



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, November 8, 2018 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Roy Arneson
1019 7th St W
West Fargo, ND 58078

Project Location: 39452 Archers Acres, Waubun MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a water orientated structure (shed), to be a total of one hundred and sixty (160) square feet, deviating from the maximum allowed size of one hundred and twenty (120) square feet, due to topography.

LEGAL LAND DESCRIPTION: Tax ID number: 090473000 Elbow

ARCHER'S ACRES Block 001 LOT 6; Section 24, 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

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	

OCT 19 2018

ZONING

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

First name(s) Ray & LINDA Last Name ARNESON
Mailing Address 1019 7th St. W. City, State, Zip WEST FARGO, ND 58078
Phone Number 701.238.0908 Project Address: 39452 Archers Acres Drive
Parcel number(s) of property: 090473000 Sect - Twp - Range: 24-142-039
Township Name: Eagle View Legal Description: Section 24,
TOWNSHIP 142, RANGE 039, ARCHERS ACRES Block 1 Lot 6

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:

REQUESTING SIZE OF PROPOSED LAKE FACING STRUCTURE TO BE 160 SQFT (8'X20')
INSTEAD OF 120 SQFT (6'X20') DUE TO NEED TO STORE KAYAKS AND OTHER
EQUIPMENT PREVIOUSLY STORED IN GARAGE AT SAME LOCATION. ROADS
MOBILITY ISSUES HAVE MADE STORING EQUIPMENT AT LAKE ELEVATION
NECESSARY ESPECIALLY DUE TO STEEP SLOPE.

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

Setback must include decks and patios, current and proposed.

5' Ordinary High Water Mark (OHWM) Proposed Distance (setback) 15' feet
20' Lot Line Proposed Distance (setback) 20' feet
425' Road Right of Way (ROW) Proposed Distance (setback) 425' feet
Type of Road [] Township [] County [] State
23' Crest of bluff Proposed Distance (setback) 0' feet
5.5% Impervious Surface Coverage Proposed Impervious Lot Coverage 160 sq ft

X waterfront lake structure to vary from 120 sq ft to 5.66% w/other
be 160 sq ft in size

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

What is the current square footage of the structure? 120

What is the proposed addition square footage? 160

What is the current height of the structure? 12

What is the proposed height of the structure? 12

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? NO

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

What is the current percentage of lot coverage? 5.5%

What is the proposed percentage of lot coverage? 5.66%

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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

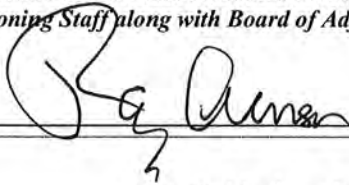
Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes ☒ No () Why or why not?
YES. IN ORDER TO PRESERVE A NATURAL LOOK TO THE LAKE SHORE, OUR GOAL WILL BE TO SCREEN OUR PROPOSED BUILDING BY USING EXISTING AND NEW TREES AND PLANTS, AND USING A COLOR THAT WILL BLEND IN.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes ☒ No () Why or why not?
YES. IN ORDER TO PRESERVE A NATURAL LOOK TO THE LAKE SHORE, OUR GOAL WILL BE TO SCREEN OUR PROPOSED BUILDING BY USING EXISTING AND NEW TREES AND PLANTS, AND USING A COLOR THAT WILL BLEND IN.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes ☒ No () Why or why not?
WE HAVE A SMALL AREA FOR OUR DOCK ETC. AND DON'T THINK IT WOULD BE UNREASONABLE TO BUILD A STORAGE SHED IN THE SAME AREA. THE EXTRA 30 SQ FT WE ARE REQUESTING WOULD NOT BE A SIGNIFICANT TO VIEW FROM LAKE.
- 4) In your opinion, are there circumstances unique to the property?
Yes ☒ No () Why or why not?
BECAUSE OF ROY'S MOBILITY ISSUES, THE STEEP BLUFF HAS MADE IT NECESSARY TO STORE KAYAKS AND EQUIPMENT ON THE LAKE SHORE INSTEAD OF IN OUR CABIN AS WE HAVE DONE IN THE PAST.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes ☒ No () Why or why not?
YES. IN ORDER TO PRESERVE A NATURAL LOOK TO THE LAKE SHORE, OUR GOAL WILL BE TO SCREEN OUR PROPOSED BUILDING BY USING EXISTING AND NEW TREES AND PLANTS AND USING A COLOR THAT WILL BLEND IN. NEXT DOOR NEIGHBOR TO WEST HAS SAME SIZE LAKE FACING STRUCTURE.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature:  Date: 10-19-18

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] 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

Website:

Email: zoning@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
090473000	39452		Section 24 Township 142 RANGE 039

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
BIG ELBOW LAKE	RECREATIONAL	EAGLE VIEW	24	142	039

Property Owner	Last Name	First Name	Mailing Address	Phone
ARNESON	ROY	LINDA	1019 7th St. W., WEST FARGO, ND	701.238.0908
Contractor Name	Lic #	NA		

Proposed Project (Check those that apply)

☐ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☐ Attached Garage	☐ Detached Garage	☒ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☐ Deck	☐ Recreational Unit	☒ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

RECEIVED
OCT 19 2018
ZONING

Onsite Water Supply ☒ Deep Well () Shallow Well Well Depth 80'
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
Onsite Sewage Treatment System
Type of System SEPTIC TANK/DRAINFIELD Date of Installation 5.3.99 Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) () Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area 108,900 sq ft or 2.5 acres Water Frontage 200 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		
Example: Patio	10 x 12	120			
DRIVEWAY	300 x 12	3,600	(Local material / not class 5)		
Building	30 x 50	1,500			
PATIO	26 x 13	336			
PAVERS	48 x 10	480			
		5,916	Total Impervious Material		

Impervious Lot Coverage $\frac{6,000}{108,900} = .0550 \times 100 = 5.5\%$
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 require a silt fence or other means of stormwater management.

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 Lines ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way ____ ft

Setback to Bluff _____

Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Total No. Bedrooms _____

Maximum height proposed _____ # of Stories _____

Roof Change () Yes () No

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

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

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

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

Cost of Project

Setback to Side Lot Lines ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way ____ ft

\$ _____

Setback to Bluff _____

Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

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 \$**

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

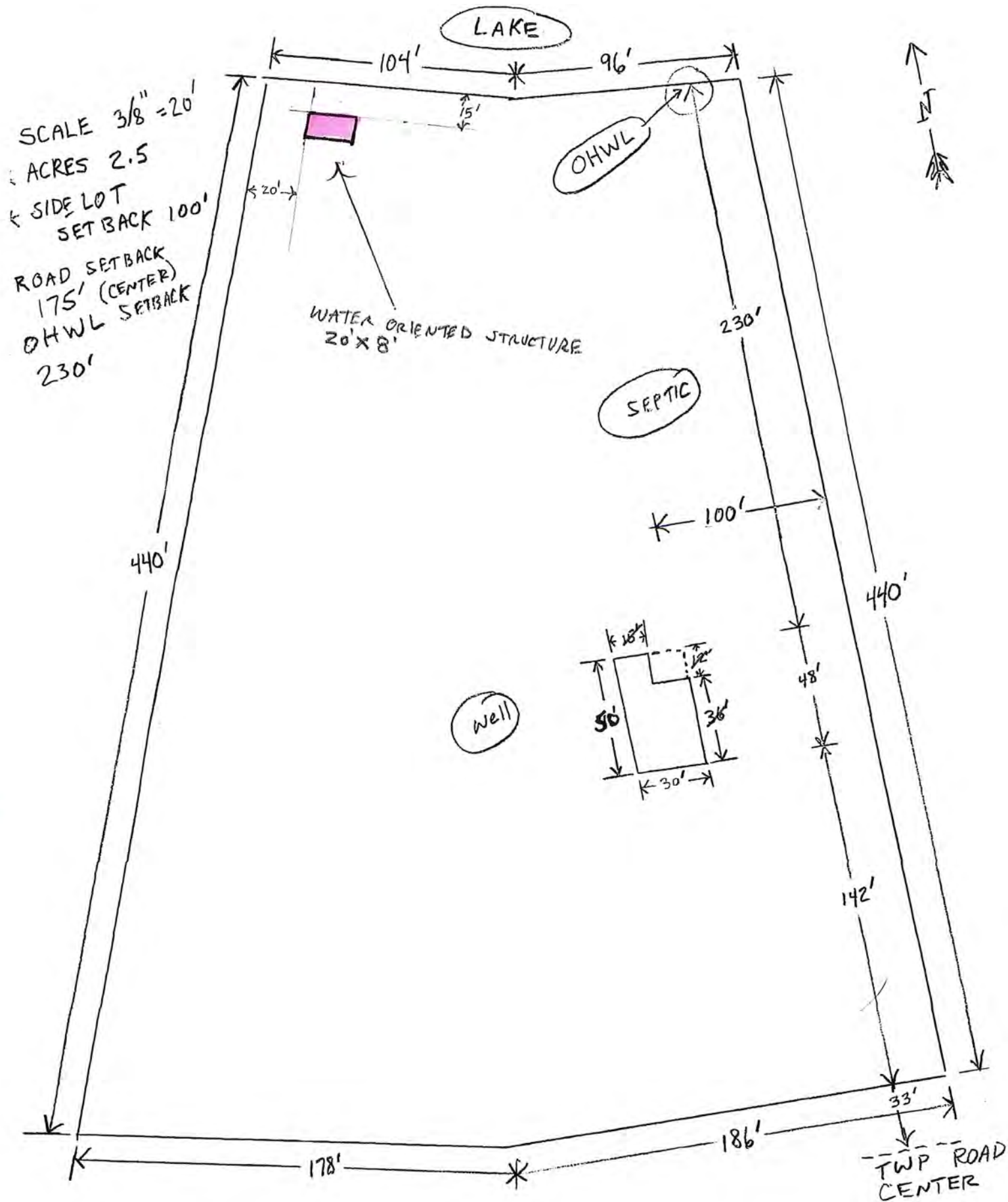
Outside Dimension 8' ft by 20' ftSq ft 160'Setback to Side Lot Line 20' ft & 170' ftSetback to Bluff 0'Setback to OHW (straight horizontal distance) 15'Elevation above OHW (Straight vertical distance) 5'Setback to septic tank 246'Setback to drainfield 126'Maximum height proposed 12'***Sleeping facilities 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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

10-19-18

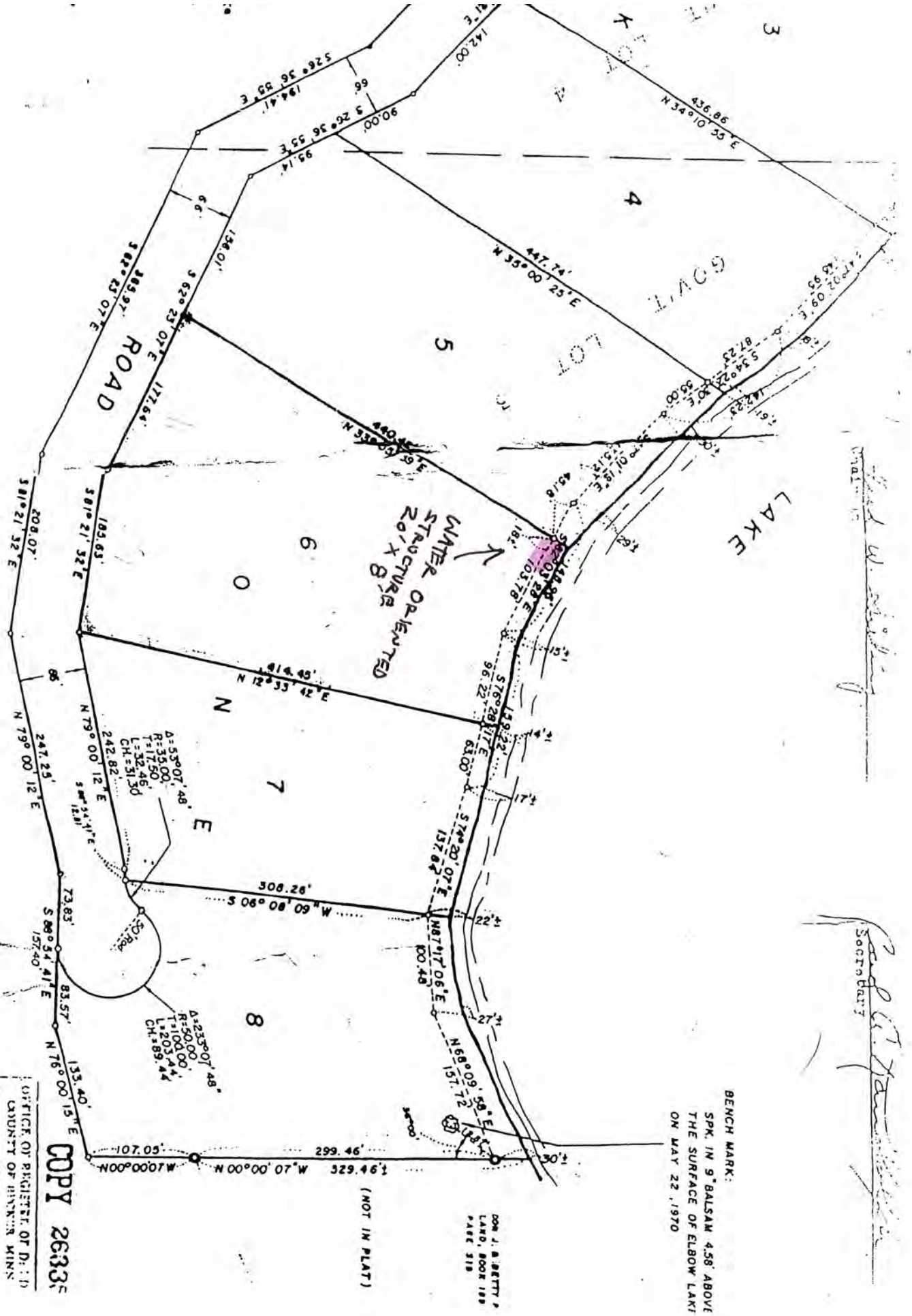


ARCHER'S ACRES LOT 6
 ROY ARNESON 05/11/198

By Ed. Dellington
 Test and 1/4" per section in 1978

OFFICE OF REGISTRAR OF DEEDS
 COUNTY OF HENNEPIN, MINN.
 hereby certify that the within
 instrument was duly recorded for
 on the 25th day of JULY 1978
 A.D. 1978
Ed. Dellington
 REGISTRAR

COPY 26335



Ed. Dellington
 1978

Ed. Dellington
 Secretary

BENCH MARK:
 SPK. IN 9" BALSAM 4.58' ABOVE
 THE SURFACE OF ELBOW LAKE
 ON MAY 22, 1970

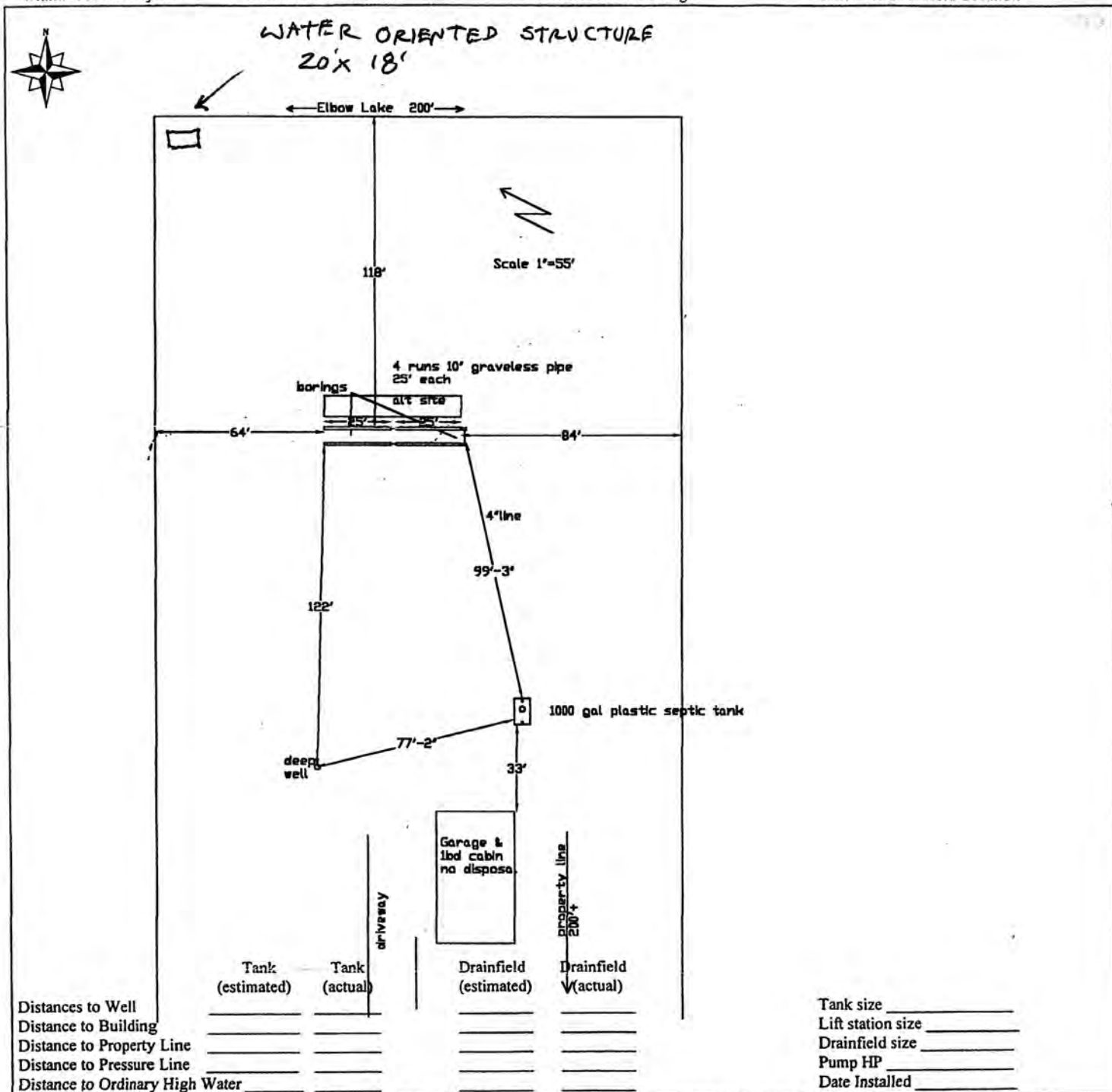
DOE J. B. BETTY
 LAND, BOOK 188
 PAGE 318

(NOT IN PLAT)

The site plan must be drawn to dimension or to scale:

- *Dimensions of Lot
- *Existing & Proposed Buildings
- *Easements & setbacks
- *Well & Water Line Locations
- *Distance from Property Lines
- *Tank Access Route
- within 100 ft of System
- *Distance from OHWM
- *Distance from buildings

- *Scale - One inch = 55' ft
- *Location of any Unsuitable Soil
- *Soil Borings & Per Test Locations
- *Alternate Drainfield Location



FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied

(X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

[Signature]
Signature

Inspector
Title

9 Jun 99
Date

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

**PERMIT MUST BE
POSTED AT THE
CONSTRUCTION SITE**

Becker County Planning & Zoning
835 Lake Ave, P O Box 787
Detroit Lakes, MN 56502-0787
Phone (218)-846-7314; Fax (218)-846-7266

Onsite Septic System Site Evaluation/Design

Tax Parcel Number R 09.0473.000

Legal Description: ARCHER'S ACRES, Block-001, LOT 6, R 09.0473.000 Section 24 TWP 142 Range 39W

Lake Name Elbow Lake Classification RD Township Name Eagle View

Owner's Name Roy Arneson Address 1019 7th St W

City West Fargo State/Zip ND 58078 Phone Number 701-238-0908

Number of Bedrooms 1
Design Flow 300 GPD

Well Casing Depth 75'
Depth of other Wells within
100 ft of system NA

Garbage Disposal (Yes) (No)
Grinder Pump/Lift Station
In House (Yes) (No)

Type of Observation: Probe Pit Boring
Original Soil (Yes) (No) Compacted Soil (Yes) (No)
Depth to Restricting Layer 5'
Maximum of Depth of System 2'
Perc Rate 1.5' Soil Sizing Factor .83

Proposed Design
() Replace Septic Tank
☒ Septic Tank/Drainfield
() Drainfield Only
() Holding Tank
() Lift Station

Type of Drainfield
☒ Standard (gravelless/chamber)
() Standard (rock depth)
() Standard Bed
() Mound () At Grade
() Pressurized Bed

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
0-18	SAND	2.5Y 7/3	BLOCKY PLATY PRISMATIC NONE
18-56	SAND	10YR 2 1/4	BLOCKY PLATY PRISMATIC NONE
56-60	SAND	10YR 2 1/4	BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
0-4	SAND	T0750.1	BLOCKY PLATY PRISMATIC NONE
4-20	SAND	10YR 2 1/4	BLOCKY PLATY PRISMATIC NONE
20-38	SAND	2.5Y 5/6	BLOCKY PLATY PRISMATIC NONE
38-60	SAND	2.5Y 7/4	BLOCKY PLATY PRISMATIC NONE

Attach
Perc Test
Information
If Required

Name and Address of Designer Randy Anderson Phone 218-849-3072

MPCA Number 634 Date of Site Evaluation 5-3-99 Signature of Designer [Signature]

Name of Installer (if different from Designer) OWNER MPCA Number

FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

*** Any changes to the permit must first be approved by Becker County Planning & Zoning. No system shall be covered up without inspection by Becker County Planning & Zoning.

*** Inspections must be scheduled at least 24 hours prior to time requested.

Date Received 20 May 99 Application Fee 75.00 State Surcharge .50 Total 75.50

[] Application is hereby denied
[] Application is hereby granted to Roy Arneson to install an individual septic system according to the specifications of the site evaluation and design submitted to the Becker County Environmental Services Office. By

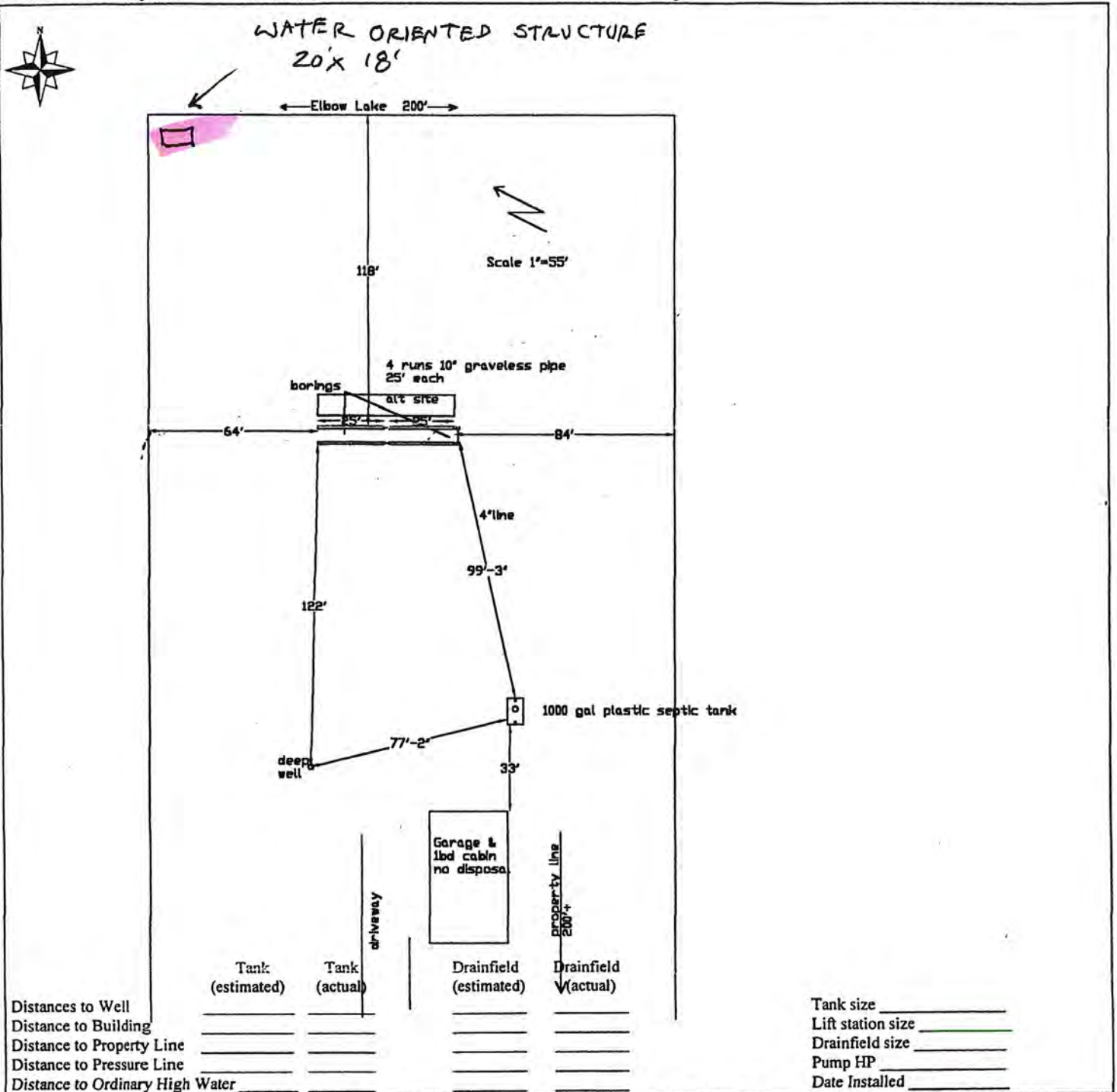
Order of: [Signature] 20 May 99 13322
Signature of Becker County Qualified Employee Date Permit Issued Permit Number

This permit expires on 20 Nov 99

The site plan must be drawn to dimension or to scale:

- *Dimensions of Lot
- *Existing & Proposed Buildings
- *Easements & setbacks
- *Well & Water Line Locations
- *Distance from Property Lines
- *Tank Access Route
- *Distance from OHWM
- *Distance from buildings

- *Scale - One inch = 55' ft
- *Location of any Unsuitable Soil
- *Soil Borings & Per Test Locations
- *Alternate Drainfield Location



FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

CERTIFICATE OF COMPLIANCE

- () Certificate Is Hereby Denied
- (☒) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature [Signature] Title Inspector Date 9 Jan 99

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)



NORTH STAR DRILLING INVOICE: WATER WELL PROJECTS

OFFICES

Little Falls - 320-632-6552
Brainerd - 218-829-0892
Bemidji - 218-751-8399



Boart Longyear Company
Environmental Drilling Division
P.O. BOX 355, LITTLE FALLS, MN 56345

