



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 14<sup>th</sup> @ 7:00 P.M.

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

#### **APPLICANT:**

GREG C KRUTSINGER  
PO BOX 55  
WEST FARGO ND 58078

**PROJECT LOCATION:** 15493 SUMMER ISLAND RD, LAKE PARK

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

Request a variance to construct a basement addition to an existing non-conforming dwelling to be located at twenty-one (21) feet from the ordinary highwater mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.1158.000; Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOT 16 & RESTRICTED DRIVE; LAKE EUNICE.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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

## Variance Application Review

Permit # VAR2019-13

### Property and Owner Review

Parcel Number(s): **171158000**

Owner: **GREG C KRUTSINGER**

Township-S/T/R: **LAKE EUNICE-06/138/042**

Mailing Address:

**GREG C KRUTSINGER**

**PO BOX 55**

**WEST FARGO ND 58078**

Site Address: **15493 SUMMER ISLAND RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **52821**

Legal Descr: **Block 001 of SUMMER ISLAND 138 42 LOT 16 & RESTRICTED DRIVE**

### Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: **We want to raise the home and put a new foundation under it. The footprint will stay the same but we want to raise the foundation from a five foot wall to a eight foot wall.**

OHW Setback: **21**

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback: **n/a**

Road Setback: **70**

Road Type: **Township**

Existing Imp. Surface Coverage: **16**

Proposed Imp. Surface Coverage: **16**

Existing Structure Sq Ft: **960**

Proposed Structure Sq Ft: **960**

Existing Structure Height: **21**

Proposed Structure Height: **25**

Existing Basement Sq Ft: **960**

Proposed Basement Sq Ft: **960**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **There will be measures taken to prevent any storm water run off.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **There will not be anything done to impact the lake or neighbors.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **We would like to get a extra three feet of height to get more usable space under the cabin.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Its a substandard lot so the set backs are close.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **There are similar structures with the same set backs. Nothing will change other than raising the structure three feet.**

**Field Review Form (Pre-Insp)****Permit # SITE2019-205****Property and Owner Review**Parcel Number: **171158000**

Inspector Notes:

Owner: **GREG C KRUTSINGER**Township-S/T/R: **LAKE EUNICE-06/138/042**Site Address: **15493 SUMMER ISLAND RD**

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **24 x 40**
- Proposed Dimensions: **same**
- Proposed Roof Changes? **No**

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **Put a new foundation under the home and raising it from a five foot basement to eight feet**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:



## Setback Review

Road Type/Measurement From:  
**Public/Township Rd - Right of Way**

Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback: Pre-Inspection:  
- Dwelling: **70** - Dwell:  
- Non-dwelling: **none** - Non:

Lake Name:  
**Leif (Lake Eunice, Cormorant, & Audubon) [RD]**River Name:

Side setback: Pre-Inspection:  
- Dwelling: **8.5+** - Dwell:  
- Non-dwelling: **n/a** - Non:

Pond/Wetland on property? **No**  
Bluff? **No**

Rear setback: Pre-Inspection:  
- Dwelling: **NA** - Dwell:  
- Non-dwelling: **none** - Non:

OHW setback: Pre-Inspection:  
- Dwelling: **21** - Dwell:  
- Non-dwelling: **none** - Non:

Septic tank setback: Pre-Inspection:  
- Dwelling: **10** - Dwell:  
- Non-dwelling: **none** - Non:

Pond/wetland setback: Pre-Inspection:  
- Dwelling: **none** - Dwell:  
- Non-dwelling: **none** - Non:

Drainfield setback: Pre-Inspection:  
- Dwelling: **none** - Dwell:  
- Non-dwelling: **none** - Non:

Bluff setback: Pre-Inspection:  
- Dwelling: **none** - Dwell:  
- Non-dwelling: **none** - Non:

Well setback: Pre-Inspection:  
- Dwelling: **10** - Dwell:  
- Non-dwelling: **none** - Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



# Mitigation Worksheet

YEAR	
SCANNED	

Applicant: Greg Kruttsinger Parcel #: 17.1158.000  
Legal Description: \_\_\_\_\_

Lake Name: Lief Lake Lake Classification: Recreation  
Property Dimensions:  
Roadside Width: 85 Depth Side 1: 80  
Lakeside Width: 85+81 Depth Side 2: -  
Total Lot Area: 6,842 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: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ 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:  $30 \times 15 = 20$  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:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

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

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

**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: \_\_\_\_\_ %

Threshold Coverage: - 15 %

Difference: = ( ) x (5) = \_\_\_\_\_ 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

Credit Units Gained 25

**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 \_\_\_\_\_

875 sq ft of wharf diverted  
w/ gutters & trench drains  
Shore Impact Zone Removal (see below):

Credit Units Gained 20

**Total Mitigation Credit Units Gained:** 25

**SHORE IMPACT ZONE OPTION**

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

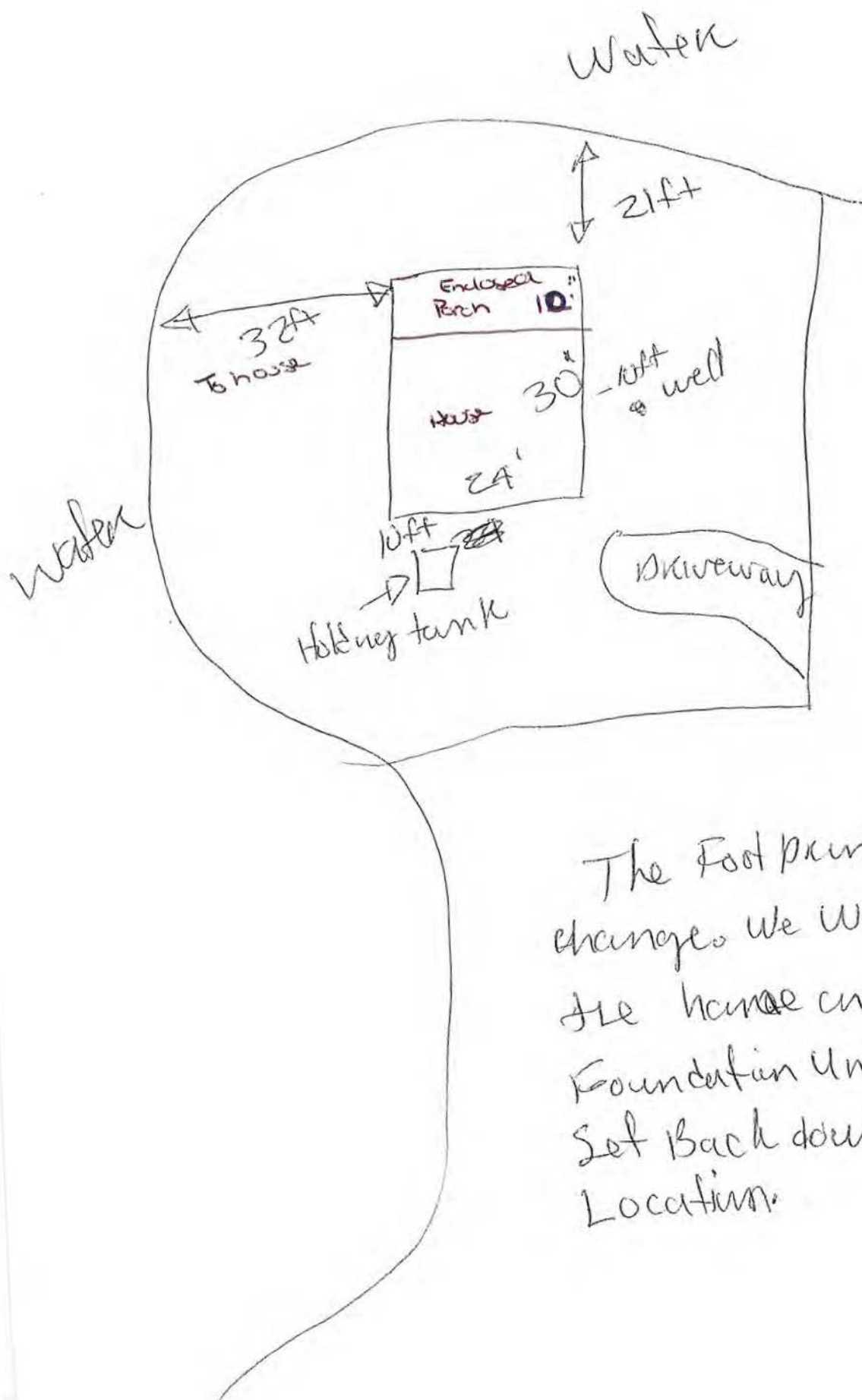
Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_

**Please  
Sign**

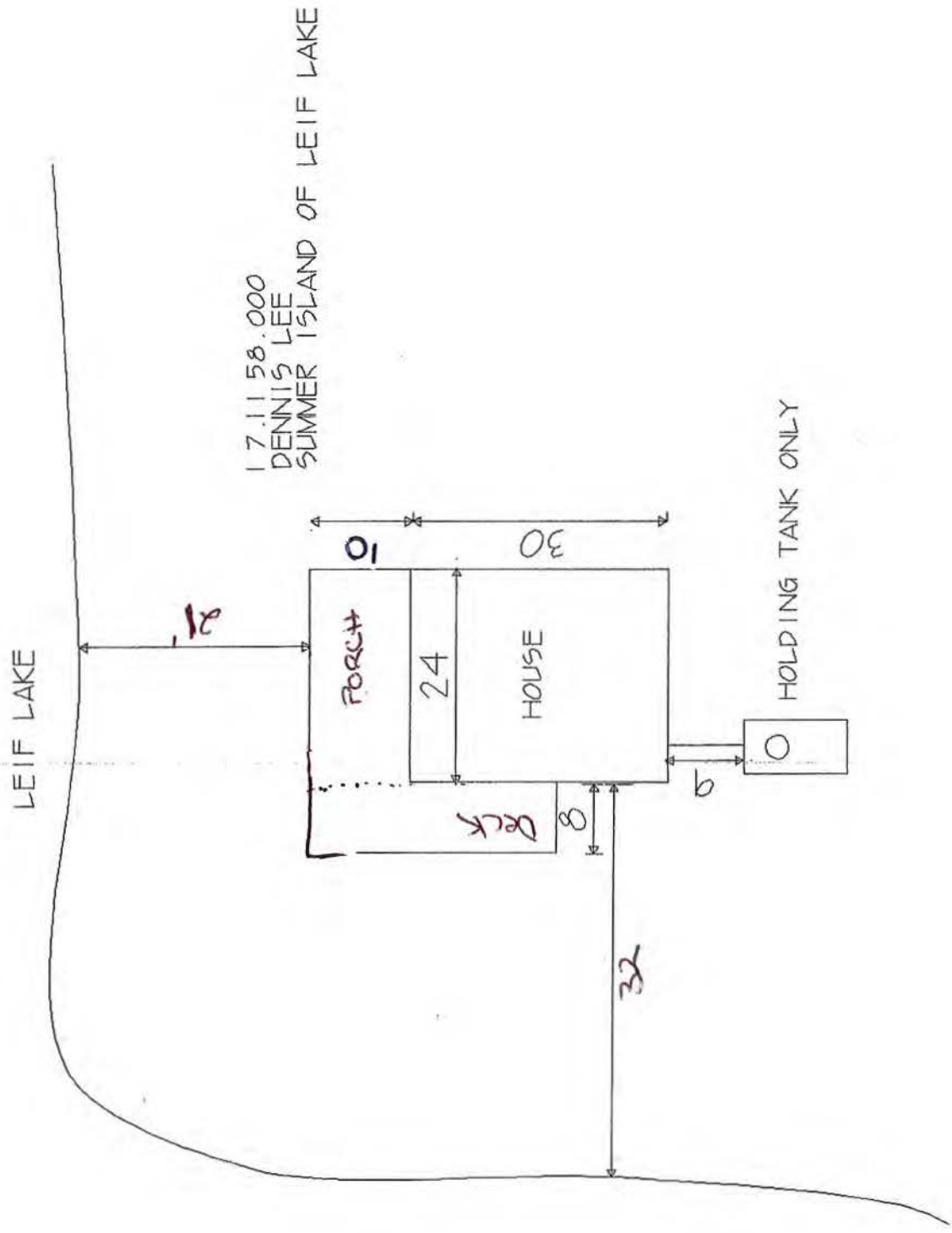
The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker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

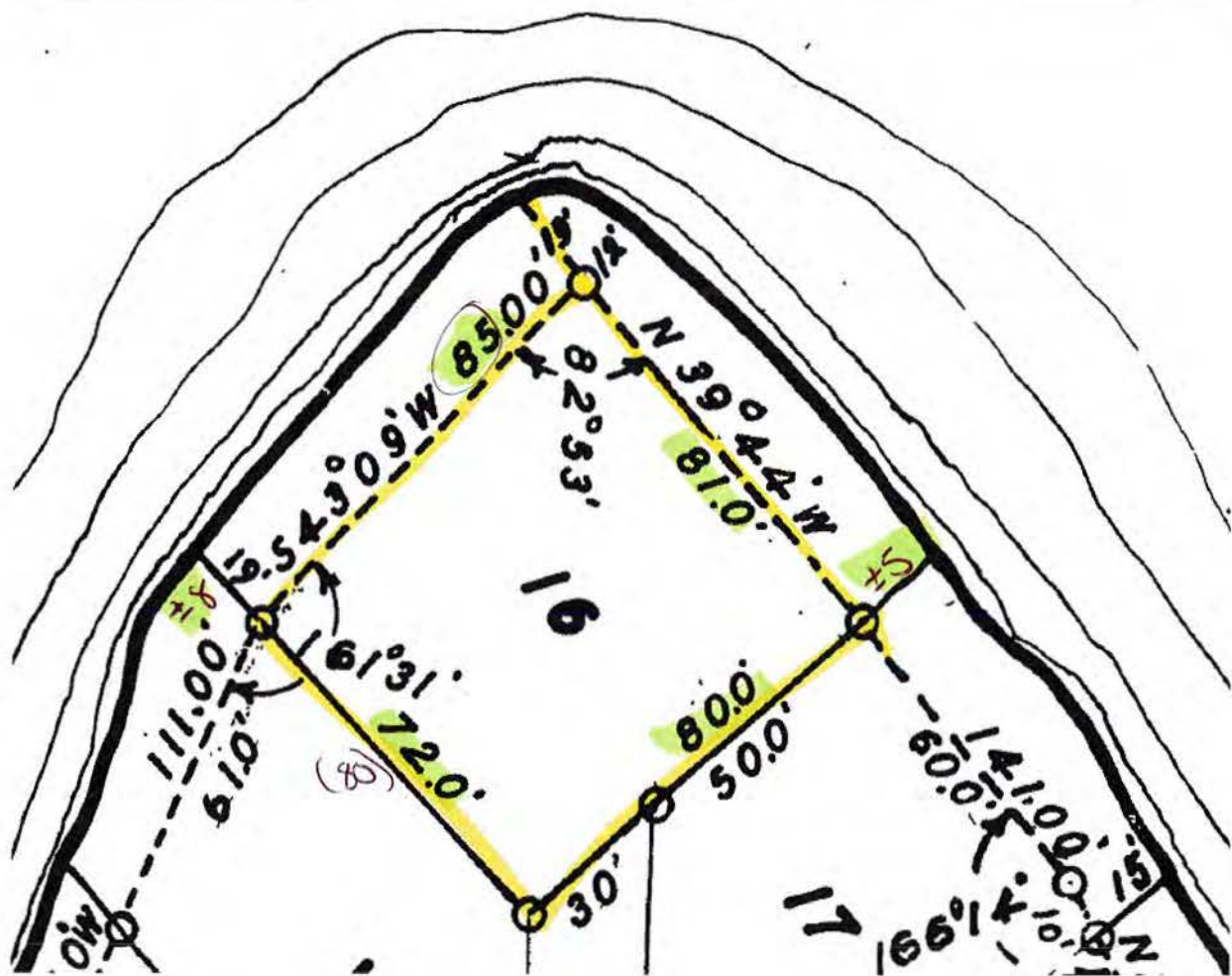




The Foot print will not change. We Want to Raise the house and ~~put~~ Put a new Foundation Under it and Set Back down in the same Location.







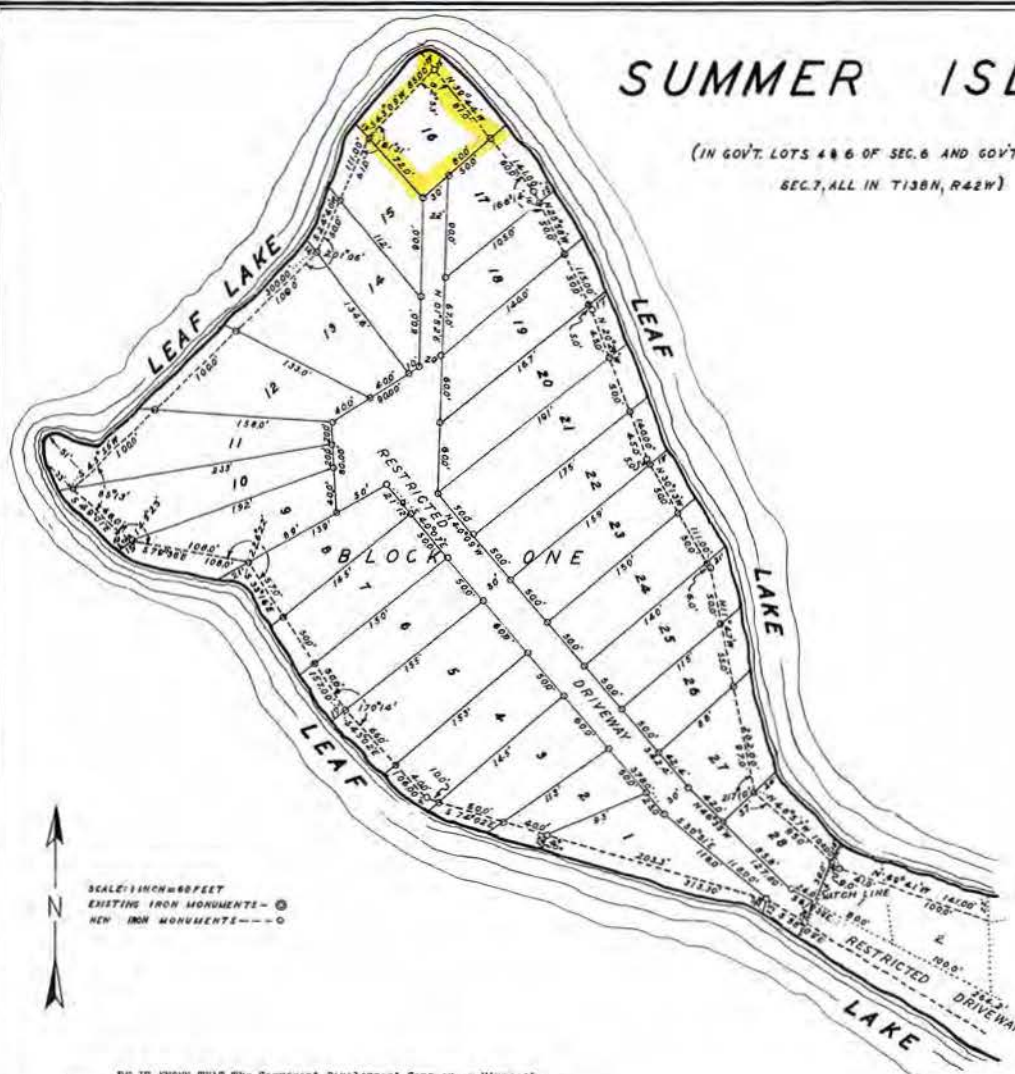
Sides Measured by contractor

85  
81  
85  
80

6,842 sq ft

# SUMMER ISLAND

(IN GOV'T. LOTS 4 & 6 OF SEC. 6 AND GOV'T. LOT 1 OF  
SEC. 7, ALL IN T138N, R42W)



SCALE: 1 INCH = 60 FEET  
EXISTING IRON MONUMENTS - ○  
NEW IRON MONUMENTS - ○

BE IT KNOWN THAT The Cormorant Development Company, a Minnesota Corporation, owner and proprietor of that part of Government Lot Six (6) of Section Six (6) and of Government Lot One (1) of Section Seven (7), both in Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Minnesota, which is located East of a line drawn parallel with and ten hundred fifty (1050.0) feet distant East of the West line of aforementioned Section 6; said line to extend from the water's edge of Big Cormorant Lake and North to the water's edge of Leaf (Longline) Lake; but EXCEPTING therefrom that portion of Government Lot Six (6) in said Section Six (6) which lies Southerly and/or Easterly of a line described as follows, to-wit:

Beginning at a point located as follows: Commencing at Meander Corner #59 on the South line of said Section 6; thence proceeding East 325.00 feet on the South line of said Section 6 to an iron monument; thence proceeding North 22° 35' West 458.00 feet to a point; thence proceeding South 73° 06' West 80.0 feet to an iron stake set at an old fence line running North and South through the said point of beginning; thence running South 73° 06' West 570.5 feet to an iron stake; thence running South 35° 01' West 143.00 feet to an iron stake at the Northwest corner of a tract of land described in a Warranty Deed filed for record in Book 131 of Deeds at page 369; thence running South 00° 06' East 154.00 feet, more or less, to the water's edge of Big Cormorant Lake;

ALSO Government Lot Four (4) of said Section Six (6), but EXCEPTING therefrom that portion of Government Lots 4 and 6 of said Section 6 lying and being situated East of a line described as follows: Beginning at the aforesaid point of beginning of the aforesaid line; thence running North a distance of 2217.40 feet, more or less, to the water's edge of Leaf Lake.

has caused the said land to be surveyed and platted into lots in Five (5) Blocks, Three (3) Outlots, Restricted or Easement Driveways, and Roadways, which roadways are hereby dedicated to the public use forever; lot Thirteen (13) of Block Five (5) shall be reserved as a landing or access area to the waters of Big Cormorant Lake, said use and ownership to be restricted to and a privilege of the owners of any portion of land in the herein called "Summer Island" subdivision; all to be known as SUMMER ISLAND and all as shown on the herein plat.

IN WITNESS WHEREOF, the said Corporation has caused this plat to be executed in its corporate name by its President and its Secretary, this 4th day of October, 1961.

In Presence of:  
Helen Kahn  
E.T. Miller  
CORPORATE  
SEAL

THE CORMORANT DEVELOPMENT COMPANY  
by Carl A. Randolph, its President  
by Jerome D. Lenz, its Secretary



State of Minnesota } ss  
County of Becker

On this 4th day of Oct., 1961, before me, Register of Deeds, within and for said County, personally appeared Leif D. Thurne and Jerome D. Lenz to me personally known, who being each by me duly sworn, did say that they are respectively the President and Secretary of THE CORMORANT DEVELOPMENT COMPANY, the Corporation named in the foregoing instrument, that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and said Leif D. Thurne and Jerome D. Lenz acknowledged said instrument to be the free act and deed of said corporation.

E.T. Miller  
REGISTER OF DEEDS,  
Becker Lake, Becker Co., Minn.

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

Subscribed and sworn to before me this 4th day of October, 1961.  
E.T. Miller  
REGISTER OF DEEDS,  
Becker Lake, Becker Co., Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 4th day of Oct., A.D. 1961.

ATTEST:  
Carl A. Randolph  
County Auditor  
OCTOBER 6 1961  
John D. Randolph  
County Auditor

John D. Randolph  
Chairman of County Board  
John D. Randolph, Secy



Image printed on 10/14/2019 at 10:18 AM

Parcel: 17.1158.000, Photo 2 of 3

Taken: 08/24/2016, Last edit: 08/24/2016

Notes:



BOARD OF ADJUSTMENT MEETING

July 17, 1973 - 7:30 P.M.,

MEMBERS PRESENT: Louis Suda, O. Ray Hanson, Floyd Svenby, Secretary;  
Mark Kuehne, Building Inspector;

FIRST ORDER OF BUSINESS: Application by Milton Olson for a Conditional

Use Permit to place a Used Mobile Home on property described as Beg 14.3 AC in S Pt of Lot 1 & N Pt Lot 2 having 242.11 ft. on lk in Section 34, Cormorant Township. Mr. Warling and Mr. Sandvik spoke in objection to a mobile home park on this land. It was explained that Mr. Olson was only applying for a permit for one mobile home, for his own use. Motion by Louis Suda to allow Mr. Olson to place one mobile home on above property as shown on sketch. SECONDED by O. Ray Hanson. Carried.

