



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

RENOTIFICATION

Thursday, July 14, 2016 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Emmy & Timothy Amble
2020 23rd St S #204
Fargo, ND 58103

Project Location: 11649 Fern Bch Rd Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling ten (10) feet from the road right of way and fifty-three (53) feet from the ordinary high water mark of the lake. This application had been tabled from the June 2016 meeting by the applicant.

LEGAL LAND DESCRIPTION: Tax ID number: 191312000

Lake Melissa

Lots 31 and 32, FERN BEACH 3RD ADD, Section 30, TWP 138, Range 41, Lake View Township.

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

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

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

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

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

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

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



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Emmy L & Timothy J Last Name Amble
Mailing Address 2030 23rd St. S #204 City, State, Zip Fargo, ND 58103
Phone Number 701-238-5865 Project Address: 11649 Fern Ben Blvd
Parcel number(s) of property: 19131 2000 Sect - Twp - Range: _____
Township Name: Lake View Legal Description: Part of Section 30
Twp 138N R 47W (Lots 31 & 32 Fern Ben 3rd Add'n)

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 request the variance to provide adequate distance to the
drainfield, [REDACTED] distance to ROW,
and to avoid side setback issues that would arise if house setback is 75'

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) 56 feet
☐ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 10 feet
Type of Road [] Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
_____ %

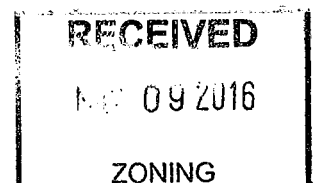
Was the lot recorded prior to 1971? ☒ Yes ☐ No

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

PARCEL	
APP	Variance
YEAR	

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

What is the proposed height of the structure? 22'

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? 0

What is the proposed percentage of lot coverage? 34%

Explanation of request if not covered in Sections above

The variance is requested for construction of a new dwelling
and attached garage.

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.

Emmy L & Timothy J Amble
Printed Name of Landowner or Agent

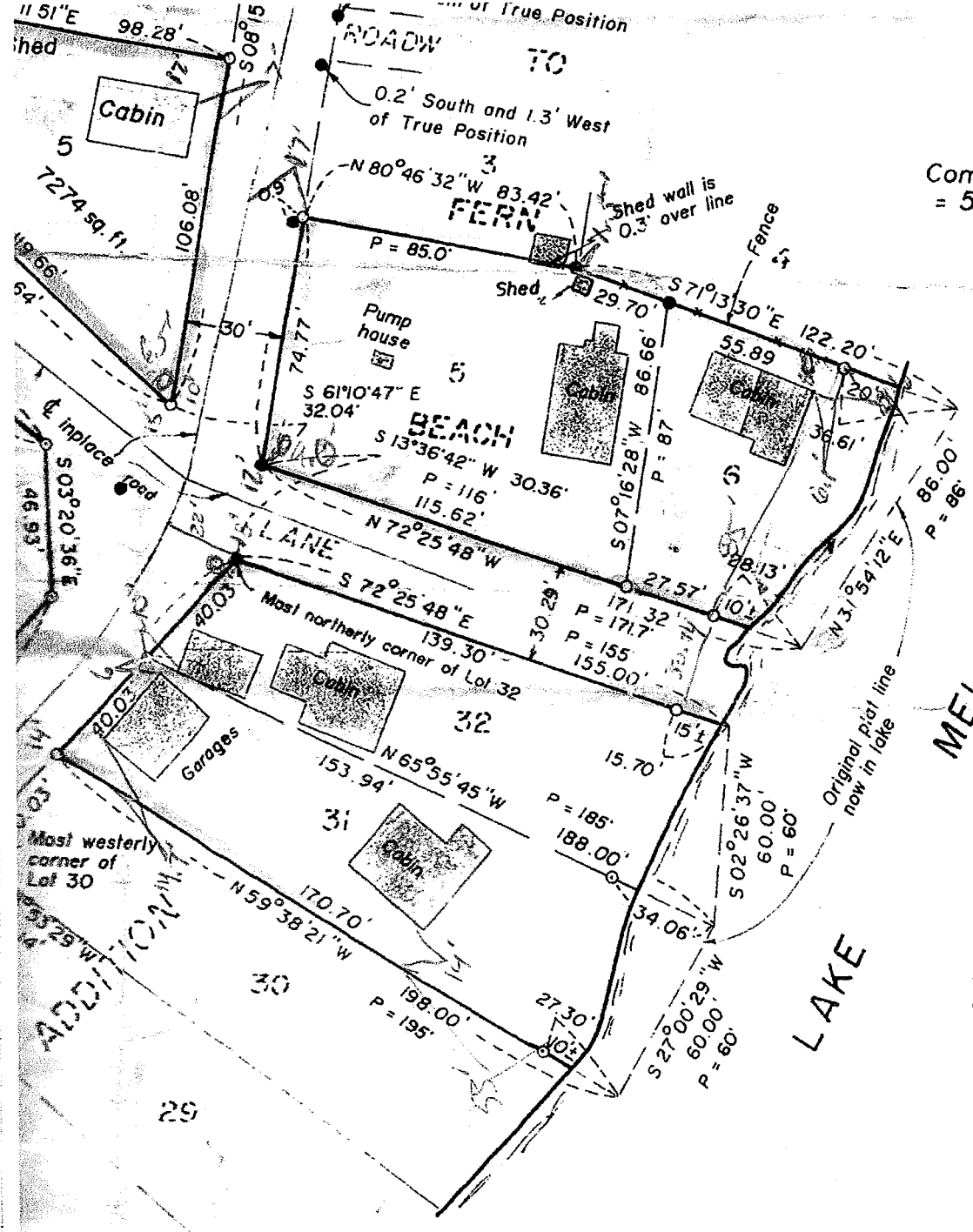
Emmy L Amble [Signature] 5/9/16
Signature of Landowner or Agent Date

(Office Use)

Date Received 5/9/16 Accepted ☒ Rejected [] Date 5-18-16

[Signature] Supervising Inspector
Zoning Administrator

60 day - July 7, 2016

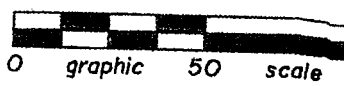


Composite Pfeifer property
= 50,300 sq. ft, more or less

LEGEND

● = Denotes iron monuments for
○ = Denotes iron monuments set
with Minnesota Registration No.
Orientation of this bearing syst
Scale: 1 inch = 50 feet.

P = plat
R = record



SURVEYOR:

Roy A. Smith and Associates
Lincoln Professional Center
Detroit Lakes, MN

I hereby certify that this
map was prepared by me
under supervision and that I
am a Licensed Land Surveyor under
the laws of Minnesota.
Roy A. Smith
Date July 2, 1990

22
9 46-60
175



Project must be staked out on the lot prior to permit being approved

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
191312000	11649 Fern Beh Blvd.		Sec 30 T138 N R41W

Project over 50 cubic yards a storm water management plan must be included with permit application:

ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks() Dwelling 66 ft by 33 ft () Attached Garage 33 ft x 23 ft**Cost of Project**\$ 765,000

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

Setback to Side Lot Line 10 ft & Rear Lot Line 55 ftSetback to Road Right of Way 55 ft

Setback to Bluff _____

Type of road Top Gravel

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 56'Elevation above OHW (Straight vertical distance) 3'6"Setback to septic tank 23'Setback to drainfield 21'Total No. Bedrooms 3Maximum height proposed 23 # of Stories 1 1/2

Roof Change () Yes () No

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

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

() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Cost of Project

Setback to Lot Line _____ ft & Rear Lot Line _____ ft

Setback to Road Right of Way _____ ft

\$ _____

Setback to Bluff _____

Type of road _____

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 25'

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank 20'

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.

Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) Done.

Signature

Date

SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.

APP	DATE
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.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



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

Mitigation Worksheet

APP	Mitigation
YEAR	2012
SCANNED	

Applicant: Emmy L. & Timothy J. Amble Parcel #: 191312000

Legal Description: Sec 30 T138N R41W Lots 31132 Fern Beach 3rd Addition

Lake Name: Melissa Lake Classification: General Development

Property Dimensions:
Roadside Width: 80' Depth Side 1: 155'
Lakeside Width: 120' Depth Side 2: 181'

Total Lot Area: 18,425 Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 75'

Proposed Setback: -- 56'

Difference: = 19 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: 30x15

Credit Units gained from buffer: 40

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: 40

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 22 %

Threshold Coverage: - 15 %

Difference: = (7) x (5) = 35 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(3 % coverage reduced) x (5) = Credit Units Gained 15

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Credit Units Gained 40

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained 20

Shore Impact Zone Removal (see below):

Credit Units Gained

Total Mitigation Credit Units Gained: 55

SHORE IMPACT ZONE OPTION

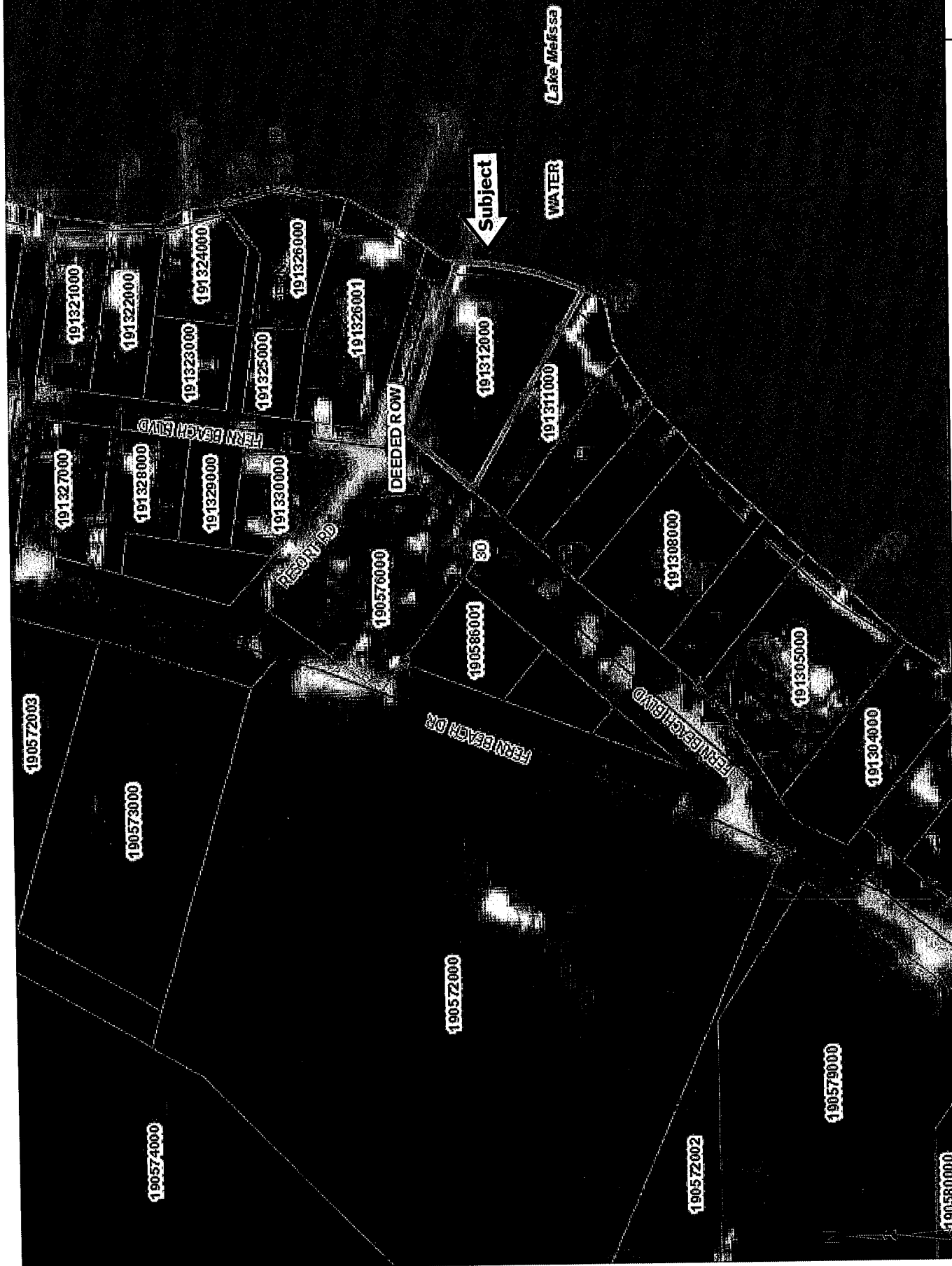
Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. [Signature] Owner(s) 6/27/16 Date