*SANDY / MILE
/ on credit*

*call BY the
End of month*

30 days

Ray Anderson
1019 7th ST. W.
Went Fargo ND 58078
Phone (*701*) *282-9468*

Date Completed *8-31-98*

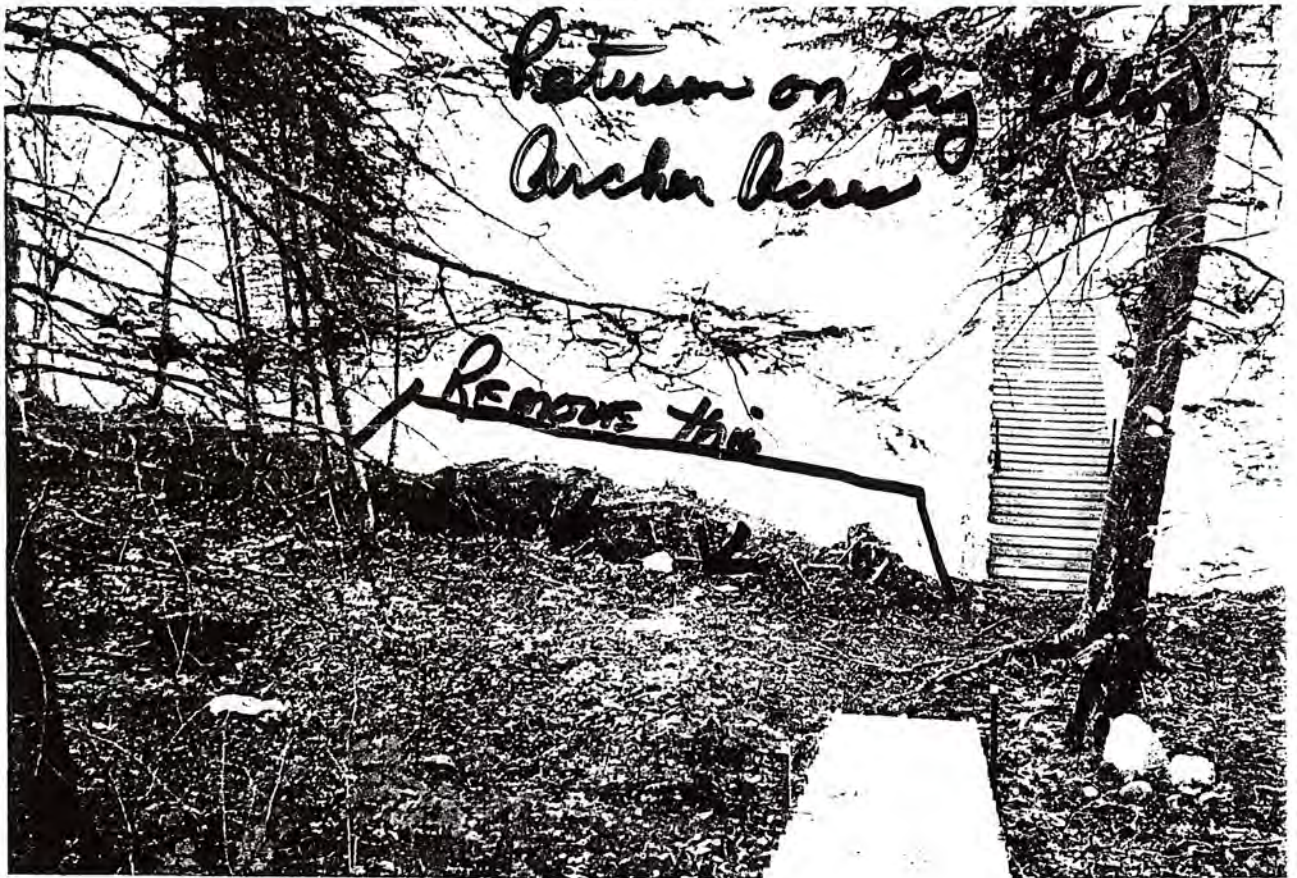
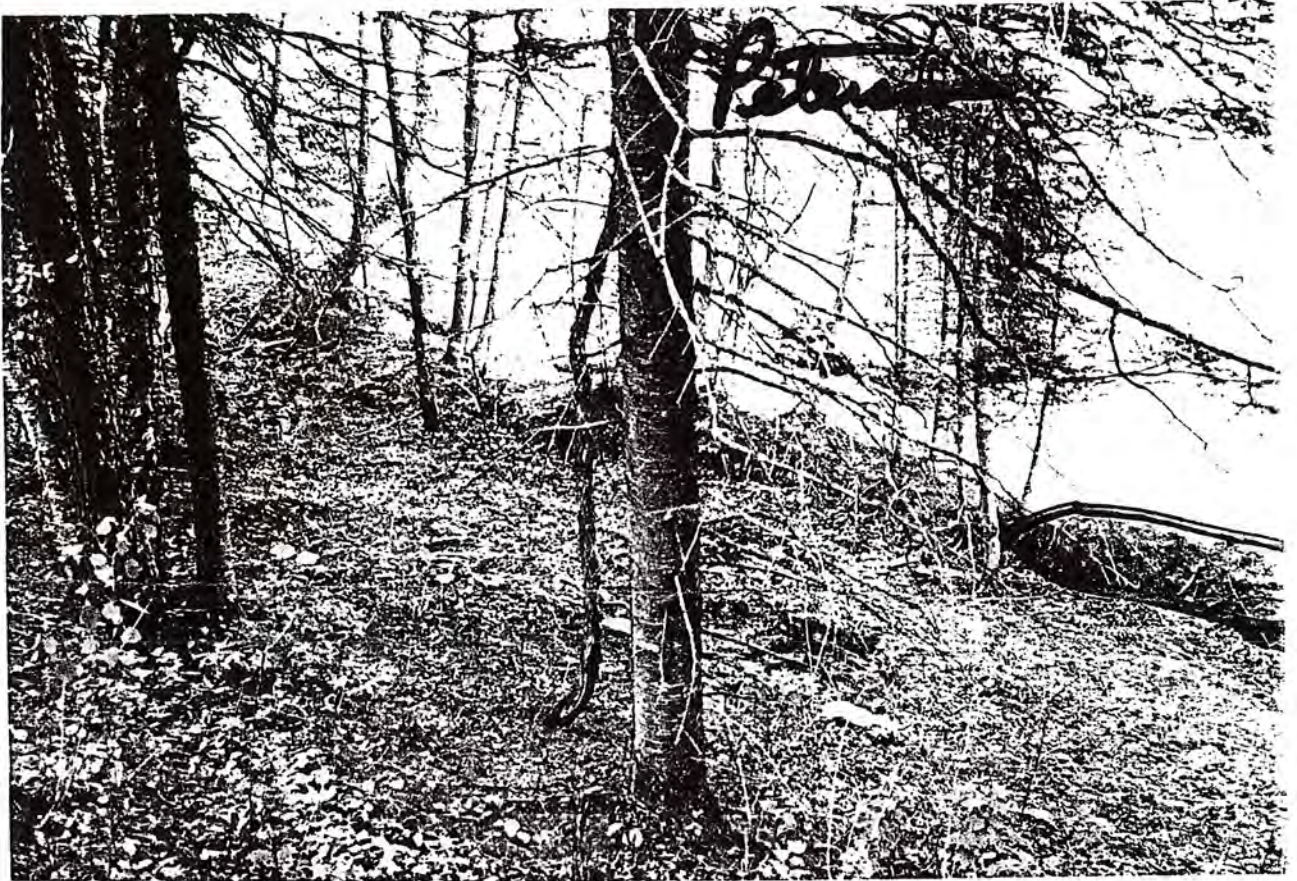
Date Mailed *9-22-98*

	88 ft. 4 in. at \$ <i>14.50</i> per foot	1276 00
	4 ft. 2 in. <i>5512561</i> screen includes	
	screen fittings, sand pack, well development.	
	Chlorination and State Well Record.	
	Grout Well Per State Code.	600 00
1	<i>1/2Hp 230v/ph 2wire Sta. R. te Submersible</i>	375 00
80'	<i>1" Poly Drop Pipe @.65 per FT</i>	52 00
80'	<i>12-2 wfg Submersible @.65 per FT</i>	52 00
1 set	<i>Pump Fittings</i>	30 00
	Static Water Level: <i>4' and 5' Bob's Draw</i>	
	G.P.M.: <i>5 Test Pumped</i>	
	Driller: <i>Bob's Draw</i>	
	<i>4 618061</i>	
	<i>Total</i>	<i>\$2385 00</i>

MAKE CHECK PAYABLE TO: BOART LONGYEAR COMPANY

TERMS: Net amount due within 30 days of date of invoice.

A finance charge of 1½% per month (18% per year) will be added to all unpaid balances.



1992

WARRANTY DEED
Individual(s) to Joint Tenants

407541

No delinquent taxes and transfer entered
Certificate of Real Estate Value (L) filed
() not required
Certificate of Real Estate Value No. 808
August 2, 1994
Keith D. Buckner
BY _____ County Auditor
09.0473-000 Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Microfilm No. 407541
Date AUG 3 1994 9:30 a.m.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder
M. J. Thompson
Dpty _____ Co. Recorder
*
(reserved for recording data)

STATE DEED TAX HEREON: \$ 62.70
Date: July 29, 19 94

FOR VALUABLE CONSIDERATION, David J. Peterson and Carol A. Peterson, husband and wife,
Grantor, (marital status)
hereby conveys and warrants to Roy L. Arneson and Linda R. Arneson, Grantees,
as joint tenants, real property in Becker County, Minnesota, described as follows:

Lot Numbered (6).....Block No. 1.....ARCHERS ACRES.....according to the certified Plat
thereof on file and of record in the office of the Recorder in and for Becker County,
Minnesota.

*There are no known wells.

(if more space if needed, continue on back)
together with all hereditaments and appurtenances belonging thereto, subject to the following
exceptions:

RECEIPT # 33422
BECKER COUNTY
DEED TAX
AMT. PD. \$ 62.70

AUG 02 1994
RITA A. THOMPSON, CO TREAS
STATE OF MINNESOTA)
COUNTY OF BECKER) ss.

David J. Peterson 7-19-94
David J. Peterson
Carol A. Peterson
Carol A. Peterson

The foregoing instrument was acknowledged before me this 29th day of
July, 1994, by David J. Peterson and Carol A. Peterson, husband and wife, Grantors.

Notarial Stamp or Seal
(or other title or rank)

DEBORAH A. TORGERSON
NOTARY PUBLIC - MINNESOTA
BECKER COUNTY
My Commission Exp. 6/14/99
Expiration date: 6-14-99
Deborah A. Torgerson 6/14/99
THIS INSTRUMENT WAS DRAFTED BY:
(Name and Address)
Becker County Title Services
P.O. Box 376
Detroit Lakes, MN 56502

Deborah A. Torgerson
Signature of person taking acknowledgment

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

Roy and Linda Arneson
1019 7th St. West
West Fargo, ND 58078

Charge
Paid ☒
Numerical
Tract ☒
Grantor
Grantee
Compared ☒



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: 10/3/2018

Becker County





Mobile, on-line, paperless or in person!

Need to make a loan payment in the middle of the night?
Want to transfer funds first thing in the morning from your
phone? Like to download bank statements into your
checking software? Need to check account balances
anywhere - anytime? Pop in for cash at the ATM?

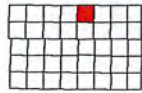
and whenever it is convenient for you!



FDIC www.mahnomenbank.com
103 North Main Street - Mahanomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161

Toll Free: 877-935-5251

24-Hour TeleBanc: 1-800-933-5814

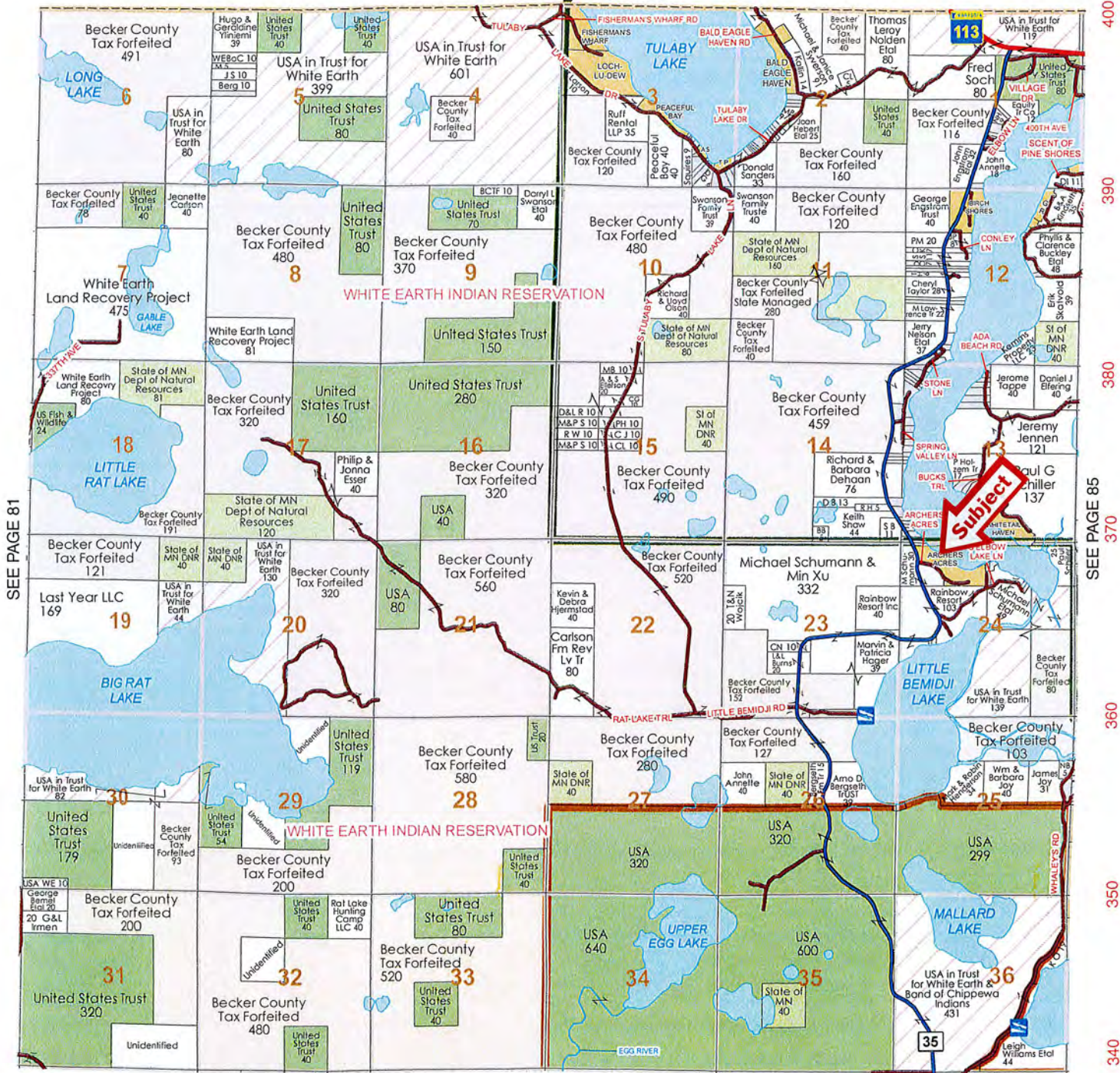


Eagle View

Township 142N - Range 39W

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MAHNOMEN COUNTY



SEE PAGE 67



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, November 8, 2018 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Dale Ladwig
16142 Maple Ridge Rd
Audubon, MN 56511

Project Location: 16142 Maple Ridge Rd, Audubon MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck, to be located at forty-three (43) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred (100) feet from OHW of a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 020231000 Little Cormorant

33-139-042 PT GOVT LOTS 4 & 5 AKA PT FRAC SE1/4 SW1/4; BEG 864' NE OF MC44 TH NE 28' TO CORM LK, NWLY & SWLY AL LAKE TO POINTT 454.3' SW OF BEG, TH SELY, ELY, & NELY AL LAKE TO POINT 25' SW OF BEG & NE 25' TO POB; & 66' STRIP EX 274' TO TWP RD; & PT GOVT LOT 4 BEING LAND ADJ TO RD, SE & ADJACENT TO SCHAFER PROPERTY REF: 02.0238.003 IN 2012; Section 33, TWP 139, Range 42, Audubon 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) Dale & Diane Last Name Ladwig
Mailing Address 16147 Maple Ridge Rd City, State, Zip Audubon, MN 56511
Phone Number 218-849-4758 Project Address: 16147 Maple Ridge Rd Audubon, MN.
Parcel number(s) of property: 02023 100 Sect - Twp - Range: 33 / 139 / 42
Township Name: Audubon Legal Description: Section 33 Township 139
Range 042

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

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

Please provide a brief description detailing the above variance request:

want deck Addition on N side of home but setback
from home to lake is less than minimum of 100ft.

would be upper & Ground level decks

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

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 43 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?

Was the lot recorded between 1971 & 1992?

Was the lot recorded after 1992?

Will this be a new lot split?

(Yes) (No)
(Yes) (No)
(Yes) (No)



What is the current square footage of the structure?

What is the proposed addition square footage? 8' x 32' = 256'

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

What is the proposed height of the 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? NO

What is the current percentage of lot coverage? 12.28 %

What is the proposed percentage of lot coverage? 12.44 %

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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
Other homes in area seem to have similar
Set backs from deck to the lake.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
Deck would be slightly in the Impact Zone,
but with plants spacing water would run thru
plants on decking & into grass & into the ground
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
With this deck addition it would make my
home functional & enjoyable.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
Land is a long but narrow peninsula, so
Setback to the lake isn't possible!
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
would be nice to have proposed deck
facing North & towards the lake to enjoy.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: [Signature] Date: Oct 1 2018

(Office Use)

Date Received [Signature] Accepted [X] Incomplete Application [] Date 10/02/18

Zoning Administrator

[illegible]

Scale: 1 inch = 100 feet
Exist. Iron Monuments - ©
New " " - ○



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

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: Oct 1 2018

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
020231000	16142 Maple Ridge Rd		Audubon, MN 56511

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Little Cormorant LK		Audubon	33	139	42

Property Owner	Last Name	First Name	Mailing Address	Phone
Ladwig	DALE		16142 Maple Ridge Rd Audubon, MN 56511	218-849-4758
Contractor Name Lic #				

Proposed Project (Check those that apply)

☐ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Man fac. Home
☐ Attached Garage	☐ Detached Garage	☐ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☒ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to

Onsite Water Supply ☒ Deep Well ☐ Shallow Well Well Depth _____

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

If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____

Onsite Sewage Treatment System

Type of System Septic Tank/Drain field Date of Installation 1986 Last Date Certified 9/6/17

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☐ () Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area 43,560 sq ft or 3.67 acres Water Frontage 800 ft Bluff _____'es ☒ 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		
Example: Patio	10 x 12	120			
DRIVEWAY					

look at map for Impervious Surface Calculation!

Total Impervious Material _____

Impervious Lot Coverage $\frac{19,633.8}{159,965.2} \times 100 = 12.28\%$

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 require a silt fence or other means of stormwater management.

RECEIVED

OCT 01 2018

ZONING

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

Cost of Project

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

\$ ~~4500.00~~
5120.00
fee 75.00Outside Dimension () Deck/Patio 8 ft x 32 ft () Addition to existing ____ ft x ____ ft

Setback to Side Lot Lines ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way 53 ftSetback to Bluff N/AType of road Twpsh Public / Co Hwy / State Hwy (Circle)Setback to Wetland N/A

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 43 ft

Elevation above OHW (Straight vertical distance) ____

Setback to septic tank 30 ftSetback to drainfield 50 ftTotal No. Bedrooms 4

Maximum height proposed ____ # of Stories ____

Roof Change () Yes

Basement ____ () No Walkout Basement ____ () 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 Side Lot Lines ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way ____ ft

\$ ____

Setback to Bluff ____

Type of road Twpsh Public / Co Hwy / State Hwy (Circle)

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 \$ ____

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

Outside Dimension ____ ft by ____ ft

Sq ft ____

Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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

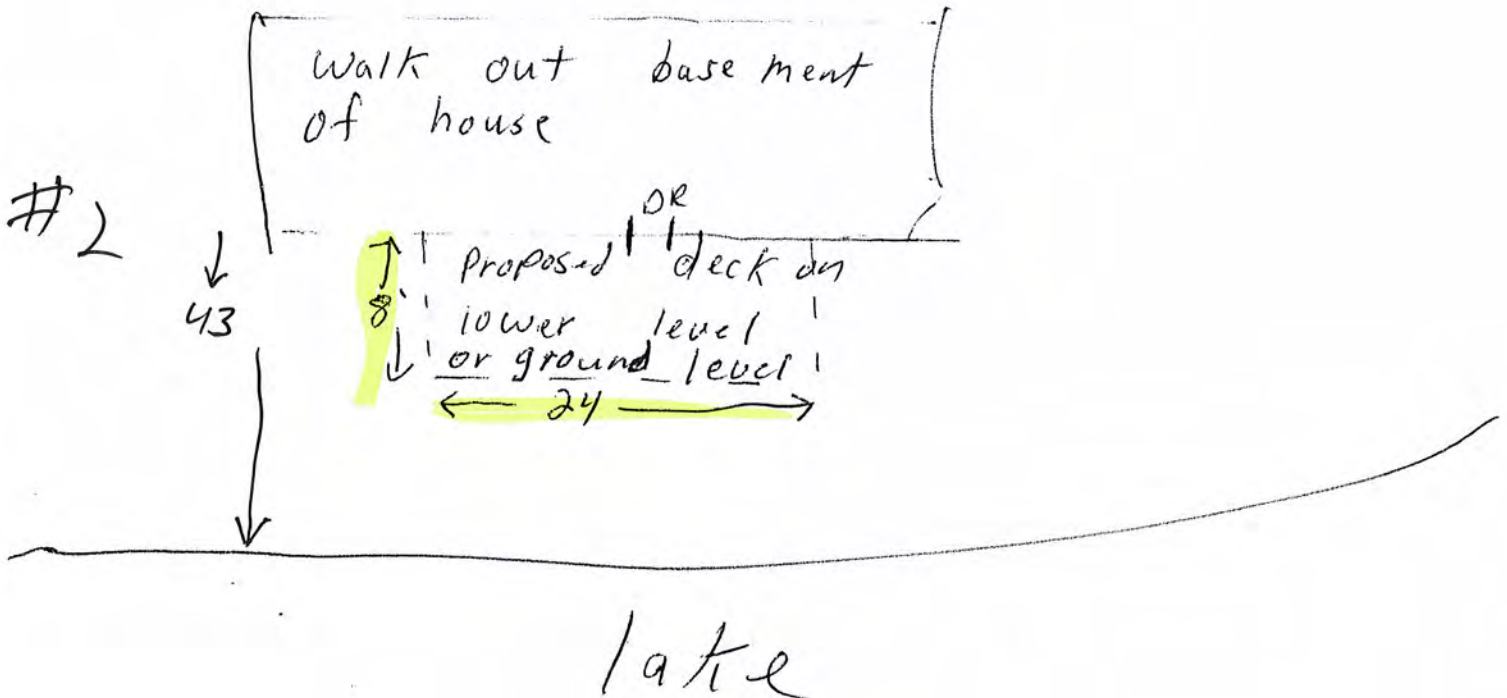
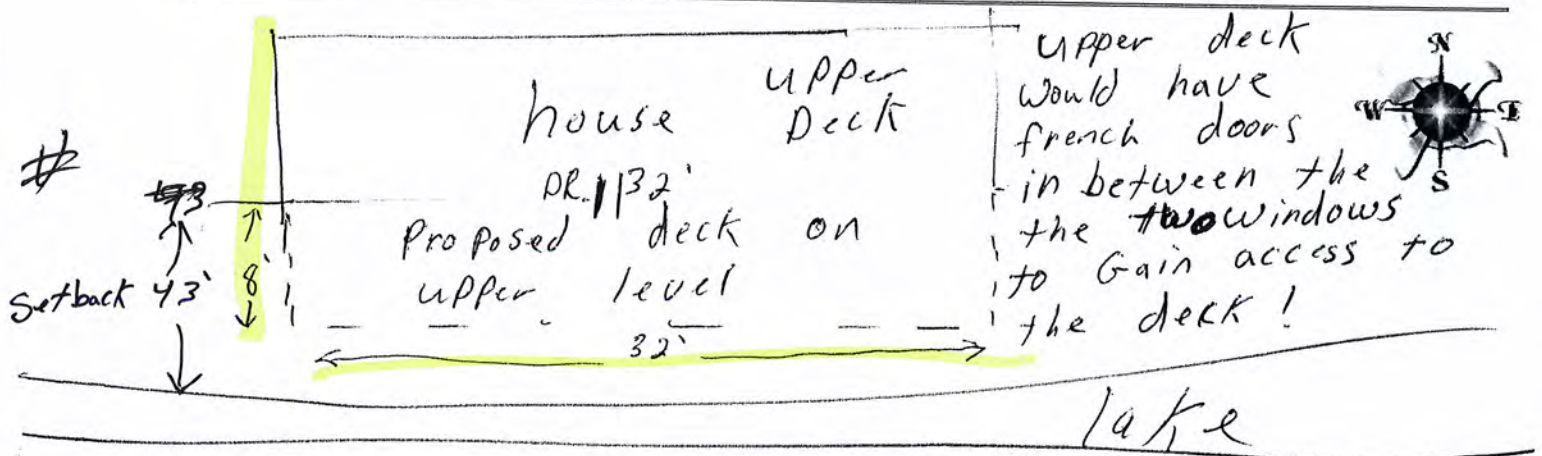
Date

Oct 1 2018

SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. 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.
5. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	
APP	SITE
YEAR	



Remember EROSION CONTROL!

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

Date owner notified of application outcome: _____



**Minnesota Pollution
Control Agency**

520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance Inspection Form
Existing Subsurface Sewage Treatment Systems (SST)

Use Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA)
requirements and attached forms - additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner
within 18 days

For local tracking purposes:

System Status

System status on date (mm/dd/yyyy): 9-6-17

☒ **Compliant - Certificate of Compliance**
(Valid for 3 years from report date, unless shorter time
frame outlined in Local Ordinance.)

☐ **Noncompliant - Notice of Noncompliance**
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) - Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) - Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) - Noncompliant

Property Information

Property address: 16142 Maple Ridge Rd.

Parcel ID# or Sec/Twp/Range: 020231000

Property owner: Terry Turchin

Reason for inspection: Home Sale

Owner's representative:

Owner's phone:

Local regulatory authority: Becker County Zoning

Representative phone:

Brief system description: Septic Tank & Drainfield

Regulatory authority phone: 218-846-7314

Comments or recommendations:

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No
determination of future system performance has been nor can be made due to unknown conditions during system construction,
possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Richard Vareberg

Certification number:

Business name: Vareberg Backhoe Service

License number: 1910

Inspector signature: [Signature]

Phone number: 218-847-7372

Necessary or Locally Required Attachments

- ☐ Soil boring logs
- ☐ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list):

645855

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 645855

October 10, 2017 at 9:55 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 10th day of Oct, 2017

Mary E. Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

29-M QUIT CLAIM DEED

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$1.65

Date: 10-6-17, 2017

Parcel # 02.0231.000

FOR VALUABLE CONSIDERATION, Terrance L. Turchin and Nicole R. Turchin, husband and wife, Grantors, hereby convey and quitclaim to Dale Ladwig and Diane Ladwig, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

Section 33, Twp. 139, Range 042, PT SE ¼ of SW ¼.

Land adjacent to Road SE of Schafer Property adjacent to Schafer Property.

*The total consideration for this transfer of real property is \$500 or less.

together with all hereditaments and appurtenances.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 662729
Becker County Auditor/Treasurer

[Signature]
Terrance L. Turchin

[Signature]
Nicole R. Turchin

STATE OF MINNESOTA)

) ss.

COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 6 day of Oct, 2017, by Terrance L. Turchin and Nicole R. Turchin, husband and wife, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

ANNA LINDBERG
Notary Public
State of North Dakota
My Commission Expires Sept. 27, 2018

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

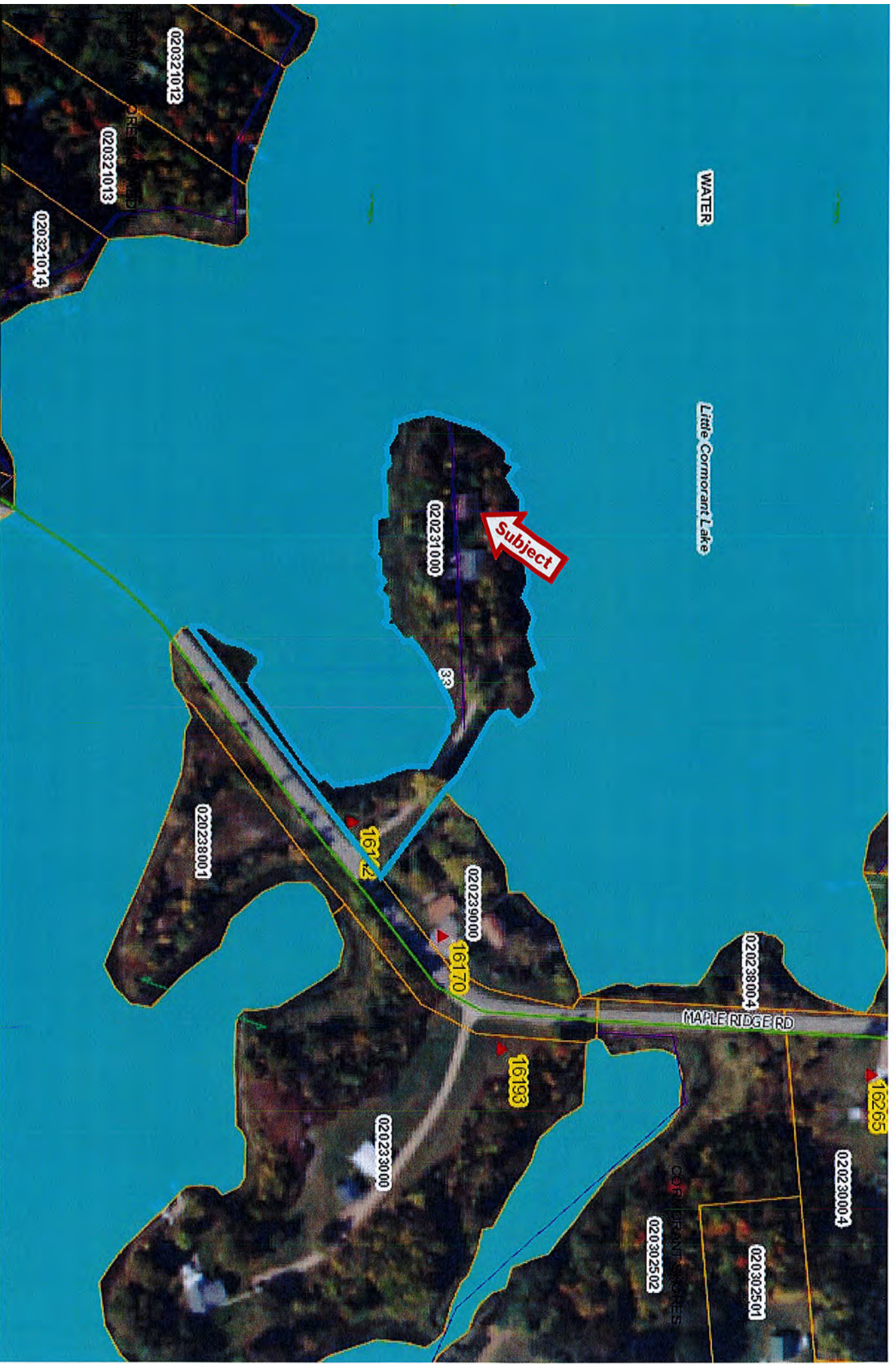
Check here if part or all of the land is Registered (Torrens) ☐

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: DL17-0688 co/ [Signature]

Dale Ladwig
Diane Ladwig

chg
paid
well



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.

