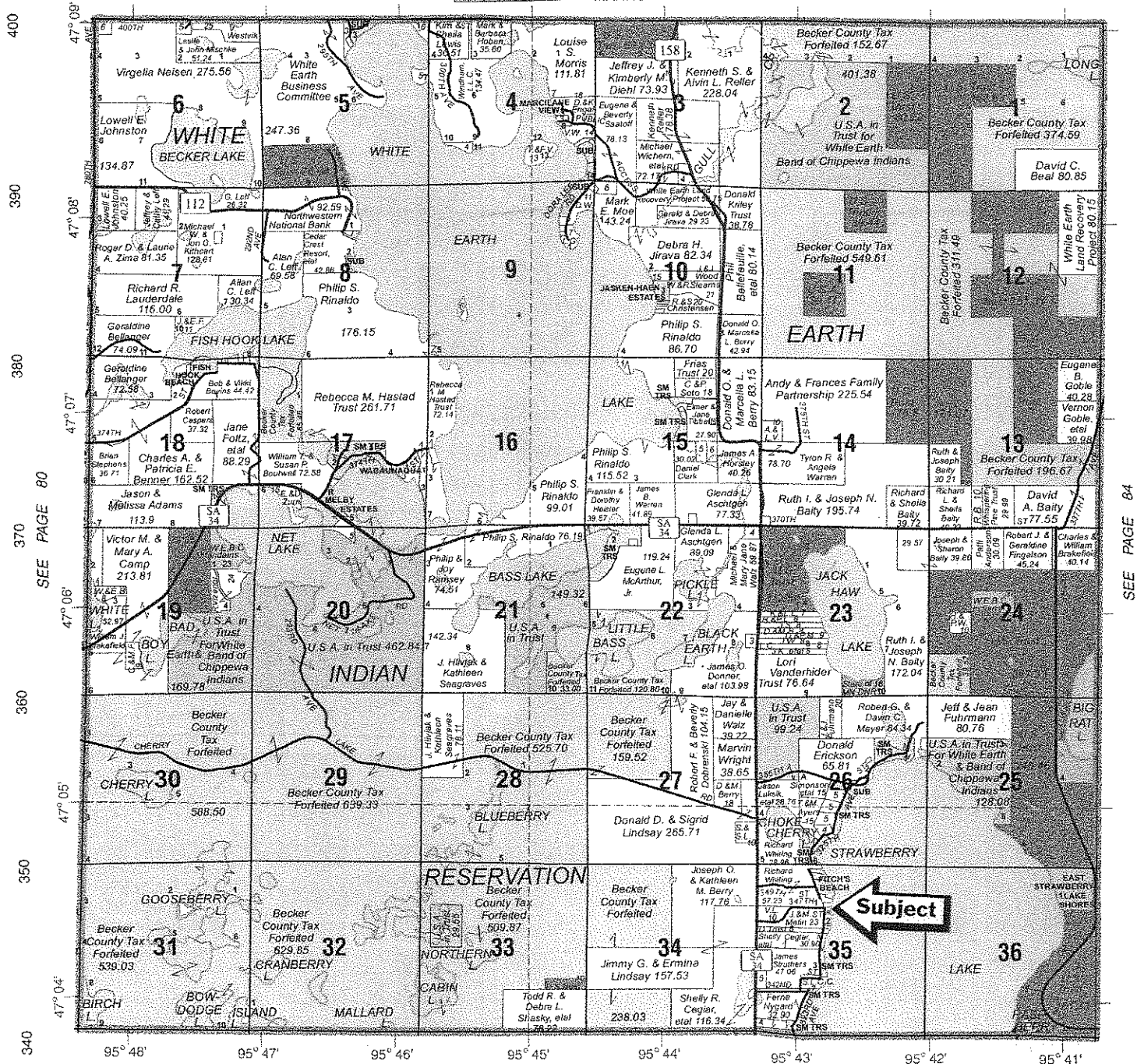




# MAPLE GROVE

T.142N.-R.40W.

MAHNOMEN COUNTY



© 2009 Rockford Map Publs., Inc.