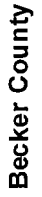


Becker County



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

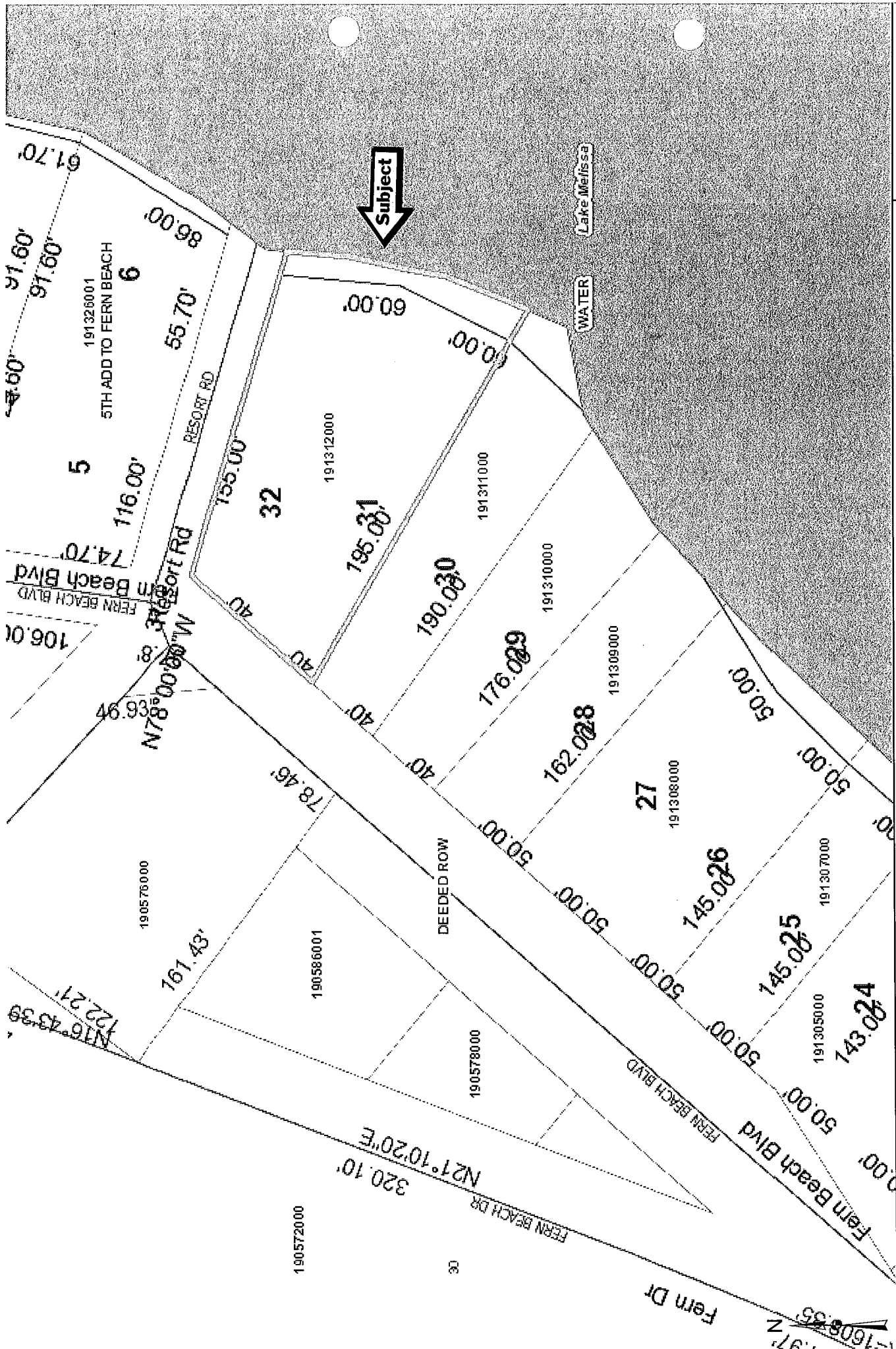
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



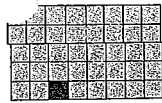
1: / 49

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

Date: 5/24/2016

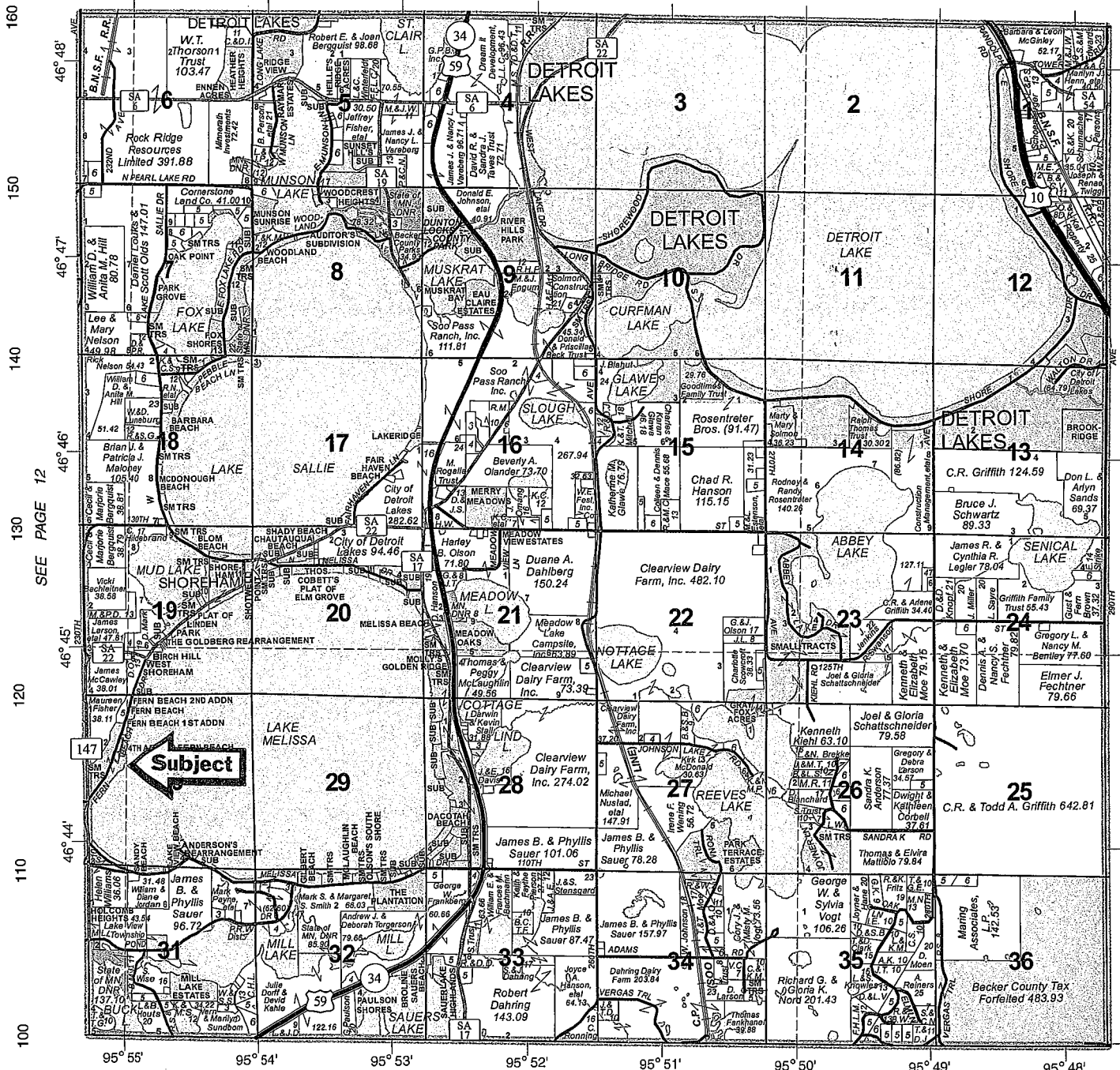


LAKE VIEW



SEE PAGE 32

T.138N.-R.41W.



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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290



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








Becker County Tax Forfeited 483.93

142.33°



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

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: David and Jamie Swenson
17174 S. Big Cormorant Road
Audubon, MN 56511

Project Location: 17174 S. Big Cormorant Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct an attached garage onto a nonconforming dwelling, which is forty-seven (47) feet from the ordinary high water mark of the lake. The addition would be eighty-four (84) feet from the road, seven and one-half (7.5) feet from the side property line, and ninety-one (91) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 170356000

Big Cormorant

PT GOVT LOT 4: COMM CTR SEC 30 S 290.90', NWLY AL RD 249.66' TO POB; NWLY AL RD 78.71', N 210' TO COMORANT LK, SELY AL LK 75.62', S 225' TO POB.; Section 30, 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.

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

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BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) David & Jamie Last Name Swenson
Mailing Address 1717th S Big Cormorant Rd City, State, Zip Addison, MN 56511
Phone Number 701-306-4507 Project Address: Same
Parcel number(s) of property: 170356000 Sect - Twp - Range: 30-138-042
Township Name: Lake Eunice Legal Description: Lot 4, section 30,
Township 138 North, Range 48 West, Becker County

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) 91 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:

Build a 36x33 ft garage and 5x8 entry with living space above attached to
existing structure

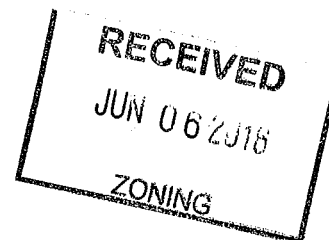
Was the lot recorded prior to 1971? ☒ Yes ☐ No

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? 1066

What is the proposed addition square footage? 1200

What is the current height of the structure? 18 ft

What is the proposed height of the structure? 28 ft?

Is there a basement to the structure? yes

Will the proposed addition have a basement? no

Will the roofline of the existing structure be changed? no

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

What is the current percentage of lot coverage? 7.6%

What is the proposed percentage of lot coverage? 15%

Explanation of request if not covered in Sections above

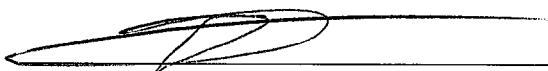
OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

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.

David Swenson

Printed Name of Landowner or Agent



Signature of Landowner or Agent

6/4/2016

Date

(Office Use)

Date Received 6/6/16

Accepted ☒

Rejected ☐

Date 6/15/16

Heidi Mottson Supervisor of Inspectors
Zoning Administrator

60-day

Aug 14, 2016

Background Info

- Family of 5
- Moving in to be year round residence
- Both parents work from home
- 3 Drivers

- 2 Offices
- Foyer
- Laundry
- Master
- Garage
- Minimize impervious surface

Adding 1 bedroom
TOTAL OF 4 bedrooms

RECEIVED

MAY 05 2016

ZONING



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
170356000	17174 S Big Cormorant Rd	Audubon	LOT 4, Section 30, Township 138 North, Range 42 West, Becker County

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Big Cormorant	RD	Lake Eunice	30	138	042

Property Owner	Last Name	First Name	Mailing Address	Phone
Swenson	David	Jamie	17174 S Big Cormorant Rd Audubon, MN 56511	701-306-4507
Contractor Name Lic #				

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input checked="" type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input checked="" type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input checked="" 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 55 FT
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System In-Ground Date of Installation 9/1/2005 Last Date Certified 4/6/2016
Must have current certificate of compliance on septic system prior to issuance of a permit

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

Lot Area 17,406 ^{excluding} sq ft or _____ acres Water Frontage 75 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		

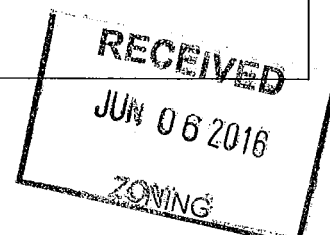
Ex: Patio	10 x 12	120
DRIVEWAY Walk (new)		79
Existing Structure	irregular	1066
Existing Walk/Keel Stoop	irregular	100

Existing Shed & Stormbox	90
Porch Step, stoop, Ret walls ps (new)	65
Addition (new)	1500
Total Impervious Material	2600

Impervious Lot Coverage $\frac{2600}{17406} = 0.1494 \times 100 = 14.94\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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



Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling ____ ft by ____ ft (X) Attached Garage <u>36</u> ft x <u>33</u> ft		\$ <u>60,000</u>
Outside Dimension () Deck/Patio ____ ft x ____ ft	(X) Addition to existing <u>36</u> ft x <u>33</u> ft + <u>5x8 ft</u>	
Setback to Side Lot Line <u>7.5</u> ft & Rear Lot Line <u>118</u> ft	Setback to Road Right of Way <u>84</u> ft	<u>85,160</u>
Setback to Bluff _____	Type of road <u>TWP</u>	<u>per schedule</u>
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>91 ft</u>	Elevation above OHW (Straight vertical distance) <u>12 ft</u>	
Setback to septic tank <u>21 ft</u>	Setback to drainfield <u>31 ft</u>	
Total No. Bedrooms <u>1</u>	Maximum height proposed <u>30 ft</u> # of Stories <u>2</u>	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