SECOND ORDER OF BUSINESS: Mr. and Mrs. Walter Reich asked the Board to reconsider the variance of the cottage location on Lot 25 of Haugan Beach. Their request was turned down at the meeting June 5, 1973. Louis Suda moved to table the application until Larry Buboltz was present. SECONDED by O. Ray Hanson. Carried.

THIRD ORDER OF BUSINESS: PUBLIC HEARING: Application by Mr. E.J. Reich

to place mobile home on following described property, S 500' of SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  W of River in Section 14, Erie Township. As there was no objections, a motion was made by Louis Suda to approve the permits. SECONDED by O. Ray Hanson. Carried.

FOURTH ORDER OF BUSINESS: Application by David Herringer to build

an addition to lake home; 42 feet from lake. Motion by Louis Suda to approve 42 foot set back, and in line with adjoining homes. SECONDED by O. Ray Hanson. Carried.

FIFTH ORDER OF BUSINESS: Application for a variance by Mr. David Knutson

to build addition to home 60 feet from high water mark of Floyd Lake. Lot 10, Block 1, Oakland Beach. Motion by Louis Suda to approve variance as Knutson home would then be in line with other buildings to the South. SECONDED by O. Ray Hanson. Carried.

SIXTH ORDER OF BUSINESS: Conditional Use to allow placement of Boathouse

on the following: Stanley Brewer, on property described as Lot 8, Block 2, Bijou Heights, Lake Park Township, and John Falke, on property described as Lot 8, Sauer Christiana Beach, Section 32, Detroit Township. As there were no objections from adjoining property owners, a motion was made by Louis Suda to approve permits. SECONDED by O. Ray Hanson. Carried.



SEVENTH ORDER OF BUSINESS: Public Hearing: Application for Conditional

Use Permits to place mobile homes on the following;

Petition by Raymond H. Nyhof for a Conditional Use Permit in a Lakeshore Residential District, to allow placement of a mobile home on property described as Lot 19, Blue Water Bay, in Section 19, Lake Eunice Township. ←

Petition by John N. Brentson for a Conditional Use Permit in a General Residential District, to allow placement of a mobile home on property described as Beg. 874.25 ft., N 1746.06 ft. NE & 216.71 ft. E'ly of S¼ Corner Sec th NE 253.32 ft. NW 221.24 ft. to 1k SW 1k to Pt. N of beg. & SE 187.23 ft. to beg. (Pt. Lot 1) Section 13, Shell Lake Twp. ←

Petition by Edgar R. Huggins for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Outlot A of Oak Knolls Acres, Lots 6 and 7, of Section 17 Osage Township. ←

Petition by Henry Kragnes for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as E 100 ft. of Lot 6, less N 225' in Section 8, Round Lake Twp.

Petition by Leland Anderson for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Lot 2, Sherbrook Beach, 3rd Addition, in Cormorant Twp. ←

Petition by Edward K. Saba for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as Lot 3, Sauer Beach, Lake View Township. ←

Petition by John Fjelstad for a Conditional Use Permit in a General Residential District to allow placement of a mobile home on property described as E 75' of Lot 11 and Road Rights, in Section 6, Round Lake Township. As there were no objections to placement of mobile homes, Louis Suda moved to approve permits; Seconded by O. Ray Hanson. Carried. ←

EIGHTH ORDER OF BUSINESS: Application by Frank C. Scott for a Variance

to build a home on Lot 16, Summer Island Beach, Leaf Lake. Louis Suda moved to approve, subject to the following: No drainfield, Holding Tank Only, no other buildings could be located on any part of the lot. SECONDED by O. Ray Hanson. Carried. ←

NINETH ORDER OF BUSINESS: Application by John Aabye for a Variance from

set back from township road. Lot 3 Sandy Beach Park. 138-42. Louis Suda moved to approve 26 ft. from road, if road or lot lines are changed Mr. Aabye will have to stand the expense of moving his buildings. SECONDED by O. Ray Hanson. Carried. ←

TENTH ORDER OF BUSINESS: Application for a Variance by Altenburg, Bernard

to build 90 feet from high water mark. Motion by Louis Suda to approve. SECONDED by O. Ray Hanson. Carried. ←





**Minnesota Pollution  
Control Agency**

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

**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:

**RECEIVED**

**APR 23 2015**

**ZONING**

**System Status**

System status on date (mm/dd/yyyy): 4-20-2015

☒ **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: 171158000

Property address: 15493 Summer Island Rd

Reason for inspection: Mudch

Property owner: Greg Knutsinger

Owner's phone: 701-238-7000

Owner's representative: \_\_\_\_\_

Representative phone: \_\_\_\_\_

Local regulatory authority: \_\_\_\_\_

Regulatory authority phone: \_\_\_\_\_

Brief system description: 1000 gal holding tank

Comments or recommendations: P.O. Box 55

West Fargo, ND 58078

**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: Donal Boyer

Certification number: \_\_\_\_\_

Business name: \_\_\_\_\_

License number: 478

Inspector signature: Donal Boyer

Phone number: \_\_\_\_\_

**Necessary or Locally Required Attachments**

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

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

### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**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:

#### 4. Soil Separation – Compliance component #4 of 5

Date of installation: \_\_\_\_\_ ☐ Unknown  
(mm/dd/yyyy)

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: \_\_\_\_\_ ☐ Yes ☐ No  
Have the Operating Permit requirements been met?

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

**Any "no" answer indicates Noncompliance.**

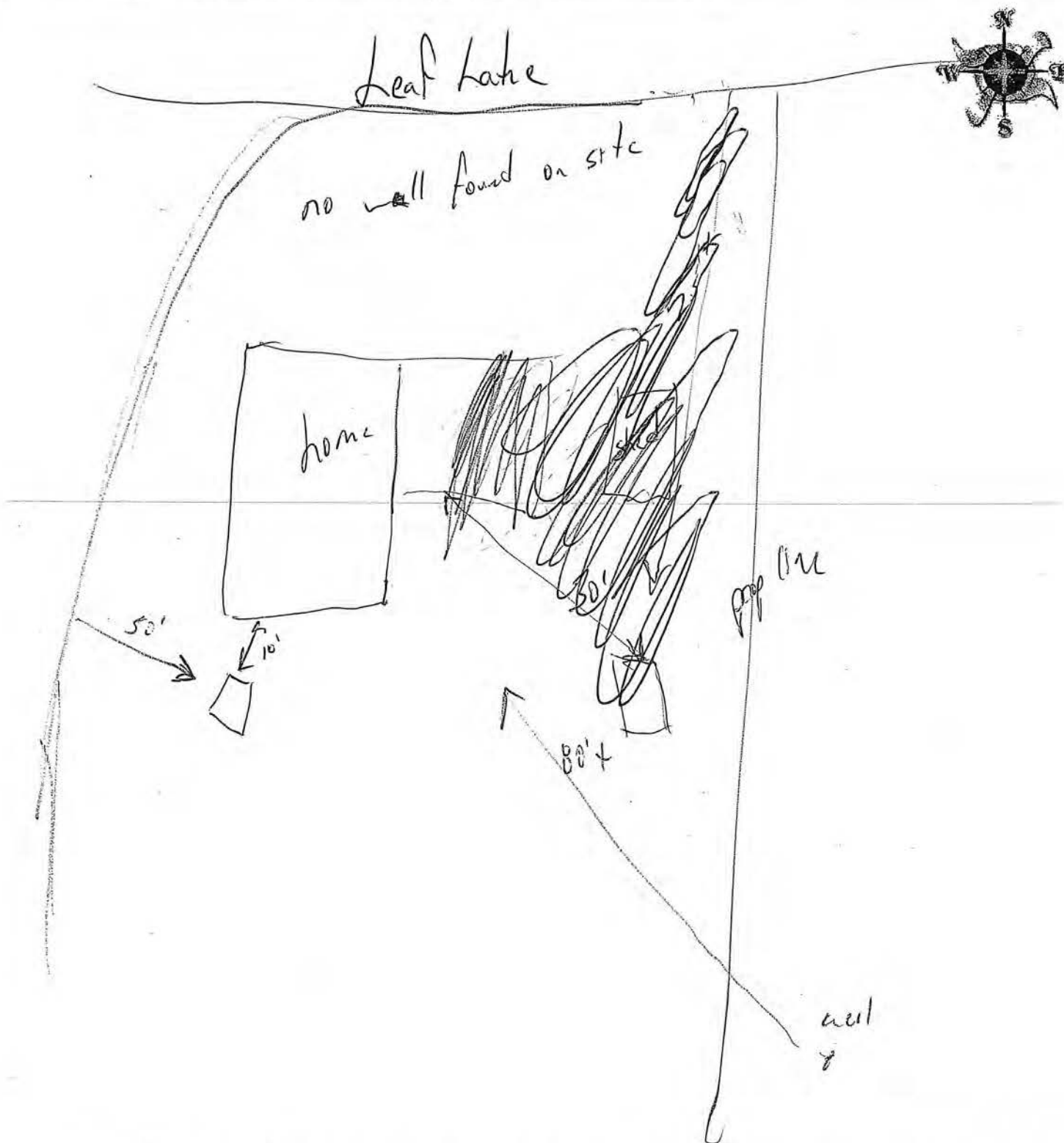
**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground 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.



# SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;  
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	



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

555475

No delinquent taxes and transfer entered  
this 18 day of January, 2008  
Ryan L. Tenger  
Becker County Auditor/Treasurer  
By KO Deputy

17.1158.000

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 555475**  
January 18, 2008 at 3:20 PM  
I hereby certify that the within  
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 381311  
Becker County Auditor/Treasurer

QUIT CLAIM DEED  
Individual(s) to Individual(s)

DEED TAX DUE HEREON: \$1.65

Date: January 8, 2008

FOR VALUABLE CONSIDERATION, Lynette Kay Krutsinger, a single person, Grantor,  
hereby CONVEYS and QUITCLAIMS to Greg C. Krutsinger, Grantee, real property  
✓ in Clay County, Minnesota, described as follows:

Lot Numbered Sixteen (16), Block 1, Summer Island, Becker  
County, Minnesota,

together with all hereditaments and appurtenances belonging thereto, but  
subject to the lien of all unpaid special assessments.

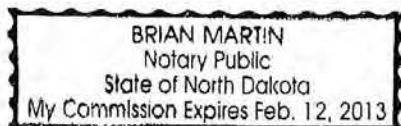
The sale price or other consideration given for this property was \$500 or  
less.

Lynette Krutsinger  
Lynette Kay Krutsinger

STATE OF NORTH DAKOTA     )  
  ) ss  
COUNTY OF CASS            )

The foregoing instrument was acknowledged before me this 8th day of  
January, 2008, by Lynette Kay Krutsinger, Grantor, a single person.

(SEAL)



2-12-2013

Brian Martin  
Notary Public

chg  
paid  
well  
non/std  
extra

THIS INSTRUMENT WAS DRAFTED BY:

Robert Schultz  
MN License No.#183155  
Conmy Feste Ltd.  
*To* P.O. Box 2686  
Fargo, ND 58108-2686  
(701) 293-9911

SEND TAX STATEMENTS TO:




Greg C. Krutsinger  
322 Forrest Avenue  
Fargo, ND 58102



## Becker County Parcel Information

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

Summary	
Parcel Number:	171158000 <a href="#">GIS Map</a> 
Property Address:	15493 SUMMER ISLAND RD LAKE PARK
Owner Name:	GREG C KRUTSINGER
Owner Address:	PO BOX 55 WEST FARGO ND 58078
Legal Description:	Section 06 Township 138 Range 042 SUMMER ISLAND 138 42 Block 001 LOT 16 & RESTRICTED DRIVE

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$70,700	\$62,300	\$70,100
Estimated Land Value	\$99,200	\$91,300	\$86,300
Estimated Machinery Value			
Total Estimated Value	\$169,900	\$153,600	\$156,400
Tax Payable Year		2019 Payable	2018 Payable
Taxable Market Value		\$153,600	\$156,400
Tax Details - <i>please see statement</i>		 2019 Statement	 2018 Statement
Total Tax Levied		\$1,226.00	\$1,300.00
Total Payments		-\$1,226.00	-\$1,300.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$169,900

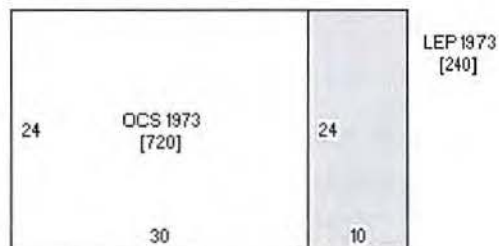
Zoning District <span style="float: right;">top ▲</span>	
Township	LAKE EUNICE
Zoning District	AGRICULTURAL
Other Descriptions	Plat of Summer Island

Land Information <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	85		
Description	Flags		Size
170303 DEVELOPE LEAF LAKE			1 UT
170304 FF-LEAF LAKE-GOOD			85 FF
601420 WATER/SEWER/ELEC HK			1 UT

Residential Buildings <span style="float: right;">top ▲</span>	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1973
Bldg Style	1 Story Frame

Arch Style	Rambler
Area	720 SqFt
Condition	Very Good
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Laminate
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Porch # 1	
Area SF	240
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame



Qtrs SF	0
Qtrs AC	No
Plumbing	
Style	Count
Full Bath	1
Decks & Patios	
Style	Area SF
Wood Deck-Med	222
Wood Deck-Med	192

Sales Information <span style="float: right;">top ▲</span>			
Sale Date: 10/14/2004 - Property Type: Seasonal Rec. Residential			
Buyer	KRUTSINGER, GREG C. & LYNETTE K	Seller	LEE, DENNIS WILBUR ESTATE
Sale Price	\$85,000	Ins Type	Personal Rep
Adj Sale Price	\$85,000	Q/U	U
Adj Reason		Q/U Reason	Trade, gift, or estate sale
Sale Date: 6/27/2002 - Property Type: Seasonal Rec. Residential			
Buyer	KRUTSINGER, GREG & LYNETTE	Seller	LEE, DENNIS W.
Sale Price	\$85,000	Ins Type	Contract for Deed
Adj Sale Price	\$82,500	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 12/29/2001 - Property Type: Seasonal Rec. Residential			
Buyer	SIMPSON, ELIZABETH	Seller	LEE, DENNIS W.

Sale Price	\$80,000	Ins Type	Contract for Deed
Adj Sale Price	\$78,475	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 12/1/1996 - Property Type: Seasonal Rec. Residential			
Buyer	LEE, DENNIS W.	Seller	QUAM, JAMES & DARLA K.
Sale Price	\$24,900	Ins Type	Warranty Deed
Adj Sale Price	\$24,900	Q/U	Q
Adj Reason		Q/U Reason	Payoff CD



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.

1:2,113

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

Date: 10/14/2019

Becker County







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

# Leighton broadcasting



The Lakes Hit Music



A Marketing Company

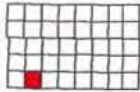
"Serve, Connect and Celebrate  
Our Community"

1340 Richwood Rd.  
Detroit Lakes, MN 56501

Phone: 218-847-5624



LAKES AREA TELEVISION

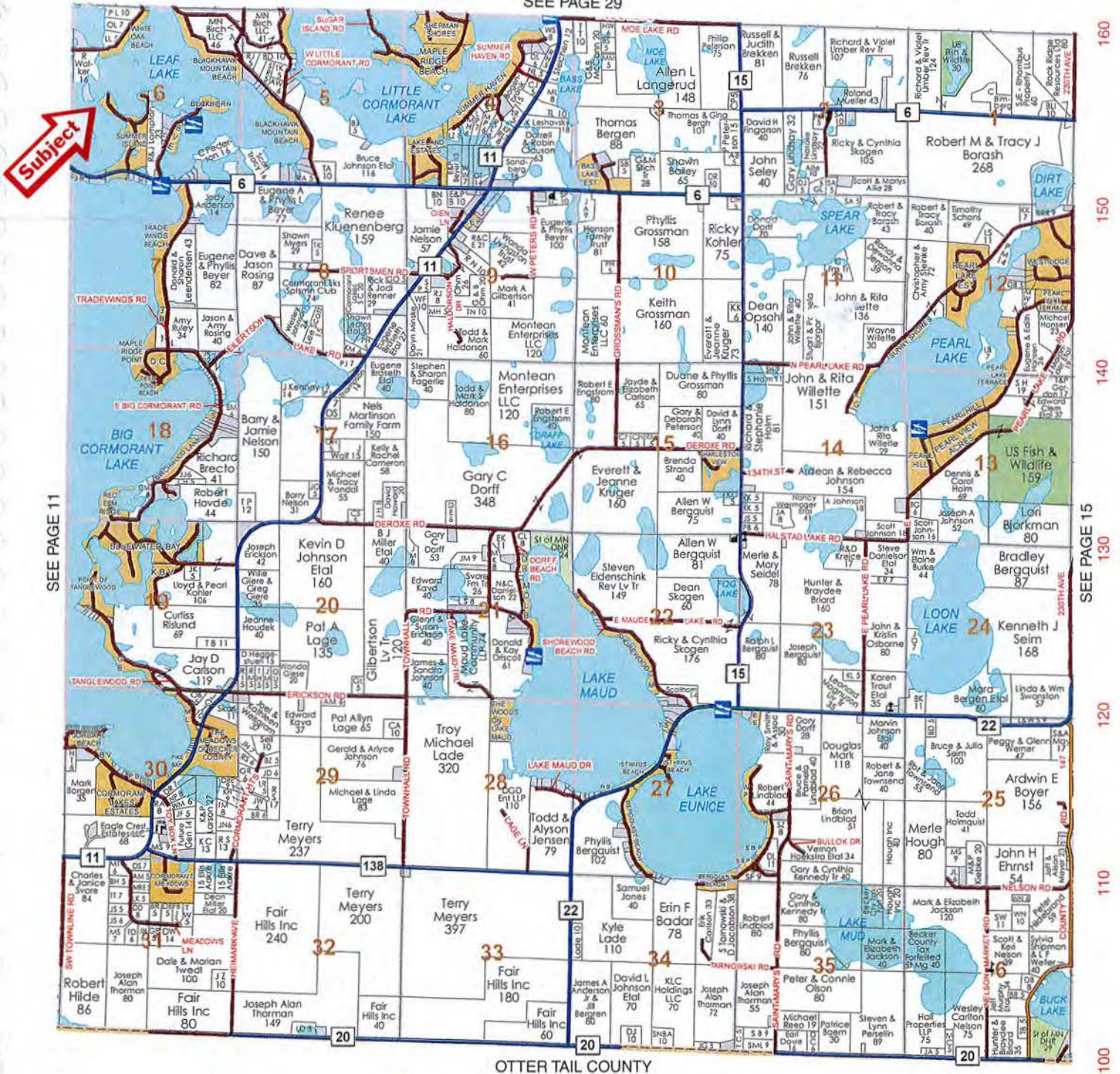


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29







# 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 14<sup>th</sup> @ 7:00 P.M.

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

#### **APPLICANT:**

JOSEPH J HAMMERS  
BLUE SPRUCE PROPERTIES  
PO BOX 148  
PERHAM MN 56573

#### **PROJECT LOCATION:** 20266 CO RD 117, OSAGE

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

Request a variance to construct an 1,804 sq. ft storage structure to be located at 180 feet from the OHW of a lake, deviating from the required setback of 200 feet from the ordinary high-water mark of a lake for a detached storage structure over 1200 square feet in size.

**LEGAL LAND DESCRIPTION:** Tax ID number: 33.0117.000; Section 10 Township 139 Range 038, GOVT LOT 2, N1/2 OF SW1/4 & NW1/4 OF SE1/4 LESS PART IN DOC 486579; TOAD LAKE.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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

## Variance Application Review

Permit # VAR2019-12

### Property and Owner Review

Parcel Number(s): **330117000**

Owner: **BLUE SPRUCE PROPERTIES**

Township-S/T/R: **TOAD LAKE-10/139/038**

Mailing Address:

**BLUE SPRUCE PROPERTIES**

**PO BOX 148**

**PERHAM MN 56573**

Site Address: **20266 CO RD 117**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2019-153**

Legal Descr: **GOVT LOT 2, N1/2 OF SW1/4 & NW1/4 OF SE1/4 LESS PART IN DOC 486579**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

**Detached garage that exceeds the 1200 sf maximum for structures within 200' of a lake.**

Description of Variance Request: **Requesting variance to build a slightly larger detached garage at 1764 SF with an additional 260 sf covered porch roof area. I see the intent of the ordinance on normal high density lake property. This lot however is the only buildable site on this side / area of the lake with the nearest neighbor to the north 1250' away and no neighbors to the south at all. The property has our family hunting cabin (14'x22') on it. the oversized garage is for farm equipment, etc. that we use on the remaining 150 acres across the road. County rd 117 cuts through our property. The garage will be screened from view of the road and also the lake being its tucked into a wooded area of the lot. It is stick framed with aesthetically pleasing exterior finishes, roof pitch changes, etc. not just a pole shed.**

OHW Setback: **180**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **1152 drive, 308 sq ft cabin, less than 1%**

Proposed Imp. Surface Coverage: **1.20%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1764 sf with 260 sf covered porch roof**

Existing Structure Height:

Proposed Structure Height: **21'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, i beleive a slightly larger garage would be acceptable here on this site as i have a very large lot along the lake (approx 2200' of lake shore) with no neighbors. i understand why the ordinance is in place, keeping people from having garage houses and multiple dwellings on 1 parcel. This is not the intent here, no living quarters will ever be in this garage.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **i do not believe this has any effect on the comprehensive plan.**



3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **larger garage suitable to house farm equipment used on the remaining property. Still not a crazy large garage, it still leaves plenty of room on this lot to add onto the current cabin making a more year around home.**

4. Are there circumstances unique to the property? **Yes**

Explain: **large lot, a larger garage would not disturb any neighbors.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **It will not effect it. This garage will be hardly noticeable as it is tucked into a wooded area.**

**Field Review Form (Pre-Insp)****Permit # SITE2019-153****Property and Owner Review**

Parcel Number: 330117000

Inspector Notes:

Owner: **BLUE SPRUCE PROPERTIES**Township-S/T/R: **TOAD LAKE-10/139/038**Site Address: **20266 CO RD 117**

Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions:
- Proposed Dimensions: **(34 x 46 gar) & (10x20 entry/bath), & (4x10) covered porch = 1804 sq ft**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>95 feet from centerline</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Toad (Toad Lake) [RD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>1150'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>Yes</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>180'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>40'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling: <b>125'</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>60'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>25'</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?



**Inspector Property Size Calculation:**

9.2 ac/400,200sq ft

**Review - Is the lot standard, substandard or duplex sized?**

Duplex Riparian Lot

**Review Impervious Surface List**

driveway (72' x 16') 1152 sf Parking area (24' x 24') 576 sf Existing Cabin (16' x 22') 352 sf Future Cabin Addition (14'x14', 14'x36') 700 sf Proposed Garage (46' x 44') 2024 sf

**Owners Impervious Calculation**

4804sf / 40200 sf = .119

**Link to Parcel Information page:**

Property details...

**Review-Any additional impervious surface that needs to be added in based upon inspector review?**

can only count area on same side of road. 9.2 ac  
driveway (72' x 16') 1152 sf  
Parking area (24' x 24') 576 sf  
Existing Cabin (16' x 22') 352 sf  
Future Cabin Addition (14'x14', 14'x36') 700 sf  
Proposed Garage (46' x 44') 1764 sf  
Proposed porch 280 sq ft  
4824/40200

**Inspector Total Impervious Sq Feet**

4824

**Inspector Impervious Percent (Imp Sq ft / Lot Size Sq ft)**

1.20%

**Is Impervious Surface Mitigation Required?**

Required on all substandard lots over 15% lot coverage.

No

## Land Alteration

### How to determine if your project is within the 'Shore Impact Zone'...

If your project is proposed on a lake lot, please refer to the Lake name value you selected above. Your selection will have the Lake classification in [brackets]. Possible Lake classification values are 'GD', 'RD', and 'NE'.

Shore Impact zones for the different Lake classifications are listed here - refer to these distances when answering the questions below.

- [GD] - within 37.5 ft of Ordinary High Water (OHW) mark
- [RD] - within 50 ft of Ordinary High Water (OHW) mark
- [NE] - within 75 ft of Ordinary High Water (OHW) mark

### Will any land alteration be done within the shore impact zone?

Please note: Removal of trees that are more than 2 inches in diameter at the height of 4 feet from the ground is not allowed in the shore impact zone except during construction pursuant to a building permit for a Water Oriented Structure. Removal of other natural vegetation within the shore impact zone is allowed only if it is done in a manner that will prevent increased erosion.