SEE PAGE 66

Becker County, MN

280 290 300 310 320 330 340



(218) 236-9640

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

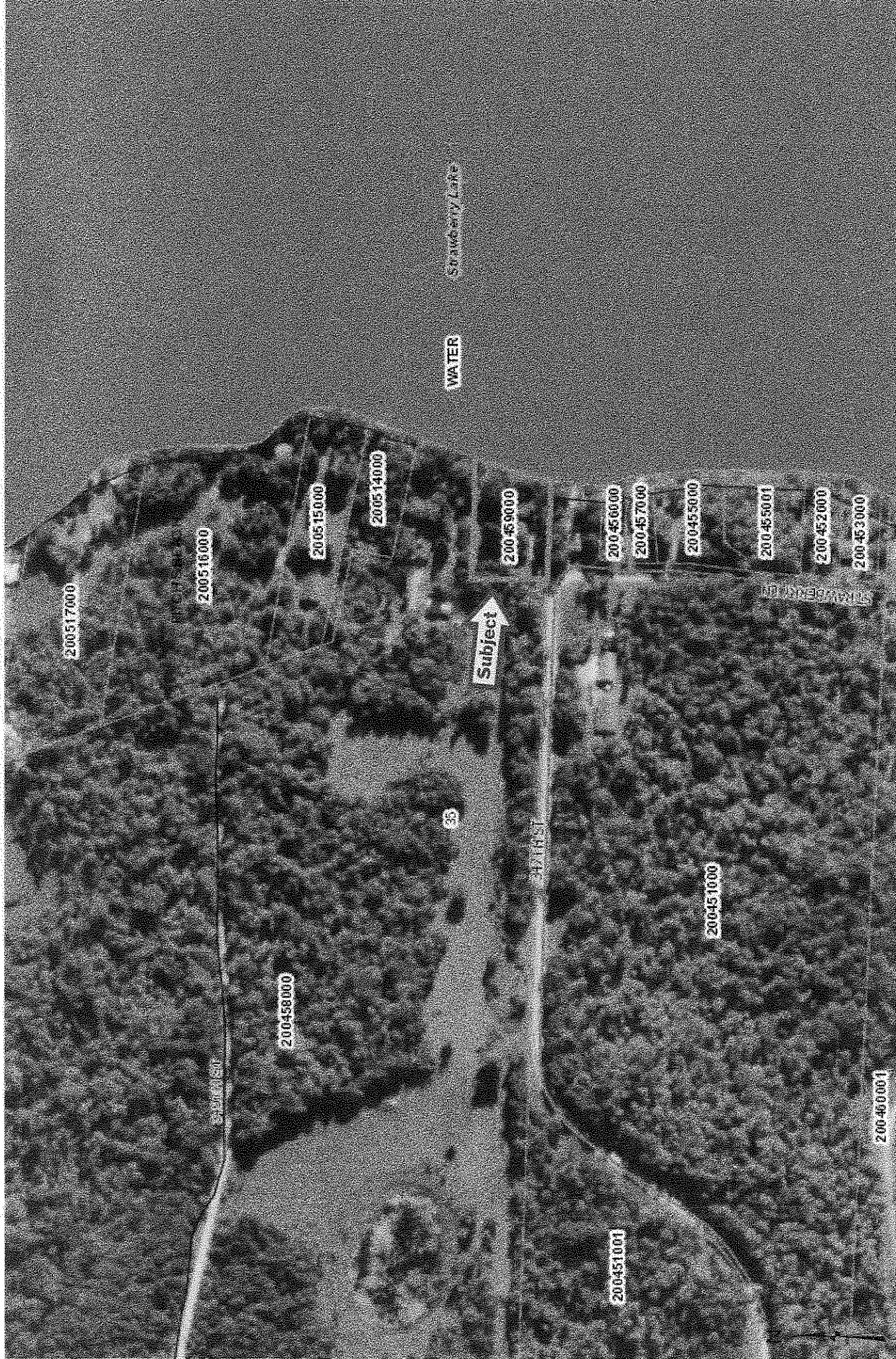
Minnesota Plants:

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

North Dakota Plants:

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

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



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

1:2,995

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

Date: 3/29/2016

Becker County







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="1550 315 1607 1039"> <p>1:1,498</p> </td><td data-bbox="1550 1039 1607 1722"> <p>Date: 3/29/2016</p> </td></tr> </table> | <p>1:1,498</p> | <p>Date: 3/29/2016</p> |
| <p>1:1,498</p>   | <p>Date: 3/29/2016</p>  |                |                        |

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

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, April 14, 2016 @ 7:00 P.M.

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

APPLICANT: Darian and Karrie Hanson  
17347 W. Alpine Lane  
Lake Park, MN 56554

Project Location: 17347 W. Alpine Lane, Lake Park, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an attached garage and skyline eighty (80) feet from the ordinary high water mark of the lake. The existing structure is sixty-three (63) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 180324000 Bijou Lake  
BIJOU HEIGHTS, Block 004, LOTS 18 AND 19; Section 29, TWP 139, Range 43, Lake Park Township.

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

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

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

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

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

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

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



# BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

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

## VARIANCE APPLICATION

|         |          |
|---------|----------|
| PARCEL  |          |
| APP     | Variance |
| YEAR    |          |
| SCANNED |          |

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

First name(s) Daria & Karrie Last Name Hanson  
Mailing Address 17347 W. Alpha Ln City, State, Zip Lake Park, MN 56554  
Phone Number 701-238-2210 Project Address: \_\_\_\_\_  
Parcel number(s) of property: 18,0324.000 Sect - Twp - Range: 29,139,43  
Township Name: Lake Park Legal Description: Lot 18,19 Block 4 Sub 114

### 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:

Build a 30x40 garage with upper level and a skyway to attach  
house to garage

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

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

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) \_\_\_\_\_ 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

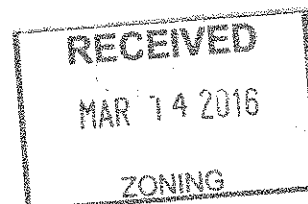
☒ No

Will this be a new lot split?

☐ Yes

☒ No

(CONTINUED ON BACK OF PAGE)



What is the current square footage of the structure? 28x29

| PARCEL |          |
|--------|----------|
| APP    | Variance |
| YEAR   |          |

What is the proposed addition square footage? 30x40 w/ 12x12 skyway

What is the current height of the structure? 26 ft

What is the proposed height of the structure? same height as main structure??