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

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

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

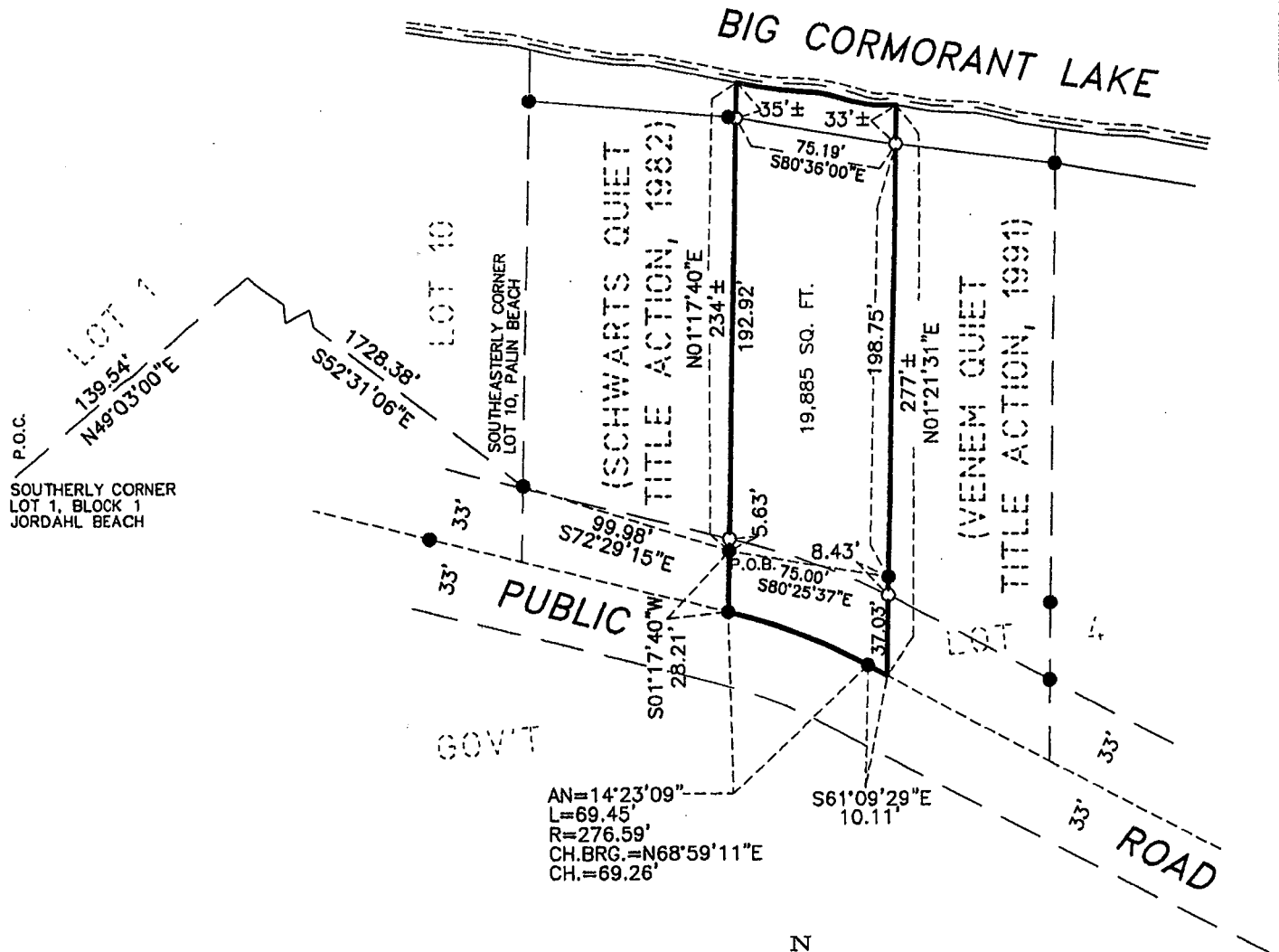
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland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

Signature

Date

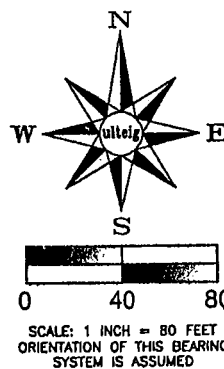
6/4/2016

CERTIFICATE OF SURVEY



SYMBOL LEGEND

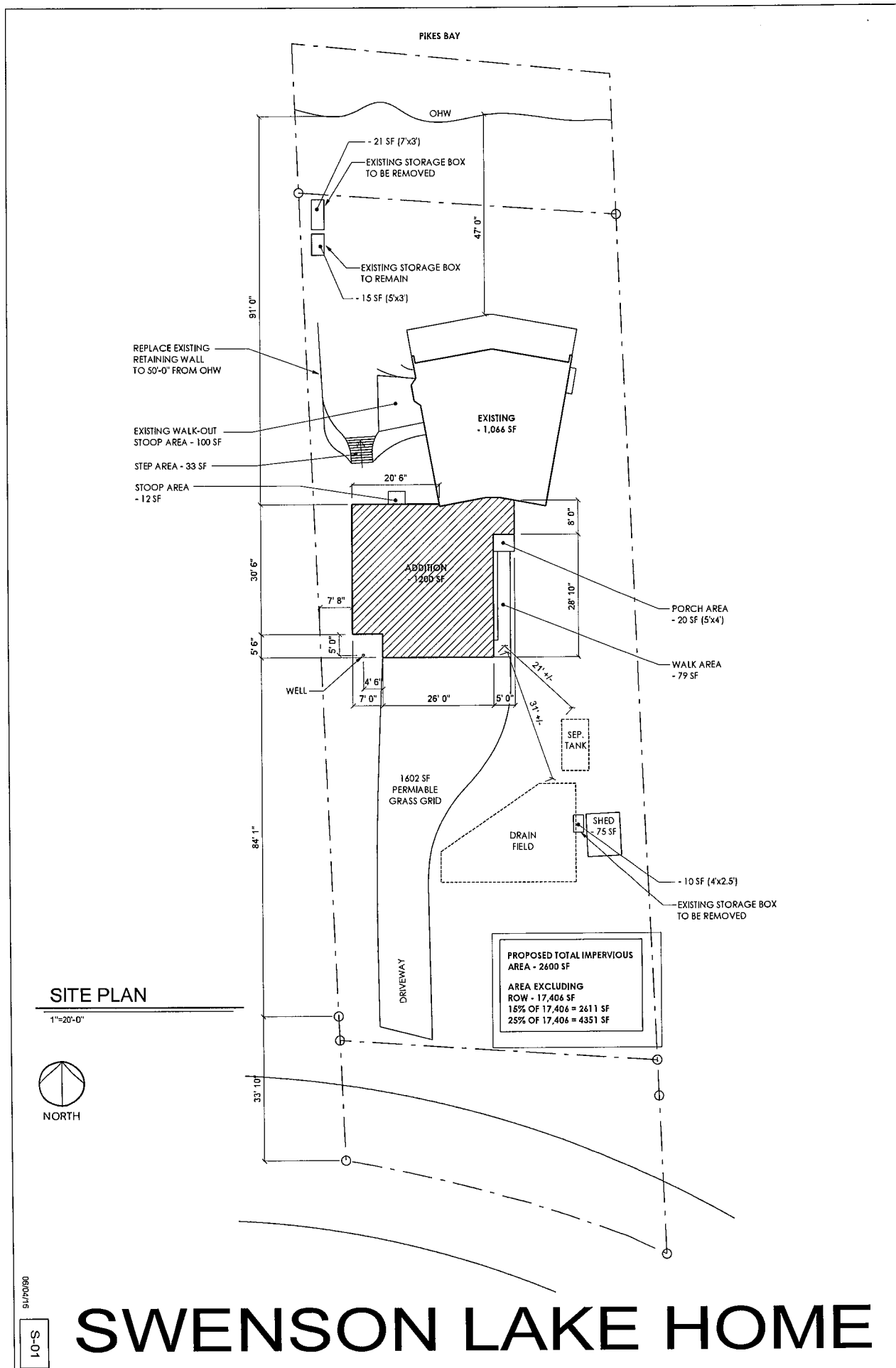
- Monument Inplace
- Monument Set
(5/8" rebar, Capped PLS #18164)
- (R) Record Bearing or Distance
- (M) Measured Bearing or Distance
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement

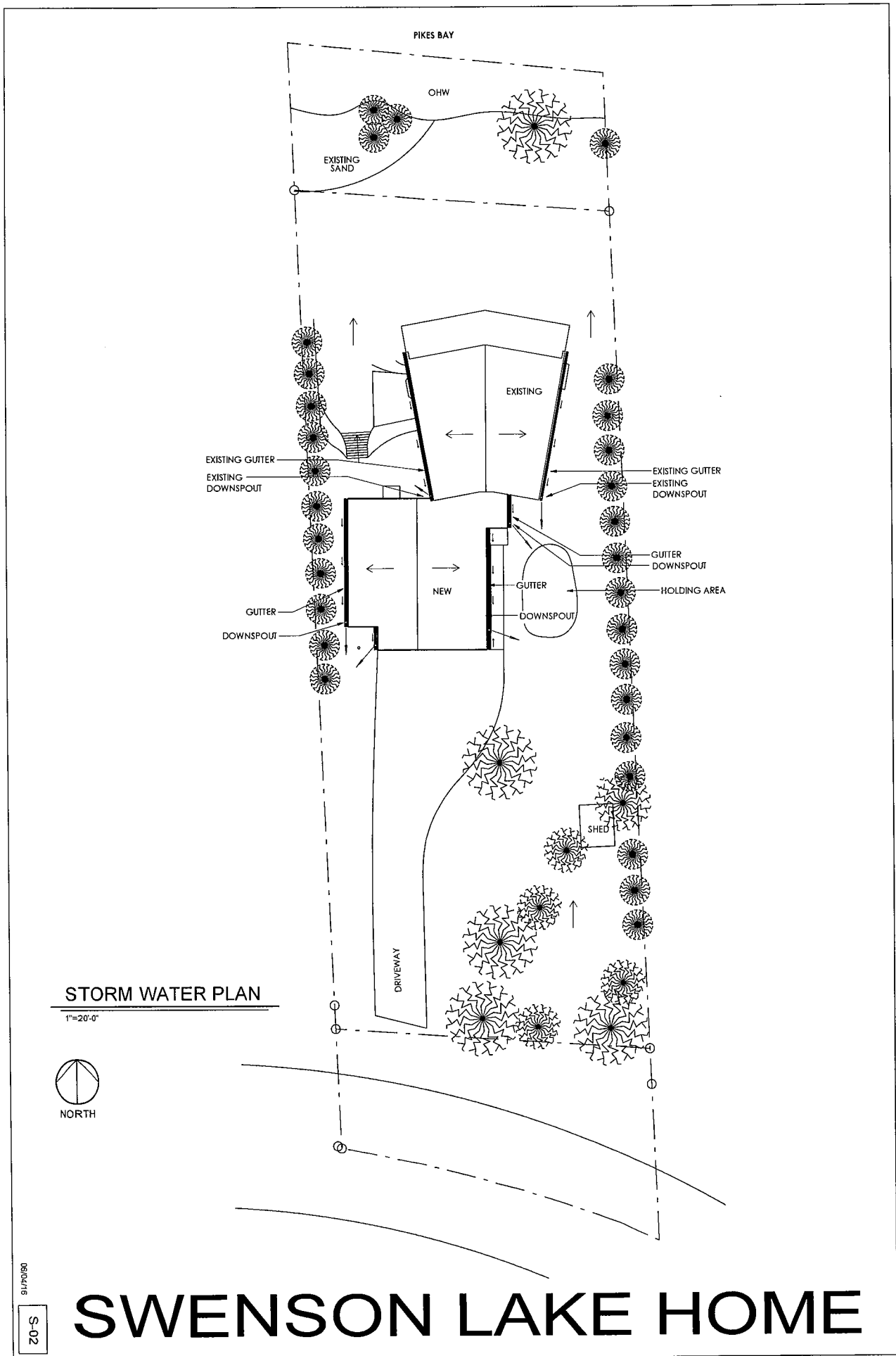


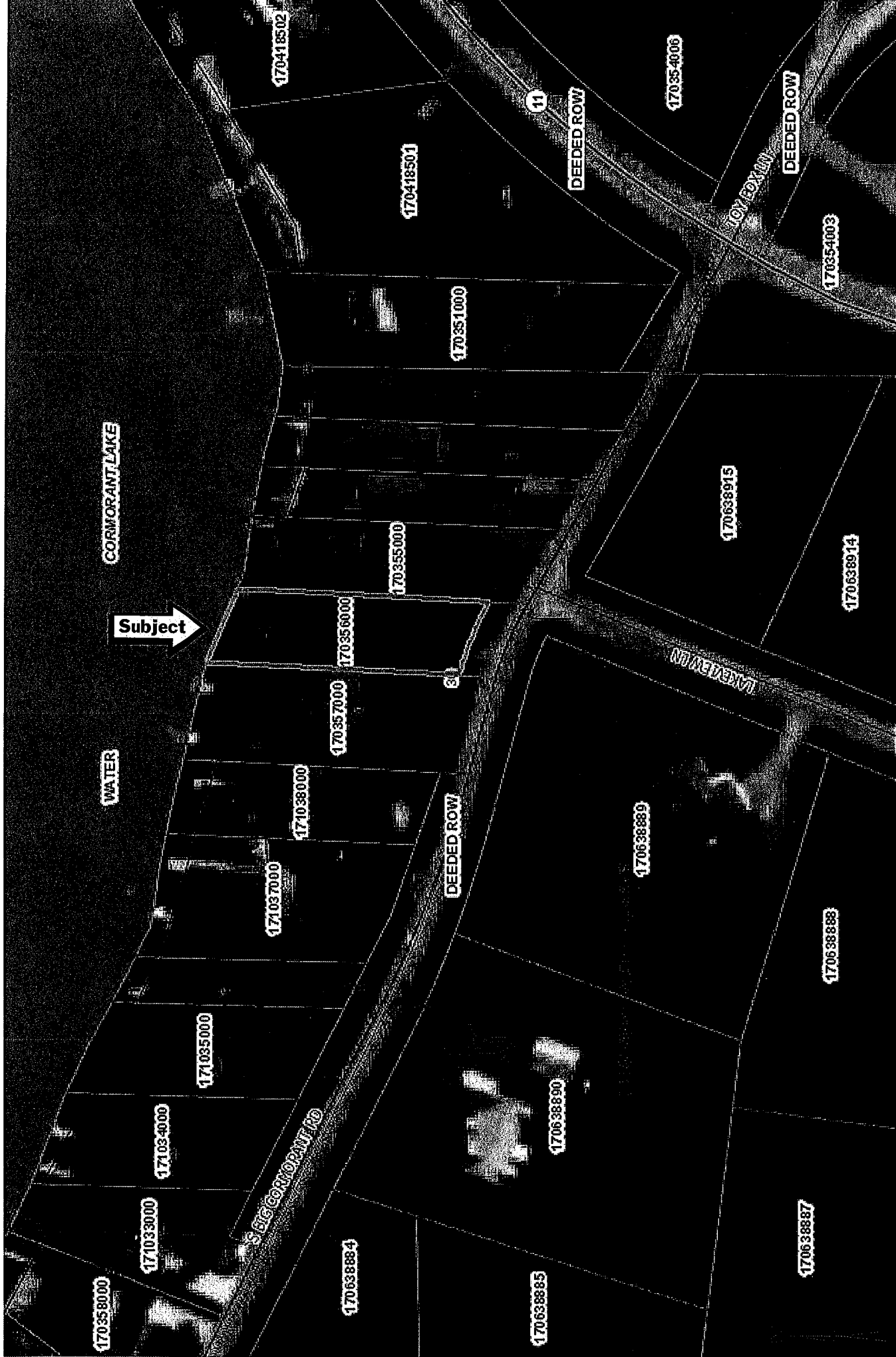
Bismarck - Detroit Lakes - Fargo - Minneapolis - Sioux Falls
 3350 38th Avenue South
 Fargo, North Dakota 58104
 Phone: 701.237.3211 Fax: 701.237.3191
 Web: www.ulteig.com
 Drawn By: JWF

LAKE LOT SURVEY
 G.L. 4, SEC. 30, T.138N., R42W.
 BERDELLE KRAGNES
 BECKER COUNTY, MINNESOTA

Project Number: 104.576 Date: AUGUST 26, 2004
 DWG Name: 104-576-RL2.DWG Sheets: 2 of 2







Becker County

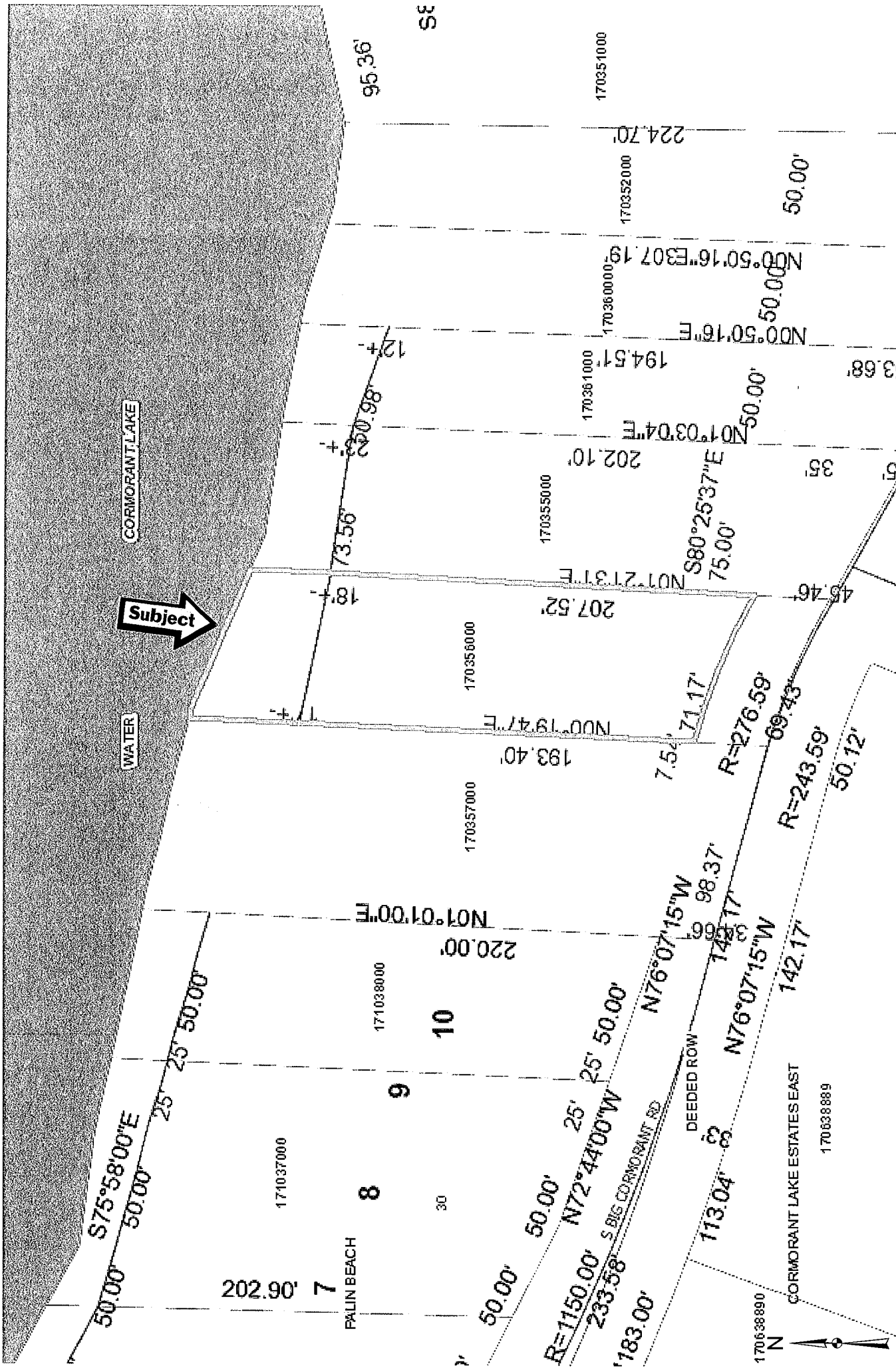


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 6/23/2016

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, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

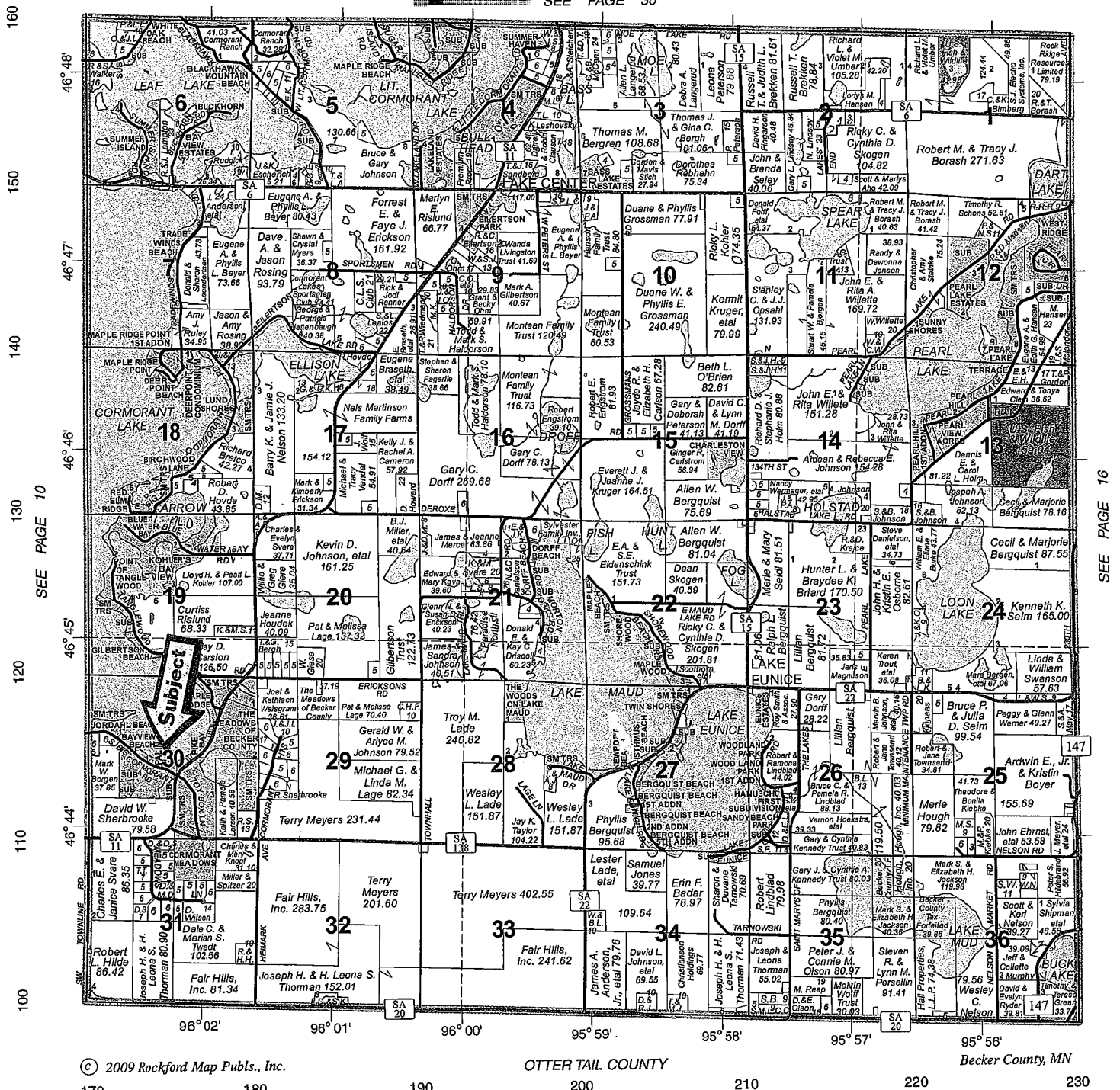
<p>Becker County</p>	<p>Date: 6/23/2016</p>
<p>1:749</p>	<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>



LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



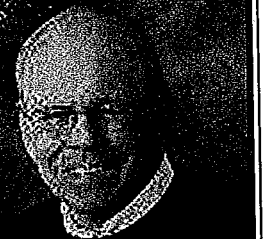
counselor
DetroitLakes.com

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com

Dick Carr
Broker / Agent





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

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

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Scott and Andrea Sonstegard
28213 Meadow Drive
Detroit Lakes, MN 56501

Project Location: 23558 Warbler Way

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling seventy (70) feet from the ordinary high water mark of the lake and relocate a garage eighty-five (85) feet from the ordinary high water mark of the lake and ten (10) feet from rear property line.

LEGAL LAND DESCRIPTION: Tax ID number: 280216000

Island Lake

PT GOVT LOT 2: COMM NE COR SEC 30, W 931.48', W 375.86', W 66.29', SLY 59.85', SWLY 278.50', SW 179.92', SW 162.44 NW 120.43' TO POB; SWLY 73.05', NLY 122' TO ISLAND LK, NE AL LK 184.41' TO E LN GOVT LOT 2, S 242', NW 17.67' TO POB.; Section 30, TWP 140, Range 38, Shell Lake Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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

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

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

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



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) Scott T + Andrea K Last Name Sauvstegard
Mailing Address 28213 Meadow Dr City, State, Zip Detroit Lakes MN 56501
Phone Number 218-849-0876 Project Address: 23558 Warbler Way
Parcel number(s) of property: 28. 0214. 000 Sect - Twp - Range: 30 - 140 - 038
Township Name: Shell Lake Legal Description: _____

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

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

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

Setback must include decks and patios, current and proposed.

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

Please provide a brief description detailing the above variance request:

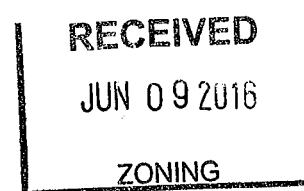
To replace our trailer house with
a cabin and move the garage.