No ☐

### How many cubic yards of land alteration/earth movement will occur INSIDE the shore impact zone with this request?

How to calculate cubic yards: (Length x Width x Depth (all in Feet)) divided by 27.

Online help: <https://www.todayshomeowner.com/cubic-yard-calculator>

None ☐

### Will any land alteration be done outside of the shore impact zone? Yes ☐

### How many cubic yards of land alteration/earth movement will occur OUTSIDE of the shore impact zone with this request?

How to calculate cubic yards: (Length x Width x Depth (all in Feet)) divided by 27.

Online help: <https://www.todayshomeowner.com/cubic-yard-calculator>

Over 50 Cubic Yards ☐

### Please describe land alteration proposed:

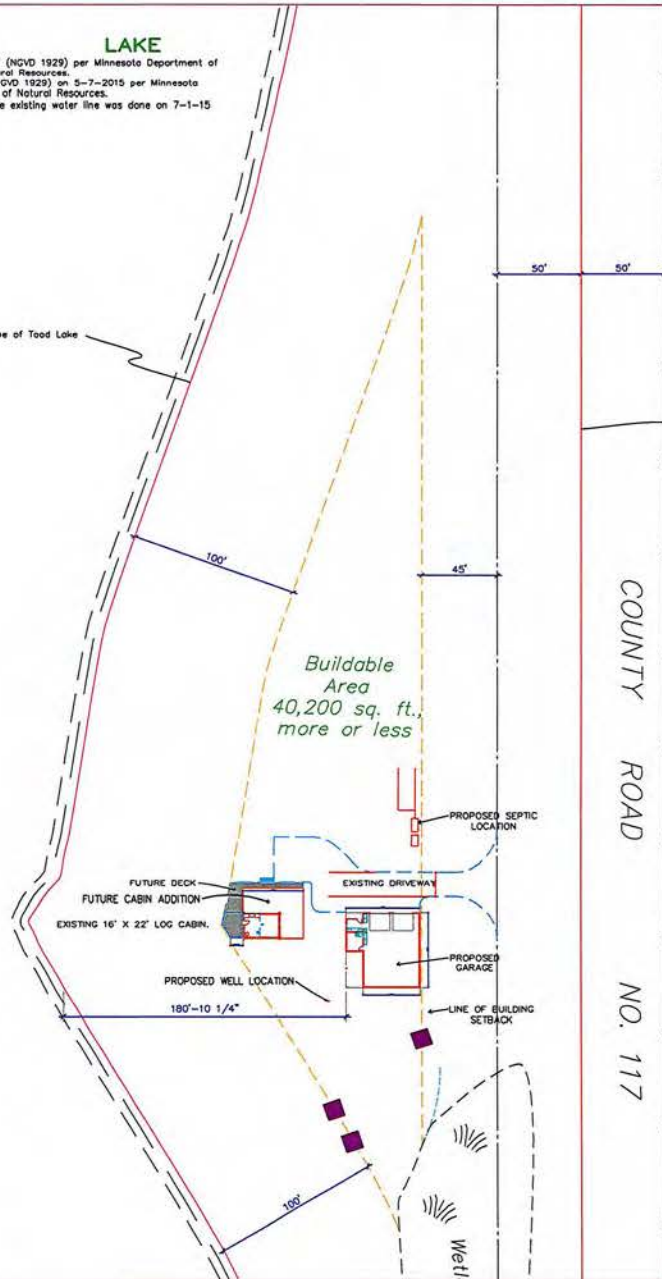
Remove topsoil under building footprint 44x46x1' thick. 75 yards. excavate for perimeter frost walls and footings. backfill. bring floor up to grade with hauled in offsite fill sand. 90 yards. replace topsoil around finished building and seed in.

# TOAD

# LAKE

Ordinary High Water Level = 1507' (NGVD 1929) per Minnesota Department of Natural Resources.  
 Water elevation = 1505.70' (NGVD 1929) on 5-7-2015 per Minnesota Department of Natural Resources.  
 Field work for the location of the existing water line was done on 7-1-15

Ordinary High Water line of Toad Lake



Q of County Road No. 117 as traveled

COUNTY ROAD NO. 117

**BUILDING SETBACKS**  
 Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned agricultural are as follows:  
 Toad Lake (Recreational Development Lake) - 100'  
 Side yard - 20'  
 County Road No. 117 - 95' from C

139

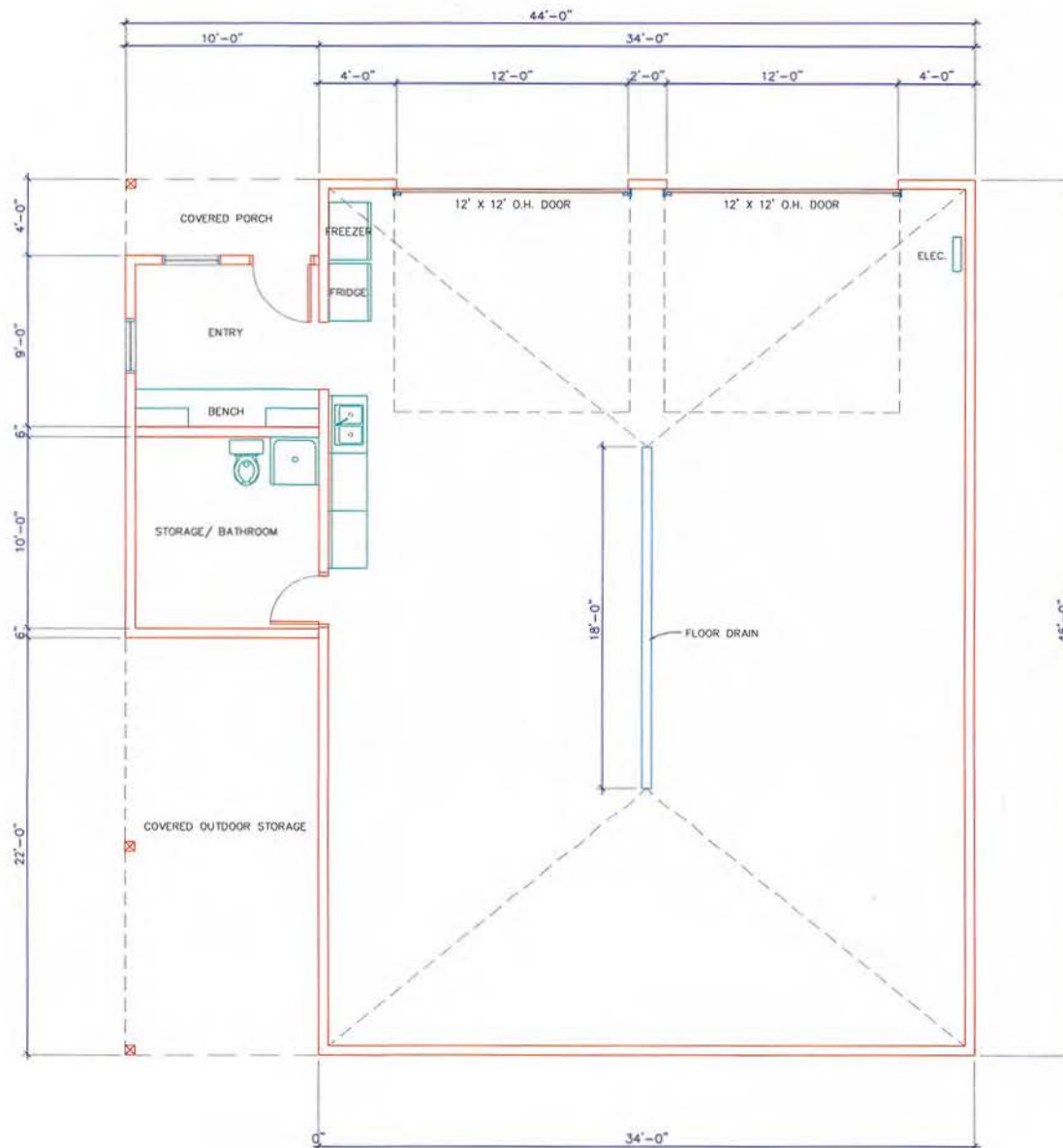
GOVT.

HC

**HAMMERS CONSTRUCTION INC.**  
 DESIGN / BUILD & CONSTRUCTION MANAGEMENT

TOAD LAKE GARAGE	THE DESIGN, AND ALL INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF HAMMERS CONSTRUCTION INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HAMMERS CONSTRUCTION INC.	DATE: 10/15/2018	SITE PLAN
	DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]
	DATE: 10/15/2018	DATE: 10/15/2018	DATE: 10/15/2018





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Becker County Parcel Information

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[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Sales Info](#)



[New Search](#)

**Summary**

Parcel Number:	<b>330117000</b>	GIS Map 
Property Address:	20266 CO RD 117 OSAGE	
Owner Name:	BLUE SPRUCE PROPERTIES	
Owner Address:	PO BOX 148 PERHAM MN 56573	
Legal Description:	Section 10 Township 139 Range 038 GOVT LOT 2, N1/2 OF SW1/4 & NW1/4 OF SE1/4 LESS PART IN DOC 486579	

**Valuation & Taxation**

top ▲

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$56,800	\$44,500	\$39,800
Estimated Land Value	\$515,100	\$515,100	\$506,700
Estimated Machinery Value			
Total Estimated Value	\$571,900	\$559,600	\$546,500
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$559,600	\$546,500	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$3,712.00	\$3,636.00	
Total Payments	-\$3,712.00	-\$3,726.90	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$388,200
2	Managed Forest Land - Non-Homestead	\$183,700

Zoning District <span style="float: right;">top ▲</span>	
Township	TOAD LAKE
Zoning District	AGRICULTURAL
Other Descriptions	

Zoning Permits		
Type	Status	Details
Site	Approved: 10/12/15	<ul style="list-style-type: none"> <li>House/Cabin: New On Slab (14x22,14x22)</li> <li>Deck/Patio: Deck/Decks (10x28)</li> </ul>

Land Information <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
149	857		148.98
Description	Flags		Size
330105 FF-BIG TOAD (E)-AVG			400 FF
999997 LAKE SHORE NO VALUE			5.253 AC
TILLABLE			5.455 AC

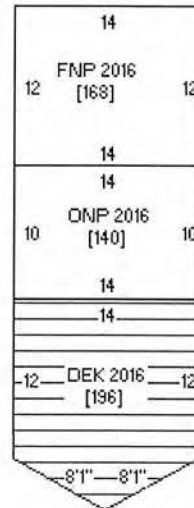


330103 DEV ST BIG TOAD -E		1 UT
330105 FF-BIG TOAD (E)-AVG		457 FF
330025 WOODLOT		2.435 AC
330025 WOODLOT		2.312 AC
330035 MARSH-BRSH		29.58 AC
999999 ROAD		3.365 AC
330025 WOODLOT		93.015 AC
330015 PASTURE		7.565 AC

Residential Buildings <span style="float: right;">top ▲</span>	
<b>Res Bldg # 1 details:</b>	
Occupancy	Single-Family / Owner Occupied
Year Built	2016
Bldg Style	1 Story Log-Cedar
Arch Style	1.25 Story
Area	400 SqFt
Condition	Normal
Basement	None
Heating	Yes
AC	No
Attic	Fully Finished
Foundation	Piers
Roof	Gable.Metal
Ext Walls	Log
Int Walls	Log
Floor	Plywood
Rms Above Ground	0
Rms Below Ground	0

Bedrms Above	0
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	2016
Style	1 Story Log - Pine
Area SF	140
Condition	Normal
Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0
Plumbing	
Style	Count
No Plumbing	1
Decks & Patios	
Style	Area SF

Wood Deck-Low	196
Wood Deck-Med	88

Sales Information <span style="float: right;">top ▲</span>			
<b>Sale Date: 1/8/2015 - Property Type: Season Rec. - bare land</b>			
Buyer	HAMMERS CONSTRUCTION INC	Seller	ESTATE OF CLARA FINSTAD
Sale Price	\$375,500	Ins Type	Personal Rep
Adj Sale Price	\$375,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale



654714

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 654714**

October 26, 2018 at 2:11 PM

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

Patricia Swenson, County Recorder

By MN Deputy

No delinquent taxes and transfer entered  
this 26th day of OCT, 2018

Mary E Hendrickson  
Becker County Auditor/Treasurer  
By JW Deputy

33.0117.000

### QUIT CLAIM DEED

Corporation to Limited Liability Company

STATE DEED TAX DUE HEREON: \$1.65

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 696257

Becker County Auditor/Treasurer

chg  
paid  
well

Dated: 10-8-18, 2018.

FOR VALUABLE CONSIDERATION, Hammers Construction, Inc., a corporation under the laws of the State of Minnesota, Grantor, hereby conveys and quitclaims to Blue Spruce Properties LLC, a limited liability company under the laws of the State of Minnesota, Grantee, real property in Becker County, Minnesota, described as follows:

Government Lot Numbered Two (2) and the North Half of the Southwest Quarter (N ½ SW ¼) and the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 10, Township 139, North of Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, less that part of the Northwest Quarter of the Southwest Quarter lying within the following described tract:

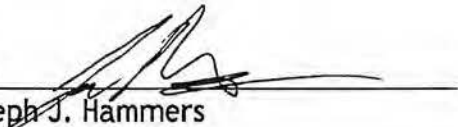
That part of Government Lot 2 of Section 9 and that part of the Northwest Quarter of the Southwest Quarter of Section 10, all in Township 139 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Commencing at a found iron monument which designates the east quarter of said Section 9; thence North 89 degrees 59 minutes 02 seconds West 392.26 feet on an assumed bearing along the north line of said Government Lot 2; thence South 19 degrees 57 minutes 42 seconds East 663.23 to a found iron monument; thence South 28 degrees 44 minutes 00 seconds East 129.50 feet to a found iron monument, said point is the point of beginning; thence North 54 degrees 43 minutes 00 seconds East 36.00 feet to the centerline of an existing public road; thence South 27 degrees 45 minutes 00 seconds East 195.42 feet along the centerline of said existing public road; thence South 53 degrees 08 minutes 00 seconds West 57.72 feet to an iron

monument; thence continuing South 53 degrees 08 minutes 00 seconds West 90.61 feet to an iron monument; thence continuing South 53 degrees 08 minutes 00 seconds West 74.34 feet to an iron monument, thence continuing South 53 degrees 08 minutes 00 seconds West 14 feet, more or less, to the water's edge of Big Toad Lake; thence northwesterly along the water's edge of said Big Toad Lake to the intersection with a line which bears South 54 degrees 43 minutes 00 seconds West from the point of beginning; thence North 54 degrees 43 minutes 00 seconds East 42 feet, more or less, to a found iron monument; thence continuing North 54 degrees 43 minutes 00 seconds East 111.16 feet to an iron monument; thence continuing North 54 degrees 43 minutes 00 seconds East 94.24 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereto.


THE TOTAL CONSIDERATION PAID FOR THIS DEED IS \$500 OR LESS.

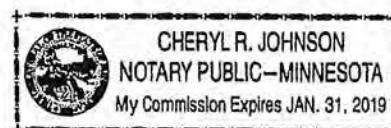
Hammers Construction, Inc.

By:   
Joseph J. Hammers  
Its: President

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF OTTERTAIL    )

This instrument was acknowledged before me this 8<sup>th</sup> day of <sup>Oct</sup>~~May~~, 2018, by Joseph J. Hammers, the President of Hammers Construction Inc., a corporation under the laws of the State of Minnesota, on behalf of said corporation/partnership/limited liability company, Grantor.

  
Notary Public



12.  
This instrument was drafted by:

PELOQUIN LAW OFFICE, P.A.

Attorneys at Law

To: 432 Third Avenue SE

Perham, MN 56573

(218) 346-6900

Tax Statements for the real property  
described in this instrument should be  
sent to:

Joseph J. Hammers

PO Box 148

Perham, MN 56573





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.

1:16,901

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

Date: 10/15/2019

Becker County





*Personalized for your business!*

- 

*Backed by experience, driven by technology*



Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21

SEE PAGE 39

37





# 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 14<sup>th</sup> @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

#### **APPLICANT:**

Colleen Louise Hoffman Et Al  
16433 160 St  
Thief River Falls, MN 56701

**PROJECT LOCATION:** 45140 SE Juggler Trl Waubun, MN 56589

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

Request a variance to construct an addition to a non-conforming dwelling to be located at sixty-four (64) feet from the ordinary high-water mark of the 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: **25.0244.000 & 25.0242.001**; Section 14 Township 142 Range 038; GOVT LOT 3 & Section 14 Township 142 Range 038; PT GOVT LOT 2: COM SW COR COR, N 1042.19 TO POB; N TO JUGGLER LK, NLY & ELY AL LK 144.98', SWLY 279.44' TO POB. ROUND LAKE.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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



## Variance Application Review

Permit # VAR2019-14

### Property and Owner Review

Parcel Number(s): 250242001 250244000

Owner: COLLEEN LOUISE ET AL HOFFMAN

Township-S/T/R: ROUND LAKE-14/142/038

Mailing Address:

COLLEEN LOUISE ET AL HOFFMAN

16433 160 ST

THIEF RIVER FALLS MN 56701

Site Address: 45140 SE JUGGLER TRL

Lot Recording Date: After 1992

Original Permit Nbr: site2019-49574

Legal Descr: PT GOVT LOT 2: COM SW COR COR, N 1042.19 TO POB; N TO JUGGLER LK, NLY & ELY AL LK 144.98', SWLY 279.44' TO POB.

### Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: Existing cabin built in 1970. A variance is requested to build a modest 16' extension so that we can have a bathroom inside the cabin. The addition is planned for the side of the cabin farthest from the lake.

OHW Setback: 64

Side Lot Line Setback: 30

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: Township

Existing Imp. Surface Coverage: .1270%

Proposed Imp. Surface Coverage: .1569%

Existing Structure Sq Ft: 820 and 200sf screened porch

Proposed Structure Sq Ft: 1300sf dwelling and 200sf screened porch 16x30=480sf new

Existing Structure Height: 16'

Proposed Structure Height: 16'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? Yes

Change to main structural framework? No

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Currently the cabin has no plumbing. The addition of an indoor bathroom and a conforming septic system will incorporate a method of sewage treatment.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: An addition to the cabin and a new conforming septic system will allow for reasonable use and adequate housing conditions.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: In it's current state, the cabin is very small, 8'x8' bedrooms and no bathrooms or closets. The planned addition is very modest, but the addition of an indoor bathroom and running water will allow us to stay for several days at a time so that we can better maintain and enjoy the property.

4. Are there circumstances unique to the property? **Yes**

Explain: **The existing cabin's location is situated on a small parcel. It's location between the two property lines, the lake, the road and electrical easements only allow for an addition to be located where we have proposed it.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **There are only 4 properties on the entire 2 mile long driveway/road with structures. All are quaint cabins nestled in the woods. Our cabin currently has half log siding and fits in nicely with the forest. The lakeshore will remain untouched, in a natural vegetative state and the modest addition will feature the same log sided exterior theme.**

Becker County Planning and Zoning  
915 Lake Avenue  
Detroit Lakes, MN 56501

Re: Variance Application – Colleen Hoffman Et Al

October 5, 2019

We are submitting a variance application to build an addition on our family cabin. My father purchased a 36-acre parcel and built the existing cabin on the south end of Juggler Lake in 1970 for deer hunting. The 820' slab-built structure contains (3) 8x8 bunk rooms and open space to include a living area and kitchen. There was no electricity, no well and no sewer. There was and still is an outhouse located 50 feet into the woods from the cabin. The only heating source is a round barrel wood stove.

In 2002, prior to my father's passing, he learned that the cabin encroached onto the neighboring property and resolved the issue by purchasing the .4 acres that the cabin sat on prior to gifting the property to us. It was his wish that the cabin, the 36 acres of woodland and undeveloped lakeshore stay in the family for future generations to come.

In 2012 Itasca Mantrap buried the electric utility around the south end of Juggler Lake. We allowed the easement thru our property and installed a 100-amp service for lights and outlets in the cabin.

In the 14 years since our father has passed, we only spend enough time at the cabin to mow and maintain the building. The 2 miles driveway to the cabin off County Road 37 was once a county maintained public access road. It is no longer a public access, but rather a forest road and we have spent several thousand dollars maintaining the road which remains open to the public.

My sisters and I would like to spend more time at the cabin to better maintain it and enjoy time in the woods with our children and grandchildren. We do not have the financial means to build an entirely new cabin elsewhere on the property, nor is there a road accessing any of the 36 acres other than the forest road to this .4-acre piece where the cabin sits.

We are asking for a variance to add a very modest 16-foot addition to the back (non-lake side) of the cabin to enlarge the bedrooms and add a bathroom. We plan to drill a well and install a conforming sewer system. The cabin is not insulated, nor do we have the means to plow, so we do not use the cabin in the winter months.

The cabin sits at the east/southeast corner of the acreage, and the addition we have proposed is the only option available due to the proximity to the lake, electrical easement and neighboring property.

We ask that you look favorably upon our request, so that we can maintain our property according to our fathers wishes for many generations to come.

Colleen Cherry-Hoffman

Cynthia Cherry-Myogeto

Carol Cherry- Russell



**Field Review Form (Pre-Insp)****Permit # SITE2019-207****Property and Owner Review**

Parcel Number: <b>250242001</b>	Inspector Notes:
Owner: <b>COLLEEN LOUISE ET AL HOFFMAN</b>	
Township-S/T/R: <b>ROUND LAKE-14/142/038</b>	
Site Address: <b>45140 SE JUGGLER TRL</b>	Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **34' x 24'**
- Proposed Dimensions: **50' x 40' addition is a 16' X 30'**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: **We would also install a new conforming drilled well and septic system**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From:  
**Public/Township Rd - Centerline**

Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback:  
- Dwelling: **160' centerline**  
- Non-dwelling:

Pre-Inspection:  
- Dwell:  
- Non:

Lake Name:  
**Juggler (Round Lake N) [RD]** River Name:

Side setback:  
- Dwelling: **29'**  
- Non-dwelling:

Pre-Inspection:  
- Dwell:  
- Non:

Pond/Wetland on property? **No**  
Bluff? **No**

Rear setback:  
- Dwelling:  
- Non-dwelling:

Pre-Inspection:  
- Dwell:  
- Non:

OHW setback: Pre-Inspection:  
- Dwelling: **64'** - Dwell:  
- Non-dwelling: - Non:

Septic tank setback:  
- Dwelling: **10+**  
- Non-dwelling: **na**

Pre-Inspection:  
- Dwell:  
- Non:

Pond/wetland setback: Pre-Inspection:  
- Dwelling: **na** - Dwell:  
- Non-dwelling: **na** - Non:

Drainfield setback:  
- Dwelling: **20+**  
- Non-dwelling: **na**

Pre-Inspection:  
- Dwell:  
- Non:

Bluff setback: Pre-Inspection:  
- Dwelling: **na** - Dwell:  
- Non-dwelling: **na** - Non:

Well setback:  
- Dwelling: **3+**  
- Non-dwelling: **na**

Pre-Inspection:  
- Dwell:  
- Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Lot Area:

.4 acre and 36 ac = 1,603,008 sq ft

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

Existing cabin 820 sq ft Proposed addition 480 sq ft existing porch 200 road 100\*10=1000 shed 16

Total sum of all impervious surface:

2516 sq ft

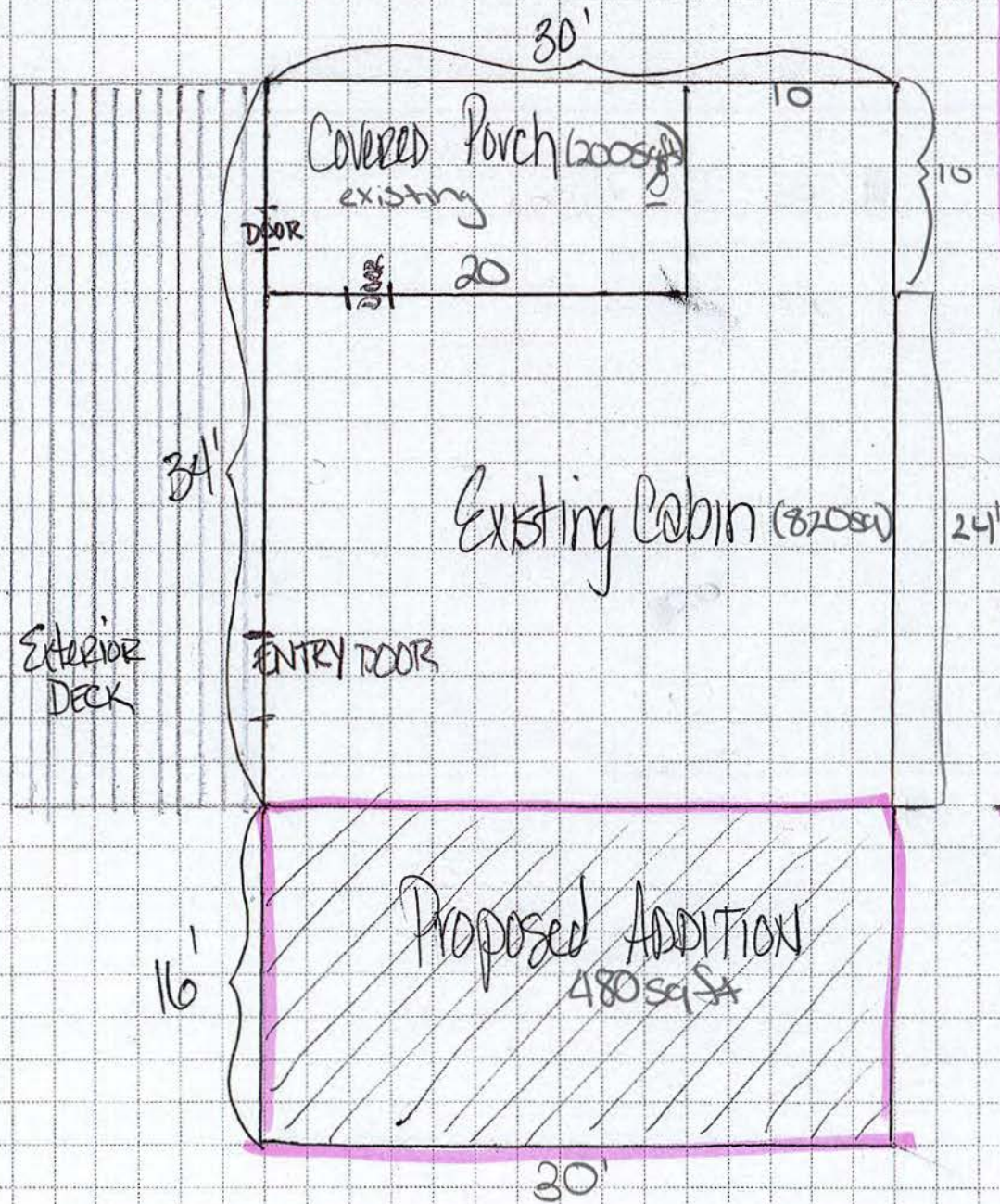
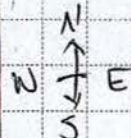
Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft).