1:2,246	
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

**Consolidated
Abstract
company**

828 Minnesota Avenue - Detroit Lakes, MN

**Becker
County**
title services

ABSTRACTING, TITLE INSURANCE, CLOSINGS, & ESCROW SERVICES

PHONE: 218-847-2144

FAX: 218-847-0029

WWW.CACTITLE.COM

CAC@CACTITLE.COM



"PROUDLY SERVING ALL YOUR TITLE NEEDS SINCE 1952"

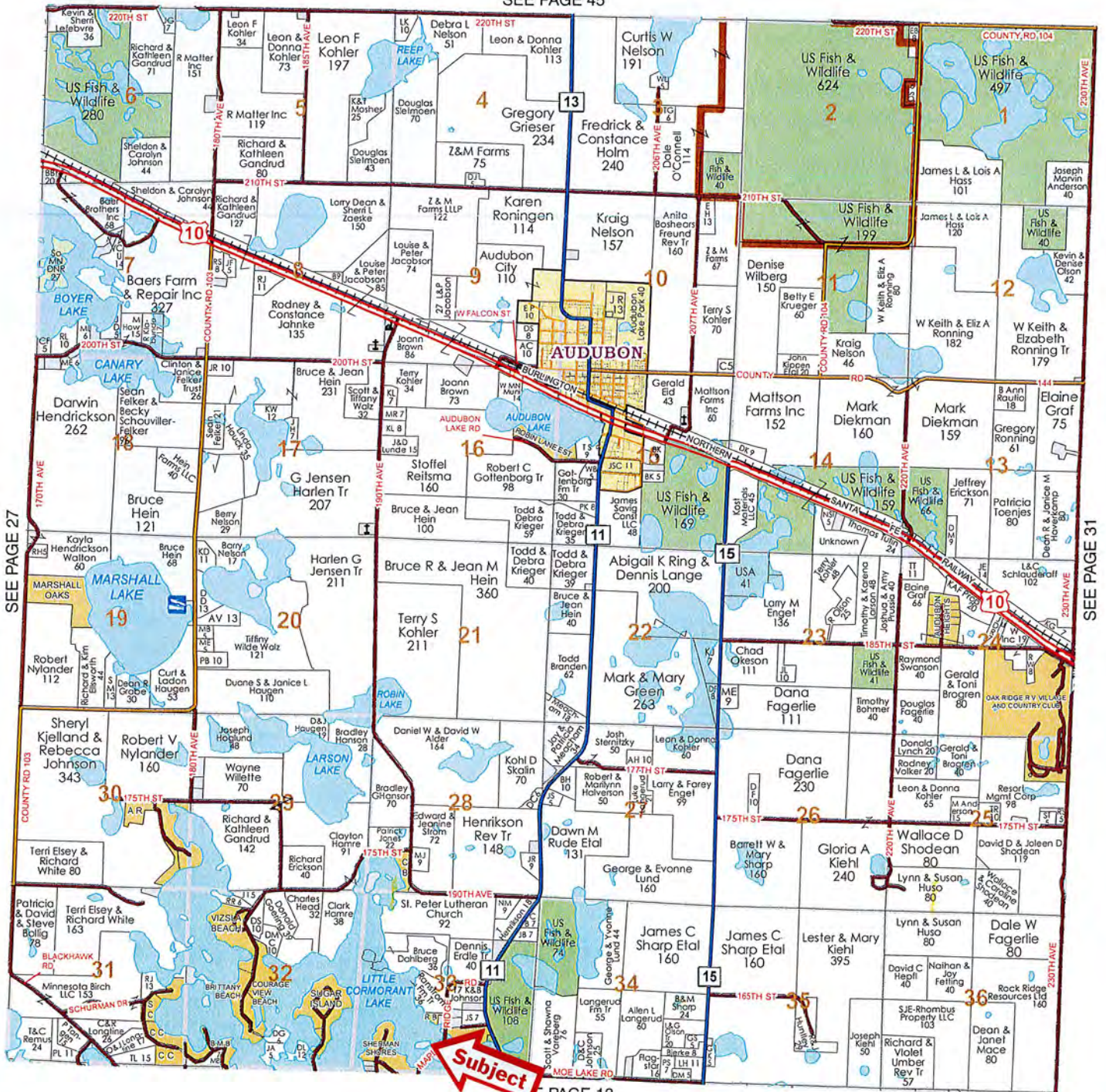


Audubon

Township 139N - Range 42W

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SEE PAGE 45





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, November 8, 2018 @ 7:00 P.M.

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

APPLICANT: Carolyn Cossette
16129 W Little Cormorant Rd
Audubon, MN 56511

Project Location: 16129 W Little Cormorant Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a revision to document number 442147 recorded on August 20, 1998 in the office of the Becker County Recorder, a variance to construct a garage to be located thirty-four (34) feet from the centerline of the township road, due to the topography of the lot and the size of the lot, requesting a revision to **remove** the previous variance stipulation that the entry to the garage is not directly from the road, but parallel to the road.

LEGAL LAND DESCRIPTION: Tax ID number: 020292000 Little Cormorant
BLACKHAWK MNT BCH 1ST Block 003
LOTS 8 AND 9; Section 32, TWP 139, Range 42, Audubon 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) Carolyn Last Name Cossette

Mailing Address 16129 W Little Cormorant Rd, State, Zip Audubon, MN 56511

Phone Number 218-7900056 Project Address: Same

Parcel number(s) of property: 020292000 Sect - Twp - Range: 32-139-42

Township Name: Audubon Township Legal Description: Blackhawk MNT BCH
1st Block 3 Lot 8 & 9

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

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

Please provide a brief description detailing the above variance request:

Move garage door location that was previously stipulated
to not face the road - on existing garage
*Revise / Remove previous variance stipulation

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) 34-36 feet
Type of Road ☒ Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
*Other - Request to Remove previous variance stipulation

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

What is the current square footage of the structure? 576

What is the proposed addition square footage? 576

What is the current height of the structure? 12'

What is the proposed height of the structure? 12'

Is there a basement to the structure? No

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? No

Will the main structural framework of the structure be altered? Yes - move door location

What is the current percentage of lot coverage? 25

What is the proposed percentage of lot coverage? 25



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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (☒) No () Why or why not?
With approval of a variance, it will allow us to access our garage on our own property in a reasonable manner. A lower set back is within harmony due to low traffic road
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (☒) No () Why or why not?
Garage is located in residential area and the use will not change
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (☒) No () Why or why not?
As of now we currently have to cross our neighbors property to access the garage.
- 4) In your opinion, are there circumstances unique to the property?
Yes (☒) No () Why or why not?
Our lot is substandard in size
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (☒) No () Why or why not?
Our garage is consistent with other residential garages on W. Little Cormorant Rd. Our res is near the end of a dead end road

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature:

Carolyn Casseth

Date:

10/4/18

(Office Use)

Date Received

Accepted ☒ []

Incomplete Application []

Date 10/04/18

Njh Vaulsey
Zoning Administrator

BECKER COUNTY RECORDER-STATE OF MN
Document No. 442147
Date AUG 20 1998 77 O'C.M.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder
M. J. Martenson
County Recorder ds Dpty.
02-0292-000

Charge	
Paid	✓
Numerical	
Tract	✓
Grantor	
Grantee	
Compared	

✓

RECEIVED

SEP 24 2008

ZONING

BECKER COUNTY PLANNING & ZONING

835 LAKE AVENUE, PO BOX 787
DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

SITE PERMIT APPLICATION

PARCEL NUMBER	SECTION	TWP	RANGE	TOWNSHIP NAME
02.0292.000	32	139	42	Audubon
☐ split *If no parcel number has been assigned, use the Parcel Number from which the property has been split				
LEGAL DESCRIPTION (see Tax Statement)				
Lots 8 & 9, Block 3, Blackhawk Mountain Beach First Addition				
PROPERTY OWNER	MAILING ADDRESS, CITY STATE ZIP CODE			PHONE NO
Danny & Carolyn Cossette	3021 11 th Ave NW Fargo			218-790-4212
PROJECT ADDRESS: ☐ check if new address is needed NO 58102				
16129 W Little Cormorant Rd				
CONTRACTOR	LICENSE NO			PHONE NO

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 six (6) months, with a six (6) month extension if footings are in place. 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.

Danny Cossette
Signature

Date 9/18/08

****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.**

For Office Use Only	
Application Fee <u>90⁰⁰</u>	Cormorant Surcharge _____ Fine _____ Total <u>90⁰⁰</u>
☐ Application is hereby denied based on _____	
☒ Application is hereby granted in accordance with the application, addendum form, plans, specifications and all other supporting data. By order of:	
<u>1 Feb 11 2009</u>	Signature of Becker Co. Planning & Zoning Department
Date of pre-inspection <u>9-24-08</u>	by <u>[Signature]</u>
Date permit approved/denied <u>9/24/08</u>	Date permit issued _____ Receipt Number <u>177358-</u>
Date of footing location inspection <u>10/17/08</u>	by <u>J. M. [Signature]</u> <u>401484</u>
Office Notes:	
★ doors cannot face road per variance see report to supervisor Deb Mordt Ins. T. M. [Signature]	
Cashed <u>9/24/08</u> no fee	
Will mail check ✓ Mailed Permit <u>9/25/08</u>	

— Mail out permit

Type of Project	Type of Construction	Type of Well _____	
(☒) New Construction	(☒) Wood Frame	Depth of Well _____	
() Addition to existing structure	() Masonry	Type of Septic System _____	
() Relocation of structure	() Metal	Year of Septic Installation _____	
	() Pole Building		
	() Other _____		
Structure Type	Size of Each	Height & Pitch of Roof	Number of Stories
(check all that apply)	Improvement (x ft by x ft)		
() House/Cabin	_____	13ft height	1
() Full Basement	_____	Standard Pitch.	
() Walk-out Basement	_____		
() New Manufactured Home	_____		
() Used Manufactured Home	_____		
() Attached Garage	_____		
(☒) Detached Garage	24 x 24		
() Storage Shed	_____		
() Deck	_____		
() Other _____	_____		
Roof Change [] Yes [☒] No Foundation Change [] Yes [☒] No Addition of Bedrooms [] Yes [☒] No			
Is there another dwelling on the property [☒] Yes [] No			
\$ Evaluation of Project \$10,000 (115,200 per fee schedule)			

Lot Dimensional Data NON SHORELAND

Area in Sq. Ft or Acreage 23115 Lot Width at Bldg Line 120' Lot Depth 221'

PROPOSED STRUCTURE:

Distance to Pond or Wetland <u>NA</u>	Distance to Rear Lot Line <u>?</u>
Distance to Township Road ROW _____	Distance to County Road ROW <u>?</u>
Distance to State Road ROW _____	Distance to Septic Tank <u>24'</u> center tank
Distance to Side Lot Line <u>10'</u>	Distance to Septic Drainfield <u>24'</u>

Total Impervious area on site 2800 ÷ Total Lot area 23115 = 0.1211334 x

100 = 12.11334 % lot coverage

SHORELAND (within 1000 feet of water body) Lake Name Little Coon River Lake Classification _____

Lot Area in Sq Ft 23115 Lot Width at Bldg Line 120' Lot Depth 221'

PROPOSED STRUCTURE:

Distance to Lake/Stream <u>156</u> ft	Distance to Pond/Wetland _____ ft
Distance to Bluff <u>NA</u> ft	Distance to Side Lot Line <u>10</u> ft
Distance to Rear Lot Line <u>?</u> ft	Distance to Township Road ROW _____ ft
Distance to County Road ROW _____ ft	Distance to State Road ROW _____ ft
Distance to Septic Tank <u>28'</u> ft	Distance to Septic Drainfield <u>24</u> ft
Elevation above OHW _____ ft	Elevation above/below Road _____ ft

Topographic Alteration/Earthmoving

☒ None [] 10 cubic yards or less [] 11-50 cubic yards [] More than 50 cubic yards*

*Must include drainage plan

Total Impervious area on site 2800 ÷ Total Lot area 23115 = 0.1211334 x

100 = 12.11334 % lot coverage

Mitigation required [] Yes [☒] No If yes, attached mitigation worksheet.

Site Permit

COPY

Last Name Cossette
First Name Danny & Carolyn
Phone # (218) 790-4212
Mailing Address 3021 11th Ave NW
City Fargo
State ND
Zip 58102
Contractor License self
Con Phone #
Yr of Septic

BECKER COUNTY ZONING

835 LAKE AVE PO BOX 787
DETROIT LAKES, MN 56502
(218) 846-7314

Parcel # R020292000
Project Address 16129 W Little Cormorant Rd
Sec-Twn-Rge 32-139-42
Township Name Audubon
Legal Desc Lots 8 & 9 Block 3 Blackhawk Mountain Beach 1st add



House/Cabin
House Dimensions
Manufactured
Man Dimensions
Attached Garage
Att Garage Dimensions
Detached Garage New
Det Garage Dim 24*24
Storage/Pole Shed
Shed Dimensions

Deck / Patio
Deck/Patio Dimensions
Other
Other Dimensions
Lot Width 120
Lot Depth 221
Height Above H2O
Height to RD
Land Alteration
Lot Area 23115

Total Impervious 2800
% of Lot Covered 12.11
Setback to Lake/Stream 156
Setback to Pond/Wetland
Side Lot 10
Rear Lot

Type of Roadway TwN Rd CL
Distance from Roadway 34
Septic Setback 28
Shoreland Yes
Mitigation/Variance? Yes- Variance
Lake Name Little Cormorant
Lake Class RD

Date Approved 09/24/08
Permit New

Total Fees \$90.00
Receipt # 177358-401484
Date Pd 09/25/08

Permit Notes Doors of the garage cannot face the road per stipulation placed on variance in 1998.

SIGNATURE: _____

PERMIT MUST BE POSTED AT JOB SITE!**Footing Inspection Needed**Yes-Please schedule inspection once footings have been poured



COUNTY OF BECKER

Planning and Zoning

835 Lake Avenue • P.O. Box 787
Detroit Lakes, MN 56502-0787 • Fax: 218-846-7266
Phone: 218-846-7314

October 20, 2008

Danny and Carolyn Cossette
3021 – 11th Ave NW
Fargo, ND 58102

RE: Property located at 16129 W Little Cormorant Rd

Dear Mr. & Mrs. Cossette:

This letter is a follow up to our conversations on Friday, October 17, 2008.

As stated earlier, the permit for the new garage was issued based on the fact that there is an existing variance for a garage 34 feet from the centerline of the road with the stipulation that the garage doors cannot face the road.

The permit was issued with these stipulations and was clearly stated at the bottom of the permit. Since the garage location does not meet the required setbacks of either 78 feet from the centerline of the road or 20 feet from the road right of way, the setback and stipulations of the variance must be followed.

It will be your choice as to whether or not to finish construction of the garage. However, if the garage is completed the garage doors cannot face the road. If constructed with the doors toward the road, legal action will be taken for violating the site permit and variance.

If you have any questions, please contact our department.

Sincerely,

Debi Moltzan,
Supervisor of Inspectors

Cc: 02.0292.000

Site Review Form

Last Name	Cossette	Legal Desc	Lots 8 & 9 Block 3 Blackhawk Mountain Beach 1st add
First Name	Danny & Carolyn		
Phone #	(218) 790-4212		
Parcel #	R020292000	Contractor License	self
Project Address	16129 W Little Cormorant Rd	Con Phone #	
Sec-Twn-Rge	32-139-42	Assigned To	Debi
Township Name	Audubon	Status	Approved

House/Cabin	Deck / Patio
House Dimensions	Deck/Patio Dimensions
Manufactured	Other
Man Dimensions	Other Dimensions
Attached Garage	Lot Width
Att Garage Dimensions	Lot Depth
Detached Garage	Height Above H2O
Det Garage Dim	Height to RD
Storage/Pole Shed	Land Alteration
Shed Dimensions	Lot Area

Total Impervious	Septic Setback
% of Lot Covered	Shoreland
Setback to Lake/Stream	Mitigation/Variance?
Setback to Pond/Wetland	Lake Name
Side Lot	Lake Class
Rear Lot	Footing Insp Needed
Type of Roadway	Date Insp Complete
Distance fr Roadway	Inspection OK?

Date Approved	09/24/08	Permit Notes	Doors of the garage cannot face the road per stipulation placed on variance in 1998.
Permit	New		
Date Pd	09/25/08		

Inspection Notes

Called for footing insp 10/08/08. On 10 17 08 I did a footing set back inspection and met with the contractors and mrs cossette.

What I found was the doors to the new garage were being set up to face the township road and according to the road right of way the closest point of the new garage to the road right of way is about 8 feet.

Mrs cossette was quite upset that the door could not face the road so we called supervisor deb moltzan and she said untill she gets the file she can not make any further decision.

I advised mrs cossett I would be back in our office after 2 pm then deb would have the file but untill that according to the file the door could not be placed where it was being built at.

When I got back to the office I gave the file to supervisor deb moltzan for her opinion, ins jim mercer.



Site Review Form

Last Name	Cossette	Legal Desc	Lots 8 & 9 Block 3 Blackhawk Mountain Beach 1st add
First Name	Danny & Carolyn		
Phone #	(218) 790-4212		
Parcel #	R020292000	Contractor License	self
Project Address	16129 W Little Cormorant Rd	Con Phone #	
Sec-Twn-Rge	32-139-42	Assigned To	Debi
Township Name	Audubon	Status	Approved

House/Cabin		Deck / Patio	
House Dimensions		Deck/Patio Dimensions	
Manufactured		Other	
Man Dimensions		Other Dimensions	
Attached Garage		Lot Width	120
Att Garage Dimensions		Lot Depth	221
Detached Garage	New	Height Above H2O	
Det Garage Dim	24*24	Height to RD	
Storage/Pole Shed		Land Alteration	
Shed Dimensions		Lot Area	23115

Total Impervious	2800	Septic Setback	28
% of Lot Covered	12.11	Shoreland	Yes
Setback to Lake/Stream	156	Mitigation/Variance?	Yes- Variance
Setback to Pond/Wetland		Lake Name	Little Cormorant
Side Lot	10	Lake Class	RD
Rear Lot		Footing Insp Needed	Yes-Please schedule inspection o
Type of Roadway	Twn Rd CL	Date Insp Complete	
Distance fr Roadway	34	Inspection OK?	

Date Approved	09/24/08	Permit Notes	Doors of the garage cannot face the road per stipulation placed on variance in 1998.
Permit	New		
Date Pd	09/25/08		

Inspection Notes	Called for footing insp 10/08/08.
------------------	-----------------------------------



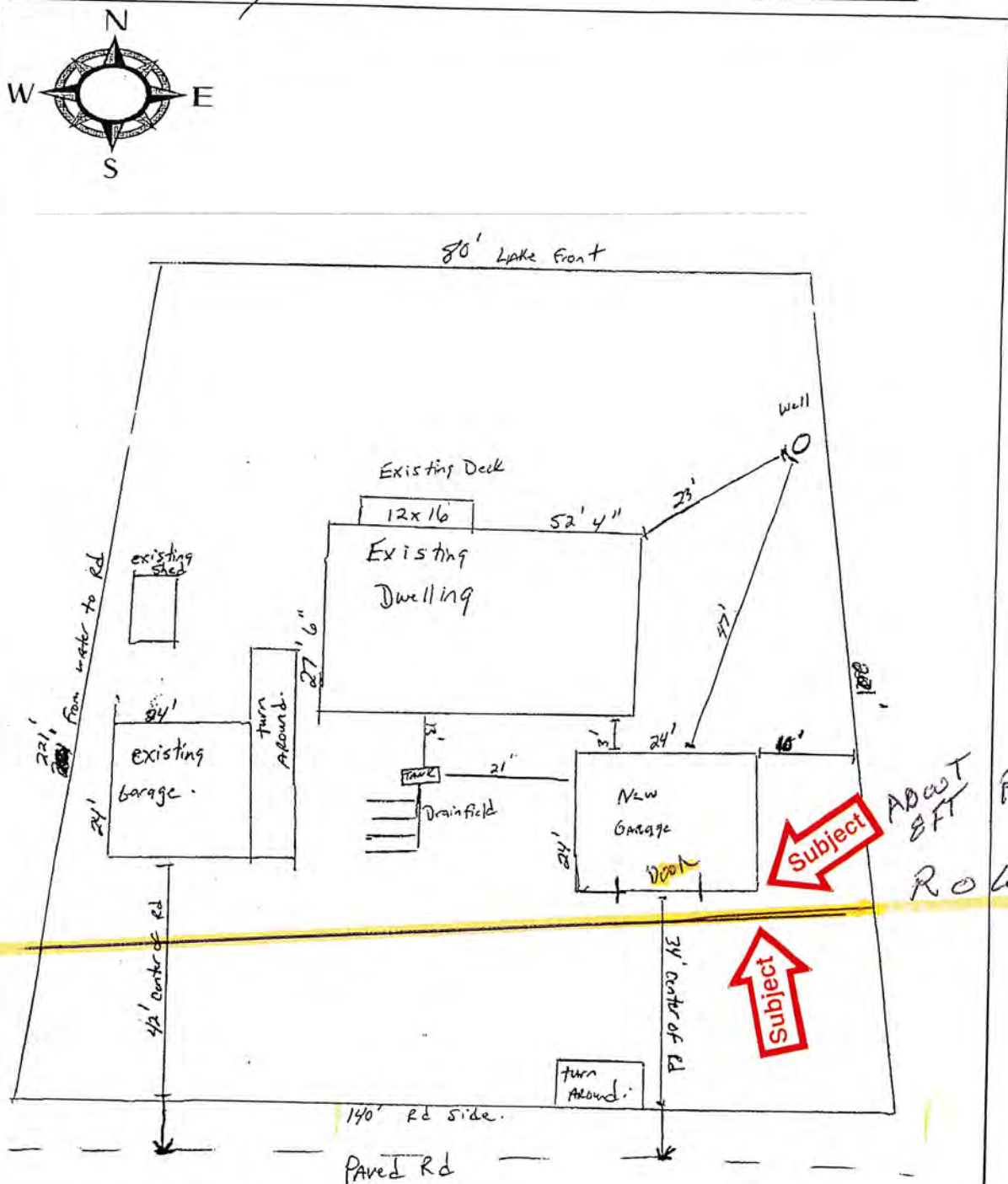
10/17/08 explained to Carolyn that the only reason permit approved was by existing variance & stipulations must be followed. She admitted her permit had stipulation on it.

10/17/08
Rough copy
of ROW
distmat.
By
J. Mone

SITE PLAN

I hereby agree to have flags, lathes, or ribbons in place for inspection by date: 9/29/08
I understand that Becker County will not issue the permit until staking has been approved.

Signature Larry Corbett



I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit.

Signature Larry Corbett

Date 9/18/08

ABOVT
8 FT
ROW
Rd & Right
of Way
TUGRA

537320

CERTIFICATE OF REAL ESTATE VALUE FILED # 2226

No delinquent taxes and transfer entered
this 16 day of June, 2006
By Ryan O. Ganger
County Auditor, Becker Co.
By M. Wacker Deputy

02.0292.000

RECEIPT # 332087

BECKER COUNTY

DEED TAX

AMT. PD. \$ 379.50
BECKER COUNTY TREASURER

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 537320

June 16, 2006 at 10:36 AM

I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

WARRANTY DEED

(Individual to Joint Tenants)

DEED TAX DUE: \$165.00

Date: May 25, 2006

FOR VALUABLE CONSIDERATION, DUANE H. COSSETTE, a single person, hereby conveys and warrants to DANNY N. COSSETTE AND CAROLYN A. COSSETTE, GRANTEES, as joint tenants, real property in Becker County, Minnesota, described as follows:

An undivided one-half interest in Lots Numbered 8 and 9, Block 3, Blackhawk Mountain Beach First Addition, according to the Certified Plat thereof on file and of record in the office of the County Recorder for Becker County, Minnesota;

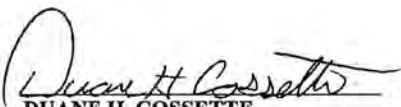
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, restrictions, covenants and reservations, if any, of record.

Check box if applicable:

- ☒ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

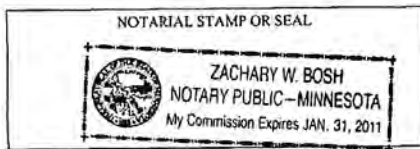
chg
paid
well
non/std
extra


DUANE H. COSSETTE

Wells Fargo
3220 13th Ave. So.
Fargo, ND 58103

STATE OF Minnesota)
) ss.
COUNTY OF Clay)

The instrument was acknowledged before me on May 25th, 2006, by **DUANE H. COSSETTE, a single person**, Grantor.



[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Check here if part or all of the land is Registered (Torrens) ☐

THIS INSTRUMENT WAS DRAFTED BY:

Dan D. Plambeck
STEFANSON LAW
403 Center Avenue, Ste 302
P.O. Box 1287
Moorhead, MN 56561-1287
(218) 236-1925

TAX STATEMENTS TO:

DANNY N. COSSETTE
CAROLYN A. COSSETTE
3021 North 11th Avenue
Fargo, ND 58102



Becker County



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

1:4,493

Date: 10/5/2018

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

**Consolidated
Abstract
company**

828 Minnesota Avenue - Detroit Lakes, MN

**Becker
County**
title services

ABSTRACTING, TITLE INSURANCE, CLOSINGS, & ESCROW SERVICES

PHONE: 218-847-2144

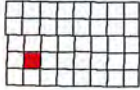
FAX: 218-847-0029

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"PROUDLY SERVING ALL YOUR TITLE NEEDS SINCE 1952"

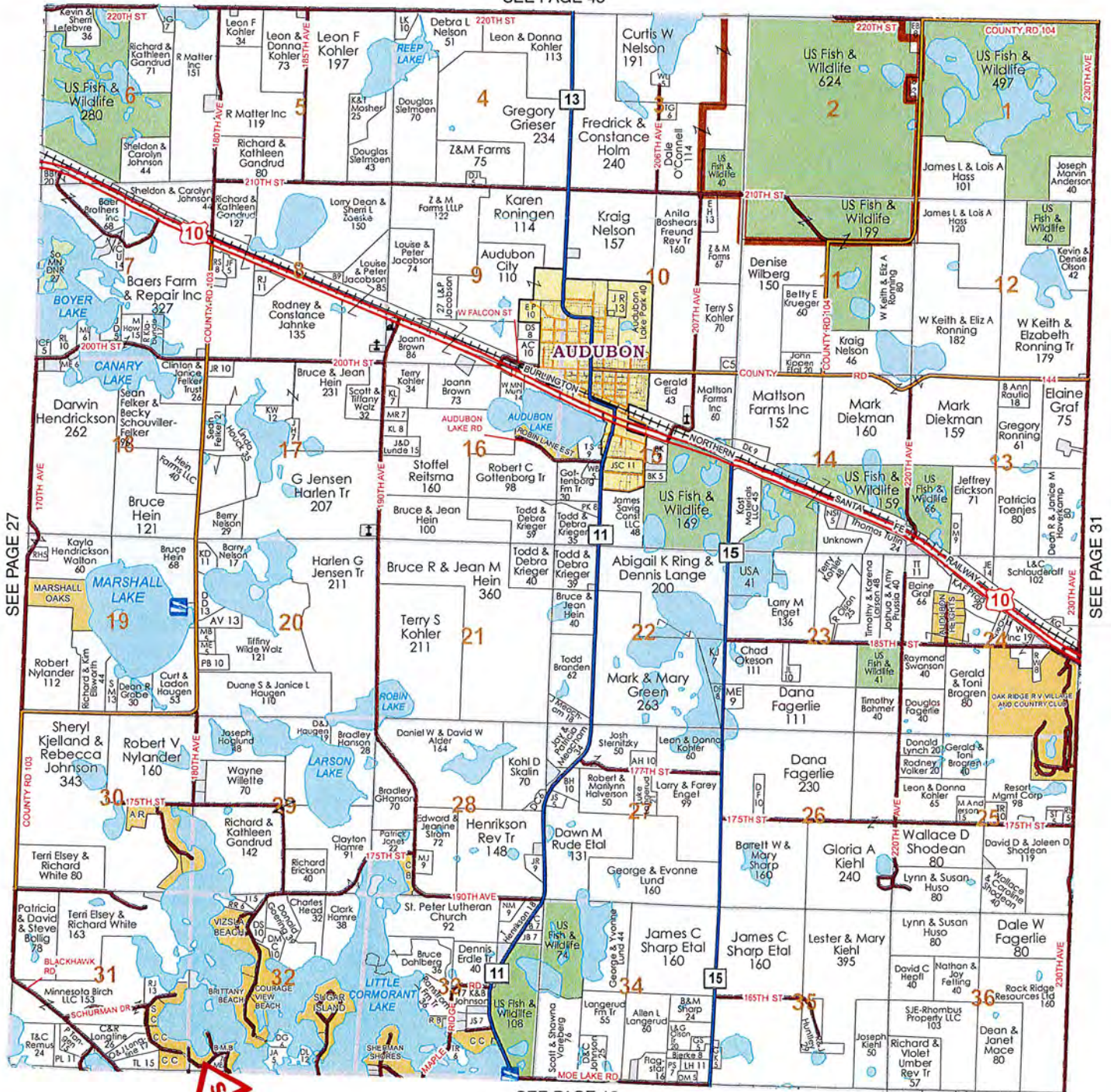


Audubon

Township 139N - Range 42W

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SEE PAGE 45



SEE PAGE 13



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, November 8, 2018 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Larry and Barb Cooper
656 Heather Ave
Pacencia, CA 92870

Project Location: 11755 Fern Beach Rd, Detroit Lakes MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling on a non-conforming lot, to be located at 4 feet from the northern township road right of way and twenty (20) feet from eastern township road from the right of way, deviating from the required setback of forty-five (45) feet from a township road for a dwelling on a non-riparian lot.

LEGAL LAND DESCRIPTION: Tax ID number: 191327000 Lake Mel/Sallie

FERN BEACH PARK LOT 1 & N 25' OF LOT 2; 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

RECEIVED
JUL 08 2018
ZONING

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) Larry + Barb Last Name Cooper
Mailing Address 656 Heather Ave City, State, Zip Placencia, CA 92870
Phone Number 714 501 4914 Project Address: 11755 Fern Beach Dr
Parcel number(s) of property: 191327000 Sect - Twp - Range: 30-138-041
Township Name: Lakeview Legal Description: sec 30, Twp 138, Range 041, Fern Beach Park Lot 1 + 1/25 of Lot 2

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

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

Please provide a brief description detailing the above variance request:

We would like to rebuild our screen porch + add on to our small place + add room upstairs. We'd like to be granted permission to make 5 feet closer to the north. We love our screen porch + would like to put a family room above it. We love being on Fern Beach.

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) 1/20 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

What is the current square footage of the structure?

1221

What is the proposed addition square footage?

1856

What is the current height of the structure?

18

What is the proposed height of the structure?

24 approx

Is there a basement to the structure?

no

Will the proposed addition have a basement?

no

Will the roofline of the existing structure be changed?

yes

Will the main structural framework of the structure be altered?

yes

What is the current percentage of lot coverage?

12.21 / 2500 = 4.88%

What is the proposed percentage of lot coverage?

24.8

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. (\$226.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning.
4. Is the variance requested after the fact? ☐ Yes ☒ No
If yes, after the fact application fee is an addition of \$3600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?

Yes (☒) No (☐) Why or why not?

Will be used as a

- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?

Yes (☒) No (☐) Why or why not?

- 3) In your opinion, does the proposal put property to use in a reasonable manner?

Yes (☐) No (☒) Why or why not?

- 4) In your opinion, are there circumstances unique to the property?

Yes (☒) No (☐) Why or why not?

- 5) In your opinion, will the variance maintain the essential character of the locality?

Yes (☒) No (☐) Why or why not?

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all fees and all other applicable costs and conditions of application have been paid and that I am familiar with the Board of Adjustment Membership with my proper authorization to request a variance.