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? 1,140

What is the current height of the structure? 14'

What is the proposed height of the structure? 21'

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? 12.0

What is the proposed percentage of lot coverage? 12.5

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 [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.

Andrea Jonstved

Printed Name of Landowner or Agent

[Signature]

Signature of Landowner or Agent

6-9-16

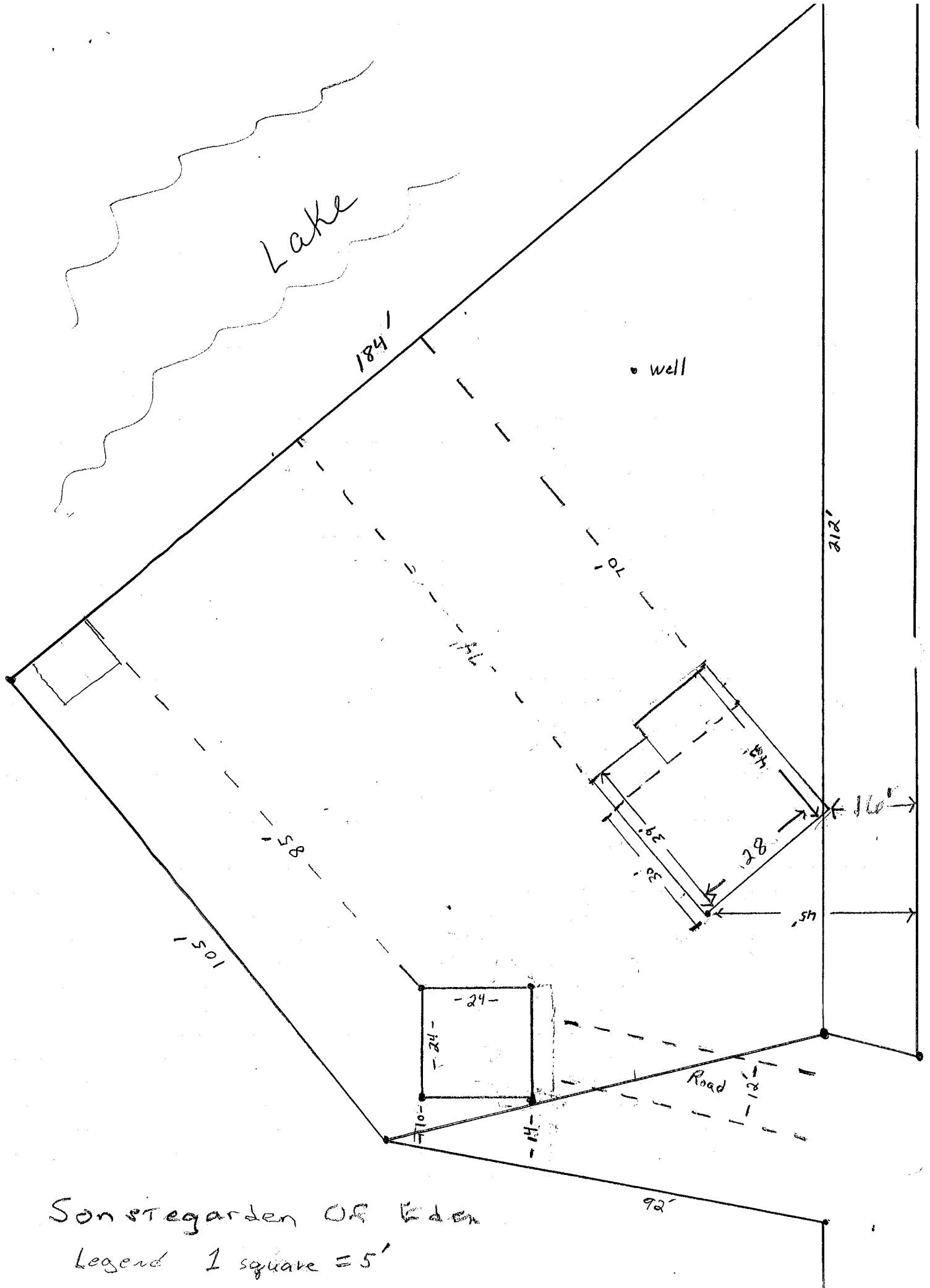
Date

(Office Use)

Date Received 6-9-16 Accepted [X] Rejected [] Date 6-15-16

[Signature]
Zoning Administrator

60-day August 14, 2016



Sonstegarden OF Eden

Legend 1 square = 5'



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

PARCEL	SITE
APP	
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 _____

28.0216.000 23558 Warbler Way

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Island	Recreational	Shell	30	140	038

Property Owner Last Name First Name Mailing Address Phone
Sunstegard Scott 28213 Meadow Ar 218-849-0874
Andrea Detroit Lakes MN 56501
Contractor Name Lic # Self

Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to Relocate (Trailer House is gone Aug 2015)

RECEIVED

JUN 09 2016

ZONING

Onsite Water Supply (✓) Deep Well () Shallow Well Well Depth 183'
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 2016 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 20,038 ~~17,860~~ sq ft or _____ acres Water Frontage 184 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	60 x 12	720
Cabin		1140
Garage	24 x 27	648

franchised	6 x 10	60
		2568
		2508

Total Impervious Material

Impervious Lot Coverage $\frac{2508}{20038} \div \frac{2508}{20038} = \frac{12.5}{12.5} \times 100 = 12.5\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks

Cost of Project

\$ 210,000.☒ Dwelling 28 ft by 30 ft ☐ Attached Garage _____ ft x _____ ftOutside Dimension ☒ Deck/Patio 28 ft x 12 ft ☐ Addition to existing _____ ft x _____ ftSetback to Side Lot Line 55 ft & Rear Lot Line 24 ftSetback to Road Right of Way 100ft ft

Setback to Bluff _____

Type of road TWShp

Setback to Wetland _____

Is wetland protected ☐ Yes ☐ NoSetback to OHW (straight horizontal distance) 70'

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank 20Setback to drainfield N/ATotal No. Bedrooms 1Maximum height proposed 21 # of Stories 2Roof Change ☐ Yes ☐ NoBasement ☐ Yes ☒ No Walkout Basement ☐ Yes ☒ No**Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds**☒ Garage 24 ft by 24 ft ☐ Storage Shed _____ ft x _____ ft ☐ Fence _____ ft long x _____ high ☐ other _____ ft x _____ ftOutside Dimension Relocating (+) 4x24 apron ☐ Addition to existing structure _____ ft x _____ ft ☐ Fence _____ ft x _____ ftCost of Project
\$ 12,500.Setback to Lot Line 10 ft & Rear Lot Line 60 ftSetback to Road Right of Way 80' ft

Setback to Bluff _____

Type of road TWShp

Setback to Wetland _____

Is wetland protected ☐ Yes ☐ NoSetback to OHW (straight horizontal distance) 85

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Roof Change ☐ Yes ☒ NoMaximum height proposed 14 # of Stories 1Bathroom proposed ☐ Yes ☒ NoSleeping 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) _____

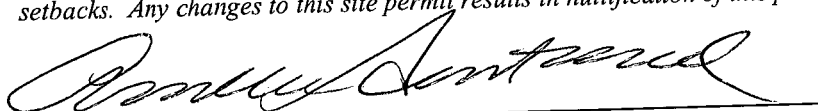
Setback to septic tank _____

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.

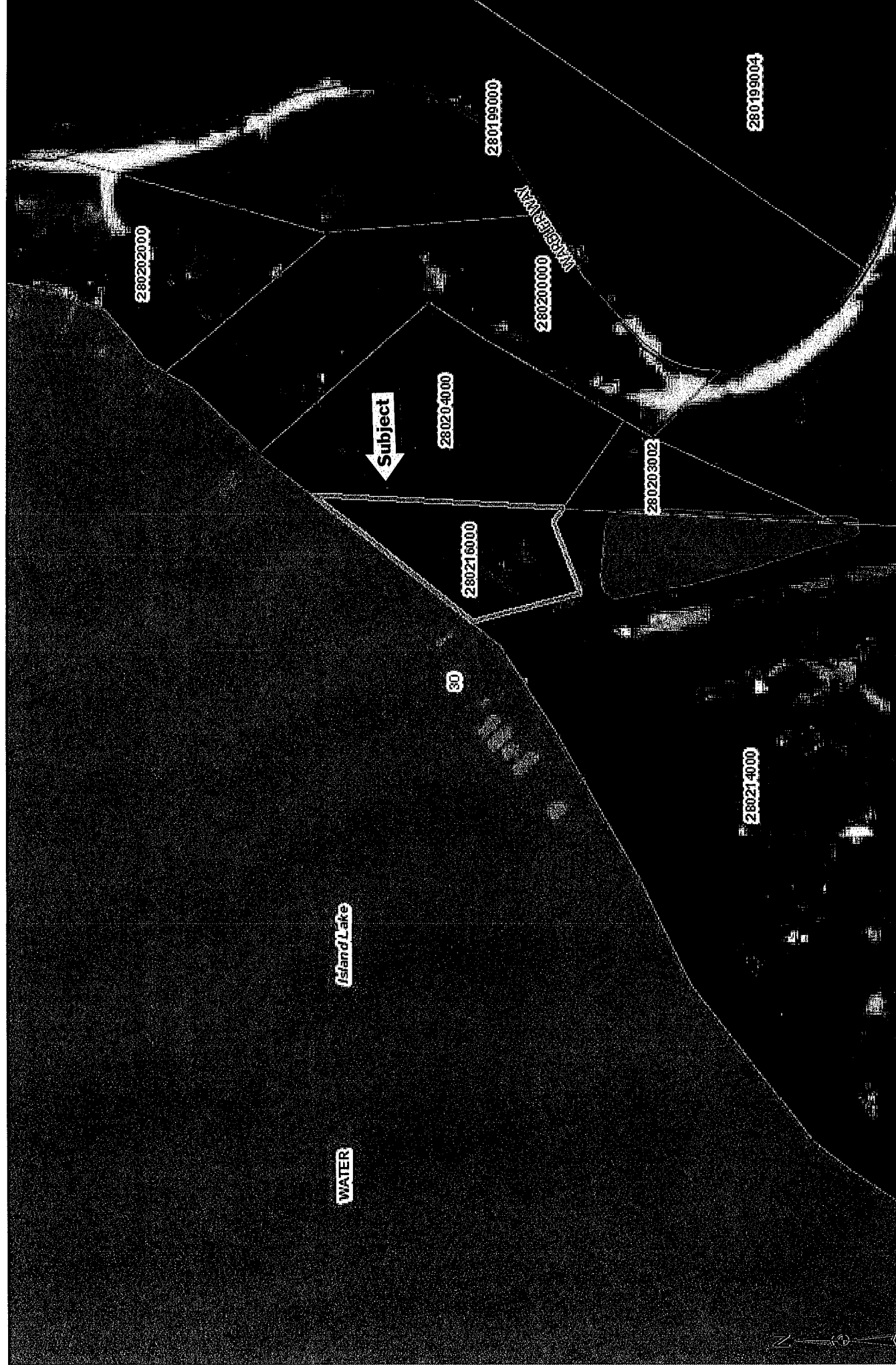
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland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