.0015695

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent:

.1569%





64 ft  
to  
Proposed  
from  
OHW



CERTI

WEST LINE  
GOV'T. LOT 2

JUGGLER

LAKE

CABIN

OUTHOUSE

≈ 0.4 Ac.

PROPOSED WELL

PROPOSED WELL

PROPOSED ADDITION

PROPOSED  
SEWER

MOWN  
DRIVEWAY 120'x10'

LOT 2

GOV'T.

□ DENOTES SPIKE SET

40 0 40  
scale 1" = 40'

● DENOTES IRON MONUM

○ DENOTES IRON MONUM

BEARING-SYSTEM BAS

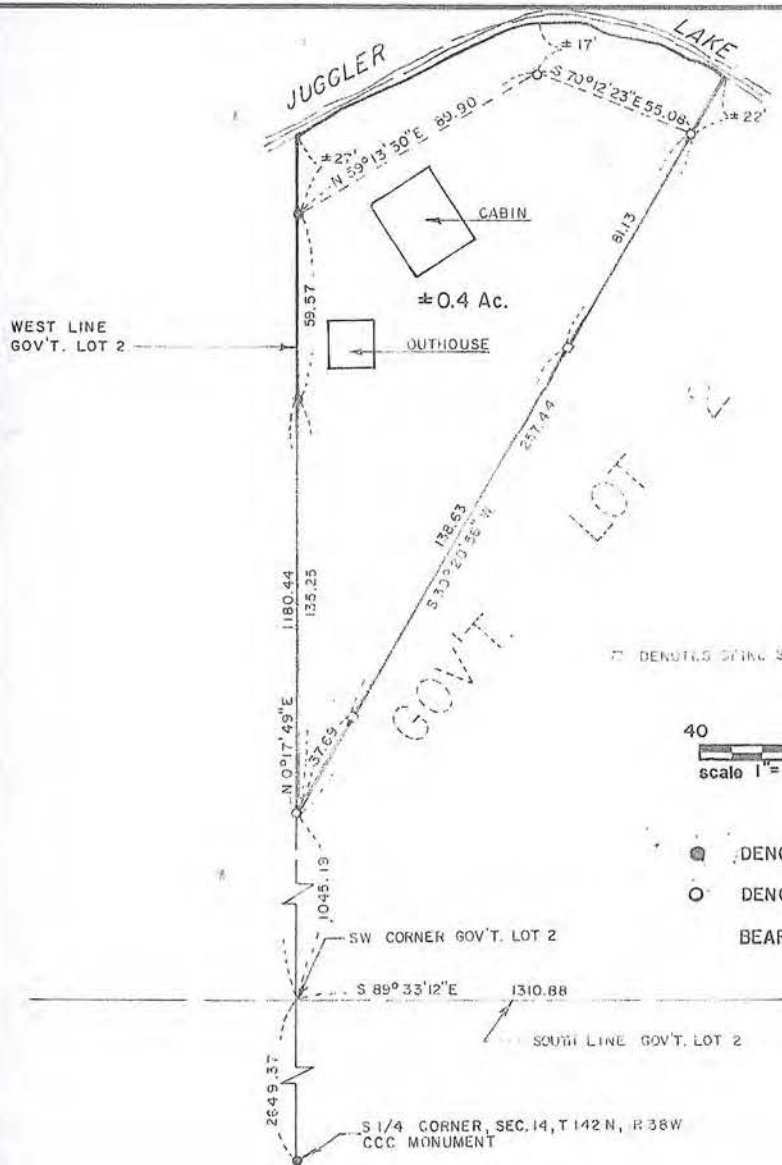
SW CORNER GOV'T. LOT 2

S 89° 33' 12" E 1310.88

SOUTH LINE GOV'T. LOT 2

S 1/4 CORNER, SEC. 14, T 142 N, R 38 W  
CCC MONUMENT

# CERTIFICATE OF SURVEY



## DESCRIPTION:

All that part of Government Lot 2, Section 14, Township 142 North, Range 38 West, Becker County, Minnesota described as follows:

Beginning at the Southwest corner of said Government Lot 2; thence on an assumed bearing of North 0 degrees 17 minutes 49 seconds East, along the West line of said Government Lot 2 a distance of 1045.19 feet to the point of beginning of the tract to be described; thence continuing North 0 degrees 17 minutes 49 seconds East along said West line to the water's edge of Juggler Lake; thence Northeasterly and Southeasterly along said water's edge to its intersection with a line that bears North 30 degrees 20 minutes 56 seconds East from the point of beginning; thence South 30 degrees 20 minutes 56 seconds West to the point of beginning and there terminating. Containing 0.4 acres, more or less.

Subject to any and all easements of record.



● DENOTES IRON MONUMENT INPLACE

○ DENOTES IRON MONUMENT SET

BEARING SYSTEM BASED ON ASSUMED DATUM

I hereby certify that I have reviewed this survey sketch and find it to be in compliance with Sect. 3-4 of the Becker County Subdivision Ordinance.

Dated this 26 day of Oct., 2005

*Patricia J. Johnson*  
County Zoning Administrator

PREPARED FOR: CURT & JUDIE CHERRY, G.L. 2, SEC. 14, T. 142 N., R. 38 W., 2002-49 (JOHNSON)

I HEREBY CERTIFY THAT THIS PLAN SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 9/13/02 REGISTRATION NO. 14720

DRAWN  
RC

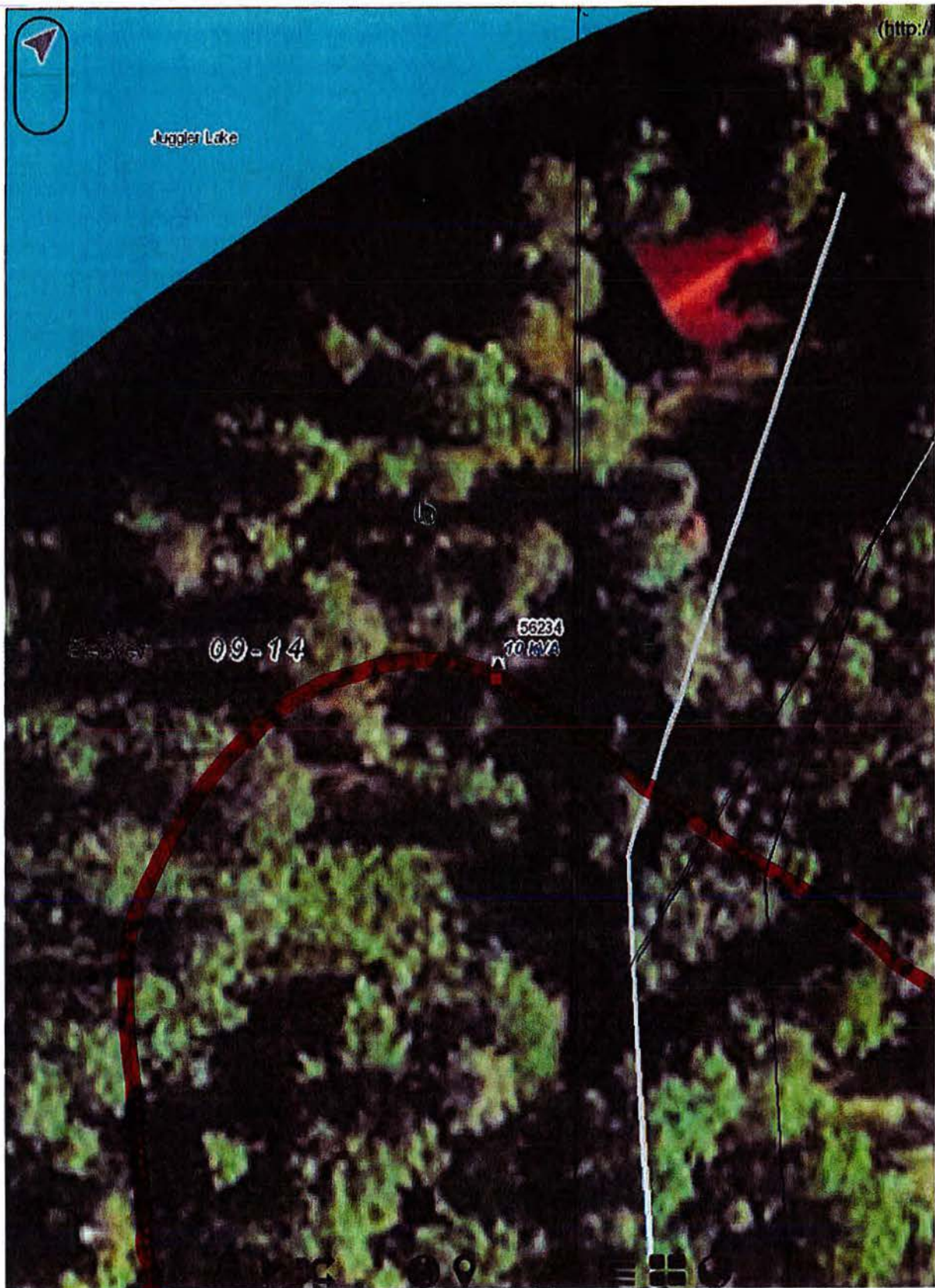
CHECK  
PS

SURVEY  
EB

**W. BENSEN AND ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS

Park Rapids, MN  
218-732-3323












## Becker County Parcel Information

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



[New Search](#)

### Summary

Parcel Number:	<b>250242001</b>	GIS Map 
Property Address:	45140 SE JUGGLER TRL WAUBUN	
Owner Name:	COLLEEN LOUISE HOFFMAN ET AL	
Owner Address:	16433 160 ST THIEF RIVER FALLS MN 56701	
Legal Description:	Section 14 Township 142 Range 038 PT GOVT LOT 2: COM SW COR COR, N 1042.19 TO POB; N TO JUGGLER LK, NLY & ELY AL LK 144.98', SWLY 279.44' TO POB.	

### Valuation & Taxation

top ▲

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$33,200	\$31,100	\$36,200
Estimated Land Value	\$15,200	\$15,200	\$15,200
Estimated Machinery Value			
Total Estimated Value	\$48,400	\$46,300	\$51,400
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$46,300	\$51,400	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$372.00	\$418.00	
Total Payments	-\$186.00	-\$418.00	



Unpaid Balance	\$186.00	\$0.00
<b>No prior years unpaid.</b>		

<b>MN Allocation Information</b>			top ▲
Rec #	Allocation Description	Alloc. Value	
1	SRR - Non-Homestead	\$48,400	

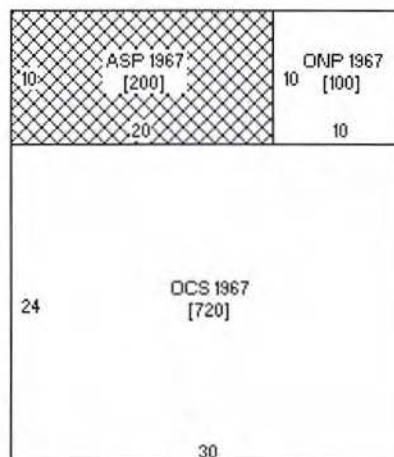
<b>Zoning District</b>		top ▲
Township	ROUND LAKE NORTH	
Zoning District	AGRICULTURAL	
Other Descriptions		

<b>Land Information</b>				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.4	144.98		.4	
Description	Flags		Size	
250803 DEVELOPE JUGGLER LK			1 UT	
250805 FF-JUGGLER LAKE-AVG			144.98 FF	
999997 LAKE SHORE NO VALUE			0.4 AC	

<b>Residential Buildings</b>		top ▲
<b>Res Bldg # 1 details:</b>		
Occupancy	Single-Family / Owner Occupied	
Year Built	1967	
Bldg Style	1 Story Frame	

Arch Style	Rambler
Area	820 SqFt
Condition	Above Normal
Basement	Crawl
Heating	No
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Knotty Pine
Floor	Carpet
Rms Above Ground	5
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1967
Style	1 Story Frame
Area SF	100
Condition	Above Normal
Bsmnt SF	0
Heat	No
AC	No
Attic SF	0

Porch # 1	
Area SF	200
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
No Bathroom	1

Decks & Patios	
Style	Area SF
Wood Deck-Low	224

<b>Yard Items</b>		top ▲
<b>Yard Item # 1 details:</b>		
Descr	Shed	
Year Built	1970	



Item Count	1
Condition	Normal
Type	Frame
Pricing	Low
Width	4.00
Length	4.00
Area	16 Square Feet

Sales Information				top ▲
Sale Date: 11/4/2005 - Property Type: Seasonal Rec. Residential				
Buyer	CHERRY CURTIS N & JUDITH	Seller	JOHNSON, LESTER E & IRENE R	
Sale Price	\$8,000	Ins Type	Quit Claim Deed	
Adj Sale Price	\$8,000	Q/U	U	
Adj Reason		Q/U Reason	Partial interest	

CERTIFICATE OF REAL  
ESTATE VALUE FILED.

No delinquent taxes and transfer entered

On 7 day of Nov, 20 05

By Keith Brecken

County Auditor, Becker Co.

By [Signature] Deputy

25.0242.000 split

Contiguous to  
25.0244.000  
but not attached by  
deed.

QUIT CLAIM DEED  
Individual to Joint Tenants

STATE DEED TAX DUE HEREON: \$26.40

Date: November 4, 2005

NOV 07 2005

RECEIPT # 318265  
BECKER COUNTY  
DEED TAX  
AMT. PD. \$ 26.40  
BECKER COUNTY TREASURER

FOR VALUABLE CONSIDERATION, LESTER E. JOHNSON and IRENE R. JOHNSON, husband and wife, Grantors, hereby convey and quit claim to CURTIS N. CHERRY and JUDITH CHERRY, husband and wife, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

All that part of Government Lot Two (2), Section Fourteen (14), Township One Hundred Forty-two (142), Range Thirty-eight (38), described as follows: Beginning at the Southwest corner of said Government Lot 2; thence on an assumed bearing of North 0°17'49" East, along the West line of said Government Lot 2 a distance of 1045.19 feet to the point of beginning of the tract to be described; thence continuing North 0°17'49" East along said West line to the water's edge of Juggler Lake; thence Northeasterly and Southeasterly along said water's edge to its intersection with a line that bears North 30°20'56" East from the point of beginning; thence South 30°20'56" West to the point of beginning and there terminating;

together with all hereditaments and appurtenances belonging thereto.

Check if applicable:

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

I hereby certify that taxes for the  
year 2005 on the lands described  
within are paid in full  
Ryan S. Sanger Co. Treas.  
[Signature] Deputy

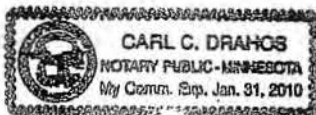
[Signature] Lester E. Johnson  
[Signature] Irene R. Johnson  
Irene R. Johnson

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing instrument was acknowledged before me this 4TH day of Nov 6 2005, by Lester E. Johnson and Irene R. Johnson, husband and wife, Grantors.



[Signature] Notary Public

THIS INSTRUMENT DRAFTED BY:  
DRAHOS YOUNG & KIESON, P.A.  
Attorneys at Law  
1005 Paul Bunyan Drive N.W.  
Bernidji, MN 56601  
(218) 444-1750

TAX STATEMENTS SHOULD BE SENT TO:  
Curtis N. Cherry and Judith Cherry  
101724 East Share Drive  
Detroit Lakes, MN 56501-4711

chg  
paid  
well  
non/std  
extra

563430

No delinquent taxes and transfer entered  
this 23<sup>rd</sup> day of Oct, 20 08  
Ryan L. Hanger  
Becker County Auditor/Treasurer  
By dm Deputy

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 563430**

October 23, 2008 at 2:22 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS Deputy

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 404760  
Becker County Auditor/Treasurer

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$1.65

Date: August 7 2008

FOR VALUABLE CONSIDERATION, JUDITH CHERRY, a single person,  
Grantor, hereby conveys and warrants to COLLEEN LOUISE HOFFMAN,  
CYNTHIA LEE MYOGETO AND CAROL LYNN CHERRY, Grantees, real property  
in Becker County, Minnesota, described as follows:

25-0244-000

Government Lot Three (3) (SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ), Section Fourteen  
(14), Township One Hundred Forty-two (142) North, Range  
Thirty-eight (38) West of the Fifth Principal Meridian  
in Becker County, Minnesota

and

25-0242-001

All that part of Government Lot Two (2), Section  
Fourteen (14), Township One Hundred Forty-two (142),  
Range Thirty-eight (38), described as follows:  
Beginning at the Southwest corner of said Government  
Lot 2; thence on an assumed bearing of North 0 degrees  
17 minutes 49 seconds East, along the West line of said  
Government Lot 2 a distance of 1045.19 feet to the  
point of beginning of the tract to be described; thence  
continuing North 0 degrees 17 minutes 49 seconds East  
along said West line to the water's edge of Juggler  
Lake; thence Northeasterly and Southeasterly along said  
water's edge to its intersection with a line that bears  
North 30 degrees 20 minutes 56 seconds East from the  
point of beginning; thence South 30 degrees 20 minutes  
56 seconds West to the point of beginning and there  
terminating

CONSIDERATION FOR THIS CONVEYANCE DOES NOT EXCEED 500.00

together with all hereditaments and appurtenances thereto, subject  
to the following exceptions: NONE.

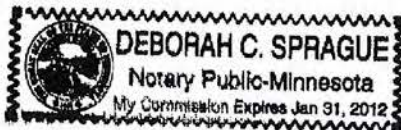
chg  
✓ paid  
well  
non/std  
extra



Judith Cherry  
JUDITH CHERRY

STATE OF MINNESOTA     )  
                                  ) SS  
COUNTY OF BECKER     )

The foregoing instrument was acknowledged before me this 7<sup>th</sup>  
day of August, 2008, by JUDITH CHERRY, a single person,  
Grantor.



1-31-2012

Deborah C Sprague  
Notary Public

This instrument drafted by:  
BRIGGS, RAMSTAD &, SKOYLES, PA  
ATTORNEYS AT LAW  
P.O. Box 683-114 W. Holmes  
Detroit Lakes, MN 56502  
WHB/ds  
(218) 847-5653

Statements for the real  
property described in this  
Instrument should be sent to:

Colleen Hoffman  
16433 160<sup>th</sup> Street  
Thief River Falls MN 56701

To: Judy Cherry  
1724 East shore Dr  
DL





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.

1:8,451

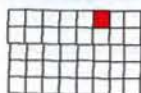
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 10/14/2019

Becker County

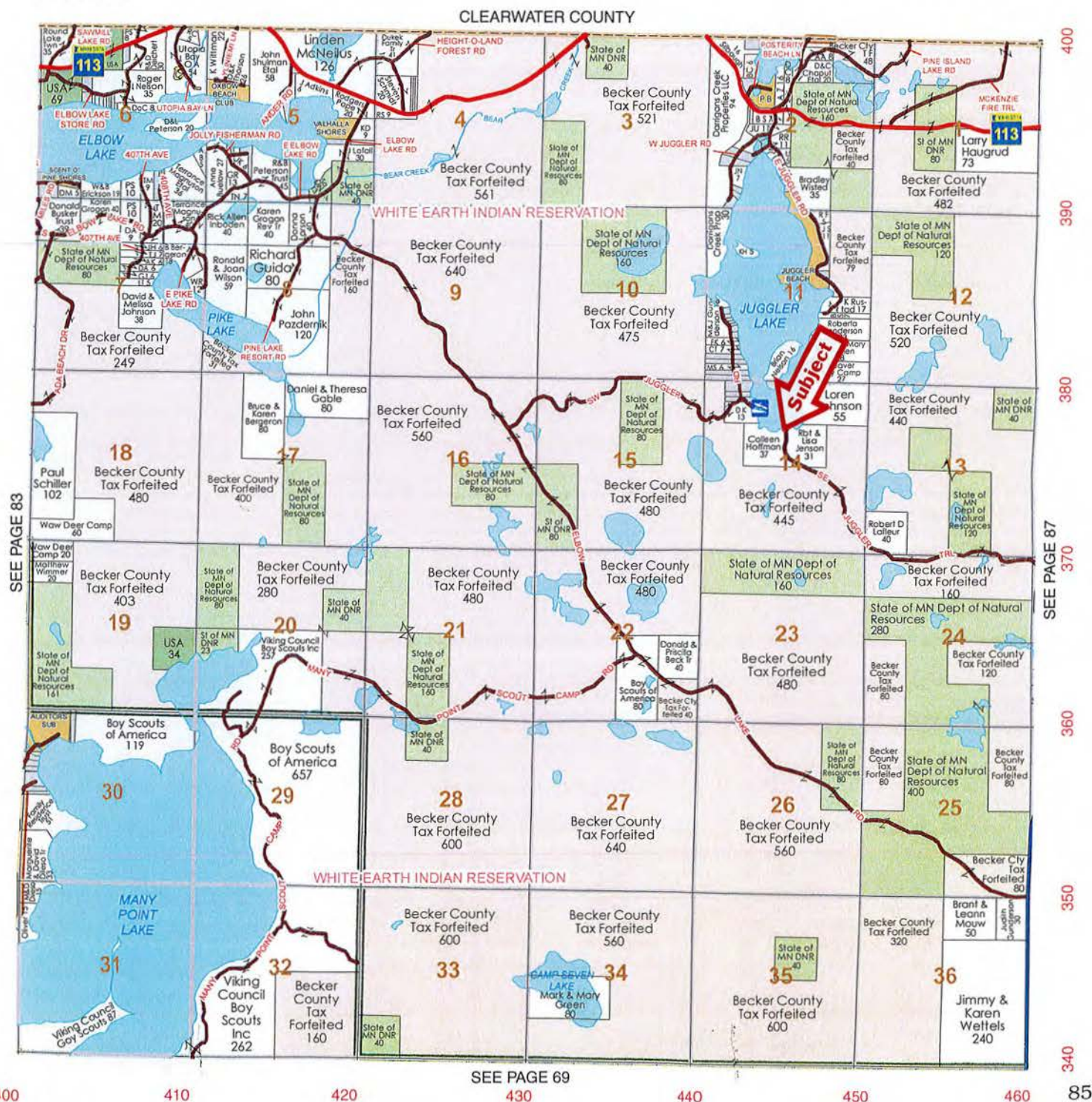






## Township 142N - Range 38W

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# 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 14<sup>th</sup> @ 7:00 P.M.