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 / No

What is the current percentage of lot coverage? 1316 / 20,500 6.4%

What is the proposed percentage of lot coverage? 2460 / 20,500 12.98%

Explanation of request if not covered in Sections above

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

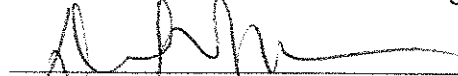
1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance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

Darian Hanson

Printed Name of Landowner or Agent



Signature of Landowner or Agent

3/14/16

Date

(Office Use)

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

\_\_\_\_\_  
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            |
| 18.0327.000       | 17347 W. Alpine Ln      |                      | Lot 18, 19 Block 4 Bijou Ave |

|                 |                  |               |         |         |       |
|-----------------|------------------|---------------|---------|---------|-------|
| Lake/River Name | Lake/River Class | Township Name | Section | TWP No. | Range |
| Bijou           | RD               | Lake Park     | 29      | 139     | 43    |

|                             |           |            |                                     |              |
|-----------------------------|-----------|------------|-------------------------------------|--------------|
| Property Owner              | Last Name | First Name | Mailing Address                     | Phone        |
| Hanson                      | Darion    |            | 17347 W. Alpine Ln<br>Lake Park, MN | 701-238-2210 |
| 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 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 180 ft  
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 1993 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 \_\_\_\_\_ acres Water Frontage 130 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.**

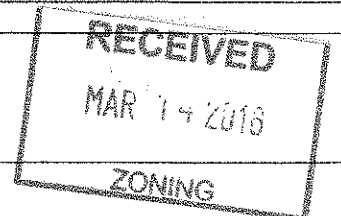
**Please Note:** Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

| Impervious Surface | Dimensions | Sq. Footage | Impervious Surface        | Dimensions | Sq. Footage |
|--------------------|------------|-------------|---------------------------|------------|-------------|
| On property        |            |             | On property               |            |             |
| Ex: Patio          | 10 x 12    | 120         | HS                        | 29 x 28    | 812         |
| DRIVEWAY           | 12 x 30    | 360.00      | Proposed                  | 30 x 40    | 1200        |
| Patio              |            | 96          | Proposed (driveway)       | 12 x 12    | 144         |
| Shed               |            | 48          | Total Impervious Material |            | 2,660       |

Impervious Lot Coverage  $\frac{2660}{20,500} \times 100 = 12.9756 \times 100 = 12.97 (13) \%$   
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 \_\_\_\_ ft by \_\_\_\_ ft ( ) Attached Garage 30 ft x 40 ft\$ 45,000

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

X Setback to Side Lot Line 10 ft & Rear Lot Line 30 ftX Setback to Road Right of Way 25 ft

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

X Type of road Gravel

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

Is wetland protected ( ) Yes ( ) No

X Setback to OHW (straight horizontal distance) 80 ft

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

X Setback to septic tank 10X Setback to drainfield 30

Total No. Bedrooms \_\_\_\_\_

Maximum height proposed 30 # of Stories 2

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**

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

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

**Cost of Project**

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

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

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

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

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

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

Maximum height proposed \_\_\_\_\_ **\*Sleeping facilities or water supplies are not permitted in these structures**