Applicant's Signature

Date:

(Office Use)

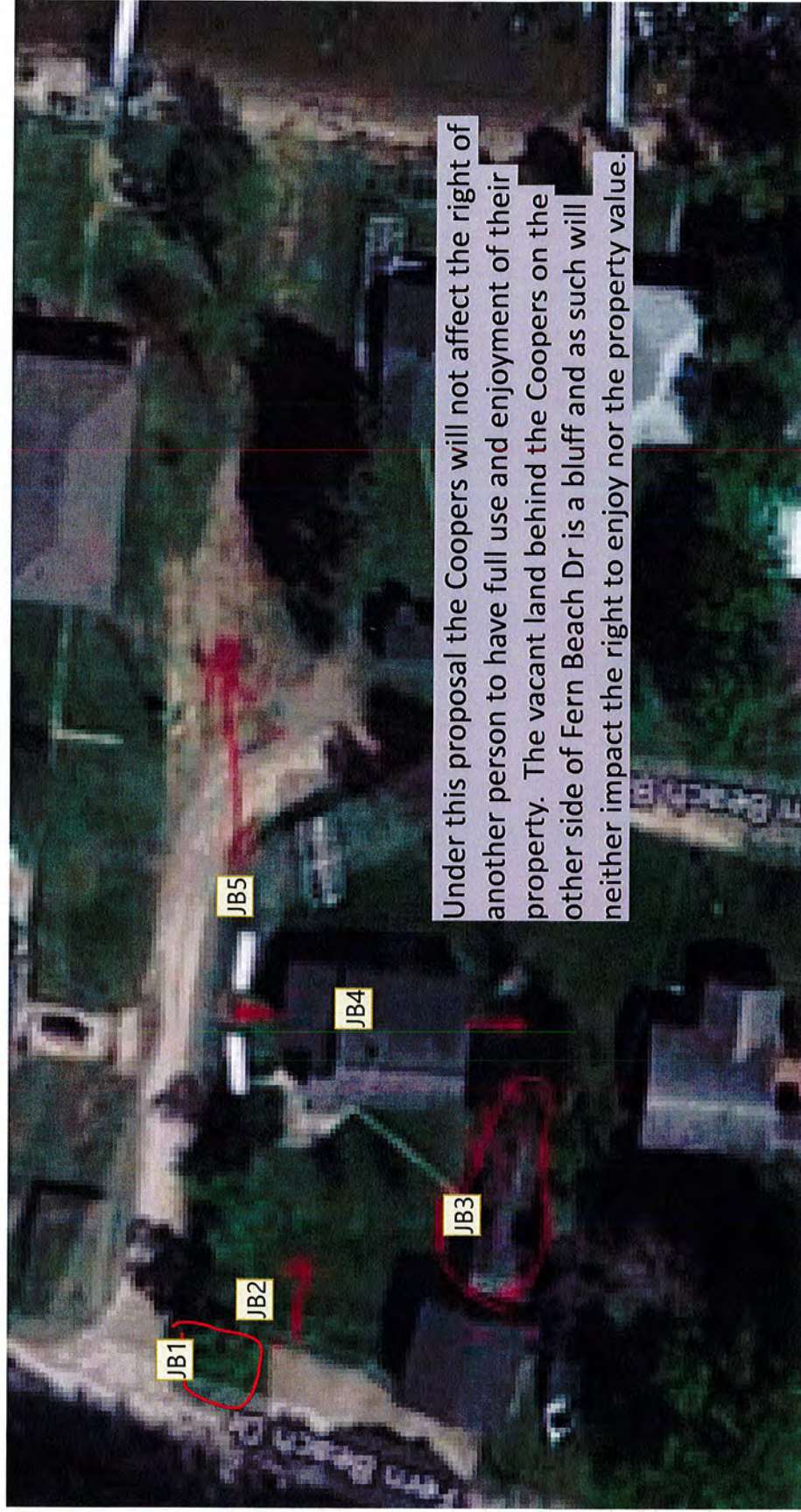
Date Received

Accepted ☐

Incomplete Application ☐

Date

Zoning Administrator



Under this proposal the Coopers will not affect the right of another person to have full use and enjoyment of their property. The vacant land behind the Coopers on the other side of Fern Beach Dr is a bluff and as such will neither impact the right to enjoy nor the property value.

Slide 1

- JB1** The septic tanks will need to be updated with new tanks installed
Jason Bristlin, 10/5/2018
- JB2** This is a nonconforming lot with roads on three sides. Fern beach Dr is paved and a right of way while the other two are minimally used gravel township roads. Septic and well setbacks further complicate the use of the property. The septic needs to be updated and will encroach further into the back yard while the well will need to be re drilled and placed in the front of the house. The pond will move toward house taking a good deal of the back yard out of use.
Jason Bristlin, 10/5/2018
- JB3** Guest house and shed will be removed.
Jason Bristlin, 10/5/2018
- JB4** Under requested variance the house will expand toward the minimally used gravel road and toward the neighbor's house on the other side with the setbacks at 7.5 feet on the neighbors house and the size of the structure it will place them off the side road by 9.5 feet.
Jason Bristlin, 10/5/2018
- JB5** The priority is to have the screened porch with as much view of the lake access as possible. Expanding the porch to the full width of the house and adding a family room will afford the most enjoyment from the property, with is one of the fundamental rights of property ownership.
Jason Bristlin, 10/5/2018

44x32 - bottom
56x32 TOP (2nd floor)
will have living area over screen porch.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
☒ Dwelling <u>64</u> ft by <u>32</u> ft	() Attached Garage _____ ft x _____ ft	\$ <u>135,040</u>
Outside Dimension () Deck/Patio <u>14</u> ft x <u>32</u> ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Lines <u>13</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	<u>4/20/72 to ROW</u>
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	<u>Fee 465.00</u>
Setback to OHW (straight horizontal distance) <u>100+</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>40</u>	Setback to drainfield <u>40</u>	
Total No. Bedrooms <u>4</u>	Maximum height proposed <u>20</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 Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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

Date owner notified of application outcome: _____

Existing

Lake ↑

- gravel road

50 CL
20 R/W

25'

8'

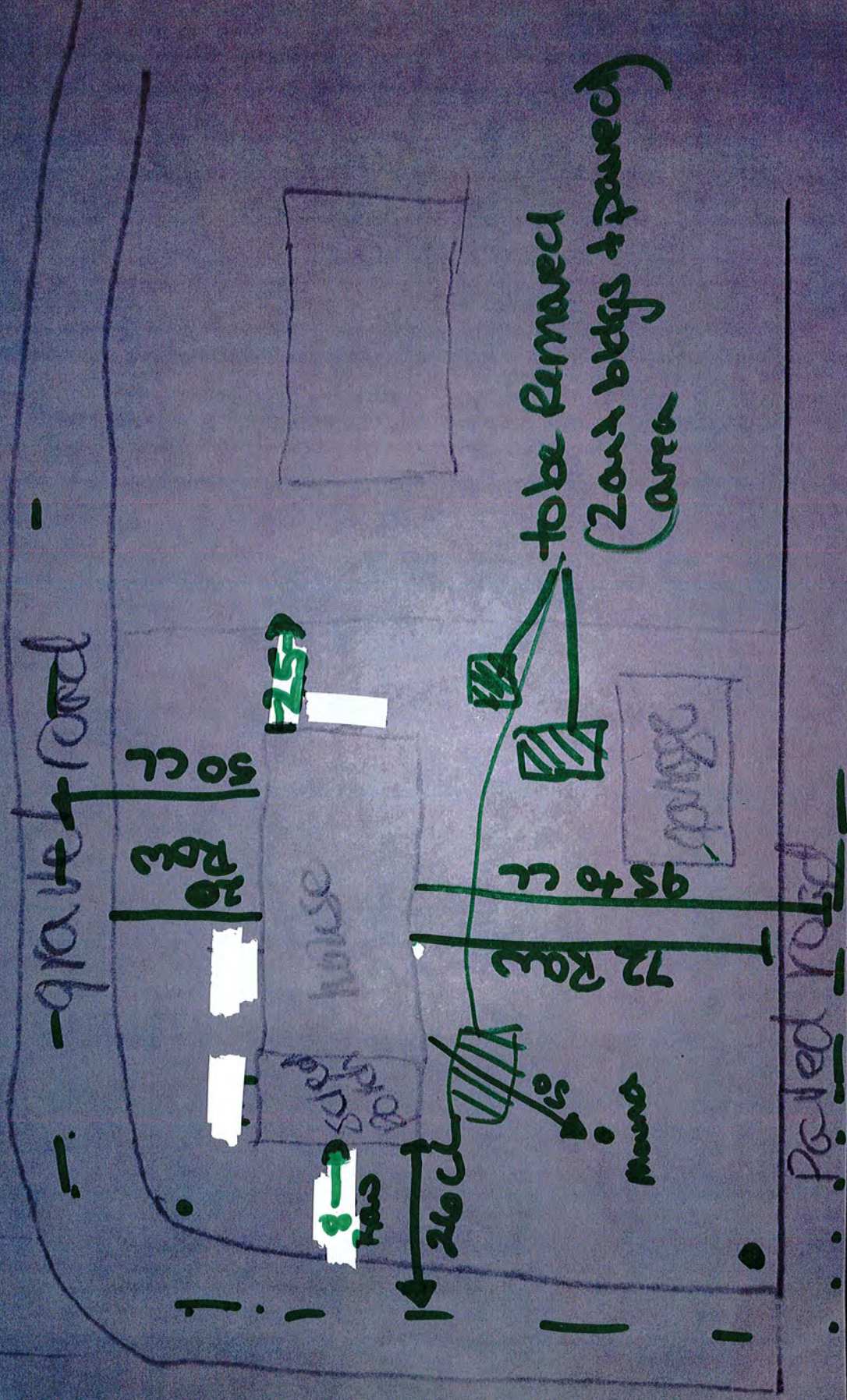
7400

26 CL

72 R/W
95 to CL

to be removed
(20x20 bldgs + paved area)

... Paved road



Lot 101
Proposed - Runway adjacent to...

gravel road

14
44
50 CL
20 CL

13 to side

22 CL

40 ft

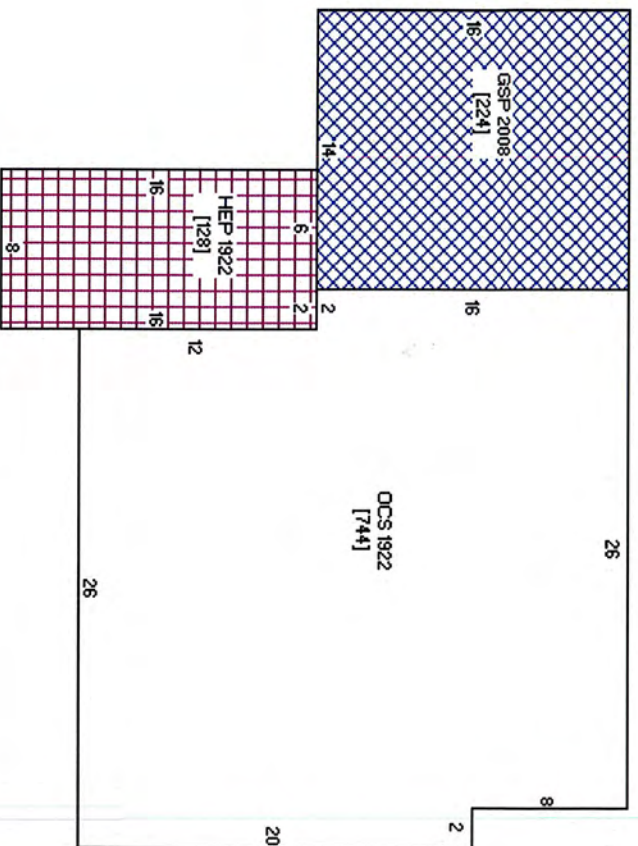
Runway
100 ft
100 ft
100 ft

70 Run

93 CL

Paved road

existing



FERN BEACH PARK

DESCRIPTION

Part of Govt Lot No 2 of Section 30 Twp 189N Range 41W described as follows:
Commencing at the NW corner of Lot 32 Fern Beach 3rd Addition to Lakeview Township Becker Co Minn thence N 78° 0' W 310 feet thence N 90° 0' E 378 feet to the place of beginning thence N 39° 31' E 306.07 feet thence N 87° 0' W 120 feet to the east line of road thence S 18° 11' W along said road 280.5 feet thence S 59° 16' E to place of beginning. Contains 110 acres.

I hereby certify that this plat was made from actual survey made by me and measurements shown therein are correct and the Iron monuments to future surveys are placed as shown.

Dated this 1st day of February A.D. 1935.

Walter Beckman
Registered Land Surveyor, N. 1025
State of Minnesota

State of Minnesota, Be it known that on this 1st day of February A.D. 1935 personally Walter Beckman appeared before me, Wm. Johnson known to be the person who made the annexed plat and acknowledge the same to have been made from actual survey.

Whereunto signed witnesses of the above described parcel of land have caused the same to be plotted into lots and dedicated including all the public use shown and have caused said plat to be made hereunto to end that same may be placed on record according to the statutes in such case made and provided. Dated this 1st day of February A.D. 1935.

Wm. Johnson
Notary Public
State of Minnesota

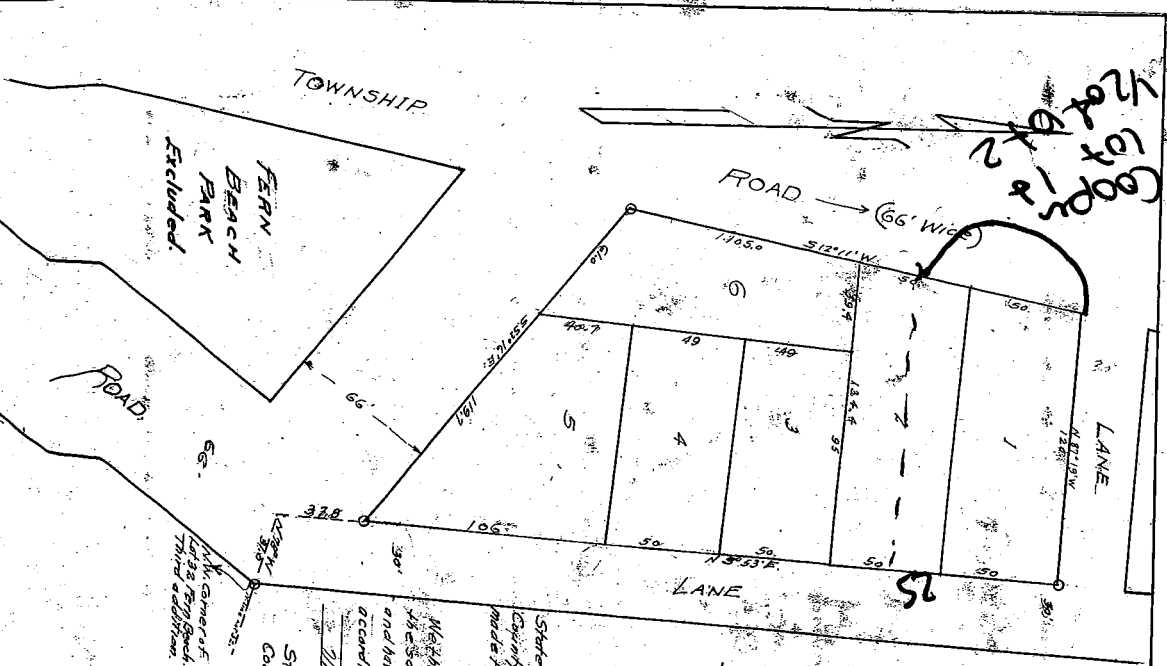
State of Minnesota, Be it known that on this 1st day of February A.D. 1935 Wm. Johnson personally appeared before me, Wm. Johnson known to be the person who made the annexed plat and acknowledge the same to have been made from actual survey.

The annexed plat is hereby approved by the Board of County Commissioners of Becker County Minnesota this 1st day of February A.D. 1935.

Wm. Johnson
Attest: Wm. Johnson Clerk

I hereby certify that same for the year 1935 on the 1st day of February A.D. 1935.

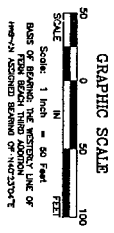
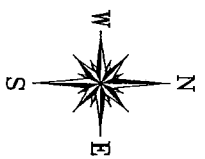
Wm. Johnson
Notary Public
State of Minnesota



Original

CERTIFICATE OF SURVEY

COMMONS IN FERN BEACH
IN GOVERNMENT LOT 2
SECTION 30-138-41
BECKER COUNTY, MINNESOTA



LEGEND

- - FOUND IRON PILE/ANCHOR
- - IRON ROD SET AND MARKED WITH LAND SURVEYOR NO. 43807
- - SEPTIC RISER
- - GRAVEL SURFACE
- - SEPTIC MANHOLE
- - SURVEYOR'S RECORD W. BELLING 1940 SURVEY DATA



REVISIONS



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

[Signature]
Surveyor No. 43807

FIELD BOOK	DATE
BOOK NO.	DATE
SHEET NO.	DATE

CLIENT
LAKE VIEW TOWN BOARD
13167 W. LAKE SALLIE DRIVE
DETROIT LAKES, MN 56501
ATTN: JOHN OKESON

PART OF GOVT. LOT 2
SEC. 30, T. 138, R. 41
BECKER COUNTY, MINNESOTA

CERTIFICATE OF
SURVEY

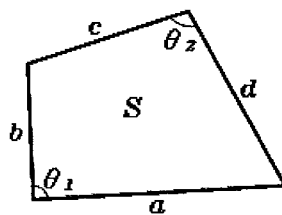
PROJECT NO.
14001-520
SHEET
1 / 1



Area of a quadrilateral Calculator

Home / Mathematics / Area

Calculates the area and perimeter of a quadrilateral given four sides and two opposite angles.



side a

side b

side c

side d

sum of angles $\theta_1 + \theta_2$

Execute

Clear

Store/Read

14digit ▼

area S

perimeter L

Bretschneider's formula

$$(1) \text{ area: } S = \sqrt{(s-a)(s-b)(s-c)(s-d) - abcd \cos^2 \frac{\theta}{2}}$$

$$s = \frac{a+b+c+d}{2}, \quad \theta = \theta_1 + \theta_2$$

$$(2) \text{ perimeter: } L = 2s = a+b+c+d$$

September 24, 2018

To: Building Variance Dept.
Detroit Lakes, MN

My neighbors, Larry and Barbie Cooper, have informed me that they will be applying for variances to build/replace the existing home, adding square footage and a second story. They also plan to add a screen porch to the building. I have no objection to their plans, and fully support the desired upgrades.

Thank you,

Christine Anhalt 9/24/18

Christine Anhalt
11839 Fern Beach Drive
Detroit Lakes, MN 56501

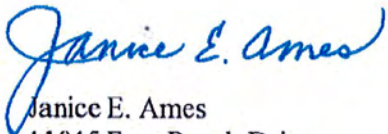
September 21, 2018

To Whom It May Concern:

My neighbors, Larry and Barbie Cooper, have informed me they will be applying for a variance to build another screened porch as well as rebuild their home adding square footage and a second floor.

I have no objection and fully support their request.

Sincerely,



Janice E. Ames
11845 Fern Beach Drive
Lake Melissa
Detroit Lakes, MN 56501

/jea

September 21, 2018

Scheryl Fevig
11843 Fern Beach Drive
Detroit Lakes, MN 56501

TO: Becker County Planning and Zoning
RE: Larry and Barbie Cooper variance application

.....
To Whom It May Concern:

I am writing in support of the variance application being made by Larry and Barbie Cooper for the improvements to their property on Fern Beach, Lake Melissa in Detroit Lakes, MN.

The Coopers' property is not directly on the lake, and they have neighbors directly in front of them (across a road) which actually hinders their view. In my opinion the renovations being planned by the Coopers will not detract from anyone's enjoyment of Lake Melissa, and will improve the look and functionality of their property.

Thank you,

A handwritten signature in blue ink, reading "Scheryl J. Fevig". The signature is written in a cursive style with a large initial "S".

September 21, 2018

Scheryl Fevig
11843 Fern Beach Drive
Detroit Lakes, MN 56501

TO: Becker County Planning and Zoning
RE: Larry and Barbie Cooper variance application

.....
To Whom It May Concern:

I am writing in support of the variance application being made by Larry and Barbie Cooper for the improvements to their property on Fern Beach, Lake Melissa in Detroit Lakes, MN.

The Coopers' property is not directly on the lake, and they have neighbors directly in front of them (across a road) which actually hinders their view. In my opinion the renovations being planned by the Coopers will not detract from anyone's enjoyment of Lake Melissa, and will improve the look and functionality of their property.

Thank you,

A handwritten signature in blue ink, reading "Scheryl G. Fevig". The signature is written in a cursive, flowing style.

Nicole Kummeth letter

Barbie Cooper <coopnetmail@gmail.com>

Sun 10/7/2018 10:06 PM



To: Jason Bristlin;

September 27, 2018

My neighbors, Larry and Barbie Cooper have informed me that they will be applying for a variance to build another screened porch as well as rebuilding their home adding square footage and second floor.
I have no objection and fully support their request.

Nicole Kummeth

✕ DELETE ← REPLY ⇐ REPLY ALL → FORWARD ...

Mark as unread

Letter from Lynch's

✕ DELETE ← REPLY ⇐ REPLY ALL → FORWARD ...

Barbie Cooper <coopnetmail@gmail.com>

Sun 10/7/2018 10:05 PM

Mark as unread



To: Jason Bristlin;

My neighbors, Larry and Barbie Cooper have informed me that they will be applying for a variance to build another screened porch as well as rebuild their place adding square footage and second floor. I have no objection and fully support their request.

9/26/2018

Michael Lynch

My neighbors, Larry and Barbie Cooper have informed me that they will be applying for a variance to build another screened porch as well as rebuild their place adding square footage and second floor. I have no objection and fully support their request.

9/26/2018

Susan Lynch

Letter from McMillans

X DELETE ← REPLY ⇐ REPLY ALL → FORWARD ...

Barbie Cooper <coopnetmail@gmail.com>

Sun 10/7/2018 10:05 PM

Mark as unread



To: Jason Bristlin;

Bing Maps

+ Get more apps

We are writing this letter in support of our lake neighbors, Larry and Barbie Cooper, in their request for a variance in remodeling their home on Fern Beach Blvd., Lake Melissa, Becker County.

We support their request to rebuild a larger screen porch, add square footage to their home and build a second floor. Their remodel will meet considerations of Land Use, Shoreline Protection (it has no shoreline), Water Supply and Conservation, Safety, Economics and the Needs and Welfare of the People.

We have no objections and strongly support their request.

Sincerely,

Elizabeth and Preston McMillan

11663 Fern Beach Blvd.

Detroit Lakes, MN 85748

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 561667
August 25, 2008 at 12:16 PM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By KO Deputy

✓chg
paid
well
non/std
extra

Becker County Board of Adjustments
August 14, 2008

Present: Members: Jerry Schutz, Bill Sherlin, Al Chirpich, and Clifford (Kip) Moore.
Zoning Staff: Administrator Patty Swenson and Julene Hodgson.

Acting Chairman Al Chirpich called the meeting to order. Julene Hodgson took minutes.

Minute approval: The July minutes were discussed. Moore made the motion to approve the minutes from the July 10th, 2008 meeting. Sherlin second. All in favor. Motion carried.

Acting Chairman Chirpich explained the protocol for the meeting. Sherlin read the criteria for granting or denying a variance.

OLD BUSINESS:

TABLED APPLICANT Barbie Cooper 656 Heather Placentia, CA
92870 **Project Location:** 11755 Fern Beach Detroit Lakes, MN 56501
LEGAL LAND DESCRIPTION: Tax ID number: R191327000 Lake
Melissa Fern Beach Park Lot 1 & N 25' of Lot 2 Section 30, TWP 138, Range
41 Lake View Township. **APPLICATION AND DESCRIPTION OF
PROJECT:** Request an after the fact Variance to construct a screened
patio/porch area on an existing slab located 9 feet from the road right of way of
a township road due to a substandard sized lot of record. This deviates from a
dwelling addition to be located 45 feet from the township road right of way.

Barbie Cooper explained at the request of the Board, she located the property pins and the measurement to the closest point of the road right of way would be approximately 9 feet.

No one spoke in favor of the application. No one spoke against the application. There were letters of correspondence in the file in favor of the application read previously. At this time, testimony was closed.

Further discussion was held by the Board. Acting Chairman Chirpich stated the owner has fulfilled the Board's request to assure the approval of the screened porch would not encroach into the road right of way.

MOTION: Sherlin made the motion for a Variance to be granted for a 14 x 16 porch addition located 9 feet from the North road right of way due to the hardship of a substandard lot of record. The addition is to remain a screened in porch only and cannot be enclosed or used as living space for the dwelling. Schutz second. All in favor. Motion carried.

WARRANTY DEED—INDIVIDUAL(S) TO JOINT TENANTS

Form No. 5-M—WARRANTY DEED

Minnesota Uniform Conveyancing Blanks (1979)

Individual(s) to Joint Tenants

408291

No delinquent taxes and transfer entered; Certificate of Real Estate Value (☒) filed (☐) not required Certificate of Real Estate Value No. 951

September 2 1994
Keith A. Beal
County Auditor
by ao
19.1327.000 Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 408291
Date SEP 6 1994 10:00 a.m.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M. M. Mattson
Dpty Recorder

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$49.50

Date: March 28 1994

FOR VALUABLE CONSIDERATION, DAVID L. DODDS,
an unmarried man Grantor(s),
(marital status)

hereby convey(s) and warrant(s) to BARBIE LYBECK COOPER and LARRY GENE COOPER,
husband and wife Grantees as joint
tenants, real property in Becker County, Minnesota, described as follows:
Lot Number One (1), and the North 25 feet of Lot Number Two (2), FERN BEACH
PARK, according to the certified plat thereof on file and of record in the
Office of the Register of Deeds in and for Becker County, Minnesota.

This deed is in satisfaction of that certain Contract for Deed dated
October 15, 1992 and recorded October 30, 1992 in the Office of the Becker
County Recorder as Microfilm more space is needed, continue on back film No. 392038.
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

David L. Dodds
DAVID L. DODDS

SEP 2 1994
RECEIPT # 136835 REAS.
BECKER COUNTY
DEED TAX
AMT. 49.50
RITA A. THAYER Tax Stamp Here

STATE OF ~~MINNESOTA~~ WISCONSIN
COUNTY OF ASHLAND

The foregoing instrument was acknowledged before me this 28th day of March, 1994,
by DAVID L. DODDS Grantor(s).

NOTARIAL STAMP OR SEAL (OR UNDER SEAL OR WAX)
GAIL M. STOFFER
NOTARY
PUBLIC

Gail M. Stouffer
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
Philip J. Sorensen, Attorney
410 W. Lake Shore Drive
Ashland, WI 54806

Charge Larry and Barbie Cooper
Paid ☒ 1675 Sherwood Village Circle
Numerical Placencia, CA 92670
Tract ☒
Grantor ☒
Grantee ☒
Compared ☒

Cooper



Subject

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: 10/8/2018
1:1,498	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County



Your Community Full Service Bank



comdevbank.com



Community
Development Bank
FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

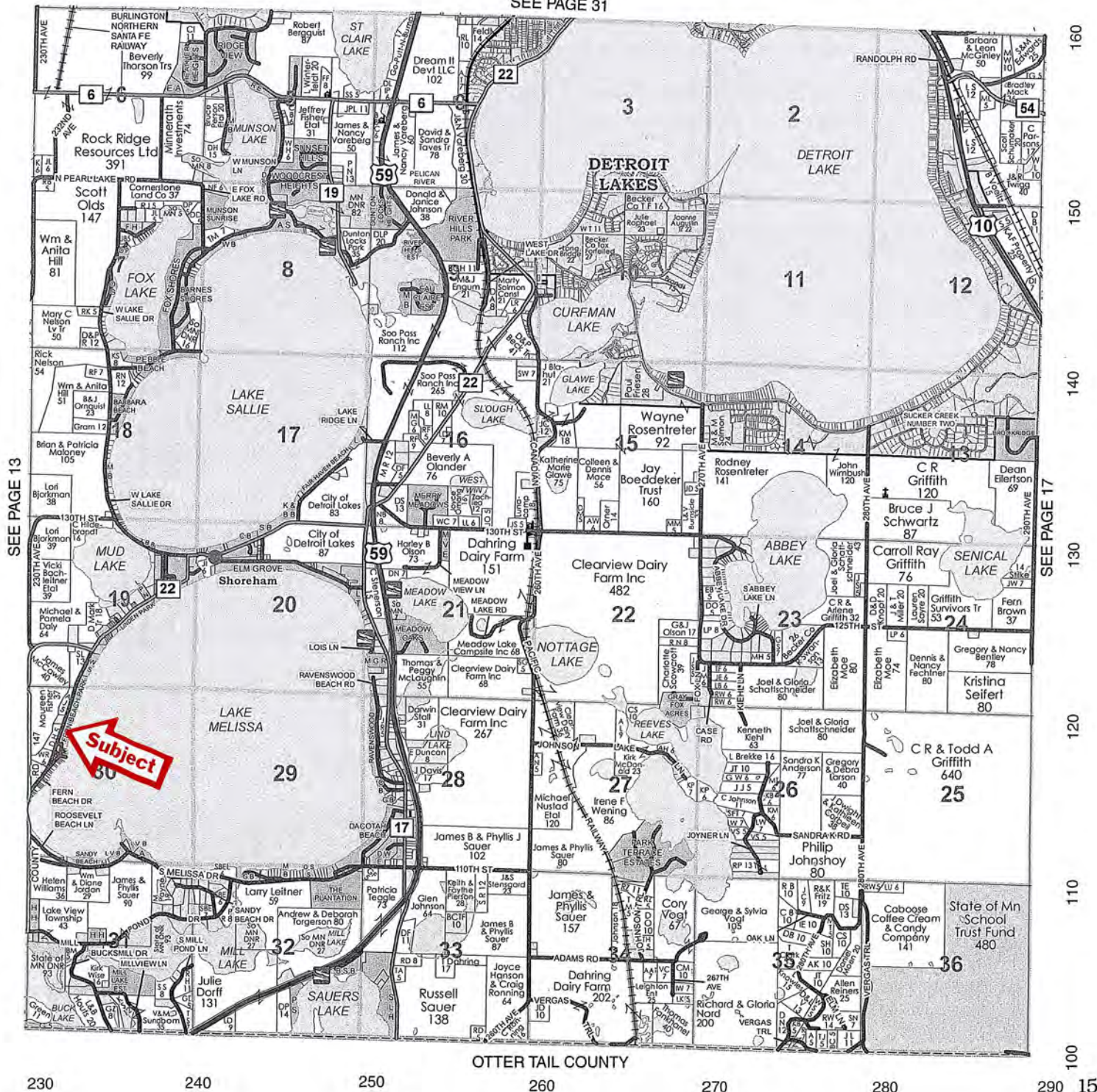


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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, November 8, 2018 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Trustees of Goodman
26121 Little Pelican Trail
Detroit Lakes, MN 56501

Project Location: 24263 N Melissa Dr, Detroit Lakes MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request an after the fact variance to construct a 19'x32' shelter area to be at 31% lot coverage, deviating from the allowed lot coverage of 25% due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 190702500 Melissa

N 70' OF AUD LOT 26 & THAT PT OF AUD LOT 24 N OF LOTS 26 & 27 CORBETT'S 3RD ADD LESS 15' STRIP N OF NW COR LOT 27; Section 20, 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.**

After the fact variance



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) TRUSTEES OF GOODMAN Last Name _____
Mailing Address 26121 LITTLE PENCAN TR City, State, Zip DETROIT LAKES, MN 56501
Phone Number 218-530-0084 Project Address: SAME
Parcel number(s) of property: 197025000 Sect - Twp - Range: 20-138-041
Township Name: LAKE VIEW Legal Description: SEE ATTACHED

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 ARE REQUESTING A VARIANCE FOR PATIO & ROOF STRUCTURE
AFTER THE FACT VARIANCE TO ADD A ROOF TO CREATE A SHELTER AREA
AFTER THE FACT TO HAVE A 31.4% LOT COVERAGE

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 31.4% 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

What is the current square footage of the structure? _____

What is the proposed addition square footage? 19x32 shelter area

What is the current height of the structure? _____

What is the proposed height of the 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? No

What is the current percentage of lot coverage? 24.9% 24.5%

What is the proposed percentage of lot coverage? 31.4%

RECEIVED

OCT 15 2018

ZONING

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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes ☒ No ☐ Why or why not?

- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes ☒ No ☐ Why or why not?

THE VARIANCE WILL IMPROVE TAXPAYER & VISITOR USE OF PROPERTY. GENERALLY WILL IMPROVE NEIGHBORHOOD APPEARANCES & USE.

- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes ☒ No ☐ Why or why not?

PATIO & COVERING WILL ALLOW OTHERS (TAXPAYER & VISITOR) TO USE PROPERTY IN ACCEPTABLE USE.

- 4) In your opinion, are there circumstances unique to the property?
Yes ☒ No ☐ Why or why not?

YES. NO WATER RUN-OFF TO LAKE, LOT SIZE IS SMALLER, FUNCTIONS ON WEEKENDS, SUMMERS ONLY.

- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes ☒ No ☐ Why or why not?

IF IT DOESN'T MAINTAIN IT, IT WILL IMPROVE THE CHARACTER OF NEIGHBORHOOD FOR TAXPAYERS & VISITORS.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

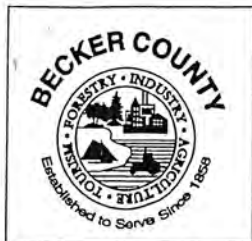
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Bradley W. Olson Date: 10/15/18

(Office Use)

Date Received _____ Accepted ☐ Incomplete Application ☐ 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

Website: www.co.becker.mn.us Email: zoning@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
197025000	24263 MEYSSA DRIVE N.		

OCT 10 2018

ZONING

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
PELICAN RIVER		LACE VIEW	20	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
TRUSTEES OF GOODMAN			BILL SCHUETT, PRESIDENT BRADLEY W. OLSON, TREASURER 26121 LITTLE PELICAN TRAIL DETROIT LAKES, MN 56501	612-396-3021 218-530-0084
Contractor Name Lic #				

Proposed Project (Check those that apply)

☐ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☐ Attached Garage	☐ Detached Garage	☐ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☐ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☒ Other <u>SHELTER</u>	☐ Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to

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

If New/Proposed: Proposed Septic Contractor: Contractor Phone Number:

Onsite Sewage Treatment System NO WELL ON PROPERTY
Type of System SEPTIC TANK Date of Installation Last Date Certified

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) () Riparian(on water) () Non Riparian Non Shoreland X

Lot Area 8712 sq ft or .2 acres Water Frontage NONE 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		
Example: Patio	10 x 12	120			
DRIVEWAY	<u>NONE</u>	<u>NONE</u>	STORAGE BLDG	<u>104</u>	
MAIN BLDG	<u>1344</u>	<u>1344</u>	WALKWAY	<u>194</u>	
ANNEK BLDG	<u>448</u>	<u>448</u>	<u>PAVING</u> Proposed	<u>608</u>	
Silo		<u>40</u>	Total Impervious Material		

Impervious Lot Coverage 2738 ÷ 8712 Lot Area = .32 x 100 = 32.4 %
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 require a silt fence or other means of stormwater management.

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 Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high (X) Other <u>SKELTER</u> 19 ft x 32 ft		
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Side Lot Lines <u>12</u> ft & Rear Lot Line <u>18</u> ft	Setback to Road Right of Way <u>30+</u> ft	\$ <u>10,000 + Apply</u>
Setback to Bluff <u>N/A</u>	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland <u>N/A</u>	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>N/A</u>	Elevation above OHW (Straight vertical distance) <u>N/A</u>	
Setback to septic tank <u>40' +</u>	Setback to drainfield <u>N/A</u>	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

X Bradley W. Olson
Signature

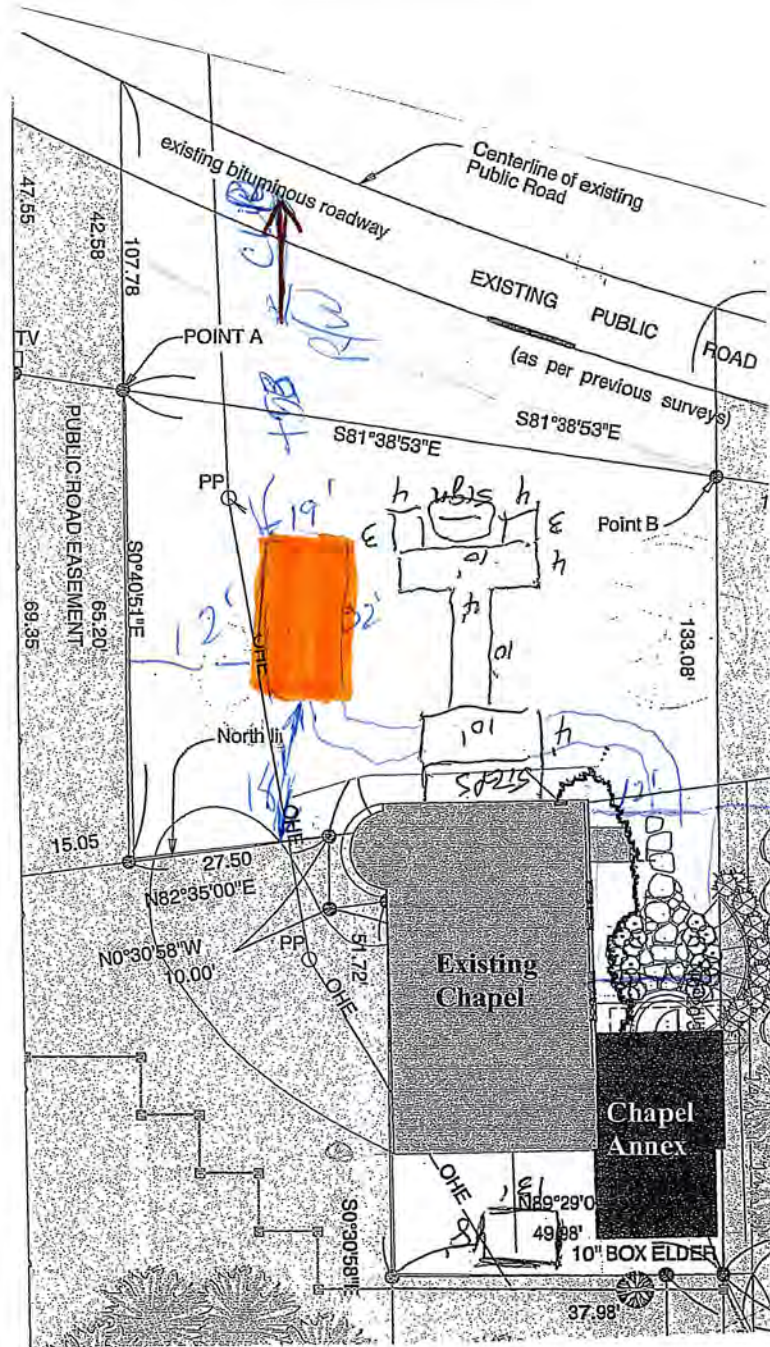
10/10/18
Date

CH OF PROPERTY

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.

PARCEL	
APP	SITE
YEAR	



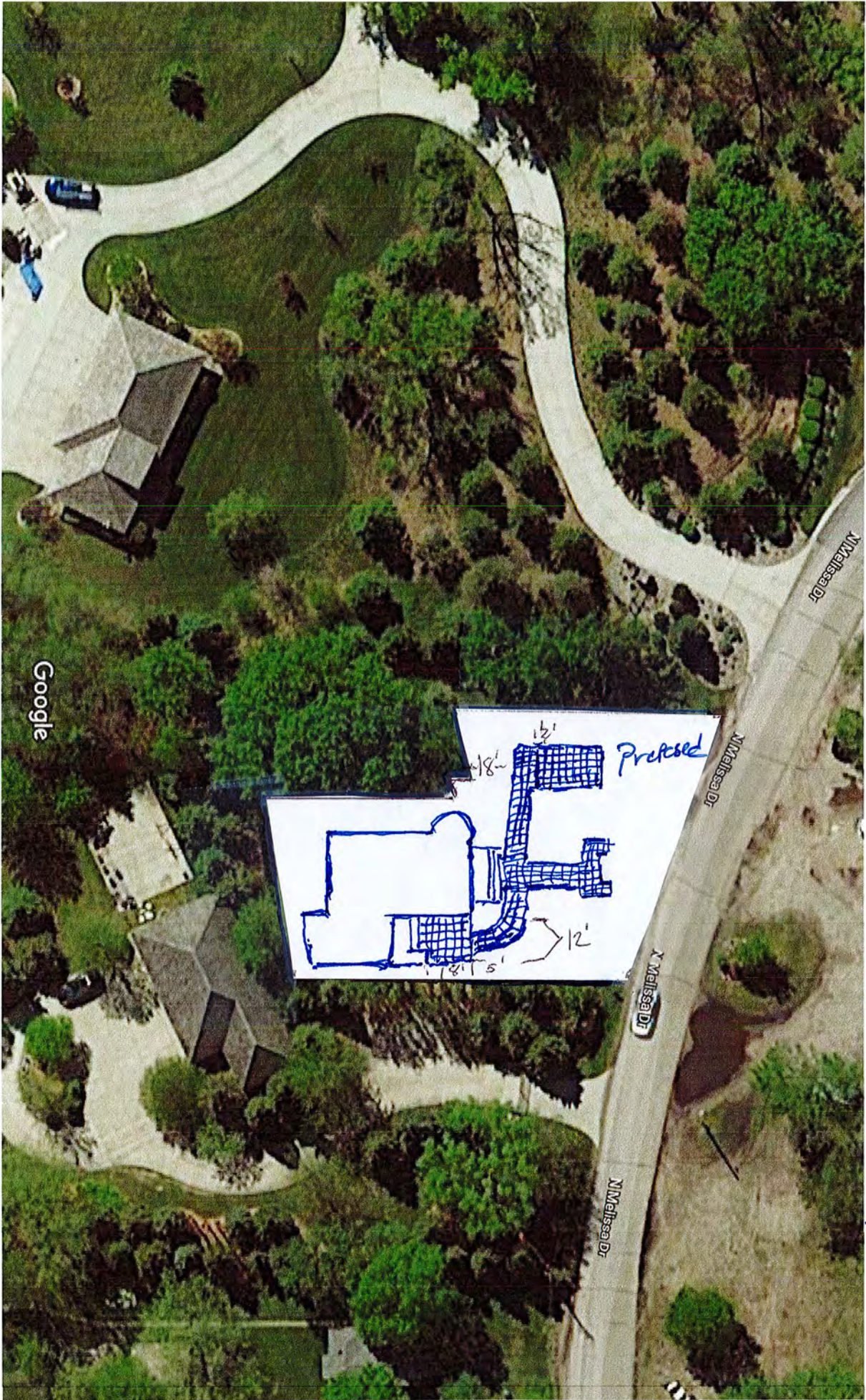
2040
1107
3147

Remember EROSION CONTROL!

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

Parcel # 197025000

(See Parcel #197047400)



Date owner notified of application outcome: _____

539615

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 539615

August 18, 2006 at 02:42 PM
I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Trustees of Shoreham Chapel
REQUEST: Request a Variance to construct an addition.

ORDER OF VARIANCE

OR

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day of August, 20 06, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

N 70' Of Aud Lot 26 & that pt of Aud Lot 24 N of Lots 26 and 27 Corbetts 3rd Add Less 15' strip NW of NW corner Lot 27 **Complete legal description attached. Section 20, TWP 138, Range 41 Lake View Township. PID E19.0025.000

VARIANCE REQUESTED:

Request a Variance to construct an addition with bathroom 2 feet from the side property line which differs from 5 feet minimum and 6 feet from the rear property line which differs from 40 feet, due to the substandard sized lot of record.

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

A variance has been approved to construct an addition onto the existing structure as indicated on the site plan as up to adjacent property line but not over and 6 feet from the rear property line.

DATED THIS 8th DAY OF August, 20 06.

Harry Johnston
Harry Johnston, Chairman, Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia L. Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING (~~DENYING~~) a Variance with the Original Record. Thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 8th DAY OF August, 2006.

**DRAFTED BY THE BECKER
COUNTY ZONING OFFICE**

✓chg
paid
well
non/std
extra

Patricia L. Johnson
Zoning Administrator

This Indenture, Made this 13th day of March, 1964
between Lois Olson Lynch, a widow
of the County of Becker and State of Minnesota
part Y of the first part, and Trustees of the Goodman Memorial Chapel, Shoreham,
Becker County, Minnesota, also known as Trustees of the Hattie B. Goodman Memorial
Chapel, a corporation under the laws of the State of Minnesota, party of the second part,

Witnesseth, That the said part Y of the first part, in consideration of the
sum of One Dollar and other good and valuable consideration ~~to be hereafter~~
to her in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey unto the said party of the second part,
its successors and assigns, Forever, all the tract or parcel of land lying and being in the County
of Becker and State of Minnesota, described as follows, to-wit:
All that part of Auditor Lot 24 in Government Lot One (1), of Section Twenty (20),
Township One Hundred Thirty-eight (138) North, Range Forty-one (41), West of the Fifth
(5th) Principal Meridian in Minnesota, described as follows, to-wit:

Beginning at the Northeast corner of Lot number Twenty-six (26), in "R. V.
Corbett's Third Addition to Elm Grove", according to plat thereof on file and of record
in the office of the Register of Deeds, Becker County, Minnesota, the Northeast corner
of said Lot 26 being also located South Eighty-two degrees Thirty-five minutes West
(S. 82° 35' W.) One Hundred One and One-tenth (101.1) feet from the Northeast corner of
Lot number Twenty-four (24) of "R. V. Corbett's Third Addition to Elm Grove", thence
running by the following four courses and distances, viz: South Eighty-two degrees
Thirty-five minutes West (S. 82° 35' W.) Eighty-six and Five-hundredths (86.05) feet in
the Northerly line of Lots 26 and 27 of said "R. V. Corbett's Third Addition to Elm Grove",
to an iron stake; North Thirty-eight Minutes West (N. 00° 38' W.) Sixty-five and two-
tenths (65.2) feet to an iron stake on the Southerly line of a Public Road running in
Southeasterly and Northwesterly directions over and across the said Government Lot One;
South Eighty-one degrees Thirty-six minutes East (S. 81° 36' E.) Eighty-six and Seventy-
eight hundredths (86.78) feet in the Southerly line of the said Road; and South Twenty-
three minutes East (S. 06° 23' E.) Forty-one and Five-tenths (41.5) feet to the point of
beginning and there terminating;

ALSO all that part of said Government Lot one lying directly North of and
extending North from the Northeasterly line of the aforescribed tract to the center line
of the said Public Road, being that land so described and situated between Northerly
extensions of the east and west boundary lines of the first described tract to the center
line of the said Public Road;

ALSO that part of Lot number Twenty-six (26) in "R. V. Corbett's Third
Addition to Elm Grove" shown on the aforementioned plat thereof (continued on reverse)

To Have and to Hold the Same, Together with all the hereditaments and appurtenances
thereunto belonging or in anywise appertaining, to the said party of the second part, its successors
and assigns, Forever. And the said Lois Olson Lynch,

part Y
of the first part, for herself, her heirs, executors and administrators, does
covenant with the said party of the second part, its successors and assigns, that she is
well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in
manner and form aforesaid, and that the same are free from all incumbrances.

Deed tax hereon \$ 1.10

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said party of the second part, its successors and assigns, against all persons lawfully claiming or to
claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the
said party of the first part will Warrant and Defend.

In Testimony Whereof, The said part Y of the first part has hereunto set her
hand the day and year first above written.

In Presence of

Robert J. Blumberg
Notary Public

Lois Olson Lynch



30 197 67

State of Minnesota,
County of Becker

On this 13th day of March, 1964, before me,
a NOTARY PUBLIC within and for said County, personally appeared
Lois Olson Lynch, a widow,
to me known to be the person described in and who executed the foregoing instrument,
and acknowledged that she executed
the same as her free act and deed.



Melvin P. Soderberg
Melvin P. Soderberg
Notary Public, Becker County, Minn.
June 27, 1969
My commission expires 1969

but described as follows, to-wit: Beginning at the Northeast corner of said Lot 26;
thence running by the following four courses and distances, viz: South Twenty-three
Minutes East (S. 00° 23' E) Sixty-eight and Twenty-five Hundredths (68.25) feet in the
East line of said Lot 26; West Fifty (W. 50') to the West line of said Lot 26; North
Thirty-three Minutes West (N00° 33'W.) Sixty-one and Seventy-two Hundredths (61.72)
feet to the Northwest corner of said Lot 26; and North Eighty-two Degrees Thirty-five
Minutes East (N. 82° 35' E.) Fifty and Fifty-five hundredths (50.55) feet in the Northerly
line of said Lot 26 to the point of beginning and there terminating; said last described
parcel having also been described as the North Seventy (N. 70') feet of said Lot 26.

Charge
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Notarized
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C-1
G-1
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Minnesota Form No. 3

Doc. No.
WARRANTY DEED
Individual to Corporation

TO

Office of Registrar of Deeds
STATE OF MINNESOTA

County of
I hereby certify that the within Deed was
filed in this office for record on the
day of 19
at o'clock P. M., and was duly
recorded in Book of Deeds, page
of 1964.

By *[Signature]* Deputy
Registrar of Deeds.
Gives for the year 1964 on the lands
described within, paid this 13th day of
March, 1964.

By *[Signature]* Deputy
County Treasurer.
Taxes paid and Transfers entered this
3rd day of March, 1964.
By *[Signature]* Auditor.
By *[Signature]* Deputy
Auditor.

OWENS PUBLISHING CO., NEW ULN, MINN.
Richard Kraemer
1721-3 S. Wick

Your Community Full Service Bank

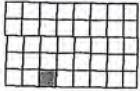


comdevbank.com

**Community
Development Bank
FSB**

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

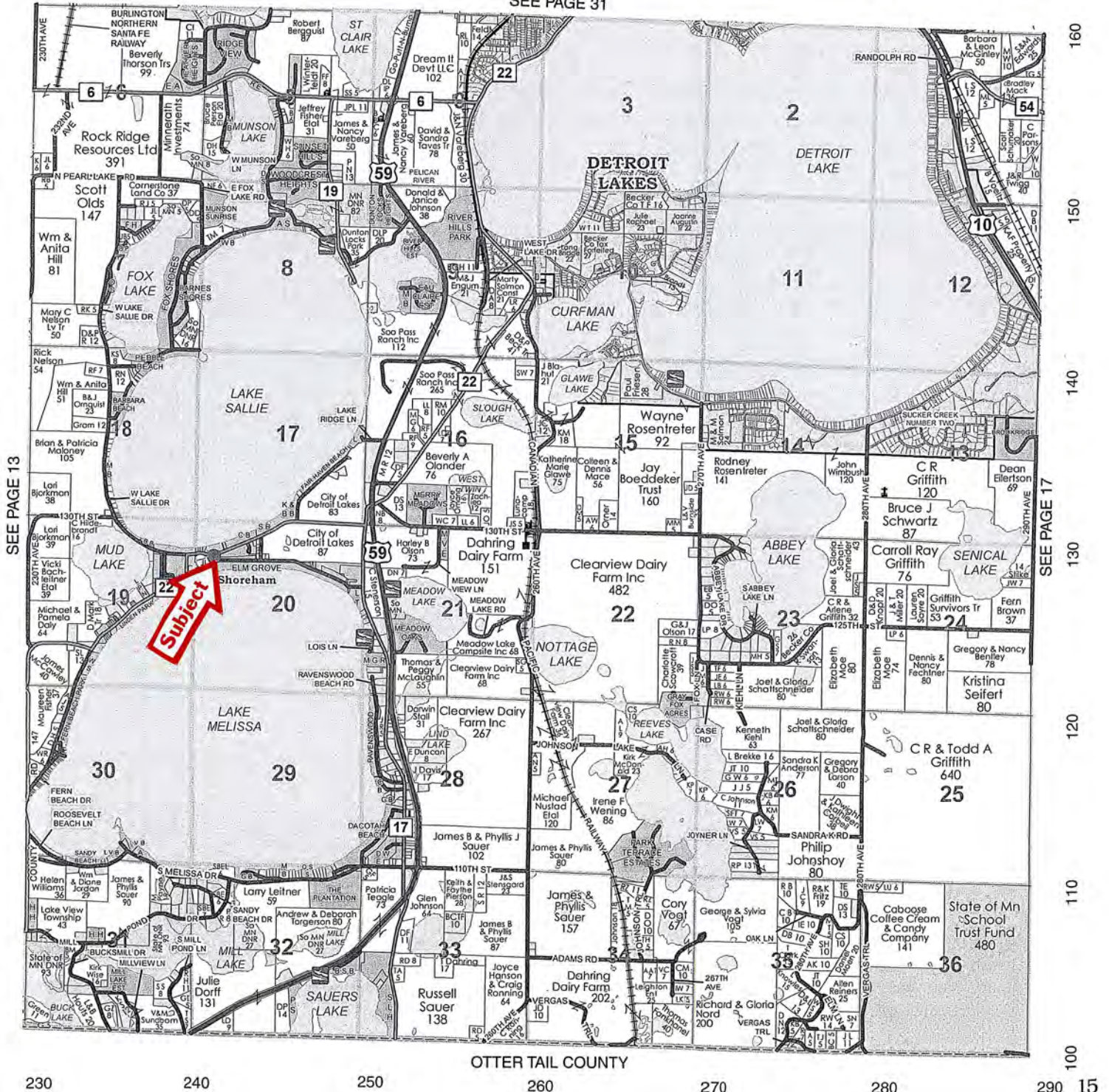


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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, November 8, 2018 @ 7:00 P.M.

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

APPLICANT: Lepine Lake Property
714 Hackberry Dr S
Fargo, ND 58104

Project Location: 11416 Co Hwy 11, Audubon MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling to be located at eighty (80) feet, a deck to be located at seventy (70) feet, and a patio to be located at sixty (60) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 170418502 Big Cormorant Lake

THE BAY 138 42 Block 001

LOT 2; 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.

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	170418502
APP	Variance
YEAR	
SCANNED	

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

First name(s) JAMES & JOYCE Last Name LEPINE
Mailing Address 714 HACKBERRY DR S City, State, Zip FARGO ND 58104
Phone Number 701 367 4481 Project Address: 11416 CO HWY 11 AUDUBON MN
Parcel number(s) of property: 170418502 Sect - Twp - Range: 30-138-42
Township Name: Lake George Legal Description: THE BAY 138-42 BLOCK 001 LOT 2

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:

PROPOSED STRUCTURE WILL NOT FIT BETWEEN FRONT & BACK SETBACK LINES. WE ARE REQUESTING A 60' SETBACK FROM LAKE WHICH WILL ENABLE US TO POSITION THE STRUCTURE ON THE PROPERTY IN A MANNER WHICH WILL BE A FIT COMPLEMENTARY TO THE SITE. ALSO PROVIDE AMBLE SPACE FOR A NEW DRAIN FIELD IN BACK LOT.

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

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 160/70/80 feet
☐ Lot Line Proposed Distance (setback) feet
☒ Road Right of Way (ROW) Proposed Distance (setback) feet
Type of Road [] Township [X] County [] State Paved Deck House
☐ 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 ☒

- What is the current square footage of the structure? NA
What is the proposed addition square footage? NA
What is the current height of the structure? NA
What is the proposed height of the structure? 30'
Is there a basement to the structure? NA
Will the proposed addition have a basement? NA
Will the roofline of the existing structure be changed? NA
Will the main structural framework of the structure be altered? NA
What is the current percentage of lot coverage? NA
What is the proposed percentage of lot coverage? 25%



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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?

Yes (X) No () Why or why not?

THIS IS IN HARMONY WITH THE NEIGHBORHOOD THE
FACT THAT IT IS A RESIDENTIAL PROPERTY & WE ARE
COMMITTED TO IMPROVE THE EXISTING SITUATION.

- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?

Yes (X) No () Why or why not?

THIS IS NOTED AS A RESIDENTIAL AREA - CURRENT
SHARED SEPTIC & DRAINFIELD WITH LINDSTROMS WILL BE REPLACED WITH

- 3) In your opinion, does the proposal put property to use in a reasonable manner? NEW OR IMPROVE
Yes (X) No () Why or why not? PROPERTY

WE PLAN TO MODIFY THE EXISTING RESIDENTIAL USE
& MAKE IT MORE CONFORMING

- 4) In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

NARROW-WIDE BUILDING SITE ON CTY RD 11 - SETBACKS
RIGHT OF WAY BASEMENT AND THE ELECTRICAL POST NEARNESS
PROPERTY LINE WITH GROUND LINE WIRE 24' & 24' - CURRENT ARRANGEMENT OF A

- 5) In your opinion, will the variance maintain the essential character of the locality? SHARED SEPTIC &
Yes (X) No () Why or why not? DRAIN FIELD

OUR INTENTION IS TO BUILD A HOME THAT WILL BLEND INTO
THE LANDSCAPE & THE SHORE LINE

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Soyce Lepine Date: 10-11-2018

(Office Use)

Date Received _____ Accepted ☐ Incomplete Application ☐ 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

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	170418502
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
170418502	11416 CO HWY 11	AUDUBON MN.	THE BAY 138 4th BLOCK of LOT 2

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
BIG CORMORANT		LAKE EUNICE	30	138	042

Property Owner	Last Name	First Name	Mailing Address	Phone
LEPINE	LEPINE	JOYCE	714 HACKBERRY DR S.	701-367-4481
Contractor Name Lic#	* Jim			FARGO ND 58104

Proposed Project (Check those that apply)

☒ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☒ Attached Garage	☐ Detached Garage	☐ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☒ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to mobile home

via email
RECEIVED
OCT 12 2018
ZONING

Onsite Water Supply (☒) Deep Well () Shallow Well Well Depth 80'
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New Proposed: Proposed Septic Contractor: OHM Contractor Phone Number: _____
Onsite Sewage Treatment System
Type of System DRAIN FIELD Date of Installation TBD Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☒ Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area 40,800 sq ft or _____ acres Water Frontage 171 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 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		
Example: Patio	10 x 12	120			
DRIVEWAY	10 x 12 + WALKS			MAX	3,200
HOUSE + GARAGE				MAX	5,050
PATIOS				MAX	1,950
			Total Impervious Material		10,200

Impervious Lot Coverage $\frac{10,200}{40,800} = .25 \times 100 = 25\%$
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 require a silt fence or other means of stormwater management. SILT BARRIER

Deck 35x8
20x8

* shed/storage
Remains at 62 feet
x removing smaller of 2 sheds

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
☒ Dwelling _____ ft by _____ ft	☐ Attached Garage _____ ft x _____ ft	EST \$ 750 K
2 STORY - 5150 SFT 2250 SFT		
Outside Dimension () Deck/Patio _____ ft x _____ ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Lines 10 ft & Rear Lot Line 50 ft	Setback to Road Right of Way 50 ft	
Setback to Bluff NA	Type of road Twshp/Public / <u>Co Hwy</u> / State Hwy (Circle)	
Setback to Wetland NA	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) 60'	Elevation above OHW (Straight vertical distance) NA	
Setback to septic tank 100 12+	Setback to drainfield 100 20+	
Total No. Bedrooms 5	Maximum height proposed 30' # of Stories 2	
Roof Change () Yes () No NEW	Basement () Yes (X) No Walkout Basement () Yes () No	
	CRAWL SPACE	

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 Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road Twshp/Public / Co Hwy / State Hwy (Circle)	
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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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 Soyce Lepine

Date 10-11-2018

天下大同

- [illegible]

PATIO & DECK

PERV 1M PERV

76 x 20 1520
8 x 20 160
8 x 35 288

1960

440 * 1520

GARAGE

37 x 50

1850

* 1850

HOUSE

40 x 90

3600

* 3600

5,450

6,910

DRIVE

61 x 10
50 x 36

610
1800

* 2830

SIDEWALK

84 x 5

420
2830

* 400

TOTAL IMPERVIOUS

10,200 SQ'