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

APPLICANT: Thomas and Christine York  
1841 Montego Dr  
Bismarck, ND 58501

Project Location: 20713 Co Hwy 22, Detroit Lakes

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling and an attached garage to be located at thirty-eight (38) feet from the ordinary high-water mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. Also, request a variance to construct a dwelling and an attached garage to be located at twenty-nine (29) feet from the road right of way, deviating from the required setback of forty-five (45) feet from the ROW of a county highway, due to setback issues and substandard lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0769.000, Lake Eunice  
Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; LOT 3; Lake Eunice Township

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

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

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

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

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

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

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

## Variance Application Review

Permit # VAR2019-15

### Property and Owner Review

Parcel Number(s): **170769000**

Owner: **THOMAS & CHRISTINE YORK**

Township-S/T/R: **LAKE EUNICE-27/138/042**

Mailing Address:  
**THOMAS & CHRISTINE YORK  
1841 MONTEGO DR  
BISMARCK ND 58501**

Site Address: **20713 CO HWY 22 DETROIT LAKES MN  
56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **Site-2019 52089**

Legal Descr: **Block 001 of ISTHMUS BEACH 2ND LOT 3**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a house with an attached garage, to be located at thirty-eight (38) feet from the Ordinary High Water (OHW) mark of a General Development lake, deviating from the required setback of seventy-five (75) feet from the OHW, also requesting to be 29 feet to ROW of County road, deviating from the required setback of forty-five (45) feet from the ROW of a County road, due to substandard size lot.**

OHW Setback: **38' to gar and 39' to house**

Side Lot Line Setback:

Rear Setback (non-lake): **na**

Bluff Setback: **na**

Road Setback: **29 feet from the ROW to dwelling and attached gar**

Road Type: **County**

Existing Imp. Surface Coverage: **30.3%**

Proposed Imp. Surface Coverage: **25%**

Existing Structure Sq Ft: **1,608sf**

Proposed Structure Sq Ft: **1,064sf house 60 porch and 336 gar**

Existing Structure Height: **16'**

Proposed Structure Height: **30'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Moving new dwelling back 5' from OHW, removing sidewalk from the shore impact zone, removing shed and lowering the impervious coverage.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **New house will now be out of the Shore Impact Zone and pretty much in line with our neighbors, one being at 38' and the other at 35'. The setback averaging rule plus 20' comes out to be at 56.5', which would put the new house on top of the existing septic, also our view would be obstructed by the neighbor who would be 18' closer to the lake than us and also we don't want to be any closer to this very busy road. A vehicle in the past was going too fast on this curve and ended up running into the neighbor's**

house.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Same use as it has been, just going with a smaller floor plan and adding a second story and attached garage.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard size lot and is on a County Rd which requires a longer setback than a Township Rd.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is primarily a residential neighborhood and replacing the home will not alter this use at all.**



**Field Review Form (Pre-Insp)****Permit # SITE2019-206****Property and Owner Review**Parcel Number: **170769000**Owner: **THOMAS & CHRISTINE YORK**Township-S/T/R: **LAKE EUNICE-27/138/042**

Site Address:

Inspector Notes:

Does posted address sign match site address? Y N

**Dwelling Proposed Review**Dwelling/related structure (1A): **New Modular (Ex: Dynamic)**

- Existing Dimensions: **1,608sf**
- Proposed Dimensions: **38' x 28' (1,064sf)**
- Proposed Roof Changes? **N/A**

Attached Garage (1B): **New Attached Garage**

- Existing Dimensions: **N/a**
- Proposed Dimensions: **12' x 28'**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1C): **Garage Apron**

- Existing Dimensions: **na**
- Proposed Dimensions: **3' x 10'**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Open Porch - Impervious**

- Existing Dimensions: **N/a**
- Proposed Dimensions: **6' x 10'**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info: **The 6' X 10' covered porch is on roadside.**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>29' To County Rd ROW</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Eunice (Lake Eunice) [GD]</b> River Name: <b>na</b>	
Side setback: - Dwelling: <b>7' &amp; 8'</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>39' to house and 38 to attached gar</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

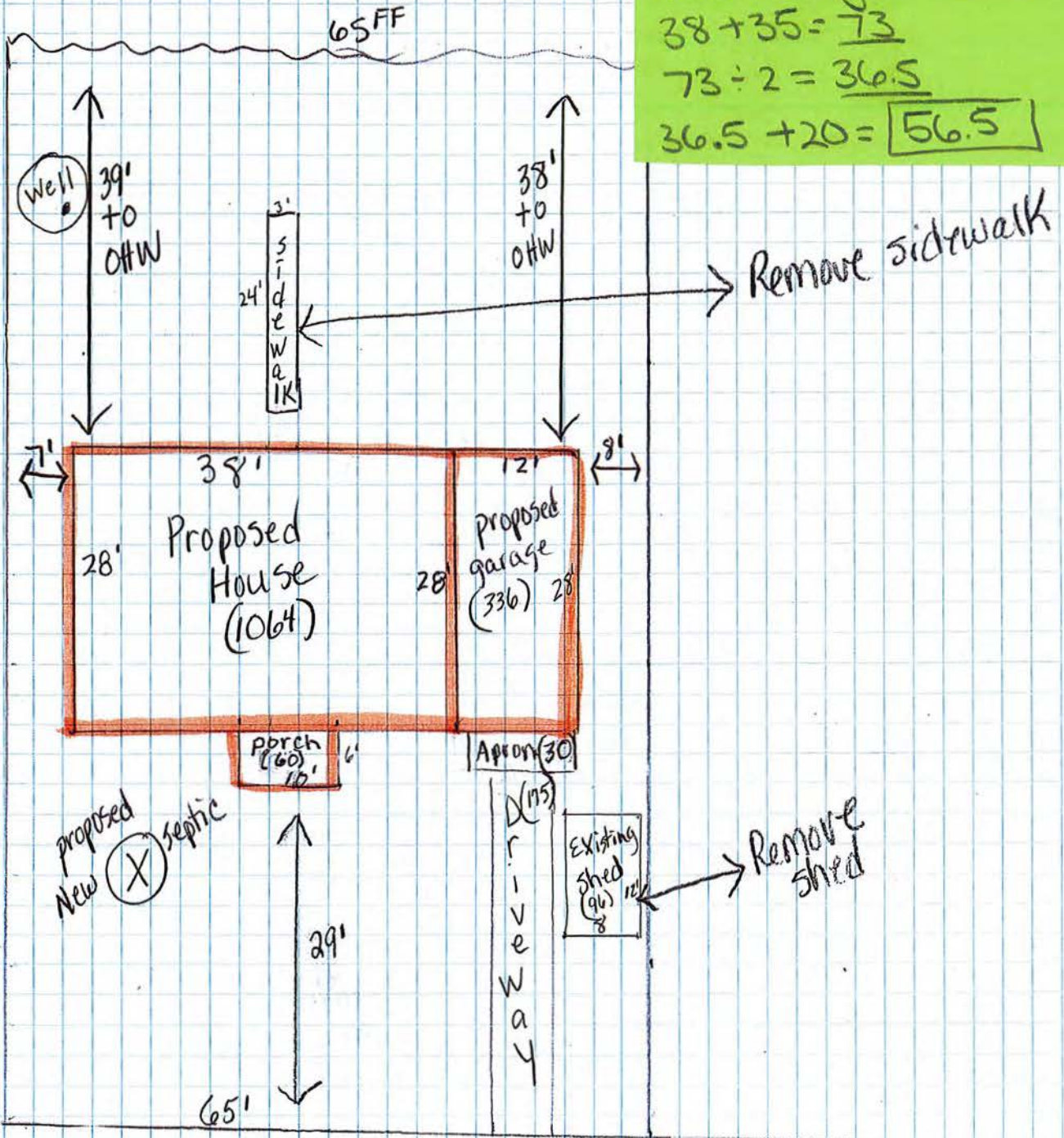
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:
Any other impervious surface coverage not noted on application?



# Lake Eunice

Setbacking Hwy work:

House to Left	38
House to Right	35
$38 + 35 = 73$	
$73 \div 2 = 36.5$	
$36.5 + 20 = 56.5$	



CO. Hwy 22



PARCEL	
APP	Mitigation
YEAR	
SCANNED	

# Mitigation Worksheet

Applicant: Thomas & Christine York Parcel #: 17.0769.000

Legal Description: Isthmus Beach 2nd Block 001 Lot 3  
27-138-42

Lake Name: Eunice Lake Classification: GD

Property Dimensions:  
Roadside Width: 65' Depth Side 1: 100'  
Lakeside Width: 65' Depth Side 2: 105'

Total Lot Area: 6,663 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: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ Credit Units Required for Mitigation

For setback  
Avg. only

## 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: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

**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.

New structure will be 5' further Ft / Credit Units gained: 5  
away from the OHW.

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: 26.1

Total Mitigation Credits Gained: 31.1



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: 25 %

Threshold Coverage: - 15 %

Difference: = (10) x (5) = 50 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. 30.3% Reduced to 25% NO credit for reducing to 25%

(0) % coverage reduced) x (5) = Credit Units Gained 0

**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. Rain gutters with downspouts into French drains on

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

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

Credit Units Gained 40 House + Garage.

**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

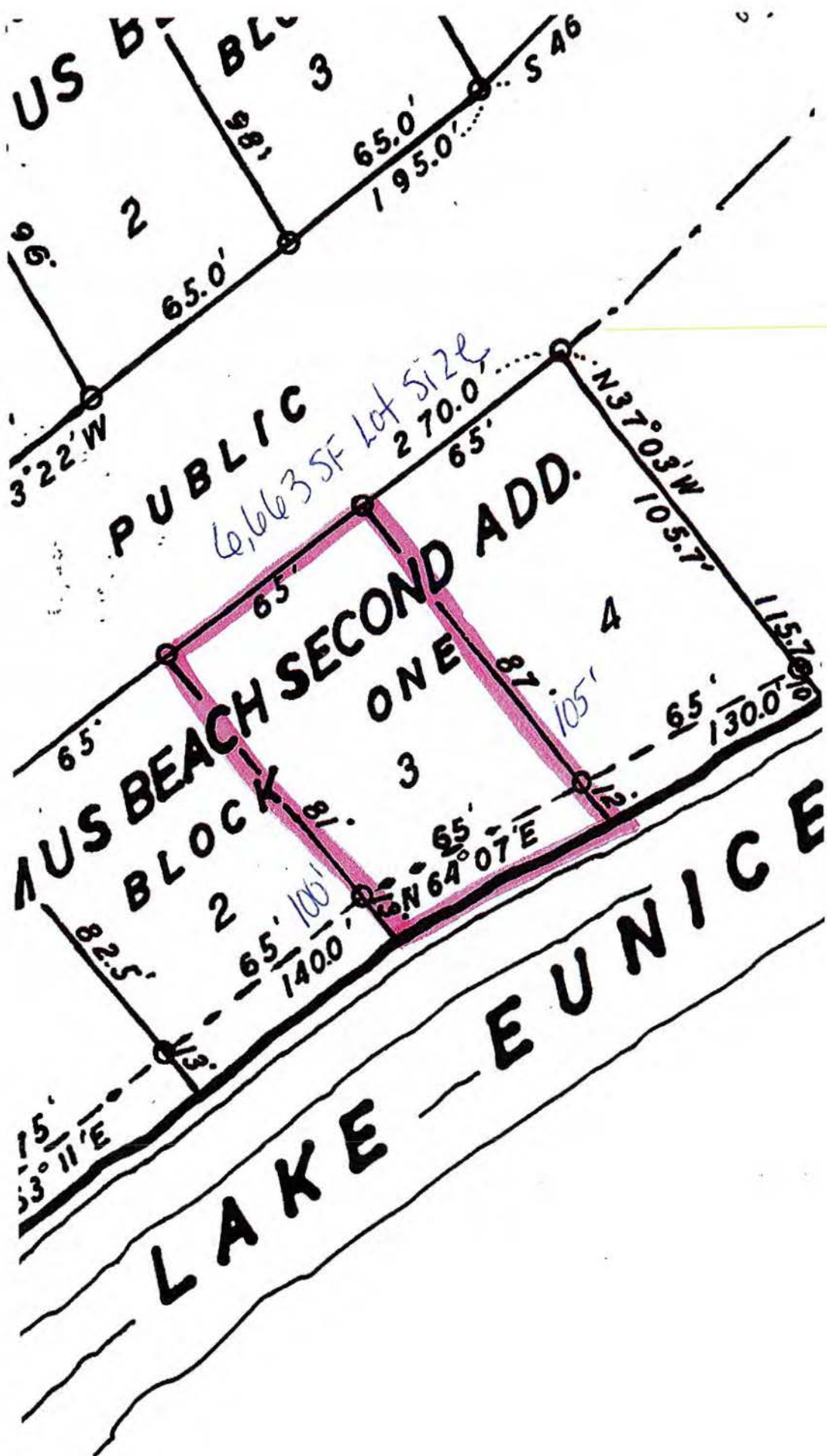
Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

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 = 26.1  
261.5 sq ft of concrete & screeded porch being removed from shore impact zone.

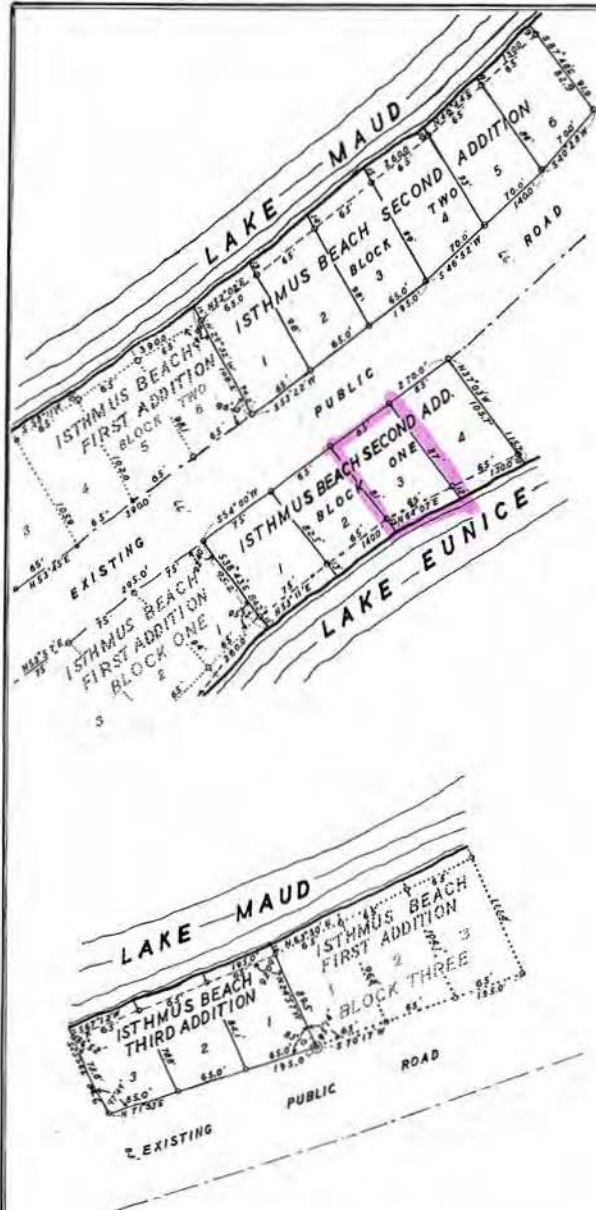
**Please  
sign**

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. Christine Lynk Owner(s) 10/13/19 Date





# ISTHMUS BEACH SECOND ADDITION AND ISTHMUS BEACH THIRD ADDITION



BE IT KNOWN THAT I, Gustaf A. Bengtson, a single man, owner and proprietor of that certain land in Government Lot Two (2) (frac'1 34 of 34), Section Twenty-seven (27), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at the Northeast corner of Block One (1) of Isthmus Beach First Addition, a subdivision in the said Government Lot 2, plat of which is on file and of record in the office of the Register of Deeds, Becker County, Minnesota; thence running North 55° 00' East 270.0 feet along the Public Road; thence running South 37° 03' East 105.7 feet to a point on the shore line of Lake Eunice; thence running South 44° 07' West 130.0 feet and South 57° 11' West 160.0 feet along the shore line of Lake Eunice to the Northeast line of said Block One of Isthmus Beach First Addition; thence running North 38° 03' West 84.2 feet along said Northeast line to the point of beginning.

ALSO, beginning at the Southeast corner of Block Two (2) of said Isthmus Beach First Addition; thence running North 55° 22' East 195.0 feet, North 46° 52' East 180.0 feet and North 40° 28' East 70.0 feet along the Public Road; thence running North 87° 48' West 82.9 feet to the shore line of Lake Maud; thence running South 46° 04' West 130.0 feet and South 52° 02' West 260.0 feet along the shore line of Lake Maud to the Northeast line of said Block Two of Isthmus Beach First Addition; thence running South 59° 32' East 94.2 feet along the Northeast line of said Block Two to the point of beginning.

ALSO, beginning at the Southwest corner of Block Three (3) of Isthmus Beach First Addition; thence running South 71° 53' West 195.0 feet; thence running North 25° 26' West 71.6 feet to the shore line of Lake Maud; thence running North 69° 15' East 195.0 feet along the shore line of Lake Maud to the Southwest line of Block Three of Isthmus Beach First Addition; thence running South 24° 57' East 89.5 feet to the point of beginning.

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

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

11<sup>th</sup> day of July, A.D. 1960.

Witnesses:

Owners:

*Gustaf A. Bengtson*  
Gustaf A. Bengtson

*Gustaf A. Bengtson*  
Gustaf A. Bengtson

State of Minnesota }  
County of Becker }

On this 11<sup>th</sup> day of July, 1960, before me, a Registered Notary Public in and for said County, personally appeared Gustaf A. Bengtson, a single man, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

*E. F. Miller*  
E. F. MILLER  
REGISTER OF DEEDS,  
Detroit Lakes, Becker Co., Minn.

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

*Paul E. Anderson*  
Minnesota Registered Land Surveyor #3289

Subscribed and sworn to before me this 11<sup>th</sup> day of July, A.D. 1960.

*E. F. Miller*  
E. F. MILLER  
REGISTER OF DEEDS,  
Detroit Lakes, Becker Co., Minn.

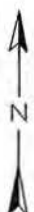
The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 11<sup>th</sup> day of July, A.D. 1960.

ATTEST:

*Paul E. Anderson*  
County Auditor

*Paul E. Anderson*  
Chairman of County Board

LEGEND:  
SCALE: 1 INCH = 80 FEET  
EXISTING IRON MONUMENTS -   
NEW IRON MONUMENTS -   
PLATTED ACRES:  
SECOND ADDITION - 1.81  
THIRD ADDITION - 0.36



ORIGINAL 218572

OFFICE OF REGISTER OF DEEDS,  
COUNTY OF BECKER, MINN. I do hereby certify that the within instrument was filed in this office for record on the 12<sup>th</sup> day of July, 1960.  
A. C. [Signature]  
and was duly recorded in Book [ ] Page 12  
[Signature]  
Register of Deeds

## 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), Thomas + Christine York hereby authorize Joyce Holm 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.): \_\_\_\_\_

☐ plat application: \_\_\_\_\_

☐ conditional use application: \_\_\_\_\_

☒ variance application: \_\_\_\_\_

☐ other: \_\_\_\_\_

on my (our) property located at:

Tax Parcel Number(s): 17.0769.000 Physical Site Address: N/A

Legal Description: \_\_\_\_\_

Section: 27 Township: 138 Range: 42 Lot: 3 Block: 001 Plat Name: Isthmus Beach 2nd

### Agent Contact Information

Agent address: 13600 E Pearl Lake Rd D.L. MN 56501  
Street City State Zip Code

Agent phone #(s): 218-849-4834 Agent fax #: \_\_\_\_\_

Agent email address: joyceholm@hotmail.com

Christine York [Signature] 10/11/2019  
Property Owner(s) Signature(s) Date

State of Minnesota  
County of Becker

On this 11 day of October before me personally appeared Christine & Thomas York

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) **STACY STOCKERT**  
Notary Public  
State of North Dakota  
My Commission Expires Nov 04, 2022

[Signature]  
Notary Public

Office Use Only:

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



354551

No delinquent taxes and transfer entered; Certificate  
of Real Estate Value (✓) filed ( ) not required  
Certificate of Real Estate Value No. 1014  
September 18, 19 87

Conrad J. Orr  
County Auditor  
by CA Deputy

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Microfilm No. 354551  
Date SEP 18 1987 2:00 PM.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder  
M. M. Martinson  
Dph Becker Co. Recorder

STATE DEED TAX DUE HEREON: \$ 75.90

Date: 9-11, 19 87

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Walter W. Pillsbury and Margaret L. Pillsbury,  
husband and wife (marital status), Grantor(s),

hereby convey (s) and warrant (s) to Thomas York and Christine York  
Grantees as joint  
tenants, real property in Becker County, Minnesota, described as follows:

Lot Numbered Three (3),.....BLOCK NO. 1,.....  
ISTHMUS BEACH, SECOND ADDITION.....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.

(If more space is needed, continue on back)

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

RITA M. THOMPSON, CO. TREAS.



DEED TAX  
PAID \$ 75.90  
SEP 18 1987

STATE OF MINNESOTA

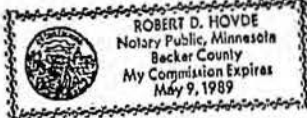
COUNTY OF Becker } ss.

Walter W. Pillsbury  
Walter W. Pillsbury

Margaret L. Pillsbury  
Margaret L. Pillsbury

The foregoing instrument was acknowledged before me this 4 day of Sept, 1987,  
by Walter W. Pillsbury and Margaret L. Pillsbury,  
husband and wife Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



5/9/89

Robert D. Hovde  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT  
Robert D. Hovde  
Tax Statements for the real property described in this instrument should  
be sent to (include name and address of Grantee):

To Thomas & Christine York  
1632 Oakland Drive  
Bismarck, ND 58501

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Mary M. Haney  
Attorney at Law  
115 West Willow Street, POB 352  
Detroit Lakes, MN 56501  
(218) 847-2900  
(from information provided by  
Great North Investors)

Large ☒  
Fold ☒  
Numerical ☒  
Tract ☒  
Grantor ☒  
Grantee ☒  
Compared ☒

100,105  
0,663





## REAR ELEVATION

1/4"=1'-0"

-NOTE-  
HOUSE WILL BE BUILT  
ACCORDING TO THIS PLAN.

HOMEOWNER(s): \_\_\_\_\_ DATE: \_\_\_\_\_  
DEALER: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS HOME HAS 2 ZONES WIRED  
FOR HEATING/AC SYSTEM.  
ON SITE CONSTRUCTION HEATING  
CONTRACTOR TO DECIDE BETWEEN  
ZONING 2 FURNACES FOR  
UPPER AND MAIN FLOOR.

NOTES  
1400 SQ. FT. LL  
1400 SQ. FT. UL  
2800 SQ. FT. TOTAL  
6/12 ROOF PITCH  
W/12" RAFTER TAILS

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

COPYRIGHT 2017  
DYNAMIC HOMES, LLC  
ALL RIGHTS RESERVED

NOTE:  
REPRODUCTIONS  
OF PLANS MAY  
OR MAY NOT BE  
TO SCALE.  
DO NOT SCALE  
FROM PLANS

NO.	MISC. (DLA) DESCRIPTION	DATE
1	9-23-18	

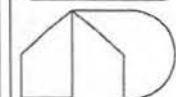
PROJECT TITLE  
**UP NORTH CONSTRUCTION**  
HOMEOWNER:  
YORK  
Q8961

TABLE NO.  
3TS2850

USE LETTERS

HOUSE NO.

STATE APPROVAL NO.