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

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

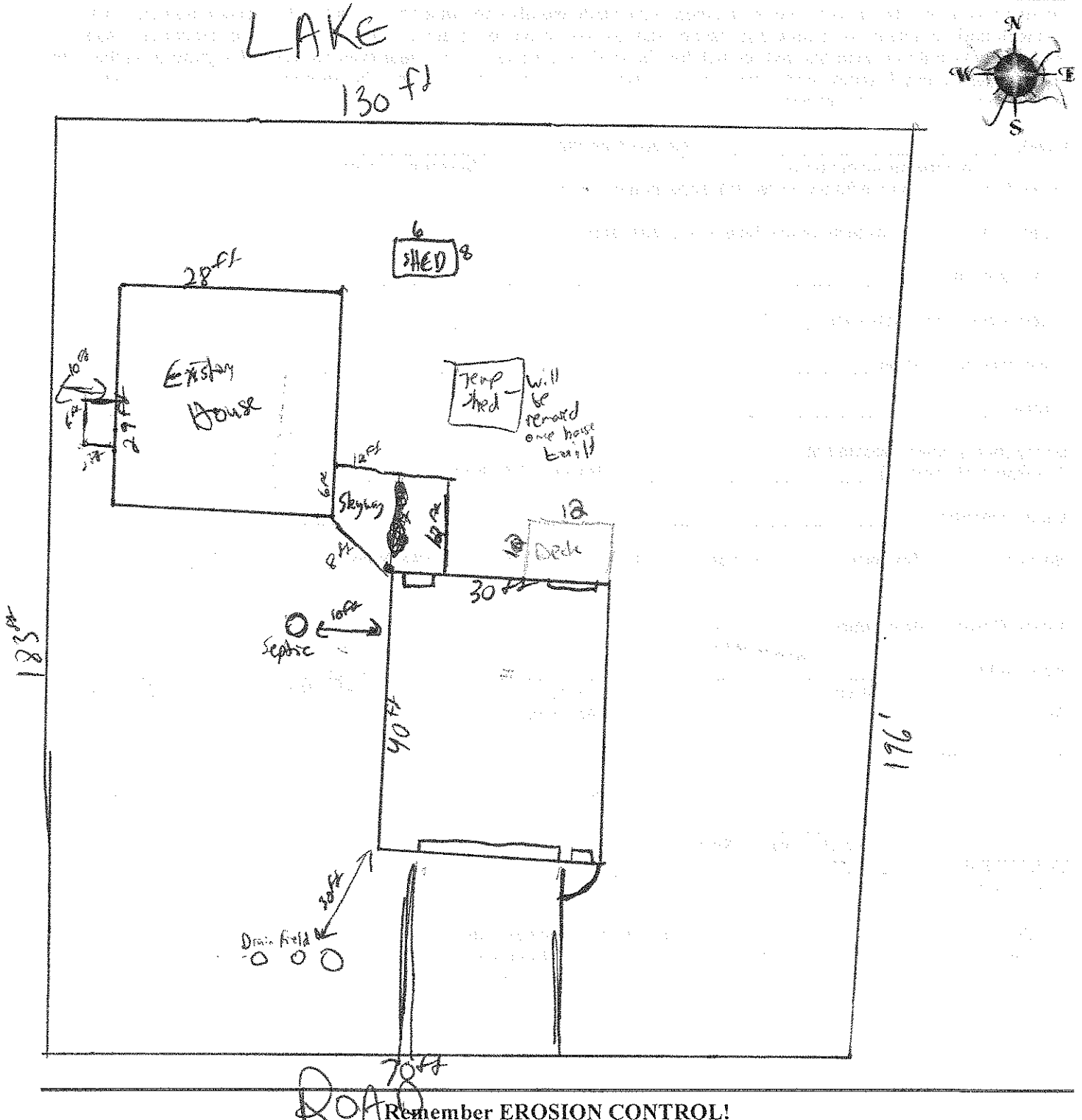
Signature

Date

# **SKETCH OF PROPERTY**

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

| PARCEL |      |
|--------|------|
| APP    | SITE |
| YEAR   |      |



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

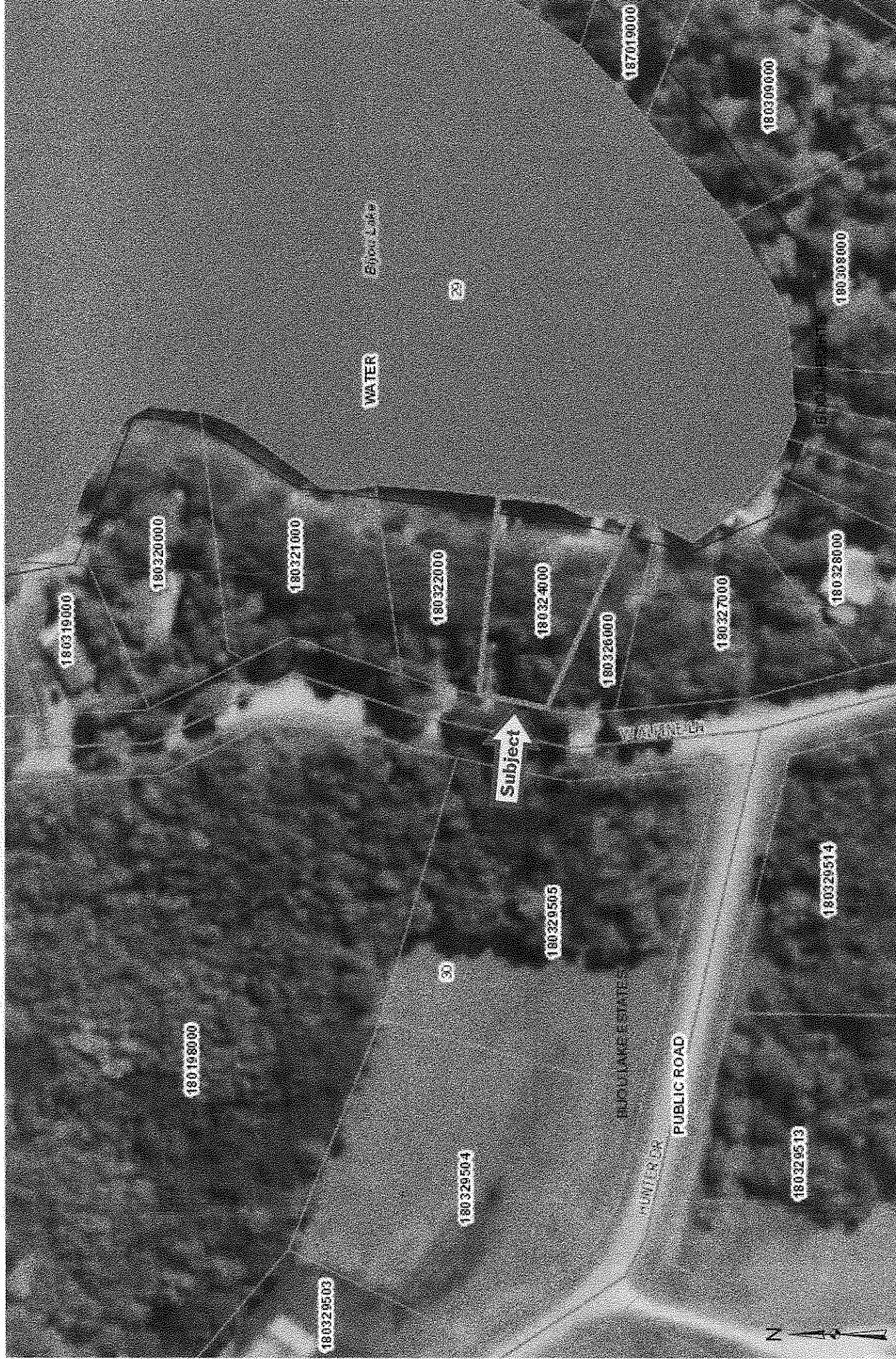
©2008 CLOUD Cartographics, Inc. St. Cloud, MN 56301



27-276







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

|         |                 |
|---------|-----------------|
| 1:1,535 | Date: 3/29/2016 |
|---------|-----------------|

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, April 14, 2016 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Soo Pass Ranch, Inc.  
P O Box 1227  
Detroit Lakes, MN 56502

Project Location: 25526 Co Hwy 22, Detroit Lakes, MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a digital sign board, which exceeds size regulations of signs in an agricultural zone.