6-9-18

Date

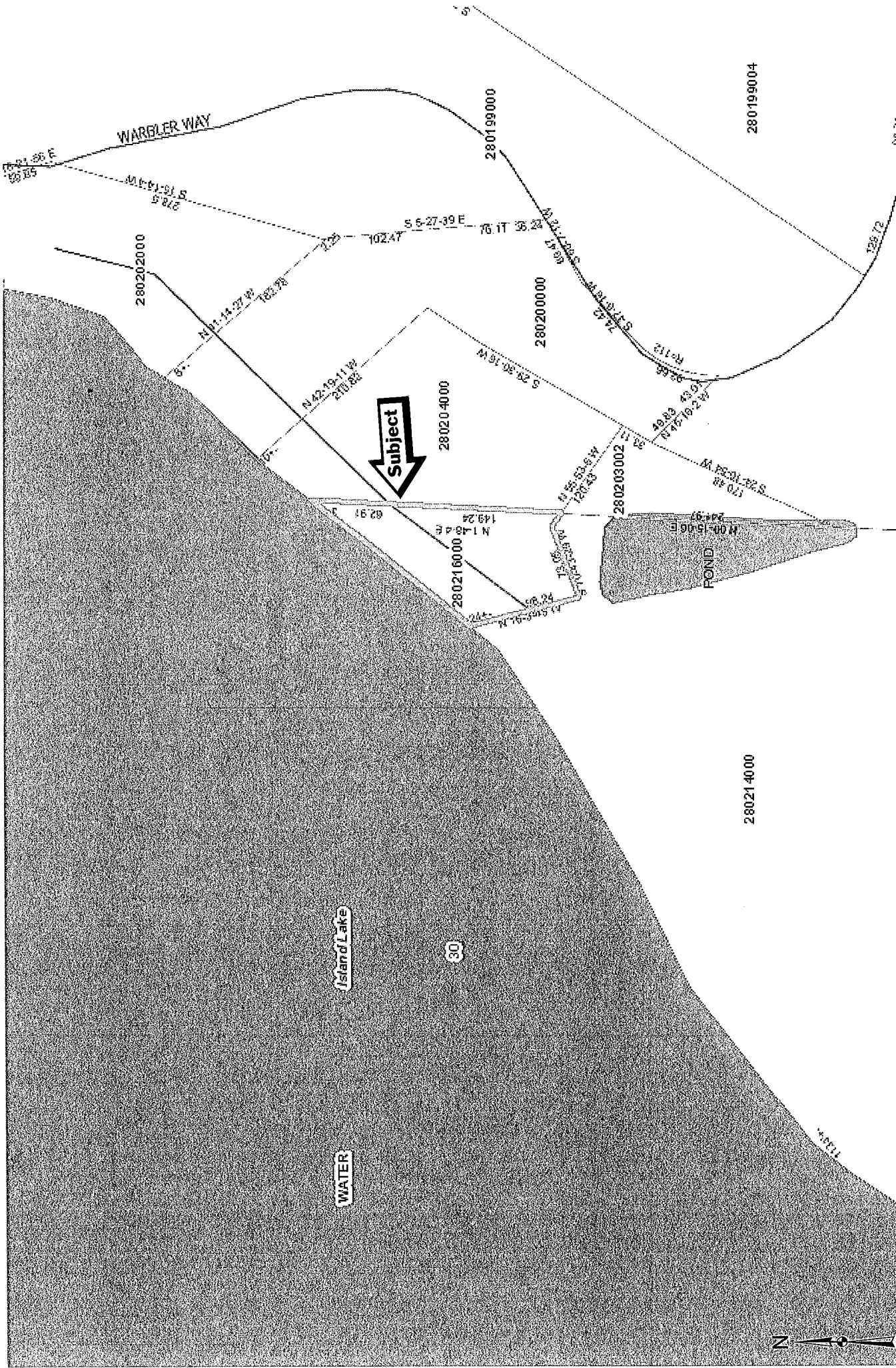


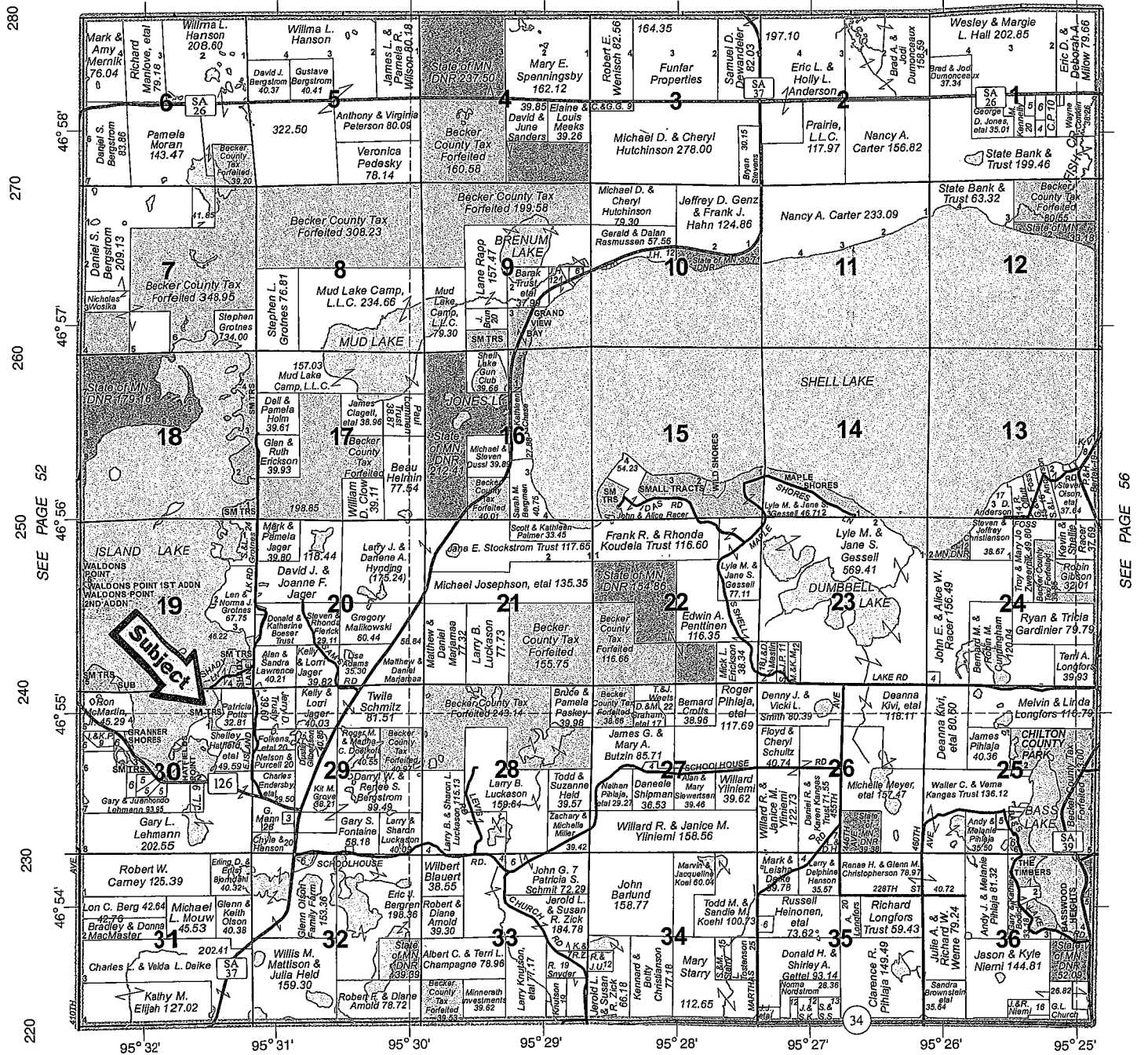
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,498		This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.
Date: 6/23/2016		

Becker County







SEE PAGE 56



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

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

APPLICANT: Lynne Hanson Project Location: 12817 Co Hwy 17
12817 Co Hwy 17
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a detached garage fifty-one (51) feet from the State road right of way instead of the required eighty-five (85) feet from the State road right of way.

LEGAL LAND DESCRIPTION: Tax ID number: 190419000

PT NW1/4 NW1/4 BEG 172.46' E & 951.65' S OF NW SEC COR TH S 142.55' W TO CSAH17 N TO PT W OF BEG & E TO HWY 59 & BEG; Section 21, TWP 138, Range 41, Lake View Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

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

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

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

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

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



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	2012
SCANNED	

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

First name(s) Lynne Last Name Hanson
Mailing Address 12817 Co Hwy 17 City, State, Zip Detroit Lakes, MN 56501
Phone Number 218-849-2898 Project Address: 12817 Co Hwy 17
Parcel number(s) of property: 19.0419.000 Sect - Twp - Range: 21-138-041
Township Name: Lakeview Legal Description: _____

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

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

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

Setback must include decks and patios, current and proposed.

_____ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
_____ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [X] 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:

I would like to build a 24'x24' Storage garage on the NE corner of my property and it is within the 85' setback from the R.O.W. I'm requesting a variance of 34 ft which would allow enough room for a work truck to access my backyard if I ever needed work done on my well, septic or propane tank. I do not have enough room on the south side of my house to allow for this.

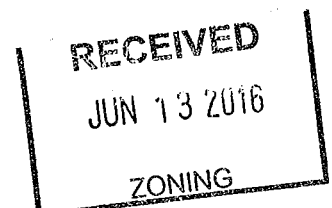
Was the lot recorded prior to 1971? Yes ☒ No

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? 576

What is the current height of the structure? —

What is the proposed height of the structure? 18

Is there a basement to the structure? —

Will the proposed addition have a basement? NO

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? 14.62%

What is the proposed percentage of lot coverage? 15.95%

Explanation of request if not covered in Sections above

Since I am located on a hill between 2 highways, I'm limited on where I can put this garage. The NE corner is the only feasible option. Also, Hwy 59 is downhill from my property and any damage occurring from there is very unlikely.

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.

Lynne Hanson

Printed Name of Landowner or Agent

Lynne Hanson 6/13/16

Signature of Landowner or Agent

Date

(Office Use)

Date Received 6-13-16 Accepted [X] Rejected [] Date 6-15-16

Heidi Moltzen Supervisor of Inspections
Zoning Administrator

60-day - Aug 14, 2016

HWY 59

Hill
to ditch

Downfield

10'

34' Variance

Proposed
24'x24'
Garage

25'4"

Variance is requested to allow
for a walk-way to access backyard

85' setback from ROW

Septic

Sidewalk

Patio

Well

Attached
GARAGE

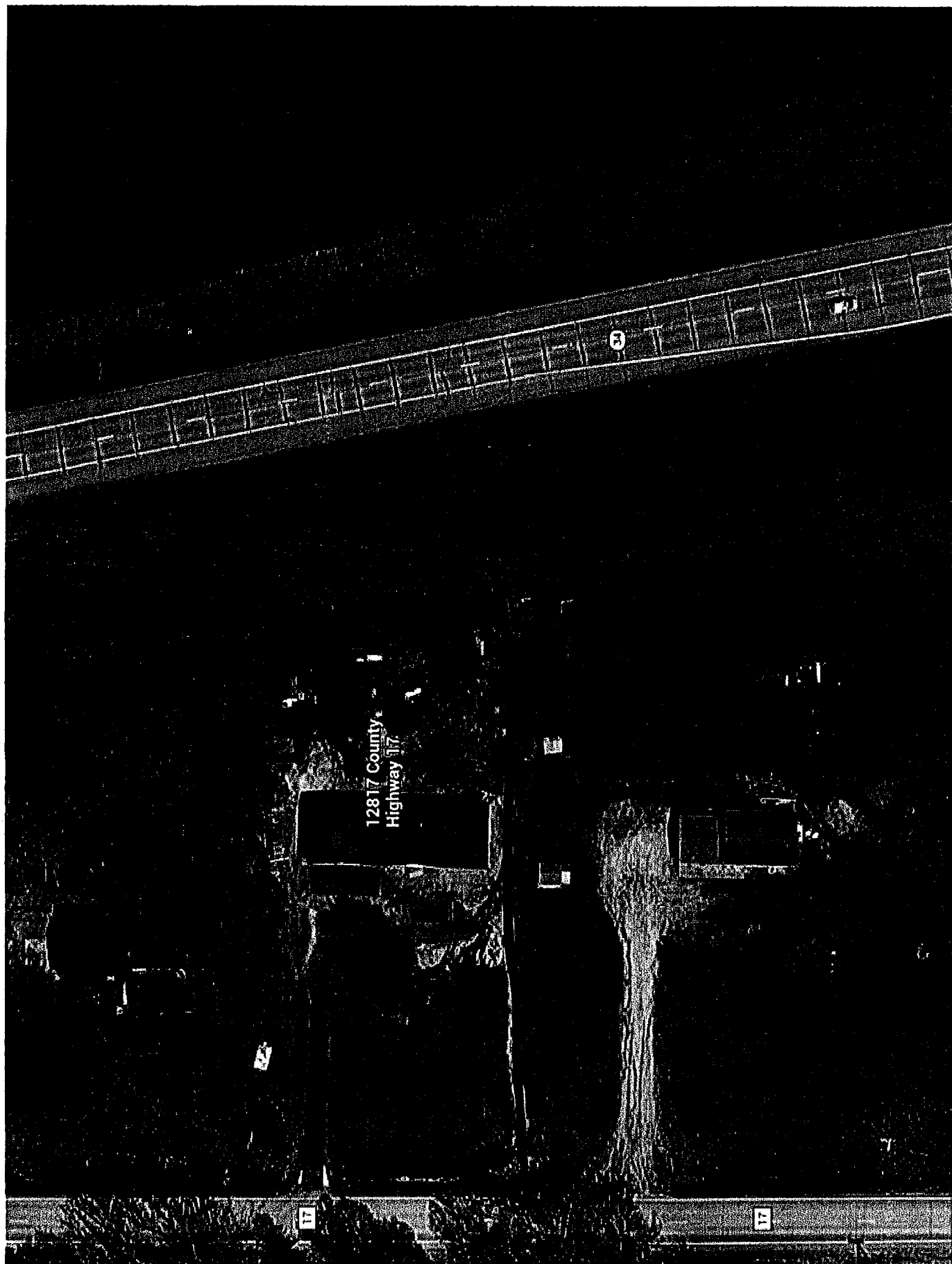
House

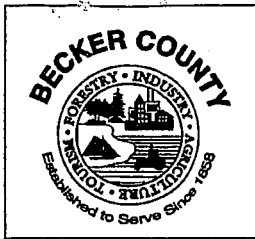
Patio

Driveway

Hill
to ditch

County Hwy 17





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

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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
19.0419.000	12817 County Hwy 17		

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
		Lakeview	21	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
	Hanson	Lynne	12817 County Hwy 17 Detroit Lakes MN 56501	218-849-2898
Contractor Name Lic #				

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input checked="" type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input checked="" 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 144'
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System
Type of System Septic tank & drainfield Date of Installation 8/3/96 Last Date Certified 5/2014
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 _____ sq ft or 1.0 acres Water Frontage _____ ft Bluff () Yes () No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY	10 x 150, 40 x 40	3100	Sidewalks + patio	10 x 12, 10 x 8, 3 x 30	290
Garage + apron	30 x 30 x 30 x 12	1200	proposed garage	24 x 24	576
House + link	30 x 52, 8 x 20	1720			
Total Impervious Material					

Impervious Lot Coverage 6946 ÷ 43,560 Lot Area = .159 x 100 = 15.95 %
Total Impervious 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.