**DYNAMIC HOMES LLC**

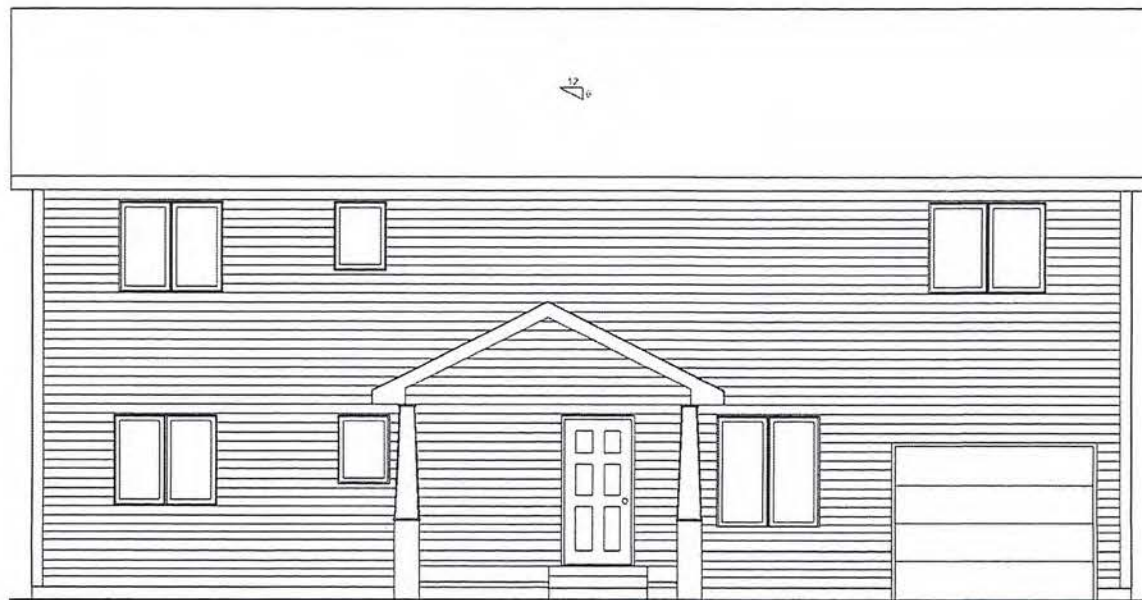
121 BURNING WOOD DRIVE  
DEERFIELD BEACH, FL 33442  
TEL: 561-241-1111

PLANT DATE

SHEET NO.

DRAWN BY: DLA DATE: 9-13-18

CHECKED BY: DLA DATE: 9-13-18



○ **FRONT ELEVATION**  
1/4"=1'-0"

-NOTE-  
HOUSE WILL BE BUILT  
ACCORDING TO THIS PLAN.

HOMEOWNER(s): \_\_\_\_\_ DATE: \_\_\_\_\_  
DEALER: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS HOME HAS 2 ZONES WIRED  
FOR HEATING/AC SYSTEM.  
ON SITE CONSTRUCTION HEATING  
CONTRACTOR TO DECIDE BETWEEN  
ZONING 2 FURNACES FOR  
UPPER AND MAIN FLOOR.

NOTES  
1400 SQ. FT. LL  
1400 SQ. FT. UL  
2800 SQ. FT. TOTAL  
6/12 ROOF PITCH  
W/12" RAFTER TAILS

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ALL RIGHTS RESERVED

NOTE:  
REPRODUCTIONS  
OF PLANS MAY  
OR MAY NOT BE  
TO SCALE.  
DO NOT SCALE  
FROM PLANS

1. MISC. (DLA) 9-23-19  
NO. DESCRIPTION DATE

REWORKING

PROJECT TYPE  
UP NORTH CONSTRUCTION

HOMEOWNER:  
YORK

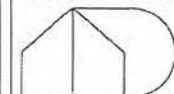
Q8961

PROJECT NO.  
3TS2850

OWNER LETTER

REWORK NO.

STATE APPROVAL NO.



**DYNAMIC HOMES LLC**

522 WORKING VILLE 7733301 1107  
611 WIDE LAKE 600000000 4  
ALABAMA 2015 04/20/17

PLANT DATE

GREENFIELD

FRONT ELEVATION

DRAWN BY: DLA DATE: 9-13-19

SHEET 12

**Becker County**  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 17.0769.000  
BILL NUMBER: 008871  
LENDER:  
OWNER NAME: YORK THOMAS & CHRISTINE

TAXPAYER(S):

THOMAS & CHRISTINE YORK  
1841 MONTEGO DR  
BISMARCK ND 58501

## TAX STATEMENT

**2019**

2018 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2018	2019
1	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	223,200 248,400
	Homestead Exclusion:	0 0
	Taxable Market Value:	223,200 248,400
	New Improvements:	
2	Property Classification:	Seasonal Seasonal
	Sent in March 2018	
3	<b>PROPOSED TAX</b>	
	Sent in November 2018	
3	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2019	\$986.00
	Second half taxes due 10/15/2019	\$986.00
	Total taxes due in 2019	\$1,972.00

**\$\$\$**

**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

### DESCRIPTION

Section 27 Township 138 Range 042  
SubdivisionName ISTHMUS BEACH  
2ND Block 001 SubdivisionCd 17024

Line 13 Detail  
S-1010/15 SOLIC 40.00  
Principal 40.00  
Interest 0.00

Tax Detail for Your Property:		2018	2019
<b>Taxes Payable Year:</b>			
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.	<input type="checkbox"/>	\$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	\$1,796.00	\$1,932.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. <b>Property taxes after credits</b>	<b>\$1,796.00</b>	<b>\$1,932.00</b>
	6. BECKER COUNTY	\$860.11	\$937.75
	7. LAKE EUNICE	\$254.99	\$252.97
	8. State General Tax	\$369.22	\$405.04
Property Tax by Jurisdiction	9. SCHOOL DISTRICT 2889		
	A. Voter approved levies	\$231.96	\$240.18
	B. Other local levies	\$74.74	\$90.81
	10. Special Taxing Districts		
	A. BC EDA	\$4.98	\$5.25
	B. Others	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$1,796.00	\$1,932.00
	13. Special assessments	\$40.00	\$40.00
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$1,836.00</b>	<b>\$1,972.00</b>
Tax Amount Paid			\$0.00

**2**

### 2nd Half Payment Stub - Payable 2019

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2019.

PIN: 17.0769.000  
AIN:

BILL NUMBER: 008871

TAXPAYER(S): THOMAS & CHRISTINE YORK  
1841 MONTEGO DR  
BISMARCK ND 58501

Paid By \_\_\_\_\_

Total Property Tax for 2019 \$1,972.00  
2nd Half Tax Amount \$986.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$986.00  
Balance Good Through 10/15/2019  
Seasonal

#### MAKE CHECKS PAYABLE TO:

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

**1**

### 1st Half Payment Stub - Payable 2019

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2019.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

PIN: 17.0769.000  
AIN:

BILL NUMBER: 008871

TAXPAYER(S): THOMAS & CHRISTINE YORK  
1841 MONTEGO DR  
BISMARCK ND 58501

Paid By \_\_\_\_\_

Total Property Tax for 2019 \$1,972.00  
1st Half Tax Amount \$986.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$986.00  
Balance Good Through 05/15/2019  
Seasonal

#### MAKE CHECKS PAYABLE TO:

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





**Minnesota Pollution  
Control Agency**

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

**RECEIVED**

JUL 15 2013

ZONING

**Compliance Inspection Form**

**Existing Subsurface Sewage Treatment Systems  
(SSTS)**

Doc Type: Compliance and Enforcement

**Instructions:** 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): 7-15-2013

☒ **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: 20713 247 Hwy 22

Property owner: Tom York

or  
Owner's representative:

Local regulatory authority:

Brief system description: 1000 gal Holding Tank

Comments or recommendations:  
1841 Montego Dr.  
Bismarck, ND 58507

Parcel ID# or Sec/Twp/Range: 170769000

Reason for inspection: Mandate

Owner's phone: 701-233-4585

Representative phone:

Regulatory authority phone:

**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: Daryl Bygden

Business name:

Inspector signature: Daryl Bygden

Certification number:

License number: 478

Phone number:

**Necessary or Locally Required Attachments**

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

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

### Compliance criteria:

System discharge sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharge sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System cause sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 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:



#### 4. Soil Separation – Compliance component #4 of 5

**Date of installation:** \_\_\_\_\_ ☐ 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 of 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: \_\_\_\_\_ ☐ Yes ☒ No  
 Have the Operating Permit requirements been met?

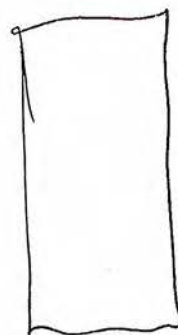
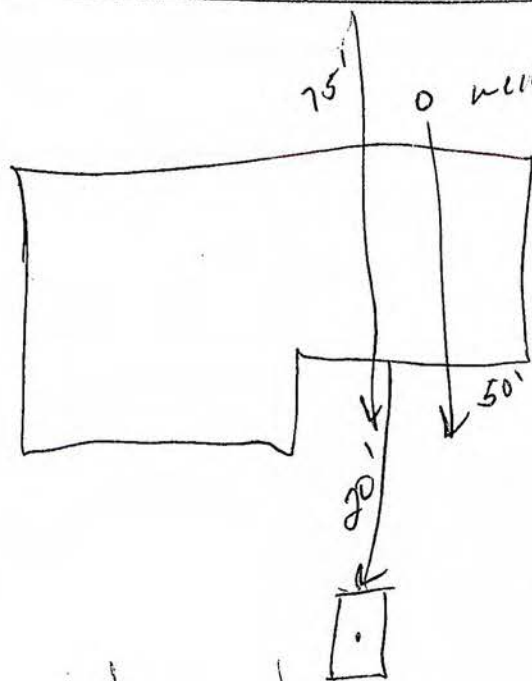
b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☒ No

**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.



Lake Erie




Dr. 1-2

cty 22

## Becker County Parcel Information



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

### Summary

Parcel Number:	170769000	GIS Map 
Property Address:		
Owner Name:	THOMAS & CHRISTINE YORK	
Owner Address:	1841 MONTEGO DR BISMARCK ND 58501	
Legal Description:	Section 27 Township 138 Range 042 ISTHMUS BEACH 2ND Block 001 LOT 3	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$62,800	\$56,000	\$65,700
Estimated Land Value	\$192,400	\$192,400	\$157,500
Estimated Machinery Value			
Total Estimated Value	\$255,200	\$248,400	\$223,200
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$248,400	\$223,200	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$1,972.00	\$1,836.00	
Total Payments	-\$1,972.00	-\$1,836.00	
Unpaid Balance	\$0.00	\$0.00	

No prior years unpaid.

## MN Allocation Information

top ▲

Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$255,200

## Zoning District

top ▲

Township	LAKE EUNICE
Zoning District	AGRICULTURAL
Other Descriptions	Plat of Isthmus Beach 2nd Add

## Land Information

top ▲

\*NOTICE\* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.

Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	65		
Description		Flags	Size
170503 DEVELOPE LAKE EUNICE			1 UT
170504 FF-LAKE EUNICE-GOOD			65 FF
601420 WATER/SEWER/ELEC HK			1 UT

## Residential Buildings

top ▲

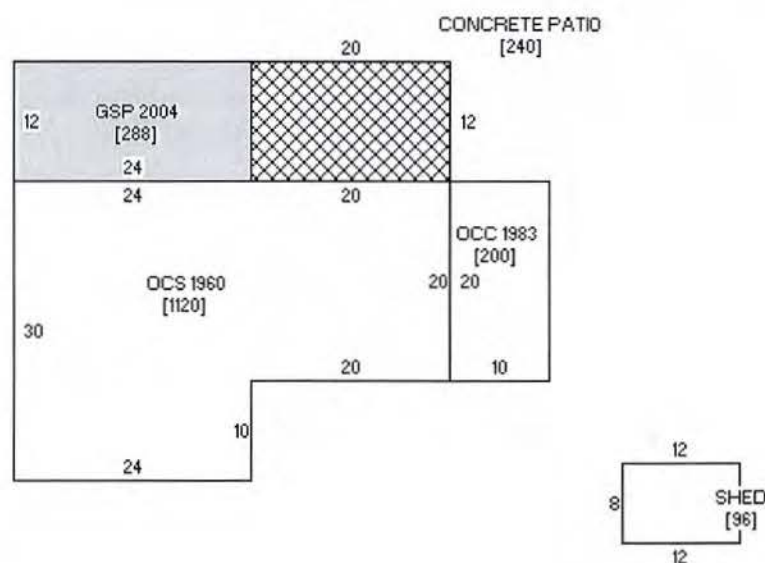
Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1960
Bldg Style	1 Story Frame
Arch Style	Rambler



Area	1320 SqFt
Condition	Normal
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Carpet/tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1983
Style	1 Story Frame
Area SF	200
Condition	Normal
Bsmnt SF	0
Heat	Elec - Basebd
AC	No
Attic SF	0
Porch # 1	
Area SF	288
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No
Plumbing	
Style	Count
Full Bath	1
Decks & Patios	
Style	Area SF
Concrete Patio-Low	240

<b>Yard Items</b>		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	2013	

Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet





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.

1:2,113

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

Date: 10/17/2019

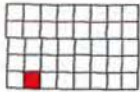
Becker County







A Marketing Company  
"Serve, Connect and Celebrate  
Our Community"  
1340 Richwood Rd.  
Detroit Lakes, MN 56501  
Phone: 218-847-5624

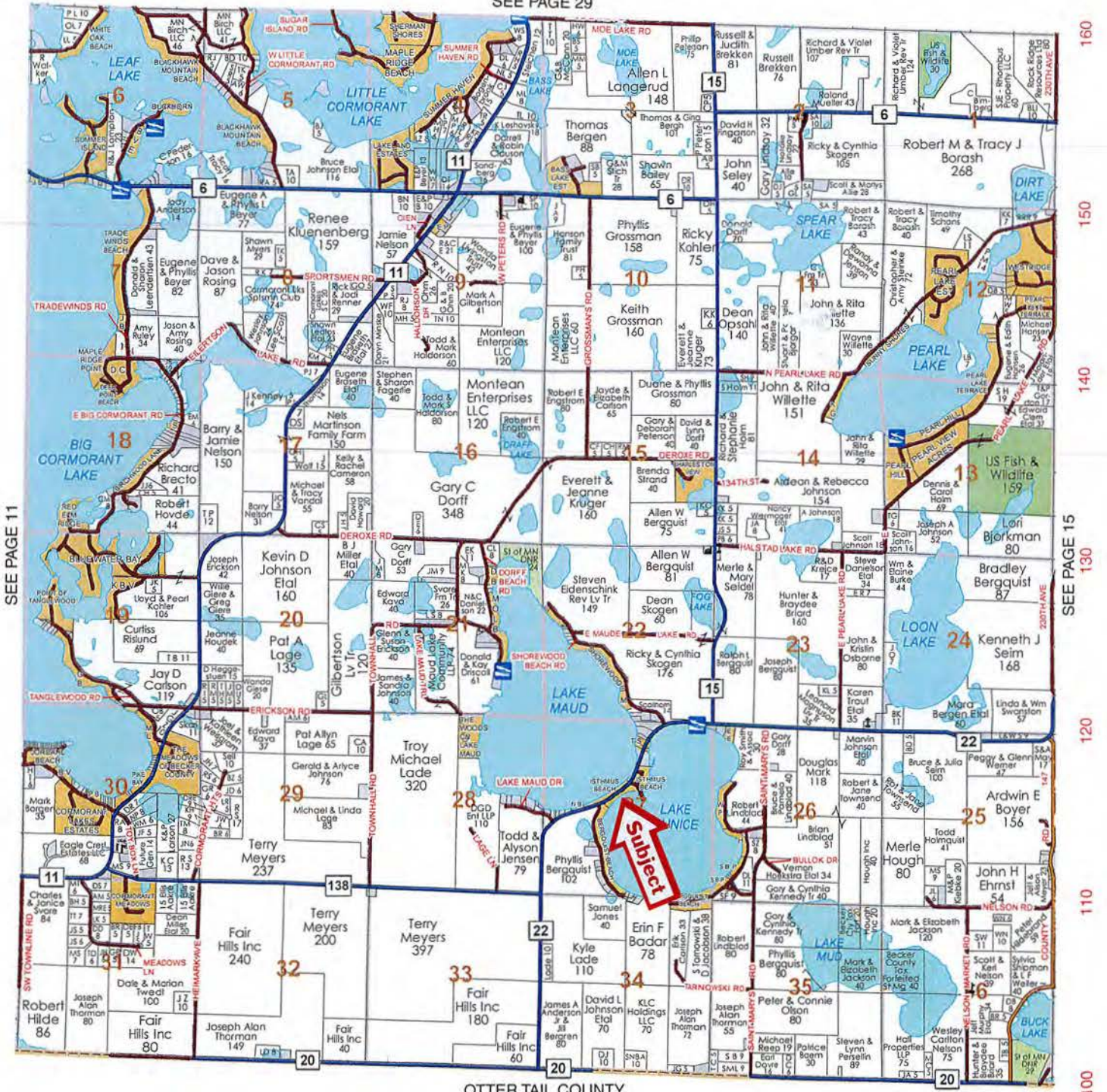


Lake Eunice

Township 138N - Range 42W

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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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 14<sup>th</sup> @ 7:00 P.M.

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

#### **APPLICANT:**

Loyle & Janet Raymond  
5625 Wood Stock Ave  
Golden Valley, MN 55422

**PROJECT LOCATION:** 24426 Co Hwy 22 Detroit Lakes, MN 56501

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

Request a variance to construct a detached garage to be located at thirty-one (31) feet from the county highway right of way, deviating from the required setback of forty-five (45) feet from the county highway ROW. Also requesting to construct a detached garage to be twenty-four (24) feet high, deviating from the required maximum height of twenty-two (22) feet for a detached structure, due to setback issues and substandard lot size.

**LEGAL LAND DESCRIPTION:** Tax ID number: **19.1743.000**; Section 20 Township 138 Range 041; SHADY BEACH 138 41; NELY 15' OF LOT 1, LOT 2 EX SWLY 40', W1/2 OF LOT 3 & PT E1/2 OF LOT 3; LAKE VIEW TOWNSHIP.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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



## Variance Application Review

Permit # VAR2019-17

### Property and Owner Review

Parcel Number(s): 191743000

Owner: LOYLE D & JANET E S RAYMOND

Township-S/T/R: LAKE VIEW-20/138/041

Mailing Address:

LOYLE D & JANET E S RAYMOND  
5625 WOODSTOCK AVE  
GOLDEN VALLEY MN 55422

Site Address: 24426 CO HWY 22

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2019-52158

Legal Descr: SHADY BEACH 138 41 NELY 15' OF LOT 1, LOT 2 EX SWLY 40', W1/2 OF LOT 3 & PT E1/2 OF LOT 3

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Setback distance from county road right of way is less than 45 feet (proposed distance is 30'4"), and secondarily the height limitation of 22 ft is less than the proposed height of 24 ft.

Description of Variance Request: We want a variance from the 45' setback rule from a county road to 30'4", which is 10 feet further from the county road than our existing garage and carport. This would be very similar size footprint (587 sq ft vs 728) to what we have currently, just moved 10 feet further away from the County Hwy 22. We are limited from moving it further away by the location of our drain field and the narrow width of our lot. We are also asking for a variance to the height limitation of 22 feet to 24 feet. Because it will be very similar size to the footprint of our existing garage/carport, it would be helpful to have slightly more additional height. We do own unique property overlooking both the Detroit Country Club and Lake Sallie, an additional two feet of height allows us to maximize the view of the course. We actually can view 4 different holes on Detroit Country Club. There is no one behind us so we are not blocking anyone's view. Behind us, across county Highway 22, is the golf course, Pizza Masters Park, and West Golf Course Road.

OHW Setback: 174

Side Lot Line Setback: 6'6"

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 30'4"

Road Type: County

Existing Imp. Surface Coverage: 23

Proposed Imp. Surface Coverage: 23.6

Existing Structure Sq Ft: 587 sq

Proposed Structure Sq Ft: 728 sq ft

Existing Structure Height: 13 ft

Proposed Structure Height: 24 ft

Existing Basement Sq Ft: No

Proposed Basement Sq Ft: No

Change to roofline? Yes

Change to main structural framework? Yes

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes. We believe by moving the garage 10' further from the county road, it will make it safer for traffic, for pedestrians, for snow plowing, and for parking in our driveway.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes. I believe the variance request helps keep the land use the same, it moves the garage

further off the road reducing accident possibility and further ensuring safety of traffic and pedestrians. It reduces possible damage from snow being plowed past the 37 feet from center of road, which has already damaged our fence and gate in the past, which the County had to pay for. We are minimizing the amount of new impervious surface as the footprint of the proposed garage is very similar to the size of footprint of our existing garage/carport. We are making very minimal changes to the topography by only adding approximately 20 cubic yards of fill, simply to level the new proposed structure.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes.** It is reasonable to move the garage further from the road. This improves the functionality of the garage, which would provide additional protection in storms and high winds, compared to the existing carport. The driveway would also be further off the road than our existing driveway.

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes,** we have a natural berm at the lakeshore, so water does not drain directly into the lake. We have placed our gutters on the existing buildings so as to minimize drainage toward the lake, preserving the quality and character of the lakeshore and surrounding land. Our property has a unique location as we have a beautiful view of the golf course opposite our lake view. We are asking for the height variance to take advantage of this view for the upper level of the garage and to still maintain the character of the surrounding cabins on the road between Hotel Shoreham and the golf courses.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes,** the proposed structure is consistent with similar structures built in the area in recent years.

Storm Water Management Plan

Loyle "Buzz" and Janet Raymond

24426 County Hwy 22

Variance Request: 10/11/2019

We plan to maintain and manage storm water drainage on our property. We would manage storm water by strategic placement of gutters and downspouts from our new garage, as well as managing the topography by adding only a limited amount of fill. The gutters and specified drainage from the downspouts will be consistent with all the other structures on our property, which clearly drain away from the lakeshore. We are limiting the change of impervious surface to less than 1% by replacing an existing structure and minimizing the square footage of the footprint change. The existing berm by the lakeshore greatly reduces storm water runoff, plus the proposed garage is at least 174 ft from the lakeshore. All of these factors will protect the shoreline and manage additional storm water drainage.