PERVIOUS DECKS

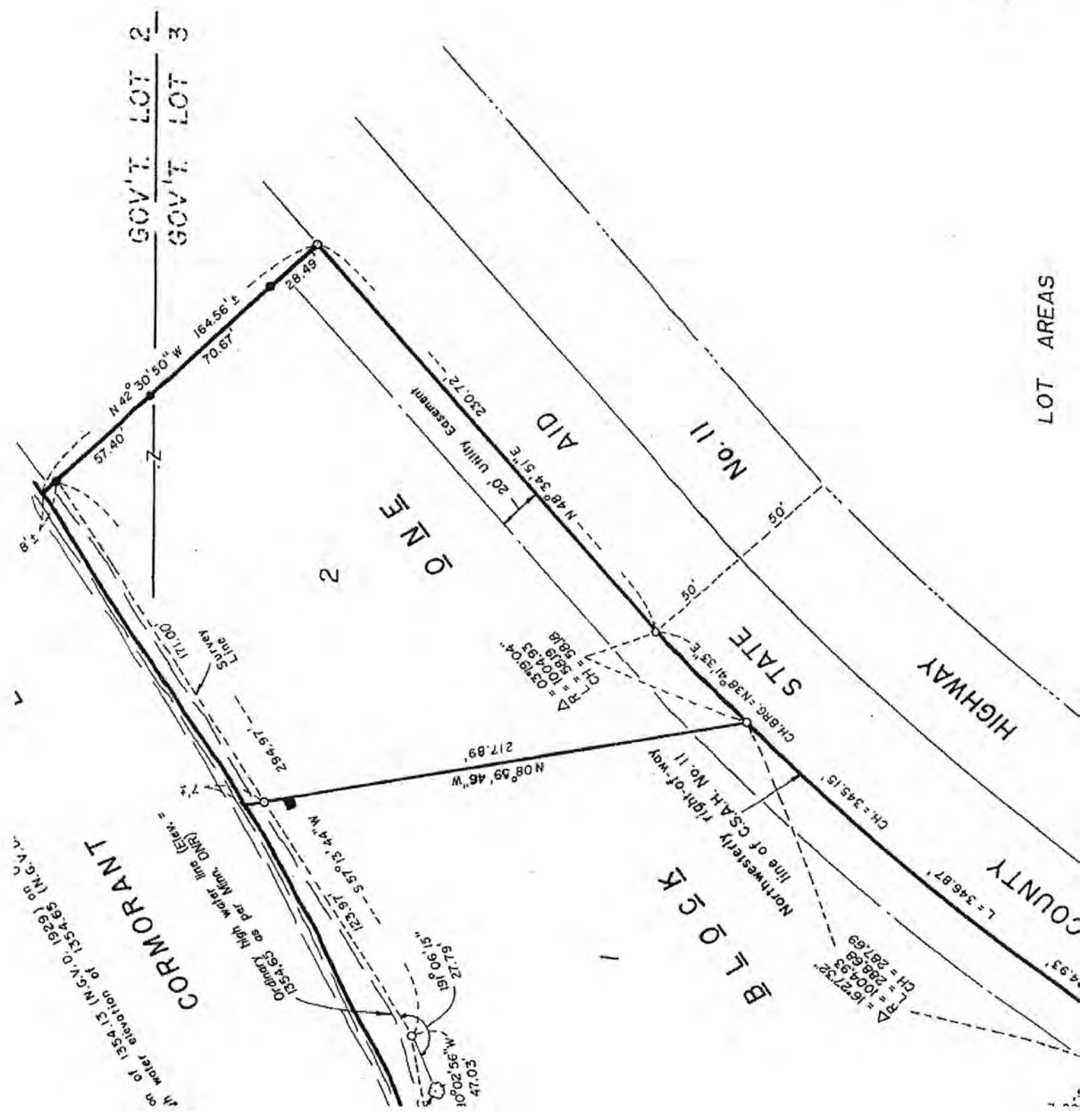
440 SQ'

400

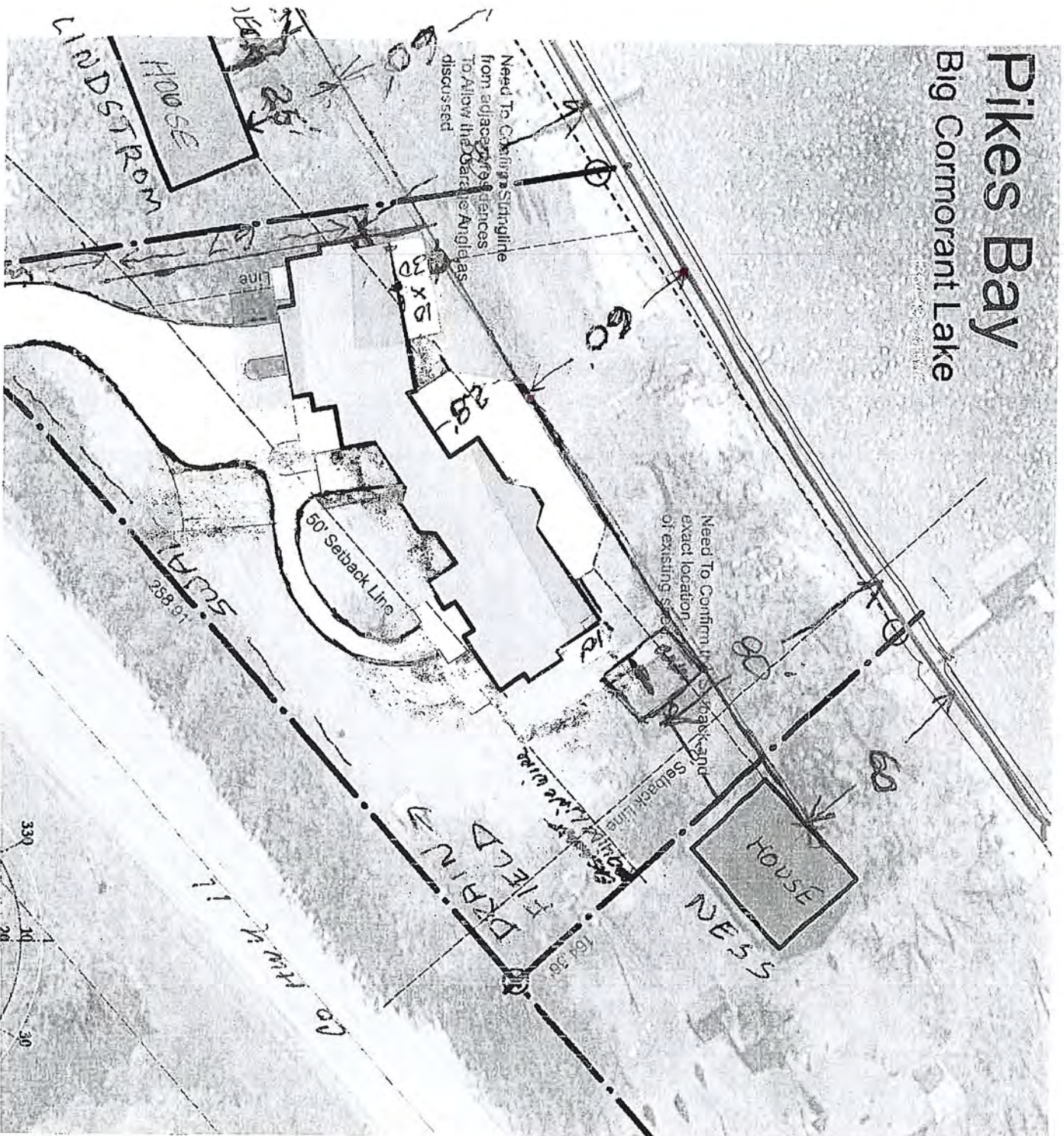
800

1000

1200

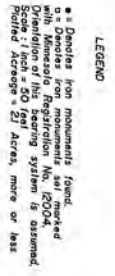


Big Cormorant Lake



Date owner notified of application outcome: _____

2-31



Above certificate subscribed and sworn to before me, a Notary Public, this 29th day of December, 1897.

Oliver D. Spence
 Notary Public, Becker County, Minn.
 My Commission Expires July 1, 1898.

This plat is hereby approved by the Town Board of the Township of Lake Umbagog, Becker County, Minnesota, this 29th day of December, 1897.

Charles A. Johnson
 Chairman

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 29th day of December, 1897.

Philip J. Johnson
 Chairman of County Board

The foregoing instrument was acknowledged before me this 4th day of July, 1987, by James J. Leinin and Joyce D. Leinin, husband and wife, and Richard E. Lindstrom and Rebecca M. Lindstrom, husband and wife, have bornunto set their hands and affixed their seals to this instrument on this 4th day of July, 1987.

Clifford A. Ross
Notary Public in and for the State of New Mexico
My Commission Expires Dec. 17, 1990.

I, Roy A. Smith, a Registered Land Surveyor, do hereby certify that I have made the survey and plat of the B&T; that this is a correct representation of said survey; that all distances are correct; that the bearings are correct; that the monument for the guidance of future surveys have been correctly placed in the ground as shown; that the boundary lines are correctly designated on the plat; and that there are no wet lands or public highways on or across the same except as shown.

Clifford A. Smith
Minnesota Registration No. 12004
(State of Minnesota)

and do hereby cause the said land to be surveyed and platted as the City and do hereby donate and dedicate for public use the utility easement and the right of way shown on the plat of said land, and as to the balance of the land, the City and do hereby donate and dedicate for public use the utility easement to the water's edge of said Big Cement Lake of the City of Lincoln, Nebraska, and the City of Lincoln, Nebraska, shall be subject to easements, restrictions, and reservations of record, if any.

IN WITNESS WHEREOF, said James J. Leppin and Joyce D. Leppin, husband and wife, and Richard E. Lindstrom and Rebecca M. Lindstrom, husband and wife, have hereunto set their hands and seals this 11th day of July, 1982.

WITNESSES: *[Signature]*
James J. Leppin
Joyce D. Leppin
Richard E. Lindstrom
Rebecca M. Lindstrom

State of Nebraska
County of Lincoln

[illegible]

636349

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 636349

September 15, 2016 at 12:00 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By MN Deputy

CERTIFICATE OF REAL
ESTATE VALUE FILED #013553

No delinquent taxes and transfer entered
this 15th day of Sept, 2016
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: 561417

DEED TAX DUE: \$ ~~234.00~~ 388.01

DATE: September ✓, 2016
(month/day/year)

FOR VALUABLE CONSIDERATION, Eugene D. Forbes, a single person

(insert name and marital status of each Grantor)

(" Grantor"),

hereby conveys and warrants to Byer's Liquors, L.L.C., a Minnesota Limited Liability Company

(insert name of each Grantee)

("Grantee"), as joint

tenants, real property in Becker County, Minnesota, legally described as follows:

See attached Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens) ☐

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

None.

BECKER COUNTY DEED TAX

AMT. PD. \$ 388.01

Receipt # 629487

Becker County Auditor/Treasurer

chg
paid
well

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

[Signature]
(signature) Eugene D. Forbes

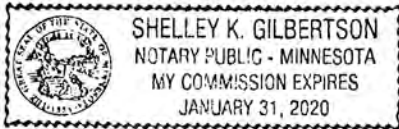
(signature)

Bates # 31916 (1)

State of Minnesota, County of Hubbard Becker (48)This instrument was acknowledged before me on September, 2016, by Eugene D. Forbes, a single person.
(month/day/year)

(insert name and marital status of each Grantor)

(Stamp)

Shelley K. Gilbertson
(signature of notarial officer)

Title (and Rank): _____

My commission expires: 1/31/20
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)Gregory D. Larson
Attorney at Law
P.O. Box 591
Park Rapids, MN 56470
218-237-5075
glarson@arvig.netTAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)Byer's Liquors, L.L.C.
P.O. Box 261
Osage, MN 56570

EXHIBIT A

All of Auditor's Lot Numbered 8 and Auditor's Lot Numbered 9, Except the South 20 feet thereof, a part of Auditor's Plat of parts of the NW1/4 NE1/4 and NE1/4 NW1/4, Section 29, Township 140 North, Range 36 West of the Fifth Principal Meridian, Becker County, Minnesota, and Recorded in Book "D" of Plats, Page 68.
AND

That part of the NW1/4 NE1/4 of Section 29, Township 140 North, Range 36 West, described as follows:
Beginning at a point on the North line of said Section 29; distant 450 feet East of the North quarter corner of said Section 29; thence South parallel with the North and South one quarter line 450 feet; thence East 125 feet; thence in a northeasterly direction to a point on the North line of said Section 29, said point being 1021.12 feet East of the North one quarter corner thereof; thence West 571.12 feet along the North line of said Section 29 to the point of beginning, excepting therefrom that part described as follows:
From the quarter corner on the North line of said Section 29, run South 33 feet along said quarter line; thence East 450 feet along the South boundary of Trunk Highway 34 to an iron pipe marker; thence South parallel with the North and South quarter line 132 feet to the point of beginning of the exception herein described; thence South on this line 285 feet; thence East 125 feet; thence in a northeasterly direction to a point on the North line of said Section 29, said point being 1021.12 feet East of the North one quarter corner of said Section 29; thence West 471.12 feet along the North line of said Section 29; thence South 165 feet; thence West 100 feet to the point of beginning;

EXCEPT that part which lies northerly of a line run parallel with and distant 50 feet southerly of the following described line: From a point on the southerly extension of the North and South quarter line of Section 20, Township 140 North, Range 36 West, distant 13.1 feet South of the South quarter corner said Section 20, run westerly at an angle of 91 degrees 52 minutes with said southerly extension (measured from North to West) for 172.79 feet to the point of beginning of the line to be described: thence run easterly on the last described course for 174.94 feet; thence deflect to the right on a 0 degree 24 minute curve (delta angle 2 degrees 36 minutes) for 650 feet and there terminating.

ALSO EXCEPTING all that part of the second described tract adjoining and southerly of the above described strip which lies northerly of a line run parallel with and distant 75 feet southerly of the above described line; containing 0.02 acre, more or less, in the unplatted portion thereof, in addition to the existing highway.

628450

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 628450

October 15, 2015 at 1:17 PM

I hereby certify that the within
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

17.0418.502

For Office Use Only: (OHD)

Twp & Sec: 62-30

W.O. No.: 151087

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Joyce D. Lepine as President of Lepine Lake Property, LLC (hereafter, "grantor") for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and warrant to Lake Region Electric Cooperative, a Minnesota cooperative association (hereafter, "Lake Region") of Pelican Rapids, Minnesota and to its successors or assigns, perpetual easement and right to enter upon the undersigned's real estate situated in Becker County, Minnesota, more particularly described as follows:

That part of The Bay, Block 1, Lot 2, in the NW1/4 of the SE1/4 of Section 30, Township 138 North, Range 42 West, Lake Eunice Township, Becker County, Minnesota, described as follows:

Commencing at the South Quarter Corner of Section 30, Township 138 North, Range 42 West; thence on an assumed bearing of N11°57'00"E 2560 feet (+/-) to coordinate point 46°44'21.07"N 96°02'06.60"W, being the point of beginning. From the point of beginning a 10 foot wide strip, 5 feet either side of a line S49°00'W, 35 feet and there ending.

Coordinate pairs are given in Latitude/Longitude, WGS84, GEOID96 (Conus).

The grantor hereby grants to Lake Region, its successors and assigns, within the above described easement area, the right and authority to place, construct, operate, repair, inspect, maintain, relocate, mark, replace, and remove thereon or thereunder and in, upon or under all streets, roads or highways abutting said real estate a utility distribution line or system, and all other apparatus in connection therewith. The grantor also grants to Lake Region, its successors and assigns, the right and authority to grant use of easement for other utility services, to cut and trim trees and shrubbery to the extent necessary to keep them clear of said utility distribution line or systems, to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling and to remove actual or potential obstructions to, and interference with said systems, whether it be upon or under the ground.

Grantor covenants that the grantor is the owner of said lands in fee simple absolute, free and clear of all encumbrances and liens whatsoever, except those hereinafter specified.

As used in this instrument, the singular shall be construed to include the plural and vice versa depending upon the number of grantors.

This easement shall be appurtenant to the above-described lands and shall run with the land and shall bind grantor's heirs, administrators, successors and assigns.

This instrument was drafted by
LAKE REGION ELECTRIC COOPERATIVE
Pelican Rapids, Minnesota

Lepine Lake Property, LLC by:

x Joyce D. Lepine
Joyce D. Lepine

(Grantor(s))

STATE OF North Dakota)
COUNTY OF Cass) SS

The foregoing instrument was signed before me this 30th day of September, 20 15.
By Joyce D. Lepine as President of Lepine Lake Property, LLC
Who executed the same as her free act and deed.

Notary Public

Brianne Stoffel

BRIANNE STOFFEL
Notary Public
State of North Dakota
My Commission Expires Sept. 16, 2020

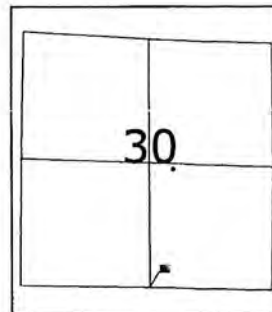
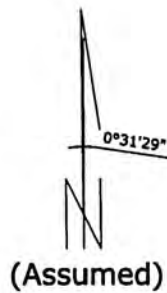
chg
paid
well

35' ±
S49°00'W

Point of Beginning
46°44'21.07"N
96°02'06.60"W

2560' ±
N11°57'00"E

South Quarter Corner
Section 30
Township 138 North
Range 42 West
Lake Eunice Township
Becker County, MN



Data Collector Unit	Trimble Pro-XR	Section Corner Coordinates from Control Points of Other Tall County dataset and/or the State of MN Section 24 Antenna, Photo Plane, Control, NAD83 Coordinates pairs from GPS for monument recovered from Cape County Community Base Station and/or NODOT CORS Network. Coordinates pairs are in Latitude/Longitude, WGS84, GEOID99 (Contour)	LAKE EUNICE Section 30, T138N, R42W	
Date Collected By	RK			
Date of Data Collection	9-21-2015			
Horiz. Precision of Coordinate Pairs (Avg)	+/- 0.5'			
No. of Satellites	9 - 19			
Drawn By	AS		wo 151087	

365751

**WARRANTY DEED
INDIVIDUAL(S) TO JOINT TENANTS**

No delinquent taxes and transfer
entered: Certificate of Real Estate
Value () filed (✓) not required
Certificate of Real Estate Value
No.

May 15, 1989

Armed J. O'm
County Auditor

by CA Deputy

STATE DEED TAX DUE HEREON: \$ 165

Date: 5-15, 1989

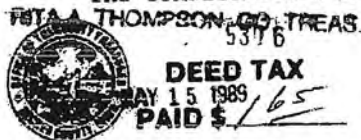
(reserved for recording data)

FOR VALUABLE CONSIDERATION, RICHARD K. LINDSTROM and REBECCA M. LINDSTROM, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to JAMES J. LEPINE and JOYCE D. LEPINE, husband and wife, Grantees as joint tenants, real property in Becker County, Minnesota, described as follows:

An undivided 1/2 interest in and to:
Lot Two (2), Block One (1), of The Bay, according
to the certified plat thereof on file and of record
in the office of the Becker County Recorder in and
for Becker county, Minnesota,

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

The consideration for this conveyance is less than \$500.00



Affix Deed Tax Stamp Here

Richard E. Lindstrom
Richard E. Lindstrom

Rebecca M. Lindstrom
Rebecca M. Lindstrom

STATE OF NORTH DAKOTA)

COUNTY OF Cass) ss.

The foregoing instrument was acknowledged before me this 15th day of May, 1989, by Richard E. Lindstrom and Rebecca M. Lindstrom, husband and wife, Grantor(s).



Louise A. Ross
12/17/90

Signature of Person Taking Acknowledgement LOUISE A. R

LOUISE A. ROSS
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires DEC. 17, 1990

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

THIS INSTRUMENT WAS DRAFTED BY:

VOGEL, BRANTNER, KELLY, KNUTSON,
WEIR & RYE, LTD.
502 First Avenue North
P.O. Box 1389
Fargo, North Dakota 58107

Mr. and Mrs. James I. Lepine
4230 14th Ave NW
Fargo, ND 58102

1. ☒ ~~Administrative~~
 2. ☒ ~~Financial~~
 3. ☒ ~~Legal~~
 4. ☒ ~~Medical~~
 5. ☒ ~~Other~~
 6. ☒ ~~Unrecorded~~



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: 10/23/2018

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

1:2,400



AM 1340
93.1 FM
"The Station You Can Count On"

Leighton broadcasting



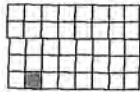
The Lakes Hit Music



A Marketing Company

"Serve, Connect and Celebrate
Our Community"

1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624

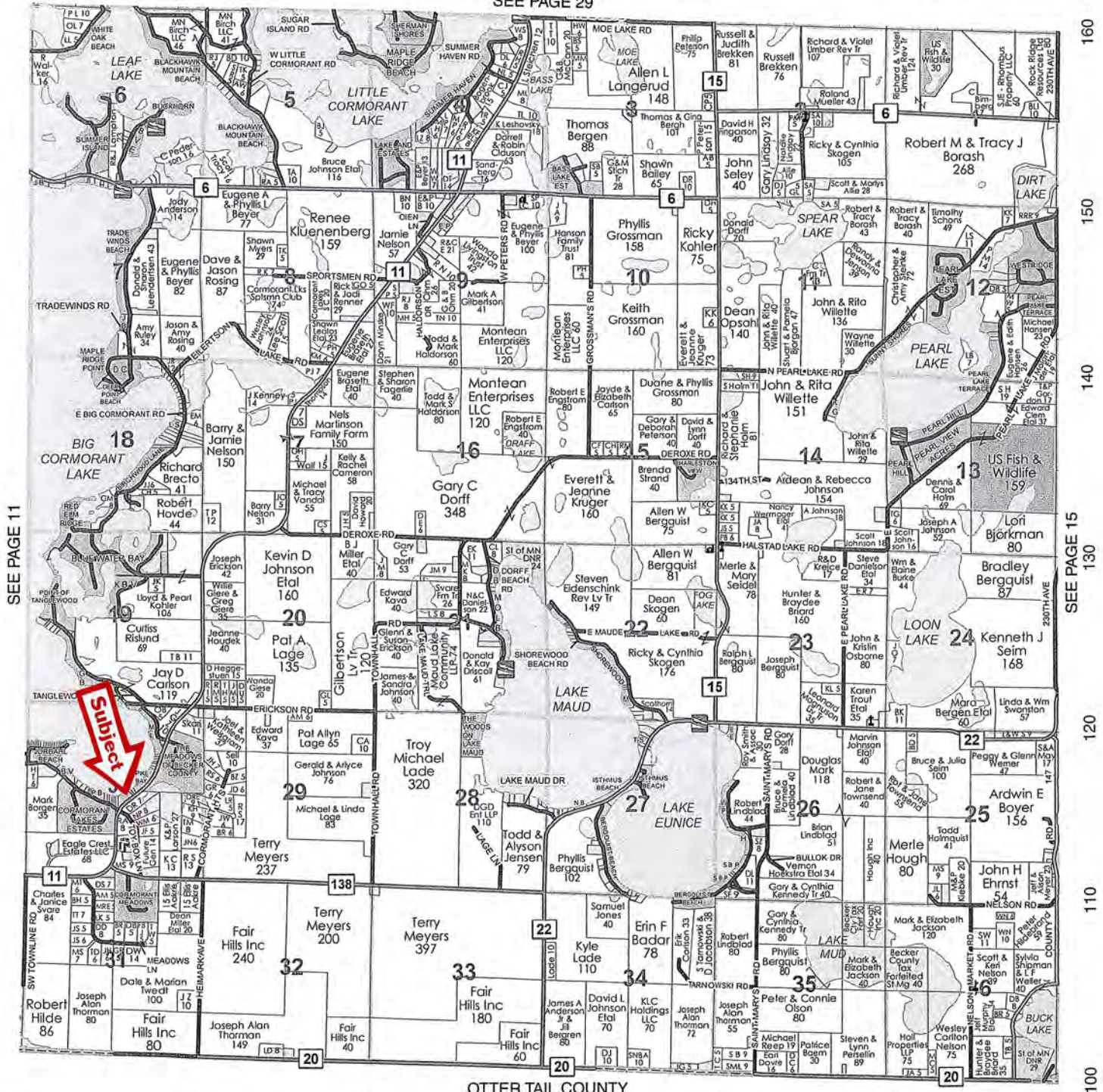


Lake Eunice

Township 138N - Range 42W

Copyright © 2016 Mapping Solutions

SEE PAGE 29



OTTER TAIL 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, November 8, 2018 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN. 56501

APPLICANT: Byers Liquors
PO Box 261
Osage, MN 56570

Project Location: 54561 St Hwy 34

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to an existing non-conforming retail building to be located at nineteen (19) feet from a state highway right of way, deviating from the required setback of eighty-five (85) feet from a state highway right of way due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: **21.0344.000**; Section 29 Township 140 Range 036 SubdivisionName AUD PLAT 140-36 SubdivisionCd 21001 LOTS 8 & 9 EX S 20' and **21.0282.000**; Section 29 Township 140 Range 036 100' E&W BY 165' N&S LYING 450' E OF NW COR OF NW1/4 OF NE1/4 LESS HWY, Osage Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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) Byers Liquors LLC Last Name _____
Mailing Address P.O. Box 261 City, State, Zip Osage, MN 56570
Phone Number 218-252-0814 Project Address: _____
Parcel number(s) of property: 21.0344.000 / 21.0282.000 Sect - Twp - Range: _____
Township Name: OSAGE Legal Description: Aud Plat 140-36
lots 8 & 9 Ex. 5 20'

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

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

Please provide a brief description detailing the above variance request:

Request to build an addition on to a non-conforming
structure to be located 19' from a State Highway ROW.

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) 19 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

What is the current square footage of the structure? 960

What is the proposed addition square footage? 696

What is the current height of the structure? 18'

What is the proposed height of the structure? 20'

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? Yes

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

What is the current percentage of lot coverage? 22.2

What is the proposed percentage of lot coverage? 27.92

RECEIVED

OCT 18 2018

ZONING

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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
Yes, parcel is zoned commercial and will remain the same.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
Yes, current business is locally owned and located on a commercial corridor.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
Yes, the parcel is zoned commercial and ~~with~~ the current use will not change.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
Yes, current structure and lot are non-conforming. (to be rebuilt)
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
Yes, other commercial bldgs/businesses exist in close proximity, to the request. Adjacent structures are located as close or closer to the ROW.



The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff, along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: AAZ

Date: 10-17-17

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] 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

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____

Please Print or Type All Information

Parcel Number (s) 21.0344.000 Property (E911) Address 54561 ST HWY 34, OSAGE MN Legal Description And Plz + 140-36 Lots 8+9 EX 5 201

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>Straight</u>	<u>RD</u>	<u>OSAGE</u>	<u>29</u>	<u>140</u>	<u>36</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
<u>Byers Liquors LLC</u>	<u>Byers</u>	<u>Liquors</u>	<u>P.O. Box 261</u>	<u>218-252-0814</u>
Contractor Name Lic #			<u>OSAGE, MN 56570</u>	

Proposed Project (Check those that apply)

☐ New Dwelling ☐ Addition to Dwelling ☐ Replacement Dwelling* ☐ Mobile/Manfac. Home
☐ Attached Garage ☐ Detached Garage ☐ Storage Structure ☐ Addition to Non-dwelling
☐ Stairway ☐ Deck ☐ Recreational Unit ☐ Water Oriented Structure
☐ Fence ☒ Other Liquor Store ☒ Non Conforming Replacement (identify) See Attached
*Existing Dwelling to be removed prior to _____

Onsite Water Supply ☒ Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
Onsite Sewage Treatment System
Type of System _____ Date of Installation _____ Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☒ () Riparian(on water) ☒ Non Riparian Non Shoreland _____

Lot Area 15,600 sq ft or _____ acres Water Frontage _____ ft Bluff () Yes (X) No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Example: Patio 10 x 12 120

DRIVEWAY

<u>Liq. Store</u>	<u>36x46</u>	<u>1,656</u>
<u>Parking</u>	<u>100x22</u>	<u>2,200</u>

Total Impervious Material

Impervious Lot Coverage 4,356 ÷ 15,600 = .2792 x 100 = 27.92 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

() None () 10 cubic yards or less () 11- 50 cubic yards (X) over 50 cubic yards

Project over 50 cubic yards require a silt fence or other means of stormwater management.

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OCT 18 2018

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 Lines ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way ____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage ____ ft by ____ ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other <u>Lig Store</u> <u>36</u> ft x <u>46</u> ft		
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft		
Setback to Side Lot Lines <u>30+</u> ft & Rear Lot Line <u>65</u> ft	Setback to Road Right of Way <u>78' / 19' ROW</u>	\$ _____
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / <u>State Hwy</u> (Circle) <u>15124.200</u>	
Setback to Wetland _____	Is wetland protected () Yes (X) No <u>Free</u>	
Setback to OHW (straight horizontal distance) <u>300+</u>	Elevation above OHW (Straight vertical distance) <u>15435</u>	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed <u>26'</u> # of Stories <u>1</u>	
Bathroom proposed (X) Yes () 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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension ____ ft by ____ ft	Sq ft _____
Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

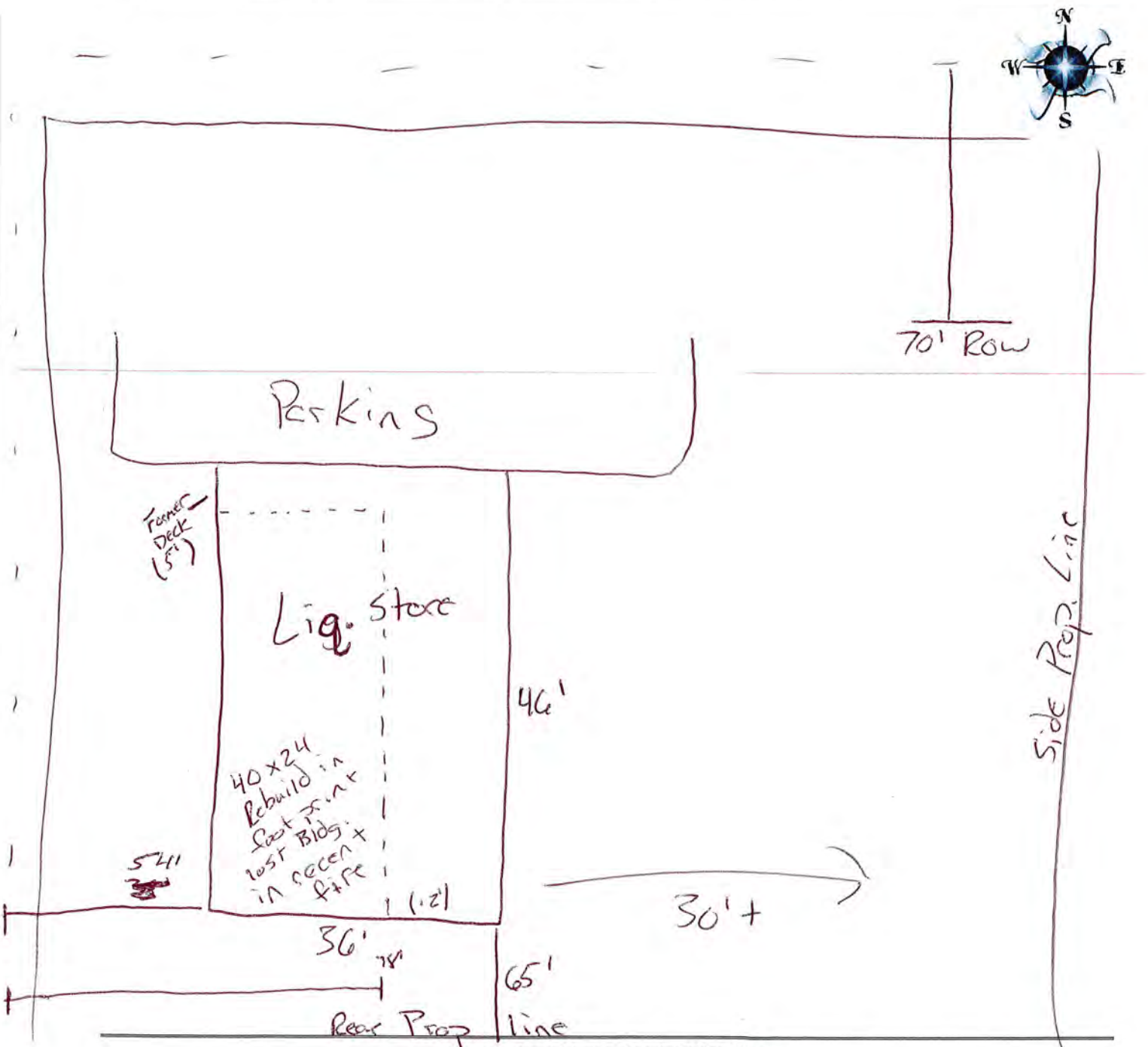
[Signature]
Signature

10-17-18
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. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. 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.
5. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	
APP	SITE
YEAR	



Remember EROSION CONTROL!