LEGAL LAND DESCRIPTION: Tax ID number: 190315000

LOT 2 SW OF RWY LESS N 32 RDS W OF HWY; & 3.78 AC & LOTS 1 & 3 EX R/W, 1 AC W OF HWY & NE 10 AC OF LOT 1; & NE1/4 OF NW1/4; Section 16, 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.**



# BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

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

## VARIANCE APPLICATION

|         |           |
|---------|-----------|
| PARCEL  | 190315000 |
| APP     | Variance  |
| YEAR    | 2012 2015 |
| SCANNED |           |

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

First name(s) SOOPASS RANCH, INC Last Name -  
Mailing Address PO BOX 1227 City, State, Zip DETROIT LAKES, MN 56502  
Phone Number 218-847-1681 Project Address: 25526 CO HWY 22  
Parcel number(s) of property: 190315000 Sect - Twp - Range: 16-138-041  
Township Name: LAKEVIEW Legal Description: LOT 2 SW OF RWY LESS N  
32 RDS W OF HWY 1 & 3.78 AC + LOT 1 & 3 EX RW, 1 AC W OF HWY & NE 10 AC OF LOT 1  
& NE 1/4 OF NW 1/4

### 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) BUILD DIGITAL SIGN BOARDS

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

Setback must include decks and patios, current and proposed.

N/A Ordinary High Water Mark (OHWM) Proposed Distance (setback) \_\_\_\_\_ feet  
☒ Lot Line Proposed Distance (setback) 22 feet  
☒ Road Right of Way (ROW) Proposed Distance (setback) 80 feet  
Type of Road [ ] Township [ ] County [X] State  
N/A 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:

SEE ATTACHMENT

Was the lot recorded prior to 1971?

☒ Yes

☐ No

Was the lot recorded between 1971 & 1992?

☐ Yes

☒ No

Was the lot recorded after 1992? Yes

☒ No

Will this be a new lot split?

Yes

☒ No

(CONTINUED ON BACK OF PAGE)



|        |          |
|--------|----------|
| PARCEL |          |
| APP    | Variance |
| YEAR   | 2012     |

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

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

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

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

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

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

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

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

What is the current percentage of lot coverage? \_\_\_\_\_

What is the proposed percentage of lot coverage? \_\_\_\_\_

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

THIS IS A NEW STRUCTURE TO MOUNT AND HOLD VIDEO BILLBOARDS.  
(SEE ATTACHMENT)

**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.

Robert A Bliss  
 Printed Name of Landowner or Agent

[Signature]  
 Signature of Landowner or Agent

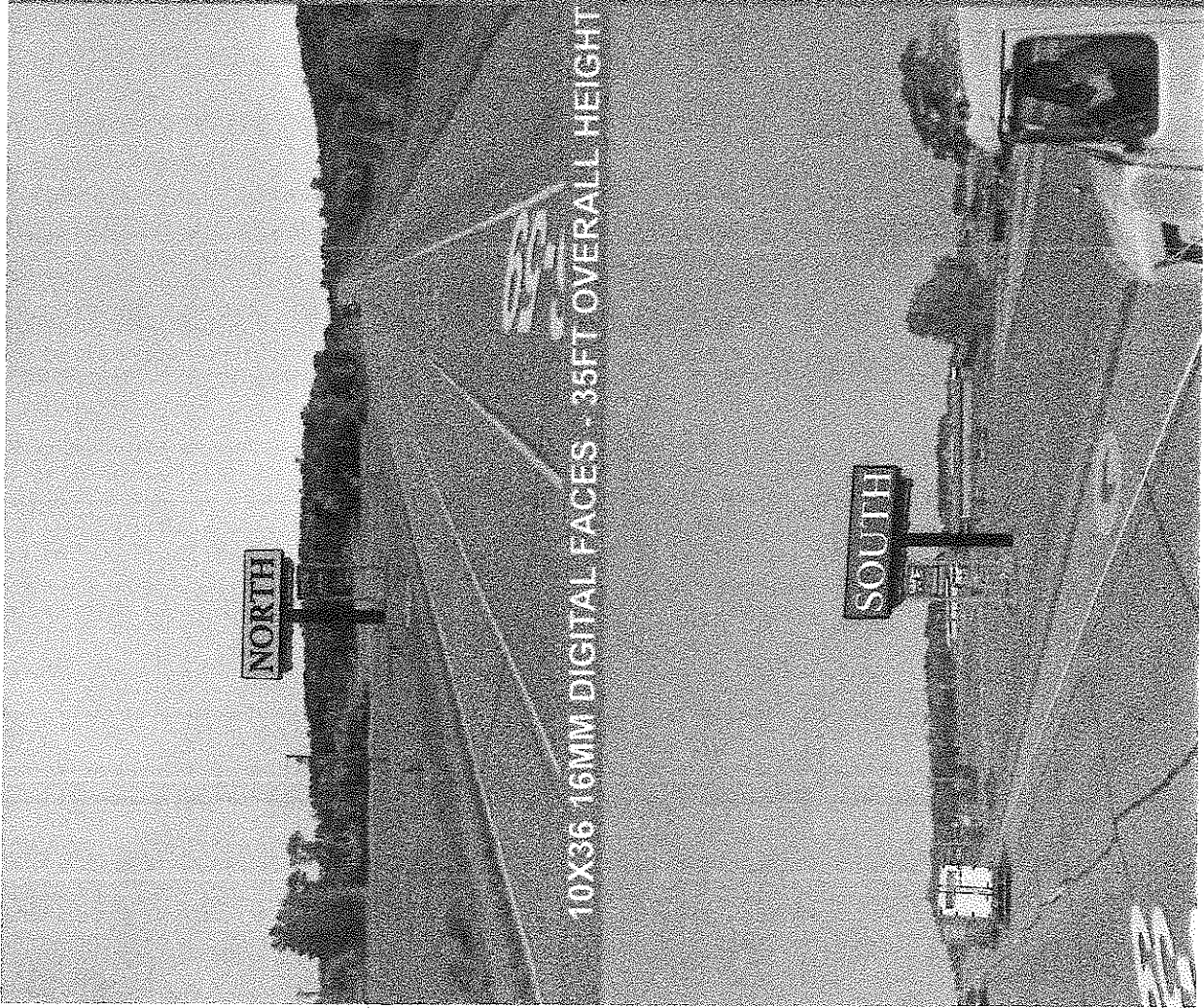
2/29/16  
 Date

(Office Use)