**Field Review Form (Pre-Insp)****Permit # SITE2019-200****Property and Owner Review**

Parcel Number: <b>191743000</b>	Inspector Notes:
Owner: <b>LOYLE D &amp; JANET E S RAYMOND</b>	
Township-S/T/R: <b>LAKE VIEW-20/138/041</b>	
Site Address: <b>24426 CO HWY 22</b>	Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions: **28W X 24L X 13H**
- Proposed Dimensions: **26W X 28L X 24H**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info: **The second level will be a completely open sleeping space with framed-in bathroom.**

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>County Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>30'4"</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Sallie (Lake View) [GD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>6'6" from west property line</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>174'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>33'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>8'</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>96'6"</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

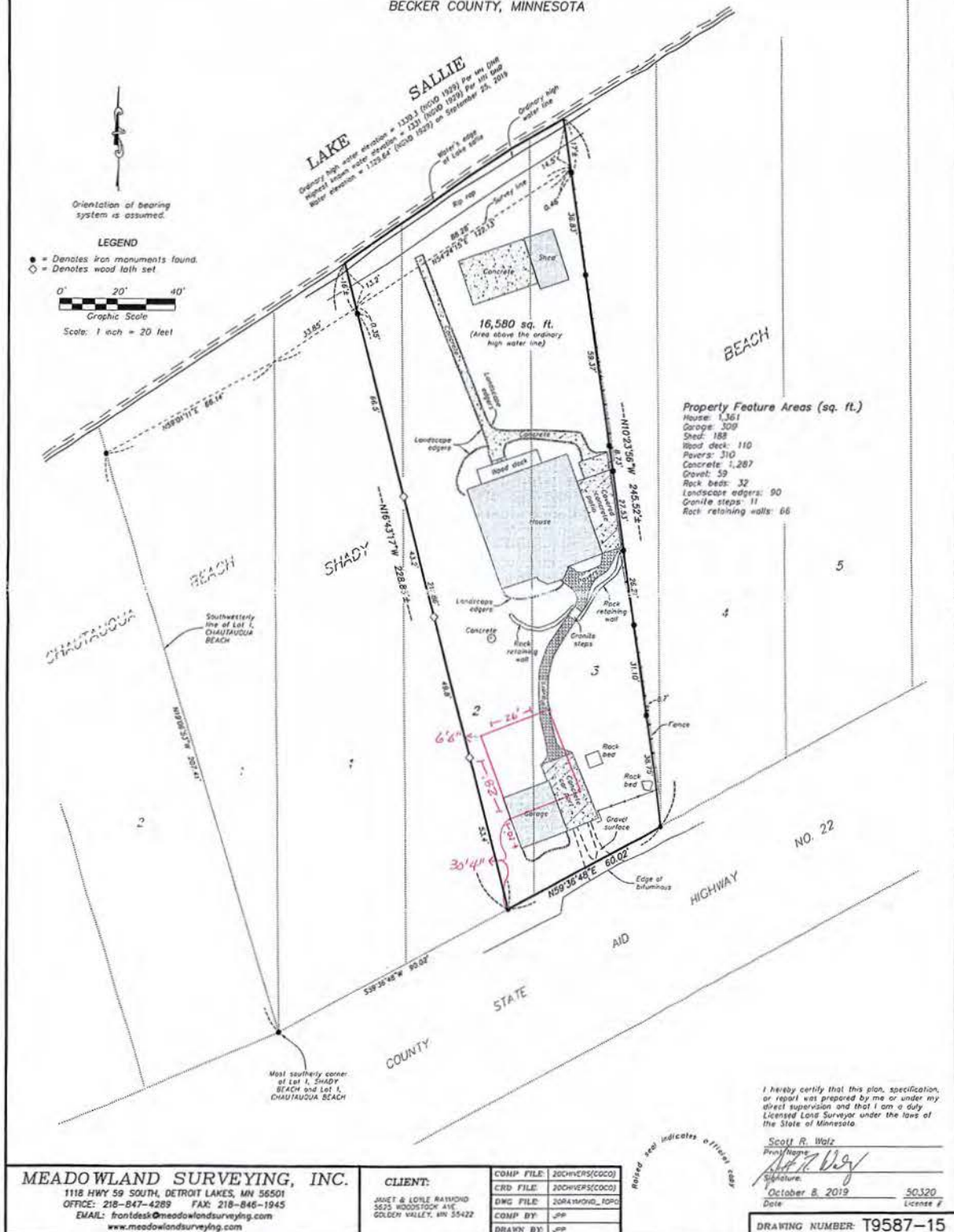
## Other Information Review

Setback Averaging (if applicable):  
 - Structure type used:  
 - Setback of LEFT like structure:  
 - Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

# CERTIFICATE OF SURVEY

IN LOTS 1, 2 AND 3 OF  
SHADY BEACH  
BECKER COUNTY, MINNESOTA



**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: frontdesk@meadowlandsurveying.com  
www.meadowlandsurveying.com

**CLIENT:**  
JANET & LOYLE RAYMOND  
5625 WOODSTOCK AVE  
GOLDEN VALLEY, MN 55422

**COMP FILE:** 20CHVPS(COCO)  
**CRD FILE:** 20CHVPS(COCO)  
**DWG FILE:** 20RATHOND\_RPO  
**COMP BY:** JPP  
**DRAWN BY:** JPP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott R. Walz  
Professional Land Surveyor  
Signature: *Scott R. Walz*  
Date: October 8, 2019 License #: 50320

**DRAWING NUMBER: T9587-15**



# Mitigation Worksheet

YEAR	
SCANNED	

Applicant: Boyle + Janet Raymond Parcel #: 19.1743 000

Legal Description: Shady Beach NELY 15' of Lot 1, Lot 2 EX 8WLY 40', WY 2 of Lot 3 + Pt EY 2 of Lot 3

Lake Name: Sawee Lake Classification: GID

**Property Dimensions:**

Roadside Width: 100.02

Depth Side 1: 245.52 ±

Lakeside Width: 88.28

Depth Side 2: 228.83 ±

Total Lot Area: 16,580 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 lake structure that is closest to you on your neighbor's property to the right and the lake structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ 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:  $30 \times 15 = 20$  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:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

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

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

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.

Owner(s)	Date
----------	------



8'-1 1/8"

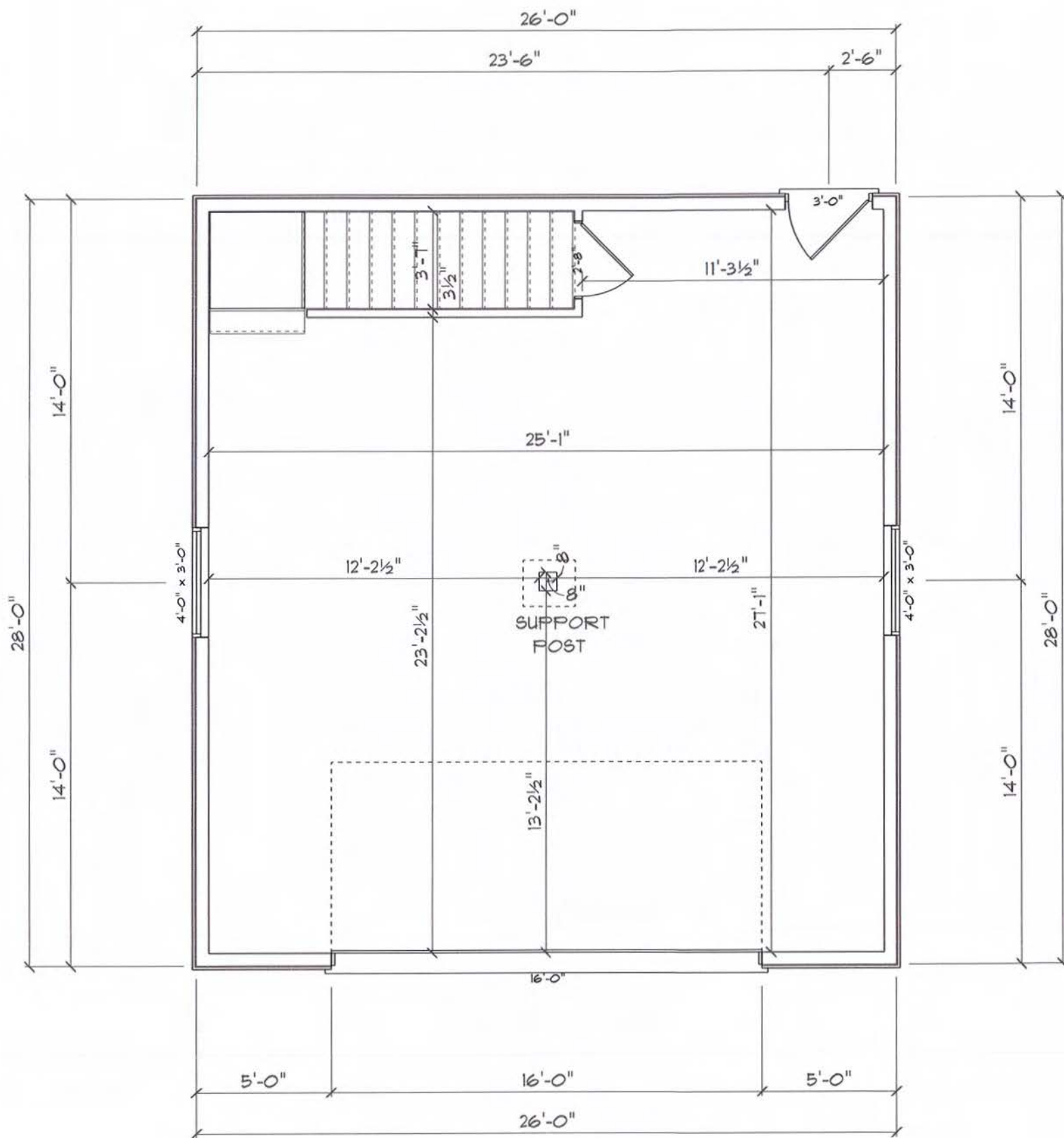
10 1/4"

8'-1 1/8"

Top of Subfloor

FRONT ELEVATION





MAIN FLOOR PLAN



## SECOND FLOOR PLAN

23'-6 $\frac{7}{8}$ "

8'-1 $\frac{1}{8}$ "

9 $\frac{1}{2}$ "

0 $\frac{3}{4}$ "

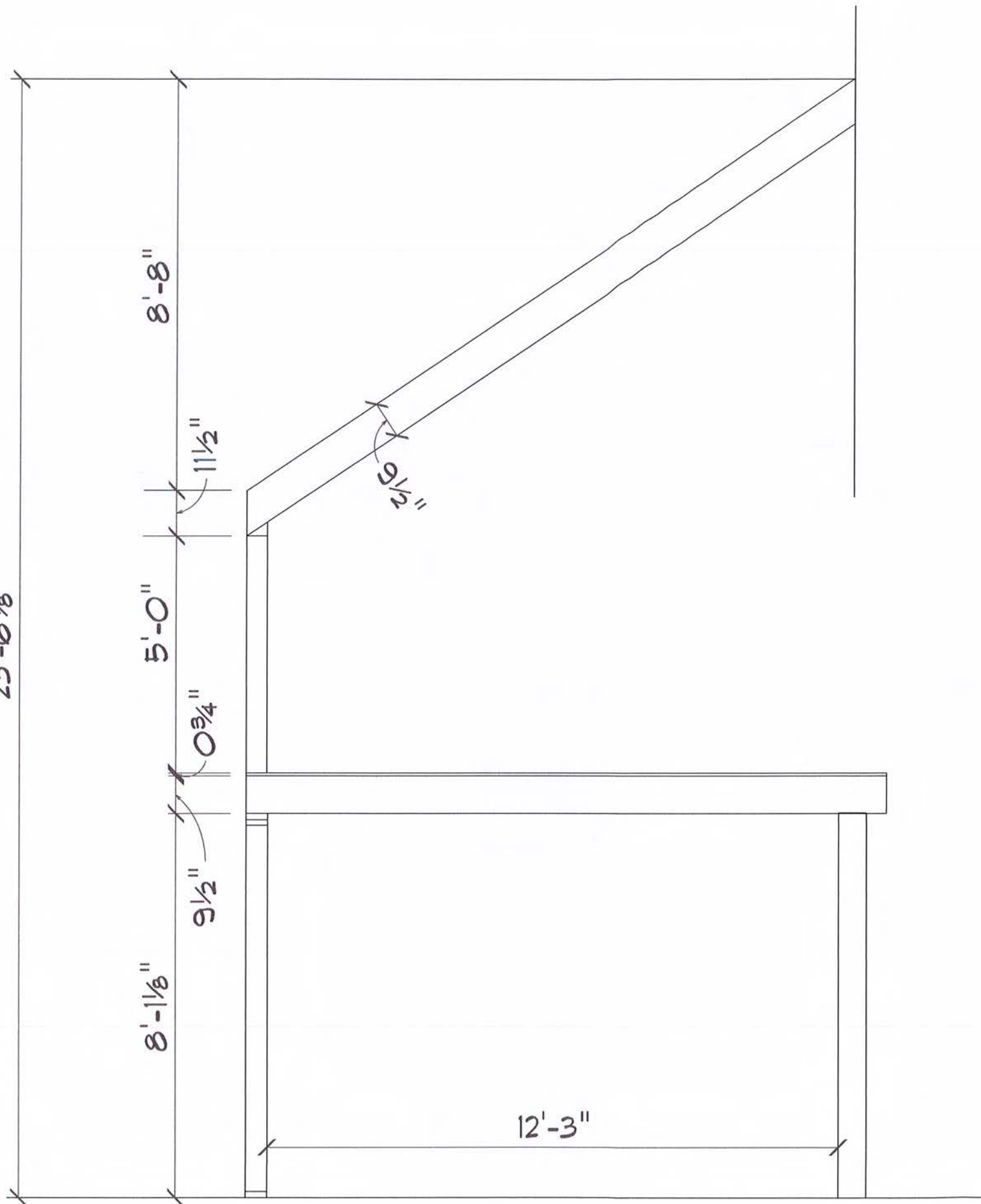
5'-0"

11 $\frac{1}{2}$ "

8'-8"

12 $\frac{1}{2}$ "

12'-3"









**Minnesota Pollution  
Control Agency**

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

**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:

**RECEIVED**

JUL 15 2014

ZONING

**System Status**

System status on date (mm/dd/yyyy): 7-3-14

☒ **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: 24426 Co 22 Parcel ID# or Sec/Twp/Range: 19.1743.000

Property owner: Janet & Buzz Raymond Reason for inspection: County

Owner's phone: 763-545-7466

Owner's representative: \_\_\_\_\_ Representative phone: \_\_\_\_\_

Local regulatory authority: \_\_\_\_\_ Regulatory authority phone: \_\_\_\_\_

Brief system description: 1000 gal tank w/250 gal lift to 400 sq ft seepage bed

Comments or recommendations:

**Certification**

I hereby certify that all the necessary information has been provided for the determination of future system performance has been determined, and no possible abuse of the system, inadequate maintenance, or other factors have been identified.

Inspector name: David Ohm

Business name: Ohm Excavating

Inspector signature: [Signature]

**Necessary or Locally Required Attachments**

- ☒ Soil boring logs
- ☒ System/As-built
- ☐ Other information (list): \_\_\_\_\_

will need a  
New  
Compliance  
to Approve  
Site Permit



Property address: \_\_\_\_\_

Inspector initials/Date: 7-3-14  
(mm/dd/yyyy)**1. Impact on Public Health – Compliance component #1 of 5****Compliance criteria:**

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**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: 2.2 7-3-14

(mm/dd/yyyy)

**4. Soil Separation – Compliance component #4 of 5****Date of installation:** 1986

(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:

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

☐ Yes ☐ No

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:

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

☒ Yes ☐ No

"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)

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

☐ Yes ☐ No**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.**

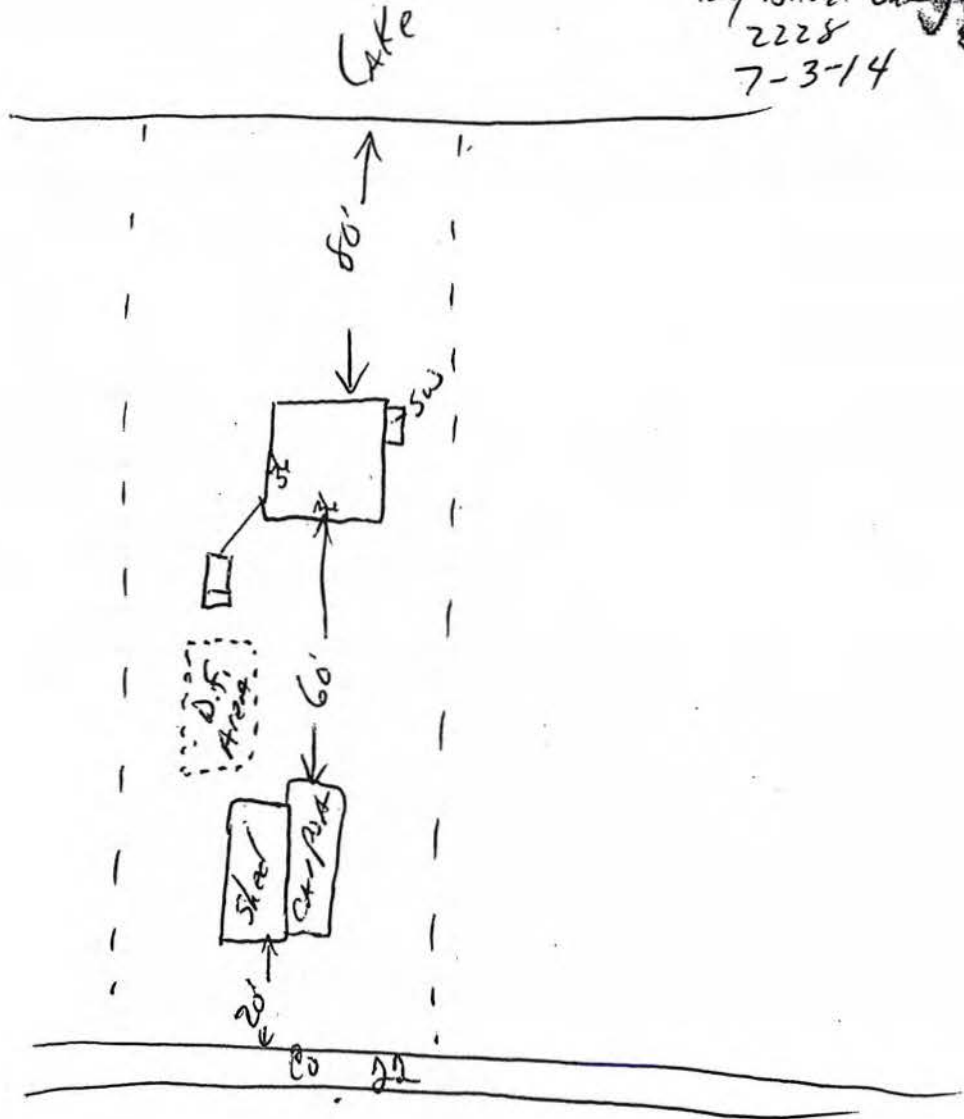
**Upgrade Requirements** (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground 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.

# SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;  
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	

Raymond  
244260  
2228  
By David Oh  
2228  
7-3-14



## Becker County Parcel Information

[Values & Taxes](#)  
 [Zoning Info](#)  
 [Land Info](#)  
 [Res. Bldg.](#)  
 [Sales Info](#)



[New Search](#)

### Summary

Parcel Number:	191743000	GIS Map 
Property Address:	24426 CO HWY 22 DETROIT LAKES	
Owner Name:	LOYLE D & JANET E S RAYMOND	
Owner Address:	5625 WOODSTOCK AVE GOLDEN VALLEY MN 55422	
Legal Description:	Section 20 Township 138 Range 041 SHADY BEACH 138 41 NELY 15' OF LOT 1, LOT 2 EX SWLY 40', W1/2 OF LOT 3 & PT E1/2 OF LOT 3	

### Valuation & Taxation

top ▲

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$113,400	\$104,500	\$109,300
Estimated Land Value	\$380,400	\$350,400	\$316,500
Estimated Machinery Value			
Total Estimated Value	\$493,800	\$454,900	\$425,800
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$454,900	\$425,800	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$4,132.00	\$3,372.00	
Total Payments	-\$2,066.00	-\$3,372.00	



Unpaid Balance	\$2,066.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$493,800

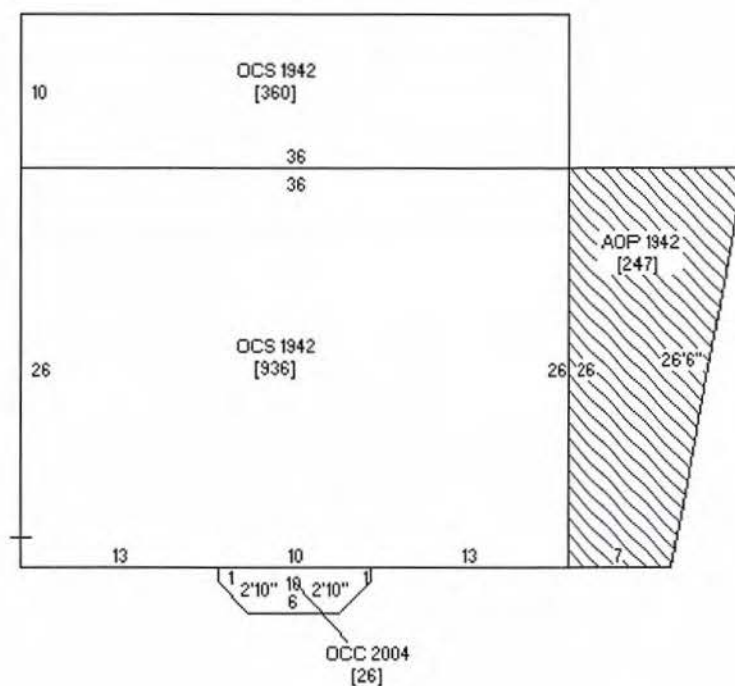
Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions	Plat of Shady Beach	

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	90		.46	
Description	Flags		Size	
190523 DEV LK SALLIE K&B			1 UT	
190524 FF-SAL-KENNY&BEAT-GO			90 FF	
601420 WATER/SEWER/ELEC HK			1 UT	
604714 PRIMITIVE SITES-RE			1 UT	
999997 LAKE SHORE NO VALUE			0.46 AC	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	

Year Built	1914
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1322 SqFt
Condition	Very Good
Basement	Crawl
Heating	Yes
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	None
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

## Building sketch:



## Addition # 1

Year Built	1942
Style	1 Story Frame
Area SF	360
Condition	Very Good
Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0

## Addition # 2

Year Built	2004
Style	1 Story Frame
Area SF	26
Condition	Very Good

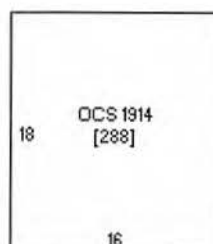


Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0
Garage # 1	
Year Built	1900
Style	Carport Det Frame/Asph
Area SF	264
Condition	Very Good
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Garage # 2	
Year Built	1965
Style	Det Frame
Area SF	180
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Porch # 1	
Area SF	247
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0

Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	1	
Fireplace		
Descr	Story Ht	Count
Gas-Vertical	1 Story	1
Decks & Patios		
Style	Area SF	
Concrete Patio-Low	384	
Wood Deck-High	100	
Res Bldg # 2 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1914	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	288 SqFt	
Condition	Excellent	
Basement	Crawl	
Heating	No	
AC	No	
Attic	None	
Foundation	None	
Roof	Gable/Asph	
Ext Walls	Vinyl	
Int Walls	None	
Floor	None	

Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Plumbing	
Style	Count
No Bathroom	1

**Sales Information**

top ▲

**Sale Date: 10/7/2005 - Property Type: Seasonal Rec. Residential**

Buyer	RAYMOND, JANET & LOYLE D.	Seller	SIME, JOHN E & RUTH
Sale Price	\$140,000	Ins Type	Warranty Deed
Adj Sale Price	\$140,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale

**Sale Date: 7/31/2001 - Property Type: Residential (< 4 Units)**

Buyer	RAYMOND, JANET & LOYLE D.	Seller	SIME, JOHN E. & RUTH
Sale Price	\$140,000	Ins Type	Contract for Deed
Adj Sale Price	\$140,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale



Becker County  
Auditor-Treasurer Office  
915 Lake Avenue  
Detroit Lakes, MN 56501  
218-846-7311  
www.co.becker.mn.us

PIN: 19.1743.000

BILL NUMBER: 010011

LENDER:

OWNER NAME: RAYMOND LOYLE D & JANET E S

TAXPAYER(S):

LOYLE D & JANET E S RAYMOND  
5625 WOODSTOCK AVE  
GOLDEN VALLEY MN 55422

\$\$\$

#### 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

24426 CO HWY 22  
DETROIT LAKES, MN 56501

#### DESCRIPTION

Section 20 Township 138 Range 041  
SubdivisionName SHADY BEACH 138  
41 SubdivisionCd 19094

#### Line 13 Detail

S-7001/19 1B & E 75.04  
S-1010/15 SOLID V 40.00  
S-7301/19 STORM 27.21  
Principal 142.25  
Interest 0.00

## TAX STATEMENT

2019

2018 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2018	2019
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	425,800 454,900
	Homestead Exclusion:	0 0
	Taxable Market Value:	425,800 454,900
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2018	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2018	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2019	\$2,066.00
	Second half taxes due 10/15/2019	\$2,066.00
	Total taxes due in 2019	\$4,132.00

Tax Detail for Your Property:		2018	2019	
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.	<input type="checkbox"/>	\$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	\$3,246.81	\$3,989.75	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$0.00	\$0.00	
	B. Other credits	\$0.00	\$0.00	
	5. Property taxes after credits	\$3,246.81	\$3,989.75	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,639.95	\$1,716.81
	7. LAKE VIEW		\$356.17	\$360.30
	8. State General Tax		\$789.99	\$817.23
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$0.00	\$592.15
		B. Other local levies	\$393.12	\$439.29
	10. Special Taxing Districts	A. BC EDA	\$9.51	\$9.61
		B. Others	\$58.07	\$54.36
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$3,246.81	\$3,989.75
	13. Special assessments		\$125.19	\$142.25
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,372.00	\$4,132.00
Tax Amount Paid			\$0.00	

2

### 2nd Half Payment Stub - Payable 2019

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

To avoid penalty, pay on or before October 15, 2019.