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

575771

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 575771

January 8, 2010 at 12:50 PM
I hereby certify that the within
instrument was recorded in this office.
Darlene Maneval, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 8th day of Jan, 2010

Ryan L. Tanager
Becker County Auditor/Treasurer

By JB Deputy

17-0418-502

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 440019
Becker County Auditor/Treasurer

Multiple Individuals to Limited Liability Company

Minnesota

QUIT CLAIM DEED

(shall convey after-acquired title)

This Indenture effective the 5th day of January, 2009, from Grantor to Grantee:

1. **Definitions.** For the purpose of this Indenture:
 - a. "Grantor" shall collectively mean James J. Lepine and Joyce D. Lepine, husband and wife, whose mailing address is 714 Hackberry Drive, Fargo, North Dakota 58104.
 - b. "Grantee" shall mean Lepine Lake Property LLC, a limited liability company organized under the laws of the State of North Dakota, whose mailing address is 714 Hackberry Drive, Fargo, North Dakota 58104.
 - c. "Indenture" shall mean this quit claim deed between Grantor and Grantee.
 - d. "Property" shall mean the following described real estate, together with all improvements, hereditaments and appurtenances, in the County of Becker, in the State of Minnesota:

Lot Two (2), Block One (1), of The Bay, according to the certified plat thereof
on file and of record in the office of the Becker County Recorder in and for
Becker County, Minnesota.

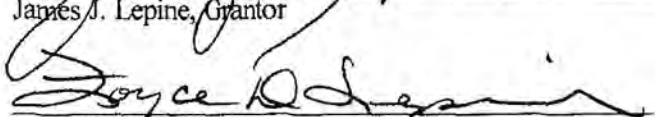
2. **Consideration and Conveyance.** For a valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby conveys and quit claims the Property to Grantee.

3. **Minnesota State Deed Tax.** Minnesota State Deed Tax shall be due in the amount of One and 65/100 (\$1.65) Dollars.

4. **After-Acquired Title.** This Indenture shall convey all after-acquired title of the Grantor.

chg
paid
well
non/std
extra

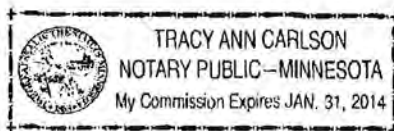
5. **Benefit.** This Indenture shall benefit, and shall be binding upon, the parties and their respective successors in interest.

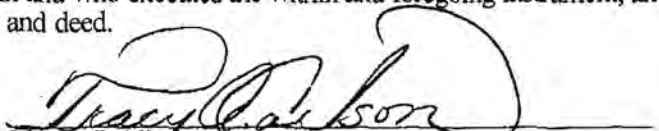

James J. Lepine, Grantor

Joyce D. Lepine, Grantor

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

STATE OF MINNESOTA)
)ss
COUNTY OF CLAY)

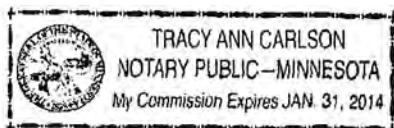
On this 5th day of January, 2009, before me personally appeared James J. Lepine, husband of Joyce D. Lepine, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free act and deed.

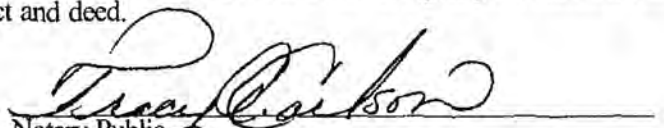



Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF CLAY)

On this 6th day of January, 2009, before me personally appeared Joyce D. Lepine, wife of James J. Lepine, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her free act and deed.



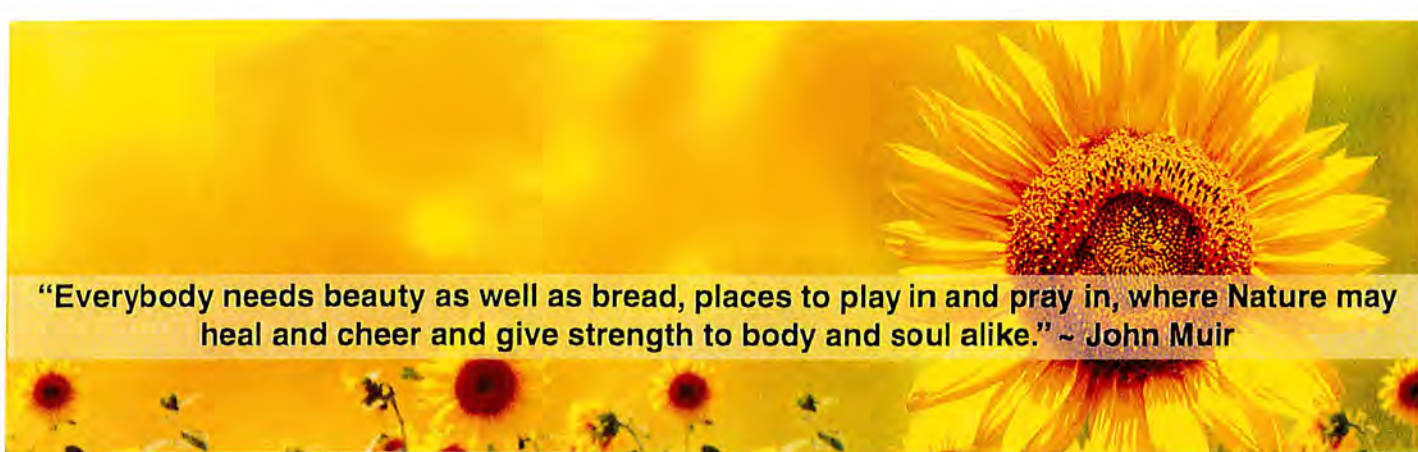

Notary Public

THIS INSTRUMENT WAS DRAFTED
WITHOUT OPINION BY:

40 F. John Williams III
Vogel Law Firm
215 30th Street North
P.O. Box 1077
Moorhead, Minnesota 56561-1077
(218) 236-6462
FJW-039396.09000 (ALJ:kas)
865373.1

REAL ESTATE TAX STATEMENTS TO:

Lepine Lake Property LLC
714 Hackberry Drive
Fargo, ND 58104

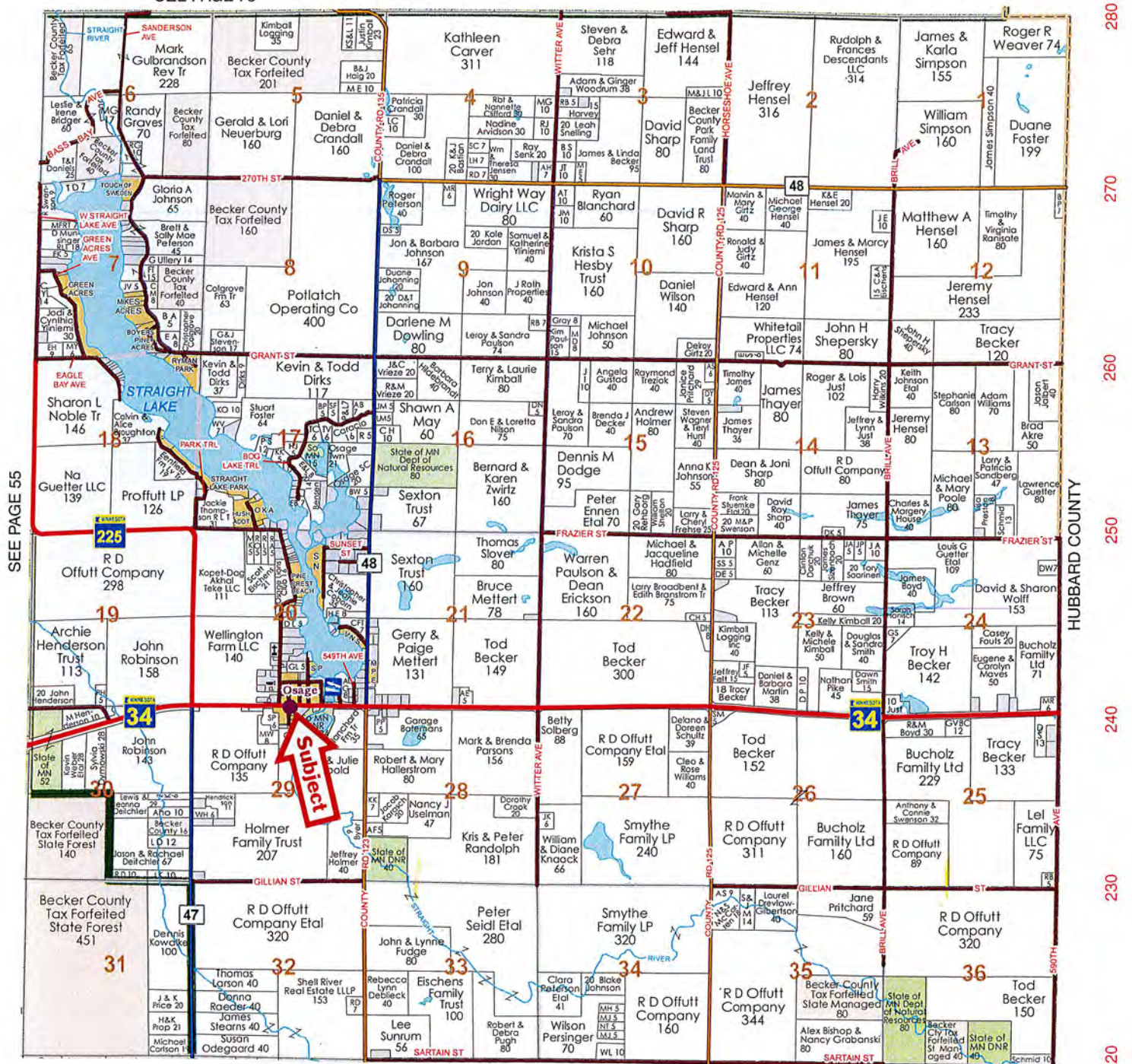


Osage

Township 140N - Range 36W

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HUBBARD COUNTY →

SEE PAGE 73



SEE PAGE 41



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, November 8, 2018 @ 7:00 P.M.

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

APPLICANT: Aaron & Teresa Reinholz
1606 3St W
West Fargo, ND 58078

Project Location: 34279 323rd Ave

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to a non-conforming lot to construct a dwelling and attached garage to be located at fourteen (14) feet from the right of way of 323rd Ave, deviating from the required setback of twenty (20) feet from the right of way of a township road for dwelling on a riparian lot, due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 200438000 Strawberry

PT GOVT LOT 4: COMM SW COR SEC 35 N 1347.18', E 1352.20', E 302.66', SLY 104.44', SW 100.33' TO POB; NW 33.96', SW 101.72', SE 139.18' TO STRAWBERRY LK, NLY AL LK 100', NW 116.67' TO POB.; 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

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) Aaron Last Name Reinholz
Mailing Address 6251 Martens Way S City, State, Zip Fargo ND 58104
Phone Number 701-388-6619 Project Address: 34279 323rd Ave, Ogema
Parcel number(s) of property: 200438000 Sect - Twp - Range: 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:

Due to this being a non-conforming lot, the request is for the setback from both the lake and the road at the backside of the lot. The variance will make it more conforming to the setback from the lake and out of the shore impact zone.

* Request a variance to be located @ 14ft from the Road of a twp Rd. *

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

Setback must include decks and patios, current and proposed.

38 1/2' House
25 1/2' Deck

☒ Ordinary High Water Mark (OHWM)

Proposed Distance (setback) 50' Deck 55' House feet

10' Lot Line

Proposed Distance (setback) 10 feet

20' Road Right of Way (ROW)

☒ Proposed Distance (setback) 14 feet

Type of Road ☒ Township ☐ County ☐ State

N/A Crest of bluff

Proposed Distance (setback) N/A feet

14.1% Impervious Surface Coverage

Proposed Impervious Lot Coverage _____ sq ft

23 %

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

What is the current square footage of the structure? 936

What is the proposed addition square footage? New Dwelling 1,715 sf with garage

What is the current height of the structure? 25'

What is the proposed height of the structure? 30'

Is there a basement to the structure? Crawl space

Will the proposed addition have a basement? New Dwelling - Walkout

Will the roofline of the existing structure be changed? Yes - new dwelling

Will the main structural framework of the structure be altered? Yes - new dwelling

What is the current percentage of lot coverage? 14 %

What is the proposed percentage of lot coverage? 23 %

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OCT 23 2018

ZONING

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. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **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.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (✓) No () Why or why not?
Other homes are closer to the lake. We are trying to be more conforming with the new structure.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (✓) No () Why or why not?
The new dwelling will be out of the shore impact zone, but closer to the right of way on the backside of the lot.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (✓) No () Why or why not?
The new dwelling does not exceed the impervious surface limit. A mitigation plan is in place to add french drains and vegetative buffer.
- 4) In your opinion, are there circumstances unique to the property?
Yes (✓) No () Why or why not?
The placement of the township road and where the property lies are makes it difficult to meet all setbacks.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (✓) No () Why or why not?
The area is a mix of seasonal and year around homes. The new dwelling fits in and maintains the character of that lakeshore area.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Don Remy Date: 10/22/18

(Office Use)

Date Received 10-22-18 Accepted [✓] Incomplete Application [] Date 10/22/18

Ugh Vaulley
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

Website: www.co.becker.mn.us Email: zoning@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
200438000	34279	323 rd	Ave Ogema (see attached)

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Strawberry Lk	RD	MAPLE GROVE	35	142	40

Property Owner	Last Name	First Name	Mailing Address	Phone
REINHOLZ, Aaron + Teresa			6251 Martens Way S. Fargo ND 58104	701-388-6619
Contractor Name	Lic #	N/A		

Proposed Project (Check those that apply)

☒ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☒ Attached Garage	☐ Detached Garage	☐ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☒ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to OCT 4-2018

701-388-6620
Teresa

Onsite Water Supply (X) Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
Onsite Sewage Treatment System
Type of System holding tank Date of Installation _____ Last Date Certified 5-8-2018
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☒ Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area 13,503 sq ft or .31 acres Water Frontage 100 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		
Example: Patio	10 x 12	120			
DRIVEWAY		527			
House + Garage		1,715			
Decks		832			
		2,574			
			Total Impervious Material		

Impervious Lot Coverage 2,574 ÷ 11,046 = .233 x 100 = 23.3 %
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 require a silt fence or other means of stormwater management.

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ZONING

* Setback Avg. Allow 30' house + 20' deck on 50' from OHW
 $= 25/2 + 35 = 60.5/2 = 30 + 20 = 50' + 50' \text{ from the deck}$

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling 40 ft by 30 ft	(X) Attached Garage 26 ft x 22 ft	\$ 268,000
Outside Dimension (X) Deck/Patio 22 ft x 12 ft	() Addition to existing _____ ft x _____ ft	Fee 874.00
Setback to Side Lot Lines 10 ft & Rear Lot Line 20 ft	Setback to Road Right of Way 14 ft	variance
Setback to Bluff N/A	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland N/A	Is wetland protected () Yes () No N/A	
Setback to OHW (straight horizontal distance) 55' House	Elevation above OHW (Straight vertical distance) > 3'	
Setback to septic tank 10' 50' DECK	Setback to drainfield N/A	
Total No. Bedrooms 3	Maximum height proposed 30' walkout side# of Stories 2	
Roof Change (X) Yes () No NEW	Basement (X) Yes () No Walkout Basement (X) 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 Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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	

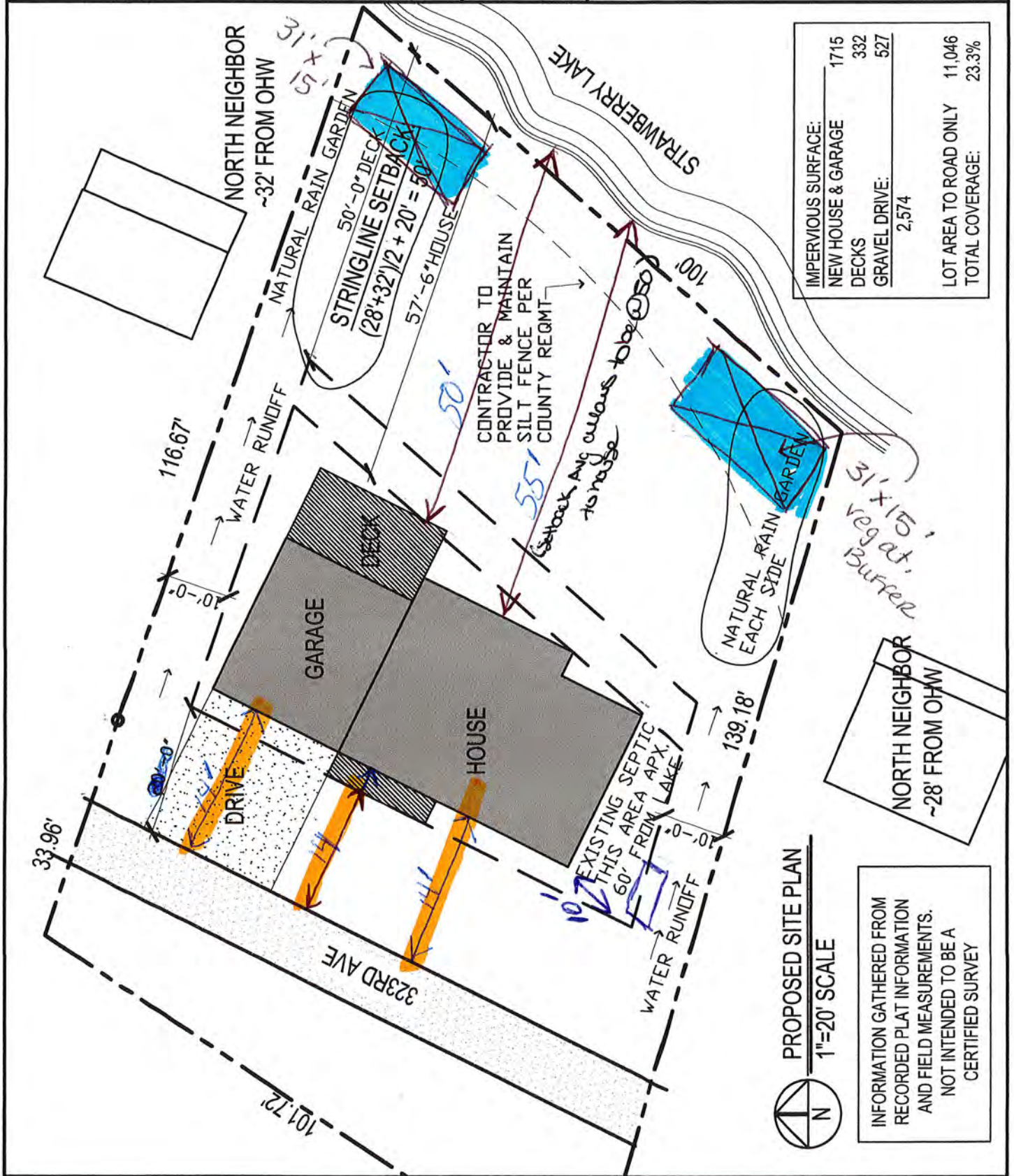
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
 AS SET FORTH IN MN STATE STATUTES.

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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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.

Kelli Wegscheide
 Signature

10/2/18
 Date

REINHOLZ LAKE HOME 34279 323RD AVE OGEMA MN



Existing

OLD CABIN AND DECK PRIOR TO
NEW CONSTRUCTION PROJECT

Before it was removed
* can be a in foot print area

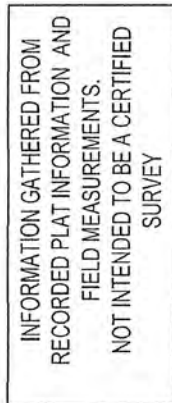
* Setback Averaging Allowed for

Deck @ $18 \times 23 = 41.5 / 2 = 20.75 + 20 = 50$ MIN
 House @ $25 \times 2 + 35 = 65 / 2 = 32.5 + 20 = 52.5$ MIN
 (#1) (#2)



223 square feet removed from Shore Impact Zone
 *20 Mitigation Credit Units
 Current Deck is over 10' into the Shore Impact Zone
 New Deck will be approx. 5' beyond Shore Impact Zone
 *15 Mitigation Credit Units for Structure Setback

REINHOLZ LAKE HOME
34279 323RD AVE OGEMA MN



Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this 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), Caron + Teresa Reianholz hereby authorize Kelly Weegslehd to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" - e.g. site, septic, etc.): SITE
plat application: _____
conditional use application: _____
variance application: _____
other: _____

on my (our) property located at:

Tax Parcel Number(s): 202438000 Physical Site Address: 34279 323rd Ave Ogema mn

Legal Description: PT 604 LOT 4, BTC.

Section: 35 Township: 142 Range: 40 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 107 W. main St Perham mn 56573
Street City State Zip Code
Agent phone #(s): 218-251-0081 Agent fax #: _____
Agent email address: kelli@harmoniousarchitecture.com

* Caron Reianholz Teresa Reianholz 10-9-18
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 9th day of October before me personally appeared Teresa Reianholz / Caron Reianholz
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged
that He/She executed the same as her/his free act and deed.

(Notary Stamp)

HEIDI ASPLIN
Notary Public
State of North Dakota
My Commission Expires April 4, 2022

Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____

Date owner notified of application outcome: _____

PARCEL	
APP	Mitigation
YEAR	
SCANNED	

Mitigation Worksheet

Applicant: Aaron & Teresa Reinholz Parcel #: 20.0438.000

Legal Description:

S35 T142 R40 PT GOVT LOT 4, etc.
34279 323rd Ave, Ogema MN

Lake Name: Strawberry Lake Classification: RD

Property Dimensions:

Roadside Width: 101.72' Depth Side 1: 139.18'
 Lakeside Width: 100' Depth Side 2: 150.63'

Total Lot Area: 13,503 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: 100' 0"

Proposed Setback: -- 57' 6"

Difference: = 42' 6" 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: 20' x 15'

Credit Units gained from buffer: 10

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: 15

Shore Impact Zone Removal: See description on next page.

Credit Units gained: 20

Total Mitigation Credits Gained: 45

PARCEL	
APP	Mitigation
YEAR	

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: 23 %

Threshold Coverage: - 15 %

Difference: = (8) x (5) = 40 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.

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

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

1400 Sq Ft into 2' x 2' x 4' French Drains 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

Shore Impact Zone Removal (see below):

Credit Units Gained

Total Mitigation Credit Units Gained: 40

SHORE IMPACT ZONE OPTION

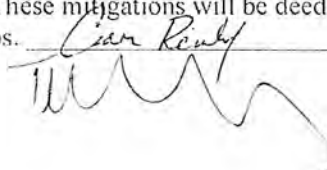
Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

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 = 20
Removing 223 Sq Ft of Structure from Shore Impact Zone

**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.

Cian Reilly


Owner(s) 10/8/18 Date

10-8-18

Minnesota Pollution
Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

5 Strawberry Lake
Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA)
requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner
within 15 days

For local tracking purposes:

System Status

System status on date (mm/dd/yyyy): 5-8-2018

☒ Compliant – Certificate of Compliance
(Valid for 3 years from report date, unless shorter time
frame outlined in Local Ordinance.)

☐ Noncompliant – Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #4) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 200438000
Property address: 34279 323rd Ave Reason for inspection: Mandate
Property owner: Aaron Reinhold Owner's phone: 761-388-6619
or
Owner's representative: Representative phone:
Local regulatory authority: Regulatory authority phone:
Brief system description: 1500 gal holding tank
Comments or recommendations: 8251 Martens way S
Fargo, ND 58104

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No
determination of future system performance has been nor can be made due to unknown conditions during system construction,
possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Karl Bergstrom Certification number: 478
Business name: License number:
Inspector signature: [Signature] Phone number:

Necessary or Locally Required Attachments

- ☒ Soil boring logs
- ☒ System/As-built drawing
- ☐ Forms per local ordinance
- ☐ Other information (list):

34279 to 323rd

Property address: _____ Inspector initials/Date: _____
(mm/dd/yyyy)

1. Impact on Public Health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface. ☐ Yes ☒ No

System discharges sewage to drain tile or surface waters. ☐ Yes ☒ No

System causes sewage backup into dwelling or establishment. ☐ Yes ☒ No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Comments/Explanation:

Verification method(s):

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☒ Homeowner testimony (See Comments/Explanation)
- ☐ "Black soil" above soil dispersal system
- ☐ System requires "emergency" pumping
- ☐ Performed dye test
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

2. Tank Integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. ☐ Yes ☒ No

Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.

Sewage tank(s) leak below their designed operating depth. ☐ Yes ☒ No

If yes, which sewage tank(s) leaks:

Any "yes" answer above indicates the system is failing to protect groundwater.

Comments/Explanation:

Verification method(s):

- ☒ Probed tank(s) bottom
- ☐ Examined construction records
- ☐ Examined Tank Integrity Form (Attach)
- ☐ Observed liquid level below operating depth
- ☐ Examined empty (pumped) tanks(s)
- ☐ Probed outside tank(s) for "black soil"
- ☐ Unable to verify (See Comments/Explanation)
- ☐ Other methods not listed (See Comments/Explanation)

3. Other Compliance Conditions – Compliance component #3 of 5

a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. ☐ Yes* ☒ No ☐ Unknown

b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes* ☒ No ☐ Unknown

***System is an imminent threat to public health and safety.**

Explain:

c. System is non-protective of ground water for other conditions as determined by inspector. ☐ Yes* ☒ No

***System is failing to protect groundwater.**

Explain:

Property address: _____

Inspector initials/Date: _____

(mm/dd/yyyy)

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____

(mm/dd/yyyy)

☐ Unknown

Shoreland/Wellhead protection/Food beverage lodging?

☐ Yes ☐ No**Compliance criteria:**

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☐ Yes ☐ No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)

☐ Yes ☐ No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is failing to protect groundwater.**Verification method(s):**

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

☐ Conducted soil observation(s) (Attach boring logs)☐ Two previous verifications (Attach boring logs)☐ Not applicable (Holding tank(s), no drainfield)☐ Unable to verify (See Comments/Explanation)☐ Other (See Comments/Explanation)**Comments/Explanation:****Indicate depths or elevations**

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation*

*May be reduced up to 15 percent if allowed by Local Ordinance.

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5☐ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP?

☐ Yes ☐ No

If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.**Compliance criteria**

a. Operating Permit number: _____

Have the Operating Permit requirements been met?