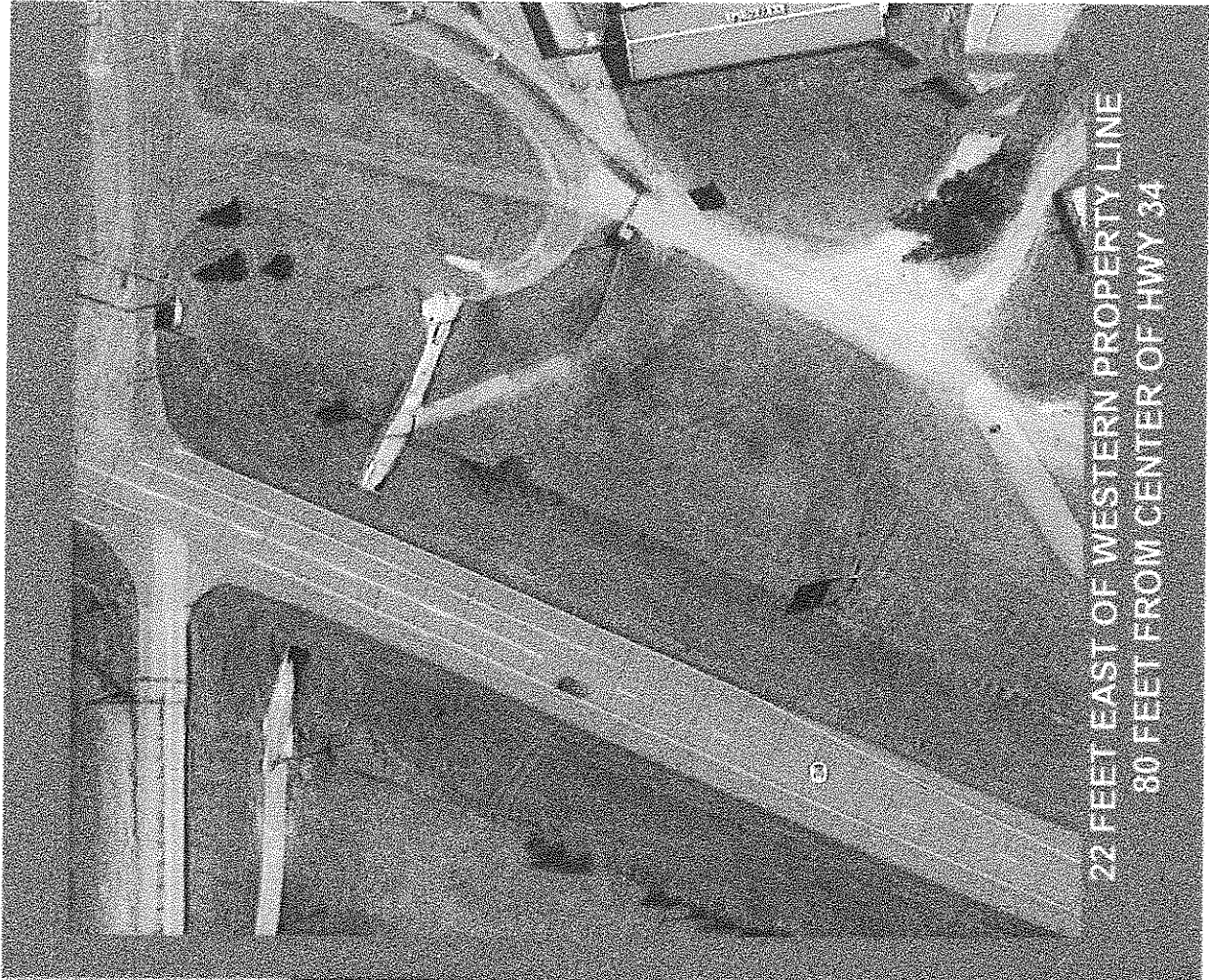
Date Received \_\_\_\_\_ Accepted [ ] Rejected [ ] Date \_\_\_\_\_

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





10X36 16MM DIGITAL FACES - 35FT OVERALL HEIGHT



22 FEET EAST OF WESTERN PROPERTY LINE  
80 FEET FROM CENTER OF HWY 34



# COUNTY OF BECKER

## Planning and Zoning

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

### Authorized Agent Form

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

I (we), R. Matt Mithun hereby authorize Robert A. Bliss to act  
(landowner-print name) (agent-print name)  
as my (our) agent on the following item(s): appropriate box(es)

- ☒ permit application (write in permit "type" -- e.g. site, septic, etc.): ALL - ONE YEAR
- ☒ plat application: \_\_\_\_\_
- ☒ conditional use application: \_\_\_\_\_
- ☒ variance application: \_\_\_\_\_
- ☐ other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): 190315000 Physical Site Address: 25526 City Hwy 22, Detroit Lakes