RECEIVED
APR 07 2016
ZONING

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

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

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

Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft Setback to Road Right of Way _____ ft

Setback to Bluff _____ Type of road _____

Setback to Wetland _____ Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Total No. Bedrooms _____ Maximum height proposed _____ # of Stories _____

Roof Change () Yes () No Basement () Yes () No Walkout Basement () Yes () No

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

☒ Garage 24 ft by 24 ft () Storage Shed _____ ft x _____ ft ☒ Fence 60 ft long x 6 high () other _____ ft x _____ ft

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Setback to Lot Line 15 ft & Rear Lot Line 30 ft Setback to Road Right of Way garage - 100ft **Cost of Project**
Fence - 356ft 106ft 4" \$ 5700.00

Setback to Bluff _____ Type of road Rest maybe left

Setback to Wetland _____ Is wetland protected () Yes () No 11,520.00 garage

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) 3600 Fence

Setback to septic tank 20' Setback to drainfield 15' 15,120 per schedule

Roof Change () Yes () No Maximum height proposed 16' # of Stories 1

Bathroom proposed () Yes (X) No Sleeping Quarters proposed () Yes (X) No

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

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

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

Outside Dimension _____ ft by _____ ft Sq ft _____

Setback to Lot Line _____ ft & _____ ft Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____ Setback to drainfield _____

Maximum height proposed _____

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

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

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

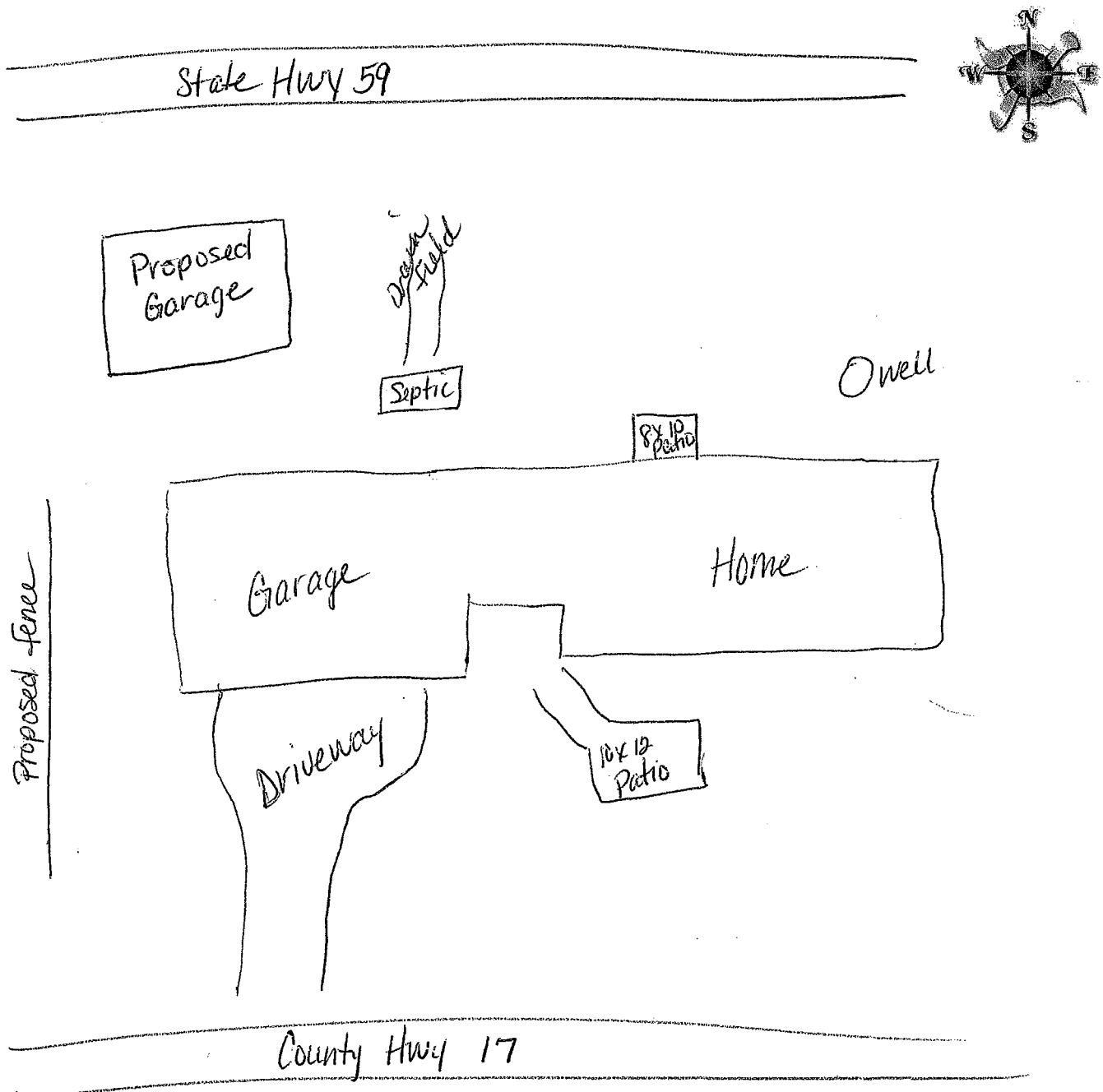
Spence Hanson
 Signature

4/6/16
 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.



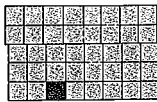
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,498	Date: 6/22/2016
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

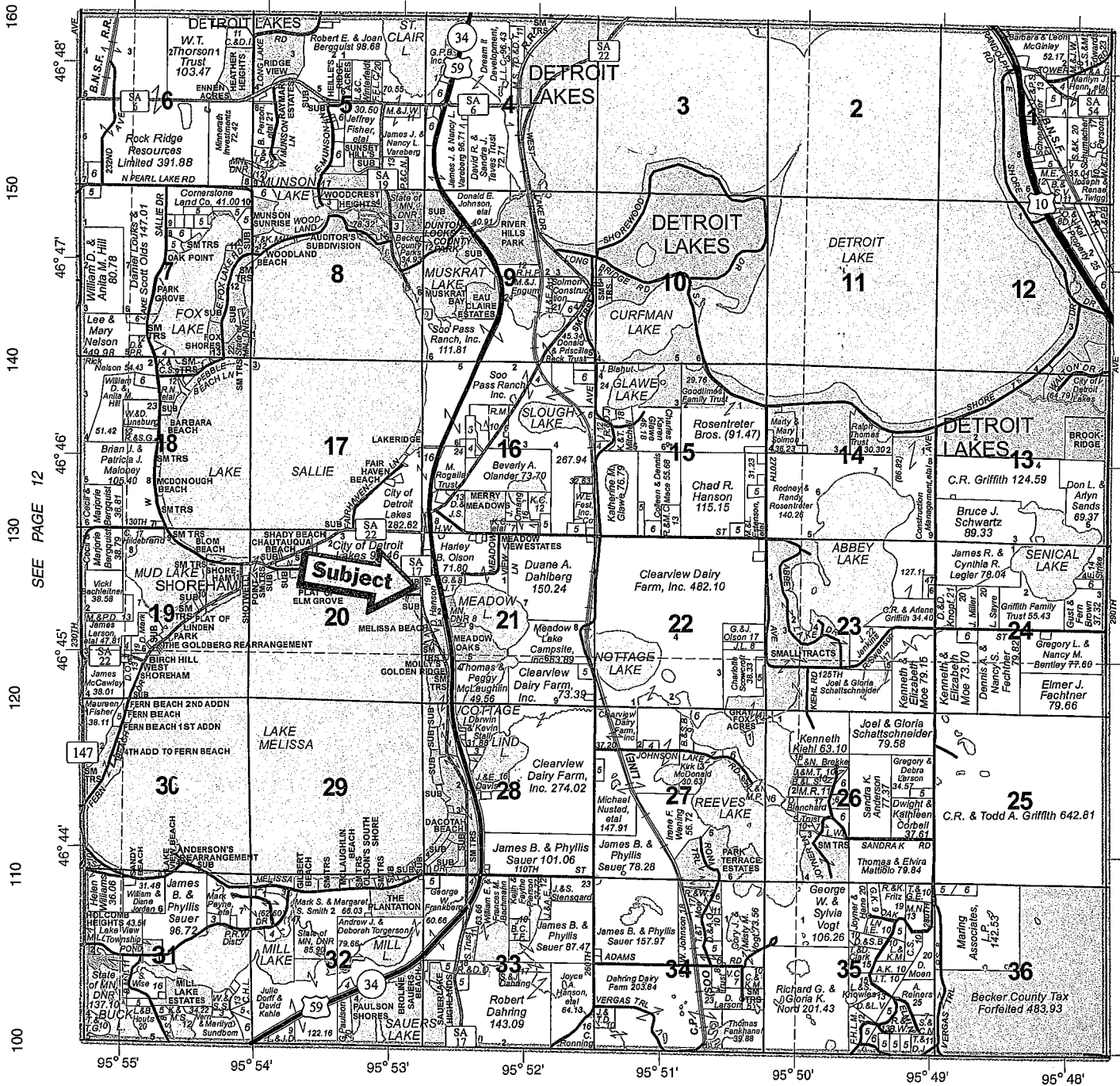


LAKE VIEW



SEE PAGE 32

T.138N.-R.41W.



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OTTER TAIL COUNTY

Becker County, MN

230 240 250 260 270 280 290



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



MLS



CRS



GRI



ABR



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

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

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

Project Location: East Arrow Lake Road

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Variance to construct a dwelling sixteen (16) and fifteen (15) feet from the road right of way and one hundred nine (109) feet from the ordinary high water mark of the lake.

LEGAL LAND DESCRIPTION: Tax ID number: 170633000

Arrow Lake

BLUE WATER BAY Block 003

LOT 12; 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.**



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) Jan Last Name Morin
Mailing Address P.O. Box 310 City, State, Zip Pembina, ND 58271
Phone Number (612)-968-0260 Project Address: East Arrow Lake Road
Parcel number(s) of property: 17.0633.000 Sect - Twp - Range: Sect. 19, Twp 138N
Township Name: Lake Eunice Legal Description: Lot 12, Block 3 Rge. 42W
Blue Water Bay

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:

Platted lot of record. Lots on Arrow Lake established in Plat of Blue Water Bay with 100 ft. lake frontage. Subject lot has over 235 feet of lake frontage. Arrow Lake later classified as Natural Environment. The lots do not conform to existing ordinance requirements. Subject lot has a low bay that comes into the lot, and is at the intersection of two roads creating an odd lot size and configuration. Placing a home on the lot requires a balancing of the setback requirements of the OHW and roads.

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) 109 +/- feet
☐ Lot Line Proposed Distance (setback) feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 15,178 & 16.5 feet
Type of Road ☒ Township ☐ County ☐ State

☐ Crest of bluff Proposed Distance (setback) feet

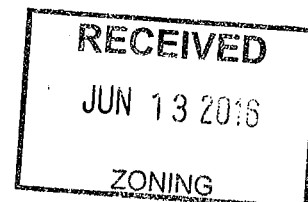
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage 1352 sq ft

Was the lot recorded prior to 1971? ☒ Yes ☐ No 4 %

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 new building on
vacant lot

What is the current height of the structure? n/a

What is the proposed height of the structure? 30 ft

Is there a basement to the structure? n/a

Will the proposed addition have a basement? yes

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 0

What is the proposed percentage of lot coverage? 4 %

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.