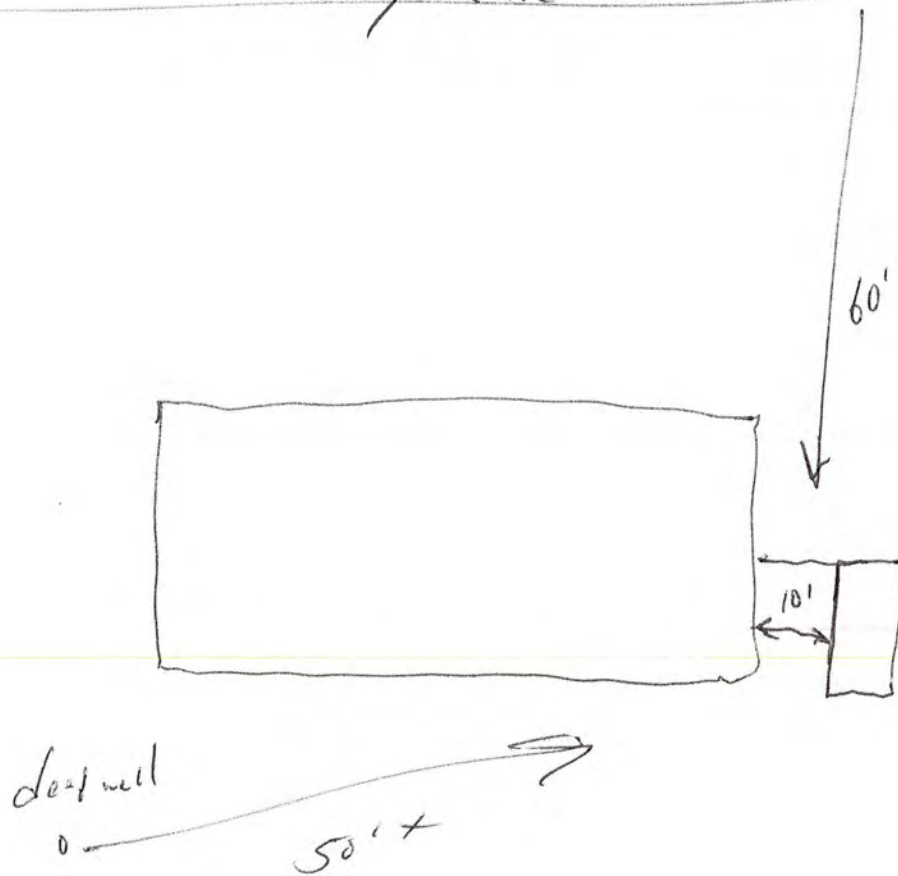
☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

Strawberry Lake



Inspection does not imply or guarantee
future hydraulic functioning, only what
conditions were found on date of inspection

Becker County

Auditor-Treasurer Office

915 Lake Avenue

Detroit Lakes, MN 56501

218-846-7311

www.co.becker.mn.us

AIN:

PIN: 20.0438.000

BILL NUMBER: 1218842

LENDER: US BANCORP SERV PROVIDERS,LLC

OWNER NAME: REINHOLZ AARON & TERESA

TAXPAYER(S):

AARON & TERESA REINHOLZ

1606 3 ST W

WEST FARGO ND 58078

\$\$\$**REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

PROPERTY ADDRESS

34279 323RD AVE

OGEMA, MN 56569

DESCRIPTION

Acres 0.31 Section 35 Township 142

Range 040

PT GOVT LOT 4: COMM SW COR

Line 13 Detail

S-1010/15 SOLIC	40.00
Principal	40.00
Interest	0.00

TAX STATEMENT**2018**

2017 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2017	2018
Step 1	Taxes Payable Year:	
	Estimated Market Value:	163,600 168,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	163,600 168,500
	New Improvements	
	Expired Exclusions:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2017	
Step 2	PROPOSED TAX	
		1,380.00
	Sent in November 2017	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2018	\$709.00
	Second half taxes due 10/15/2018	\$709.00
	Total taxes due in 2018	\$1,418.00

Tax Detail for Your Property:		2017	2018
Taxes Payable Year:			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	☐	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$1,326.00	\$1,378.00
	4. Credits that reduce property taxes		
Property Tax by Jurisdiction	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,326.00	\$1,378.00
	6. BECKER COUNTY	\$652.45	\$648.58
	7. MAPLE GROVE	\$87.48	\$89.52
	8. State General Tax	\$246.08	\$255.21
	9. SCHOOL DISTRICT 0435	\$182.49	\$188.30
	A. Voter approved levies		
	B. Other local levies	\$71.49	\$84.47
	A. BC EDA	\$3.91	\$3.76
10. Special Taxing Districts	B. Others	\$82.10	\$108.16
	C. TIF	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments	\$1,326.00	\$1,378.00
13. Special assessments		\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,366.00	\$1,418.00
Tax Amount Paid			\$0.00

2**2nd Half Payment Stub - Payable 2018**

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2018.

Total Property Tax for 2018	\$1,418.00
2nd Half Tax Amount	\$709.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$709.00
Balance Good Through	10/15/2018
	Seasonal

PIN: 20.0438.000

AIN:

BILL NUMBER: 1218842

TAXPAYER(S):

AARON & TERESA REINHOLZ

1606 3 ST W

WEST FARGO ND 58078

Paid By _____

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of your

1**1st Half Payment Stub - Payable 2018**

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2018.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2018.

Total Property Tax for 2018	\$1,418.00
1st Half Tax Amount	\$709.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$709.00
Balance Good Through	05/15/2018
	Seasonal

PIN: 20.0438.000

AIN:

BILL NUMBER: 1218842

TAXPAYER(S):

AARON & TERESA REINHOLZ

1606 3 ST W

WEST FARGO ND 58078

Paid By _____

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of your

537837

CERTIFICATE OF REAL ESTATE VALUE FILED, #2291

No delinquent taxes and transfer entered
this 29 day of June 2006
Ryan O. Sanger
County Auditor, Becker Co.
By [Signature] Deputy

20.0438.000

5-M WARRANTY DEED
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 620.40

Date: June 28, 2006

FOR VALUABLE CONSIDERATION, RICHARD C. BERDAHL, a single person, Grantor(s), hereby convey(s) and warrant(s) to AARON REINHOLZ AND TERESA REINHOLZ, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

RECEIPT # 332862
BECKER COUNTY
DEED TAX
AMT. PD. \$ 620.40
BECKER COUNTY TREASURER

JUN 29 2006

SEE ATTACHED EXHIBIT "A"

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

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

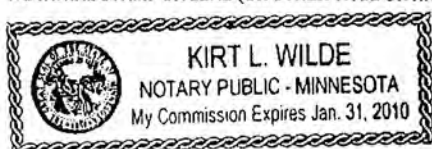
- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
☒ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Richard C. Berdahl
Richard C. Berdahl

STATE OF MINNESOTA)
COUNTY OF BECKER)ss.
)

The foregoing instrument was acknowledged before me on this 28th day of June, 2006, by Richard C. Berdahl, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

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

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 537837

June 29, 2006 at 01:40 PM

I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

BECKER COUNTY RECORDER

Well Certificate Received JUN 29 2006
Darlene Maneval
Duty [Signature] Co. Recorder

Parcel # 20.0438.000

Exhibit "A"

That part of Government Lot 4 (fractional South Half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence continue South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 50.00 feet to the point of beginning; thence North 71 degrees 58 minutes 51 seconds West, 33.96 feet; thence South 31 degrees 40 minutes 05 seconds West, 94.12 feet; thence South 24 degrees 17 minutes 17 seconds West, 7.60 feet; thence South 75 degrees 07 minutes 27 seconds East 139.18 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly, along said shoreline, a distance of 100.0 feet, more or less, to a point which bears South 71 degrees 58 minutes 51 seconds East from the point of beginning; thence North 71 degrees 58 minutes 51 seconds West 116.67 feet, more or less, to the point of beginning. Containing 13683 square feet, more or less.

Together with and Subject to a 33.00 foot wide perpetual easement for road purposes, being that part of Government Lot 4 (fractional South Half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the point of beginning on the west line of a certain tract as described in Document No. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto, thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 150.00 feet; thence South 24 degrees 17 minutes 17 seconds West 100.00 feet; thence South 18 degrees 33 minutes 48 seconds West 250.00 feet; thence South 19 degrees 55 minutes 00 seconds West 150.00 feet; thence North 75 degrees 52 minutes 33 seconds West 33.17 feet; thence North 19 degrees 55 minutes 00 seconds East 152.96 feet; thence North 18 degrees 33 minutes 48 seconds East 251.26 feet; thence North 24 degrees 17 minutes 17 seconds East 103.78 feet; thence North 31 degrees 40 minutes 05 seconds East 151.83 feet; thence North 30

degrees 36 minutes 56 seconds East 50.02 feet; thence North 15 degrees 35 minutes 13 seconds East 86.35 feet to the north line of said Government Lot 4; thence North 89 degrees 44 minutes 21 seconds East, along said north line, for 34.30 feet to the point of beginning.

Also together with a perpetual easement for road purposes along the northerly 33.00 feet of said Government Lot 4; said easement beginning at the east right-of-way line of the public road on the west line of said Section 35 and running east to the westerly line of the above-described easement tract.

Subject also to the proprietary and sovereign right of the State of Minnesota in all that portion of the land lying below the natural ordinary high watermark of Strawberry Lake; not intending, however to deprive the fee owners of the usual riparian rights that attach to the land riparian to a navigable public body of water incident to the ownership thereof.

SUBJECT TO an easement to maintain and operate the septic tank now in existence which occupies a portion of the above described property and which easement is described as follows: A perpetual utility easement over, under or across that part of Government Lot 4 (fractional S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35 a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4 a distance of 302.66 feet to the west line of a certain tract as described in DOCUMENT NO. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet South of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 50.00 feet; thence North 71 degrees 58 minutes 51 seconds West 33.96 feet; thence South 31 degrees 40 minutes 05 seconds West 94.12 feet; thence South 24 degrees 17 minutes 17 seconds West 7.60 feet; thence South 75 degrees 07 minutes 27 seconds East 66.45 feet to the point of beginning; thence continue South 75 degrees 07 minutes 27 seconds East for 24.82 feet; thence North 62 degrees 19 minutes 18 seconds West 24.20 feet; thence South 27 degrees 40 minutes 42 seconds West for 5.50 feet to the point of beginning.

AND SUBJECT TO: An easement for the purpose of access around an existing deck on the adjoining lot; said easement is across that part of Government Lot 4 (fractional S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 35, Township 142 North, Range 40 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West along the west line of said Section 35, a distance of 1347.18 feet to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of

Government Lot 3 of said Section 35, thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the west line of a certain tract as described in DOCUMENT NO. 474419 at the office of the Becker County Recorder; thence South 15 degrees 35 minutes 13 seconds West, along said west line, for 100.07 feet to an iron monument; thence South 30 degrees 36 minutes 56 seconds West, along said west line for 4.35 feet to a point 100.00 feet South of the north line of said Government Lot 4 as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West for 50.33 feet; thence South 31 degrees 40 minutes 05 seconds West for 50.00 feet; thence South 71 degrees 58 minutes 51 seconds East for 64.92 feet to the point of beginning of the easement; thence continue South 71 degrees 58 minutes 51 seconds East for 21.00 feet; thence South 18 degrees 01 minutes 09 seconds West for 2.00 feet; thence North 71 degrees 58 minutes 51 seconds West for 21.00 feet; thence North 18 degrees 01 minute 09 seconds East for 2.00 feet to the point of beginning.



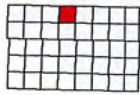
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,123	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 10/24/2018	

Need Additional Plat Books?



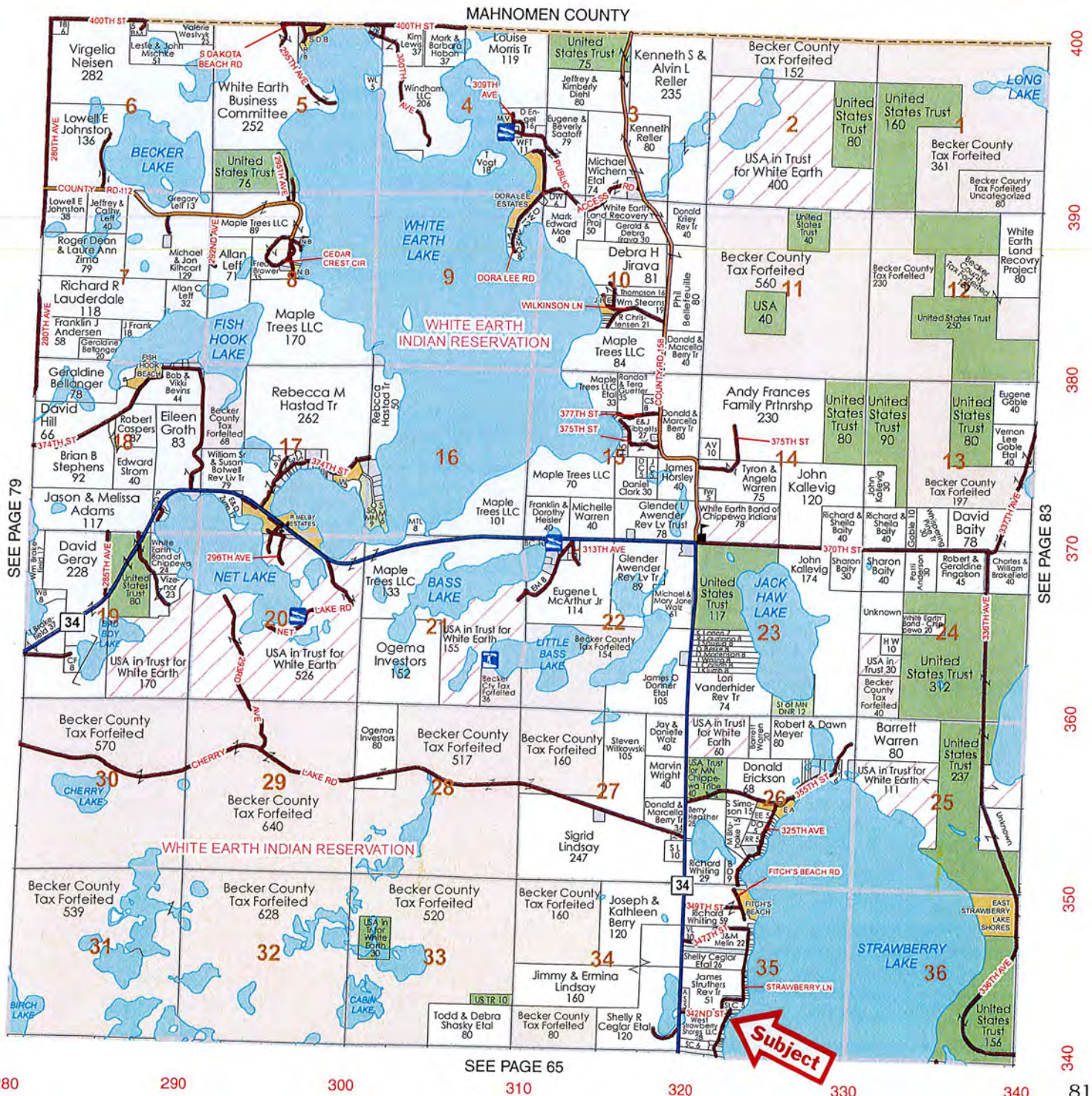
Becker Soil & Water Conservation District: 809 - 8th Street SE
 Becker County Auditor-Treasurer Office: Courthouse, 2nd Floor
 Detroit Lakes Sport Shop: 930 Washington Avenue
 Chamber of Commerce: 700 Summit Avenue



Maple Grove

Township 142N - Range 40W

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Subject

SEE PAGE 65



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, November 8, 2018 @ 7:00 P.M.

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

APPLICANT: WK Crawford Properties LLC
28249 Meadow Dr
Detroit Lakes, MN 56501

Project Location: Co Hwy 21 Detroit Lakes, MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request for 24 boat slips, to be located on a commercially zoned property, to be for seasonal use.

LEGAL LAND DESCRIPTION: Tax ID number: 080037000 Floyd

3-139-41 PT GOVT LOT 8: COMM MC #22, E 1033.53' TO CTR CSAH 21 & POB; N 351.51' AL CTR RD TO CTR CHANNEL BETWEEN BIG & LITTLE FLOYD LAKES, NW AL CTR CHANNEL TO SHORE OF BIG FLOYD LK, S & W AL SHORE TO W LN GOVT LOT 8, S TO S LN GOVT LOT 8, E TO POB.; Section 03, TWP 139, Range 41, Detroit Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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

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

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

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



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

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

First name(s) WK Crawford Properties LLC Last Name
Mailing Address 28249 Meadow Dr City, State, Zip Detroit Lakes MN 56501
Phone Number 218-844-4762 Project Address: 20980 Co Hwy 21 Detroit Lakes MN
Parcel number(s) of property: 08.0037.000 Sect - Twp - Range: 03-139-041
Township Name: Detroit Lakes Legal Description: PT Gout Lot 8
Comm MC #22 E 1033 S3 to GR CSAH 21 *See Attached Deed

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

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

Please provide a brief description detailing the above variance request:

Request for 24 boat slips for seasonal use per
Chapter 5 tables undetermined goes to BOA for
Approval

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
X Other chapters 5 use undetermined %

- 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 ☐

- What is the current square footage of the structure? N/A
What is the proposed addition square footage? N/A
What is the current height of the structure? NA
What is the proposed height of the structure? NA
Is there a basement to the structure? N/A
Will the proposed addition have a basement? NA
Will the roofline of the existing structure be changed? N/A
Will the main structural framework of the structure be altered? N/A
What is the current percentage of lot coverage? N/A
What is the proposed percentage of lot coverage? N/A



Receipt # 141008-696010 10/24/18 5326

Send toles. 1/2 mile

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

adjacent property is currently vacant. Marina will be located a favorable distance from either side property line. Preventing any negative impacts.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

Current use of cabin and seasonal marina will not have an affect on development and improvement of surrounding properties.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Access road currently exist with no drainage issues. Other facilities will be added if needed.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Parking currently exists

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

The current location and size of said parcel shall not create any of above said mentioned.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

No soil will be disturbed for the one time installation of proposed marina.

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

The parcel of land is situated in a manner prevent the dock from obstructing views.

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

NA

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

The marina has been designed to accommodated 24 watercraft.

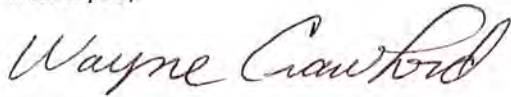
Kyle,

Enclosed is a diagram of the proposed dock system, overhead of the property and overhead of the property with the proposed dock system. The dock will have 24 boat slips and will stay in the lake year round. It will offer seasonal boat docking and no gas or goods will be sold.

The property will not be altered; no earth will need to be moved for the one time installation of the dock system. All vehicles of individuals with seasonal boat slips will park on the WK Crawford Property.

Please call Kathy or me if you have any questions. I will be out of town, but will return the morning of Thursday, October 11th.

Thank you,

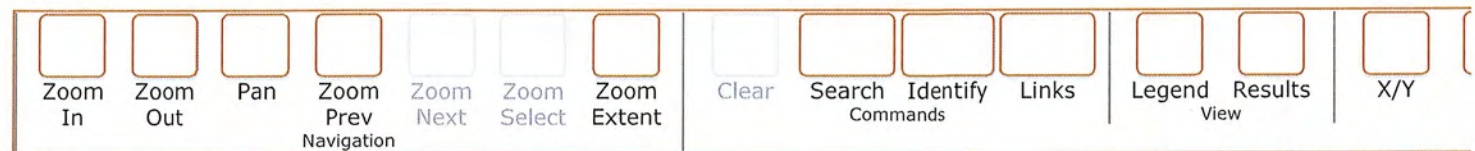
A handwritten signature in cursive script that reads "Wayne Crawford".

Wayne Crawford

~~218-850-2781~~ 218-849-4702

Kathy Crawford

218-850-2781



Scale 1: 1200



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.

WK Crawford Properties

Wayne Crawford

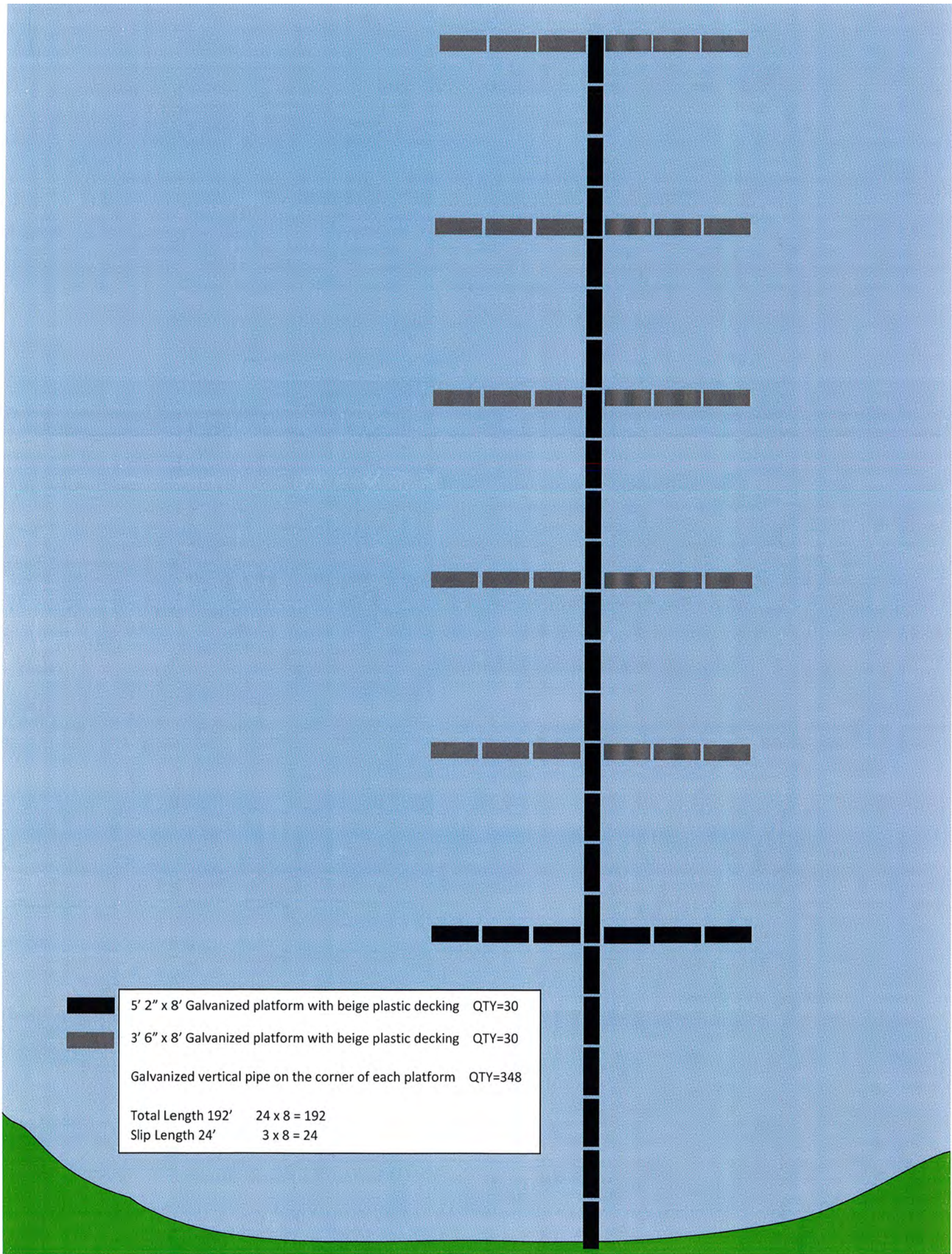
1:3,197

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

Date: 10/4/2018



Becker County



5' 2" x 8' Galvanized platform with beige plastic decking QTY=30



3' 6" x 8' Galvanized platform with beige plastic decking QTY=30

Galvanized vertical pipe on the corner of each platform QTY=348

Total Length 192' $24 \times 8 = 192$

Slip Length 24' $3 \times 8 = 24$

Becker County Parcel Information

[Values & Taxes](#)
[Zoning Info](#)
[Land Info](#)
[Res. Bldg.](#)
[Yard Items](#)
[Sales Info](#)
[New Search](#)

Summary

Parcel Number:	080037000	GIS Map 
Property Address:		
Owner Name:	WK CRAWFORD PROPERTIES LLC	
Owner Address:	28249 MEADOW DR DETROIT LAKES MN 56501	
Legal Description:	Section 03 Township 139 Range 041 3-139-41 PT GOVT LOT 8: COMM MC #22, E 1033.53' TO CTR CSAH 21 & POB; N 351.51' AL CTR RD TO CTR CHANNEL BETWEEN BIG & LITTLE FLOYD LAKES, NW AL CTR CHANNEL TO SHORE OF BIG FLOYD LK, S & W AL SHORE TO W LN GOVT LOT 8, S TO S LN GOVT LOT 8, E TO POB.	

Valuation & Taxation

top 

Tax Assessment Year	2018 Values	2017 Values	2016 Values
Estimated Building & Improvements Value	\$45,600	\$48,600	\$44,900
Estimated Land Value	\$206,400	\$201,400	\$201,400
Estimated Machinery Value			
Total Estimated Value	\$252,000	\$250,000	\$246,300
Tax Payable Year		2018 Payable	2017 Payable
Taxable Market Value		\$250,000	\$246,300
Tax Details - <i>please see statement</i>		 2018 Statement	 2017 Statement

Total Tax Levied	\$1,978.00	\$2,006.00
Total Payments	-\$989.00	-\$2,006.00
Unpaid Balance	\$989.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$251,600
2	Commercial - Non-Homestead	\$400

Zoning District top ▲	
Township	DETROIT
Zoning District	COMMERCIAL
Other Descriptions	

Zoning Permits		
Type	Status	Details
Site	Approved: 07/28/17	• Det. Garage: New Det Gar (18x24)

Land Information top ▲			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
2.71	245		2.71
Description	Flags		Size
080787 FF -MUD LAKE -POOR			10 FF
080784 FF -MUD LAKE -GOOD			120 FF
080783 DEVELOPE MUD LAKE			1 UT
601420 WATER/SEWER/ELEC HK			1 UT

089998 AC IN LK SHRE-NO VAL		0.83 AC
089501 LOW ACRE		1.68 AC
080785 FF -MUD LAKE -AVG		65 FF
080786 FF -MUD LAKE -FAIR		50 FF
089501 LOW ACRE		0.2 AC

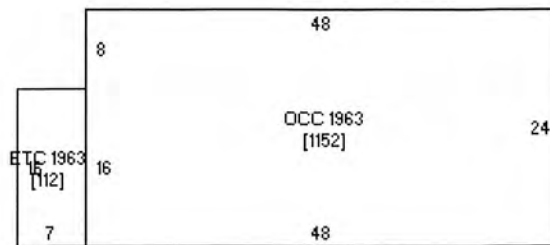
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1963
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1152 SqFt
Condition	Above Normal
Basement	Slab
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Conc Slab
Roof	Gable/Steel Shake
Ext Walls	Plywood
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Garage # 1

Year Built	1982
Style	Det Frame
Area SF	384
Condition	Above Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing

Style	Count
Full Bath	1

Decks & Patios

Style	Area SF
Concrete Patio-Low	80

Yard Items

top ▲

Yard Item # 1 details:

Descr	Shed
-------	------

Year Built	1900
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	7.00
Length	16.00
Area	112 Square Feet

Sales Information top ▲			
Sale Date: 7/8/2011 - Property Type: Seasonal Rec. Residential			
Buyer	WK CRAWFORD PROPERTIES, LLC	Seller	JOHNSON, CURTIS G & SHARON E
Sale Price	\$205,000	Ins Type	Warranty Deed
Adj Sale Price	\$203,800	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Assemblage
Sale Date: 9/5/2003 - Property Type: Seasonal Rec. Residential			
Buyer	JOHNSON, CURTIS & SHARON	Seller	BRINK, JOHN & MARY & BYRON & KRISTY BRINK
Sale Price	\$225,000	Ins Type	Warranty Deed
Adj Sale Price	\$225,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

632859

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 632859

May 2, 2016 at 2:04 PM

I hereby certify that the within
instrument was recorded in this office.

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered
this 2nd day of May, 2016

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

08.0037.000-Rev QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.65

Date: March 23, 2016

FOR VALUABLE CONSIDERATION, Nancy K. Edwards and Donald E. Edwards, II, wife and husband, Grantors, hereby convey and quitclaim to **WK Crawford Properties, LLC**, a Minnesota limited liability company, Grantee, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 8, in Section 3, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates Meander Corner No. 22 located on the south line of said Section 3 and on the easterly shore of Big Floyd Lake; thence South 89 degrees 49 minutes 27 seconds East 1033.53 feet on an assumed bearing along the south line of said Section 3 and the south line of said Government Lot 8 to the centerline of County State Aid Highway No. 21, said point is **the point of beginning**; thence North 02 degrees 01 minute 31 seconds East 351.51 feet along the centerline of said County State Aid Highway No. 21; thence northerly continuing along the centerline of said County State Aid Highway No. 21 on a curve concave to the east, having a central angle of 05 degrees 22 minutes 24 seconds and a radius of 520.87 feet, for a distance of 48.85 feet (chord bearing North 04 degrees 42 minutes 43 seconds East); thence northerly and easterly continuing along the centerline of said County State Aid Highway No. 21 as located on the date of this deed to the center of the channel between Big Floyd Lake and Little Floyd Lake; thence northerly and westerly on and along the center of the channel between Big Floyd Lake and Little Floyd Lake to the water's edge of Big Floyd Lake; thence southerly and westerly on and along the water's edge of Big Floyd Lake to the westerly line of said Government Lot 8; thence southerly on and along the westerly line of said Government Lot 8 to the southwest corner of said Government Lot 8; thence easterly on and along the south line of said Government Lot 8 and the South line of said Section 3 to the point of beginning.

SUBJECT TO County State Aid Highway No. 21 right of way easement over, under and across that part of the above tract which lies westerly and northerly of the centerline of County State Aid Highway No. 21.

together with all hereditaments and appurtenances belonging thereto. Consideration for this conveyance is less than \$500.00. This conveyance is made for title correction and boundary line purposes.

BECKER COUNTY DEED TAX

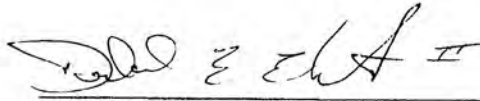
AMT. PD. \$ 1.65

Receipt # 617640
Becker County Auditor/Treasurer

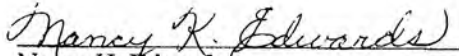
To: Carl Melstrom

chg
paid
well

[Affix Deed Tax Stamp Here]



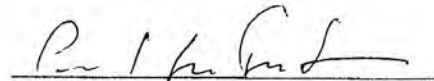
Donald E. Edwards, II

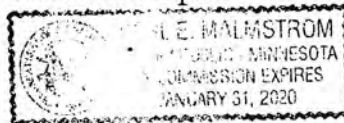

Nancy K. Edwards

STATE OF MINNESOTA)
) ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me this 23rd day of March,
2016, by Nancy K. Edwards and Donald E. Edwards, II, wife and husband, Grantors.

NOTARY STAMP


Notary Public
My Commission Expires:



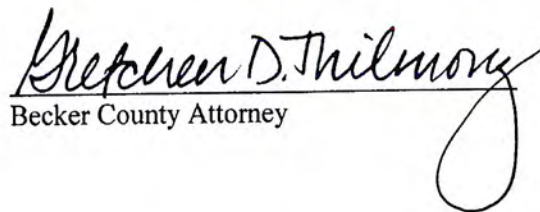
Tax Statements for the real property described in this instrument should be sent to: (Include name and address of Grantee)

WK Crawford Properties, LLC
28249 Meadow Drive
Detroit Lakes, MN 56501

THIS INSTRUMENT WAS DRAFTED BY:

BRIGGS, RAMSTAD & SKOYLES, P.A.
Charles J. Ramstad
114 Holmes Street West
Detroit Lakes, MN 56501
(218) 847-5653

Pursuant to the terms of Minnesota Statute Section 272.15, the undersigned certifies that the attached and foregoing quit claim deed is given for the purpose of correcting a defect in the title.


Becker County Attorney



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.

1:4,493	Date: 10/23/2018
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



230 240 250 260 270 280 290 300