Legal Description: Lot 2 SW of Rwy Lessn 32 Rds W of Hwy 1 3.78 AC Lot 113 Ex Rwy 1 AC W of Hwy 1 NE 10 AC of Lot 1 NE 1/4 of NW 1/4

Section: 16 Township: 138 Range: 041 Lot: 1 Block: 1 Plat Name: \_\_\_\_\_

### Agent Contact Information

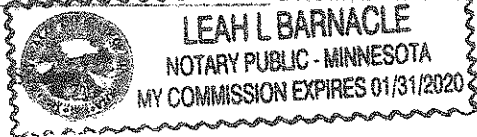
Agent address: 25526 City Hwy 22 DETROIT LAKES MN 56501  
Street City State Zip Code  
Agent phone #(s): 218-847-1681 Agent fax #: 218-847-0533  
Agent email address: bob@wefest.com

R. Matt Mithun 12/10/15  
Property Owner(s) Signature(s) Date

State of Minnesota  
County of Becker

On this 10<sup>th</sup> day of DECEMBER 2015 before me personally appeared R. Matt Mithun to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that He executed the same as His free act and deed.

(Notary



Notary Public

Office Use Only:

Date received: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



**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.

| <b>Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks</b><br>( ) Dwelling _____ ft by _____ ft    ( ) Attached Garage _____ ft x _____ ft |  | <b>Cost of Project</b><br>\$ _____                         |
|--|--|--|
| 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 |

| <b>Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds</b><br>( ) Garage _____ ft by _____ ft    ( ) Storage Shed _____ ft x _____ ft    ( ) Fence _____ ft long x _____ high <del>Other</del> <b>SIGN</b> <u>10</u> ft x <u>36</u> ft |   | <b>Cost of Project</b><br>\$ <u>150,000</u> |
|---|---|---|
| Outside Dimension ( ) Addition to existing structure _____ ft x _____ ft    ( ) Fence _____ ft x _____ ft   |   |   |
| Setback to Lot Line <u>10</u> ft & Rear Lot Line _____ ft   | Setback to Road Right of Way <u>72FT</u> ft                 |   |
| Setback to Bluff <u>N/A</u>   | Type of road _____  |   |
| Setback to Wetland <u>N/A</u>   | Is wetland protected ( ) Yes (X) No                         |   |
| Setback to OHW (straight horizontal distance) <u>N/A</u>  | Elevation above OHW (Straight vertical distance) _____      |   |
| Setback to septic tank <u>N/A</u>   | Setback to drainfield <u>N/A</u>                            |   |
| Roof Change ( ) Yes (X) No  | Maximum height proposed <u>35FT</u> # of Stories <u>N/A</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>   |   |   |

| <b>Characteristics of Proposed Water Oriented Structure*</b><br>( ) Stairway    ( ) Deck    ( ) Boathouse    ( ) Screen Porch    ( ) Gazebo    ( ) Storage Structure | <b>Cost of Project \$</b> _____                        |
|--|--|
| 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