Jan Morin

Printed Name of Landowner or Agent

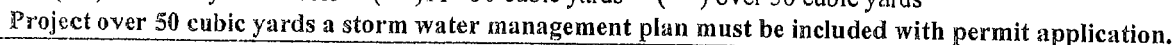
Paul K. Kuhn, atty for applicant June 13, 2016
Signature of Landowner or Agent Date

(Office Use)

Date Received 6-13-16 Accepted [☒] Rejected [] Date 6-15-16

Heidi Moltzen Supervisor of Inspections
Zoning Administrator

60 day - Aug 14, 2016



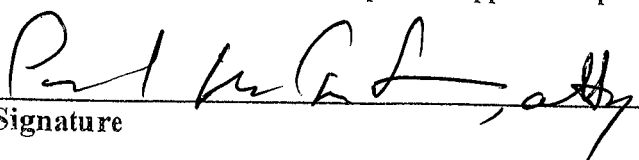
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
<input checked="" type="checkbox"/> Dwelling <u>32</u> ft by <u>36</u> ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft		\$ <u>200,000</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>12</u> ft x <u>20</u> ft <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>15,165</u> ft + 17.8 ft	
Setback to Bluff <u>n/a</u>	Type of road <u>township</u>	
Setback to Wetland <u>109 ft.</u>	Is wetland protected <input type="checkbox"/> Yes <input checked="" 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 <u>3</u>	Maximum height proposed <u>30</u> # of Stories <u>2</u>	
Roof Change <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
<input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input checked="" type="checkbox"/> Fence <u>36</u> ft long x <u>6</u> high <input type="checkbox"/> other _____ ft x _____ ft		
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	\$ <u>1,500</u>	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$
<input type="checkbox"/> Stairway <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen 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. Project must be staked out on the lot prior to approval of permit. Project will be staked by (date) _____.


Signature

6-13-16
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.
 5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.
-

attached

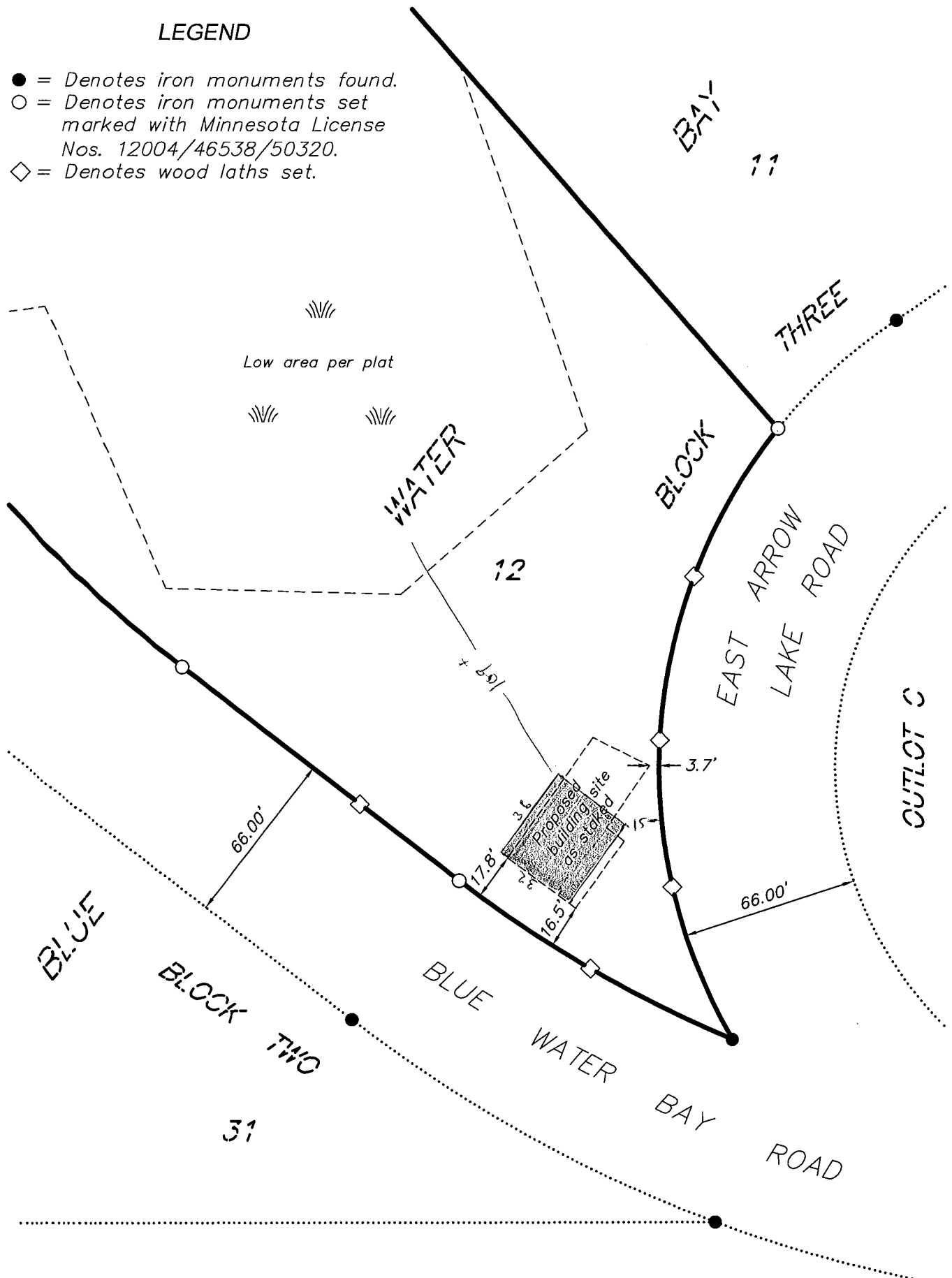


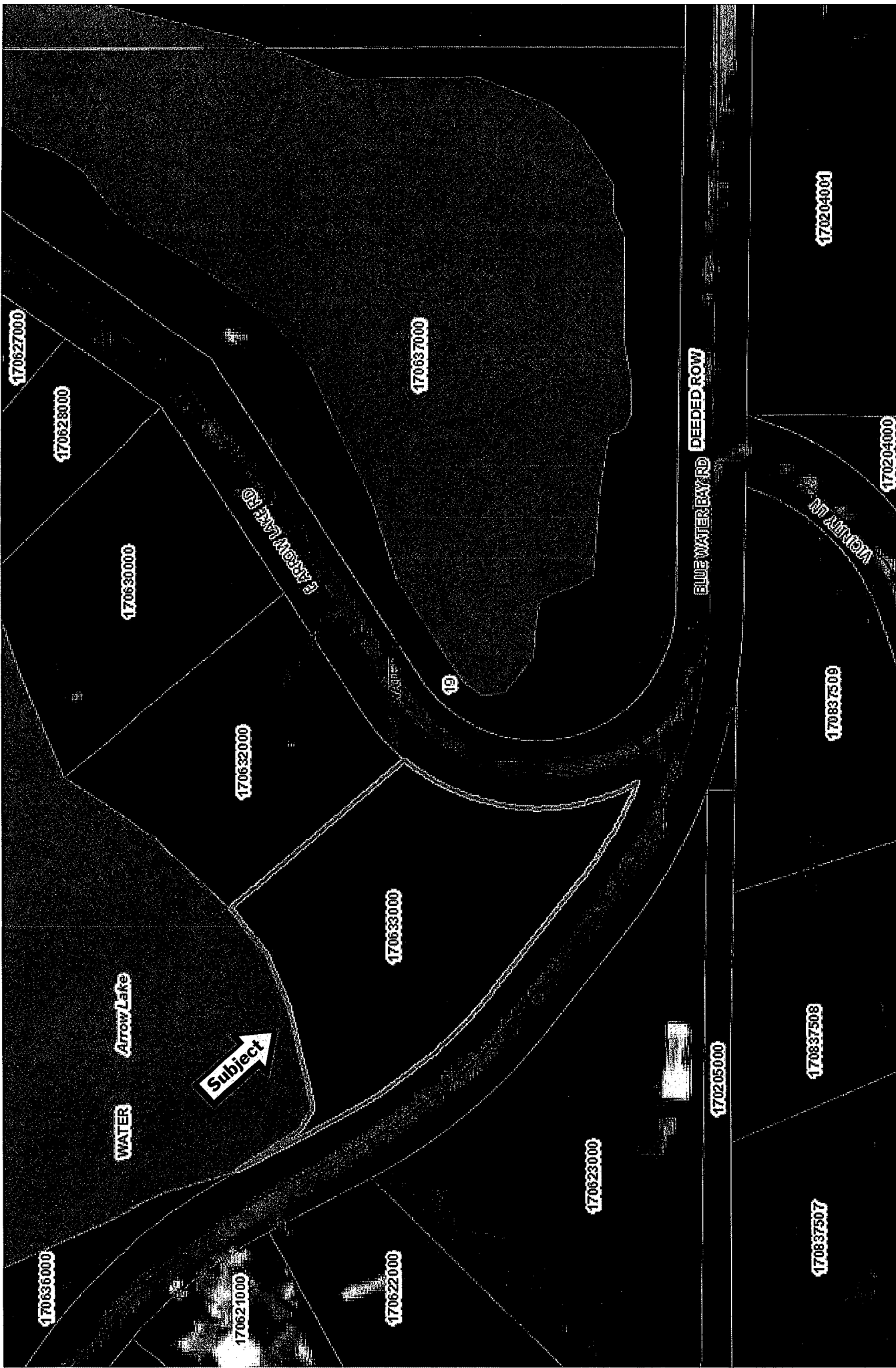
Remember EROSION CONTROL!

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

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License Nos. 12004/46538/50320.
- ◇ = Denotes wood laths set.





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

	1:1,498
	Date: 6/23/2016
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

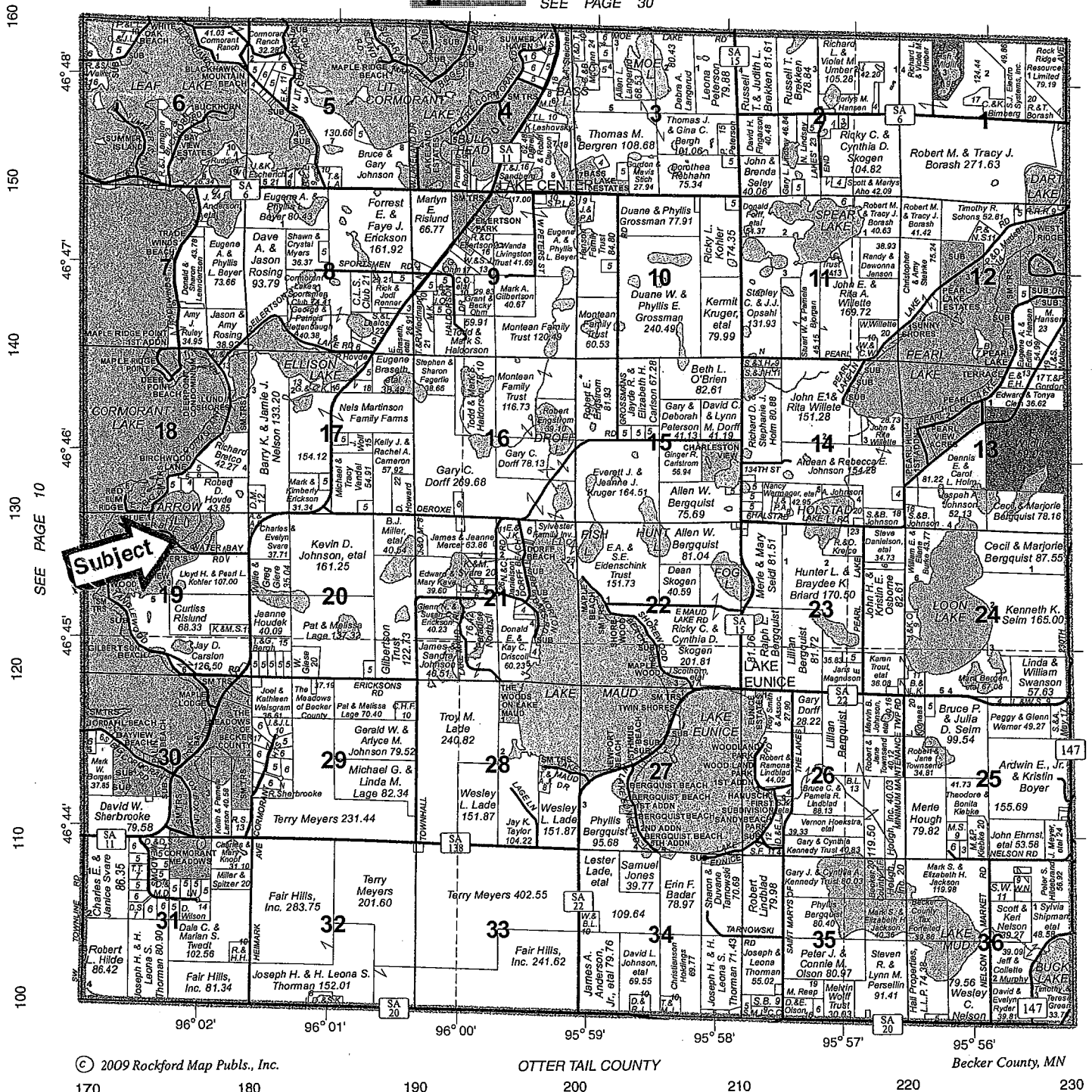
Becker County



LAKE EUNICE

T.138N.-R.42W.

SEE PAGE 30



DetroitLakes.com

421 Main Street West • Detroit Lakes, MN 56501

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.841.2238 • rjcarr121@hotmail.com



Dick Carr
Broker / Agent