3/22/16  
Date



## SKETCH OF PROPERTY

| PARCEL |      |
|--------|------|
| APP    | SITE |
| YEAR   |      |

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



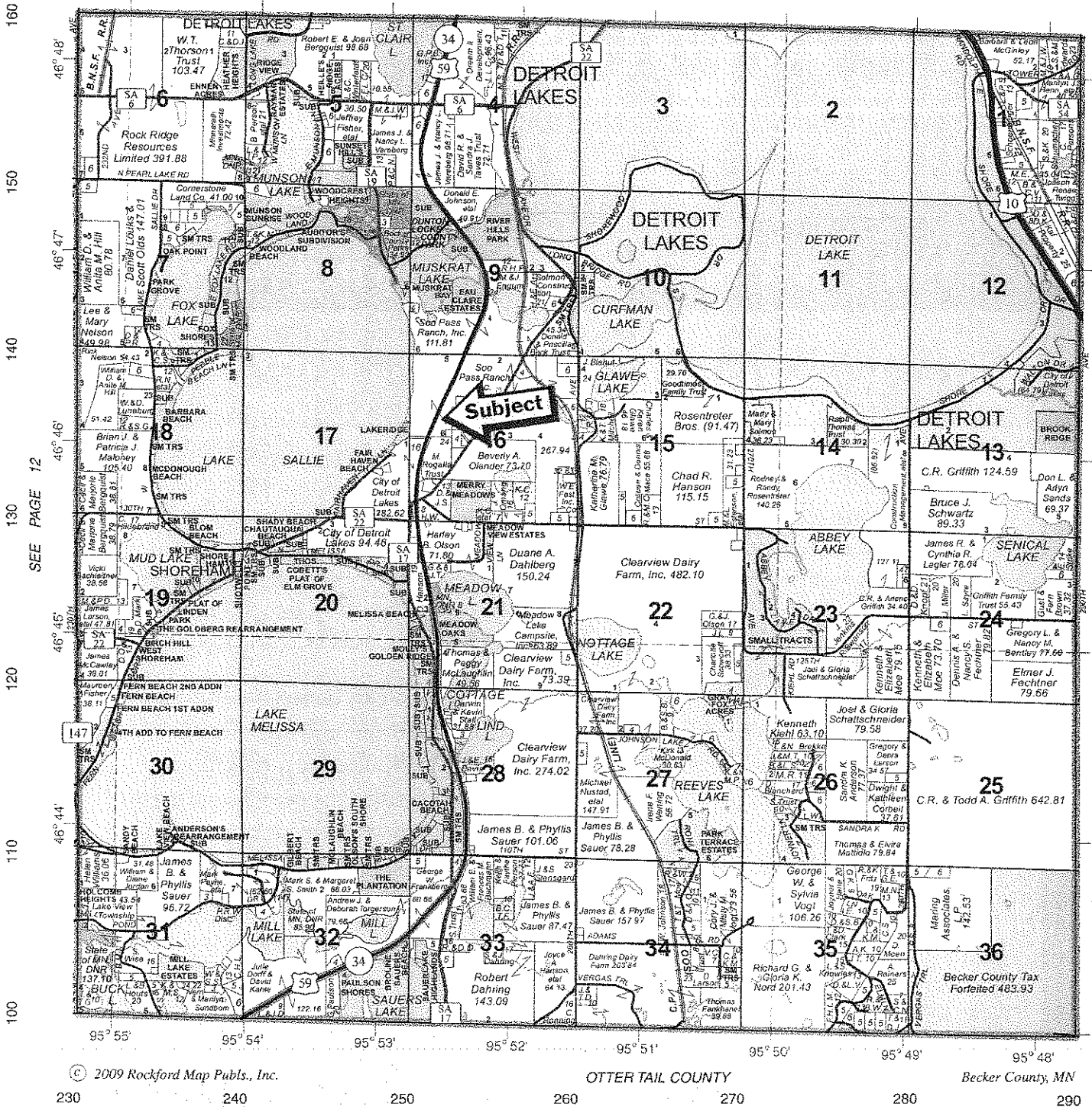
**Remember EROSION CONTROL!**

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

# LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32



SEE PAGE 18



## 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

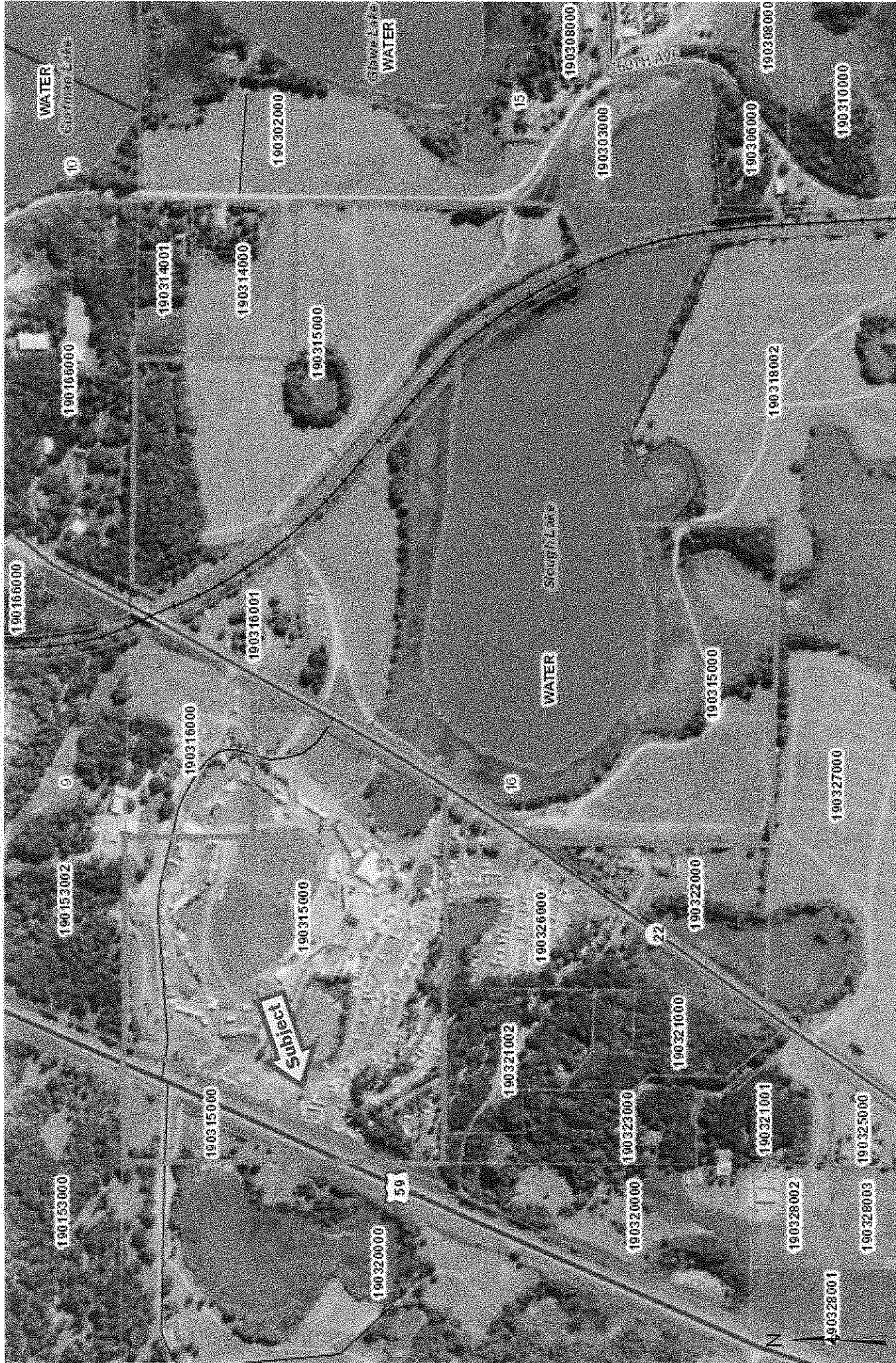
ABR, CRS, GRI, Broker

CRS

GRI

ABR





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.

1:6,398

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

Date: 3/29/2016

Becker County