PIN: 19.1743.000

AIN:

BILL NUMBER: 010011

TAXPAYER(S):

LOYLE D & JANET E S RAYMOND  
5625 WOODSTOCK AVE  
GOLDEN VALLEY MN 55422

Paid By \_\_\_\_\_

Total Property Tax for 2019	\$4,132.00
<b>2nd Half Tax Amount</b>	<b>\$2,066.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>2nd Half Total Amount Due</b>	<b>\$2,066.00</b>
Balance Good Through	10/15/2019
	Seasonal

#### MAKE CHECKS PAYABLE TO:

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

1

### 1st Half Payment Stub - Payable 2019

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

To avoid penalty, pay on or before May 15, 2019.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

PIN: 19.1743.000

AIN:

BILL NUMBER: 010011

TAXPAYER(S):

LOYLE D & JANET E S RAYMOND  
5625 WOODSTOCK AVE  
GOLDEN VALLEY MN 55422

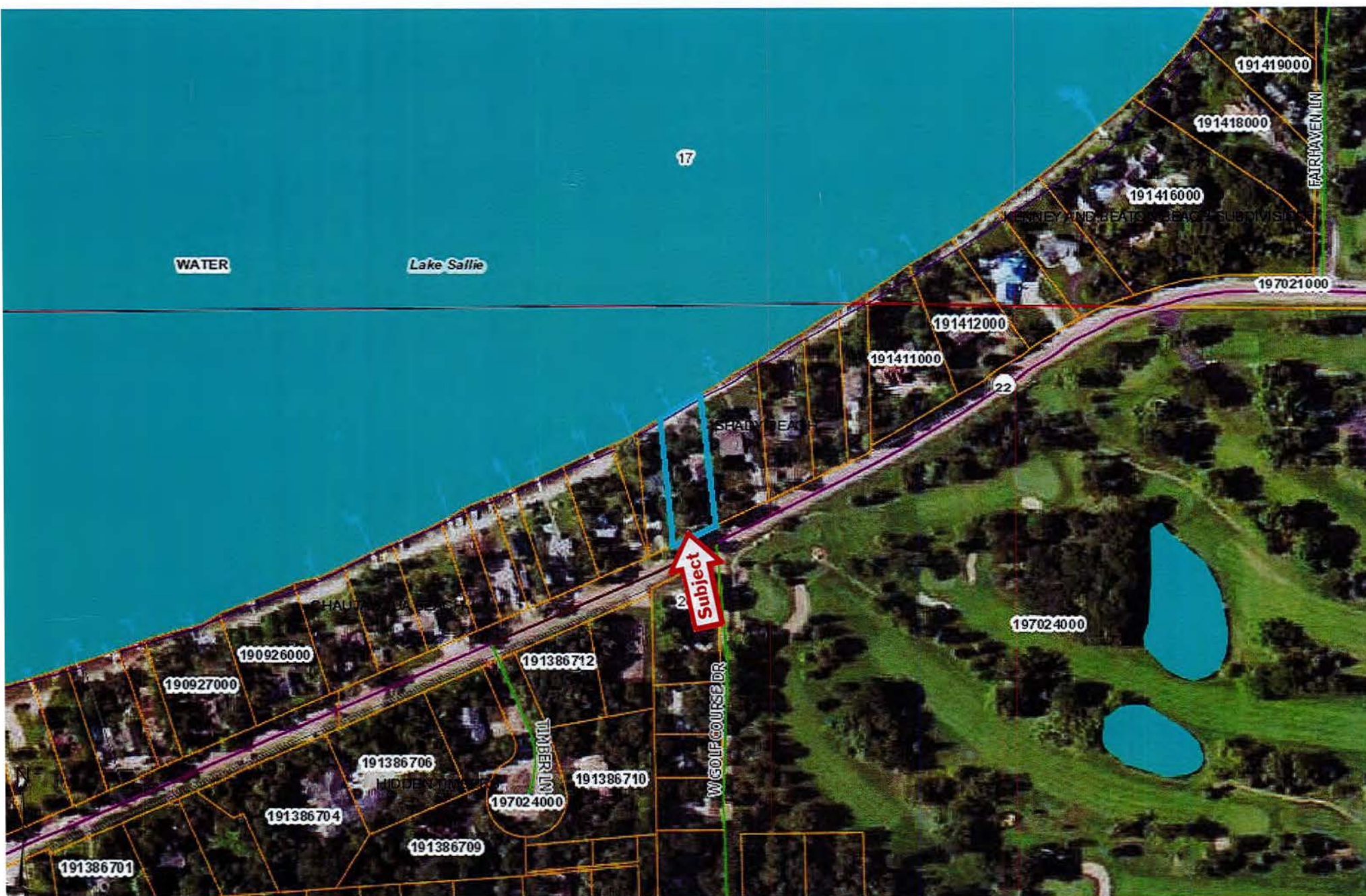
Paid By \_\_\_\_\_

Total Property Tax for 2019	\$4,132.00
<b>1st Half Tax Amount</b>	<b>\$2,066.00</b>
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
<b>1st Half Total Amount Due</b>	<b>\$2,066.00</b>
Balance Good Through	05/15/2019
	Seasonal

#### MAKE CHECKS PAYABLE TO:

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





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.

1:4,225

Date: 10/21/2019

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



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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

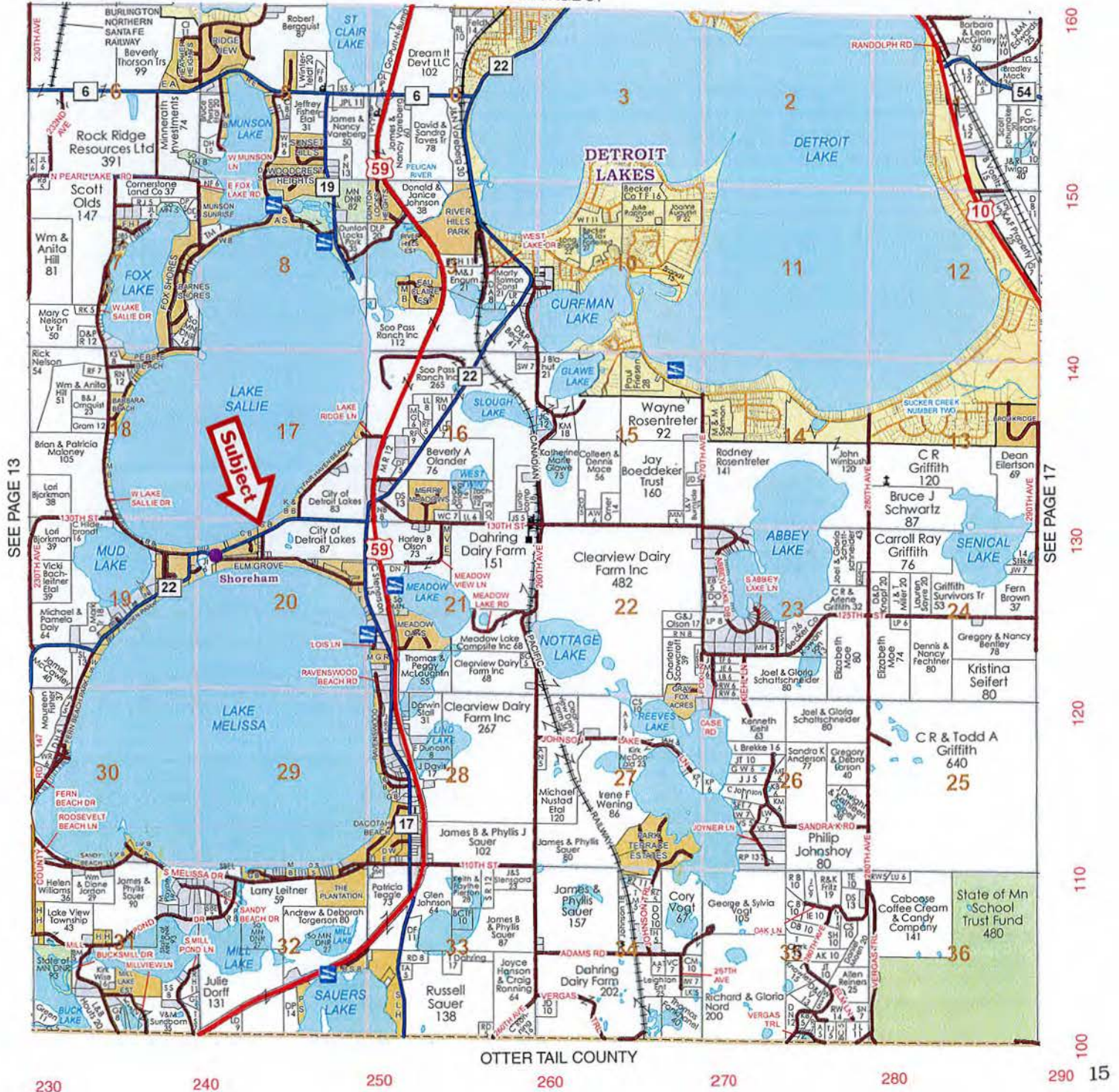


Lake View

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 14<sup>th</sup> @ 7:00 P.M.

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

#### **APPLICANT:**

Wendy Gjerde  
15587 Munson Lane  
Detroit Lakes, MN 56501

**PROJECT LOCATION:** 15587 Munson Lane Detroit Lakes, MN 56501

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

Request a variance to construct a deck to be located at sixty-six (66) feet and an addition to a non-conforming dwelling to be located at seventy-six (76) feet from the ordinary high-water mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake, due to setback issues and substandard lot size.

**LEGAL LAND DESCRIPTION:** Tax ID number: **19.1470.000;**

Section 05 Township 138 Range 041, MUNSON BEACH 138 41, LOTS 9 AND 10; LAKE VIEW TOWNSHIP.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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

## Variance Application Review

Permit # VAR2019-18

### Property and Owner Review

Parcel Number(s): **191470000**

Owner: **WENDY GJERDE**

Township-S/T/R: **LAKE VIEW-05/138/041**

Mailing Address:

**WENDY GJERDE**

**15587 W MUNSON LN**

**DETROIT LAKES MN 56501**

Site Address: **15587 W MUNSON LN**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2019-51597**

Legal Descr: **MUNSON BEACH 138 41 LOTS 9 AND 10**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Requesting variance on distance from high water mark on addition to house to make house and lot usable for whole family. The purposed project is the only way to for us to make property large enough to utilize the way the exsisting dwelling is facing along with the direction of roadway too keep it in our budget**

OHW Setback: **85 on currennt corner and 67' on new purposed corner 66' to proposed deck**

Side Lot Line Setback: **15'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **40+**

Road Type: **Township**

Existing Imp. Surface Coverage: **13.5**

Proposed Imp. Surface Coverage: **23.5**

Existing Structure Sq Ft: **940**

Proposed Structure Sq Ft: **1904**

Existing Structure Height: **14.5**

Proposed Structure Height: **14.5'**

Existing Basement Sq Ft: **624**

Proposed Basement Sq Ft: **924**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **the purposed project will be in harmony because measures will be taken to mange the runoff water of property and making the land and dwelling more usable. project will also remove existing outbuilding that is not really practical or appealing to the eye**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **the purposed project will help with the evolution of the current comprehensive plan without negatively impacted the land lake or neighbors, and without it looking like it does not belong it suits its neighborhood.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **it makes the property and dwelling usable and more suitable for a dwelling not just seasonal cabin and will get rid of some eye sores and make more appealing from lake and road**

4. Are there circumstances unique to the property? **Yes**

Explain: **because of the curvature of lake and angle of current dwelling and road THIS IS THE BEST WAY TO PURPOSE THE PROJECT WITHOUT BRAKING THE BUDGET**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **will actually bring the property more up to speed with evolution of the neighborhood will be more fitting and practical**



**Field Review Form (Pre-Insp)****Permit # SITE2019-223****Property and Owner Review**

Parcel Number: 191470000

Inspector Notes:

Owner: WENDY GJERDE

Township-S/T/R: LAKE VIEW-05/138/041

Site Address: 15587 W MUNSON LN

Does posted address sign match site address? Y N

**Dwelling Proposed Review**

Dwelling/related structure (1A): Addition or Repairs to Existing Home

- Existing Dimensions: 32x26=832sqft house Porches 18+108+48=174sqft
- Proposed Dimensions: 16x14 & 28x25= 784sqft 980sqft is attached garage
- Proposed Roof Changes? No

Attached Garage (1B): New Attached Garage

- Existing Dimensions: no existing detached 396sqft
- Proposed Dimensions: 28X35 980sqft
- Proposed Roof Changes? Yes

Other dwelling related improvements (1C): Deck - Pervious

- Existing Dimensions: 0
- Proposed Dimensions: 10x18
- Proposed Roof Changes? No

Other dwelling related improvements (1D): N/A

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes? No

Additional dwelling related projects/info:

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

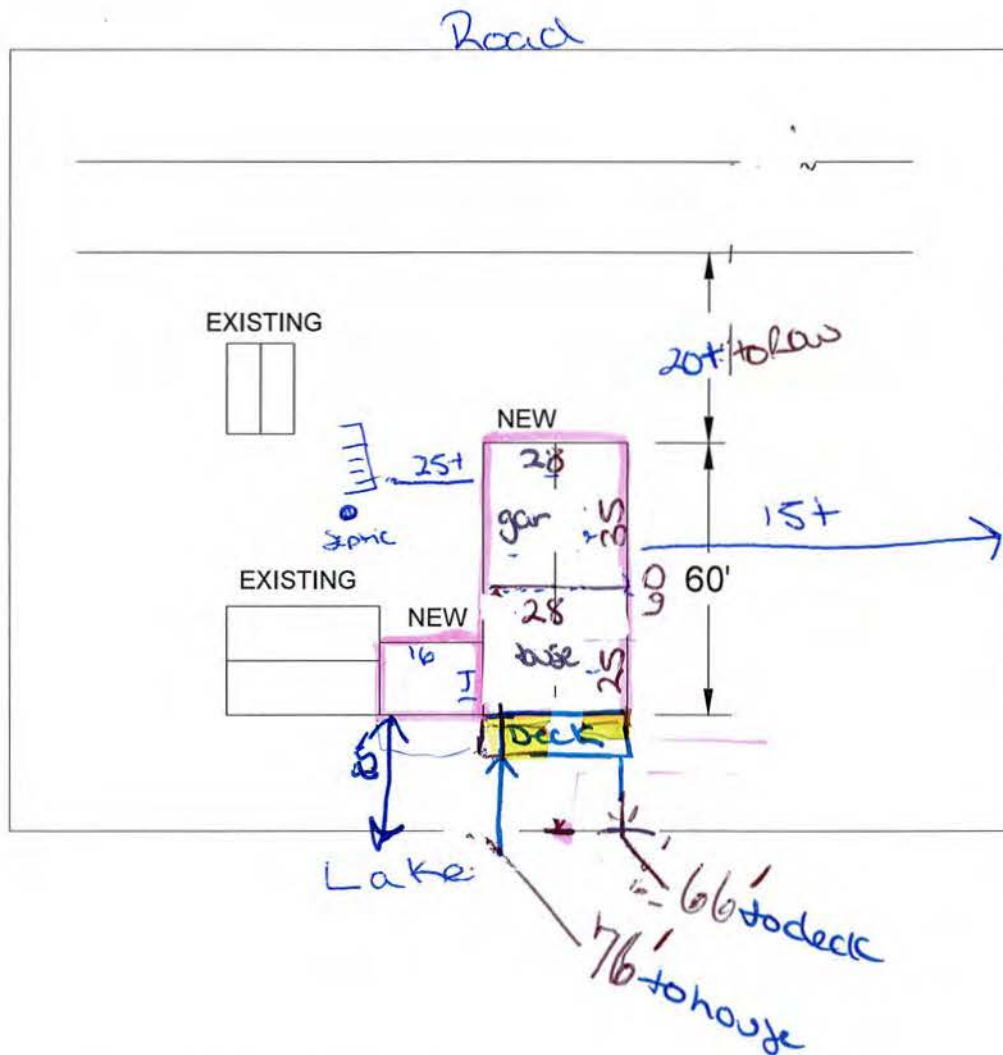
Road Type/Measurement From: <b>Public/Township Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>20+ from ROW</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Munson (Lake View) [RD]</b> River Name: <b>na</b>	
Side setback: - Dwelling: <b>15+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: <b>50+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>66' to deck; 76' to house; 101 to attached garage</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>25+</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>25</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: <b>na</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>18</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: <b>House to House</b> - Setback of LEFT like structure: <b>76</b> - Setback of RIGHT like structure: <b>73</b>	
Any other impervious surface coverage not noted on application?	

# Site Plan



Remaining existing garage

101 to attached garage  
76 to house addition



# Mitigation Worksheet

YEAR	
SCANNED	

Applicant: Wendy Gjerde Parcel #: 19.1470.000

Legal Description:

Munson Beach Lots 9 & 10

Lake Name: \_\_\_\_\_ Lake Classification: \_\_\_\_\_

Property Dimensions:

Roadside Width: 100

Depth Side 1: 175

Lakeside Width: 100

Depth Side 2: 175

Total Lot Area: 17,500 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: \_\_\_\_\_

Proposed Setback: -- \_\_\_\_\_

Difference: = \_\_\_\_\_ 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:  $30 \times 15 = 20$  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:  $20 \times 25 = 30$  Credit Units).

Size of Buffer: \_\_\_\_\_

Credit Units gained from buffer: \_\_\_\_\_

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

Ft / Credit Units gained: \_\_\_\_\_

**Shore Impact Zone Removal:** See description on next page.

Credit Units gained: \_\_\_\_\_

**Total Mitigation Credits Gained:** \_\_\_\_\_

### 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 diverted into gutter / French drain 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 2

**Shore Impact Zone Removal (see below):**

Credit Units Gained \_\_\_\_\_

**Total Mitigation Credit Units Gained:** 40

### SHORE IMPACT ZONE OPTION

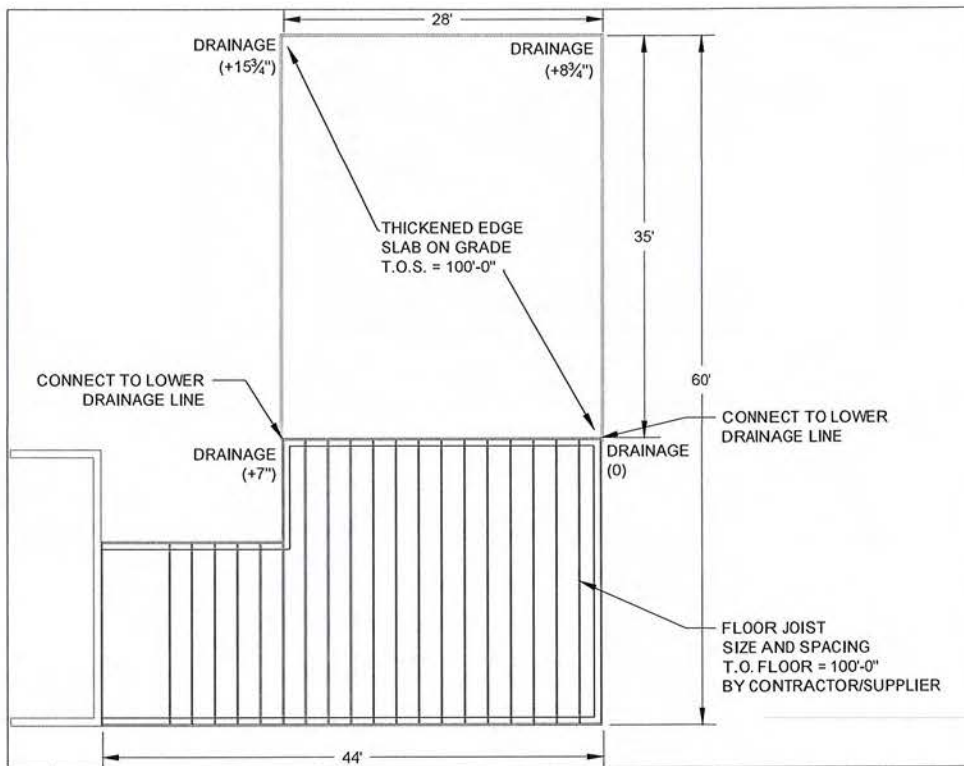
Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

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.*

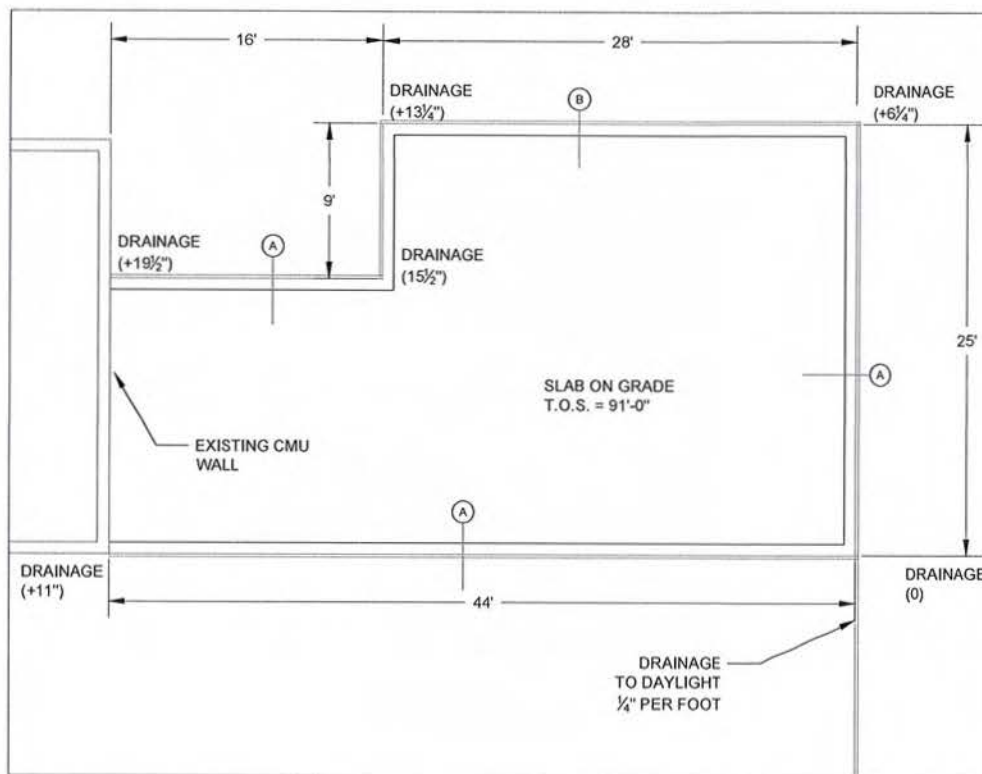
Credit Units Gained through Shore Impact Zone Removal = \_\_\_\_\_

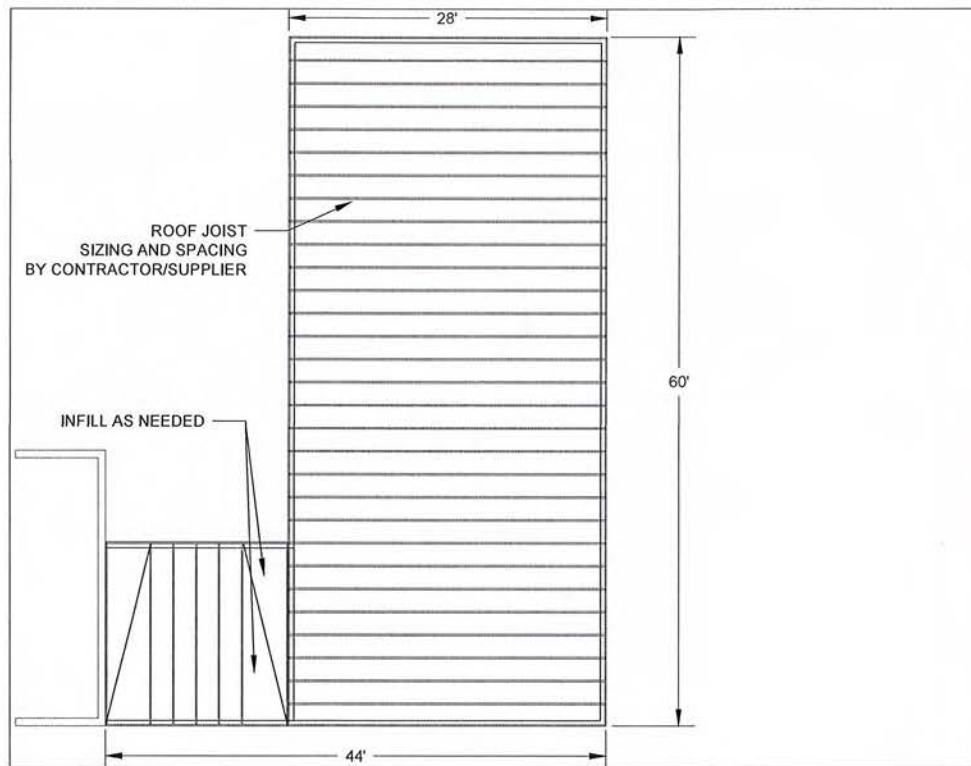
**Please  
Sign**

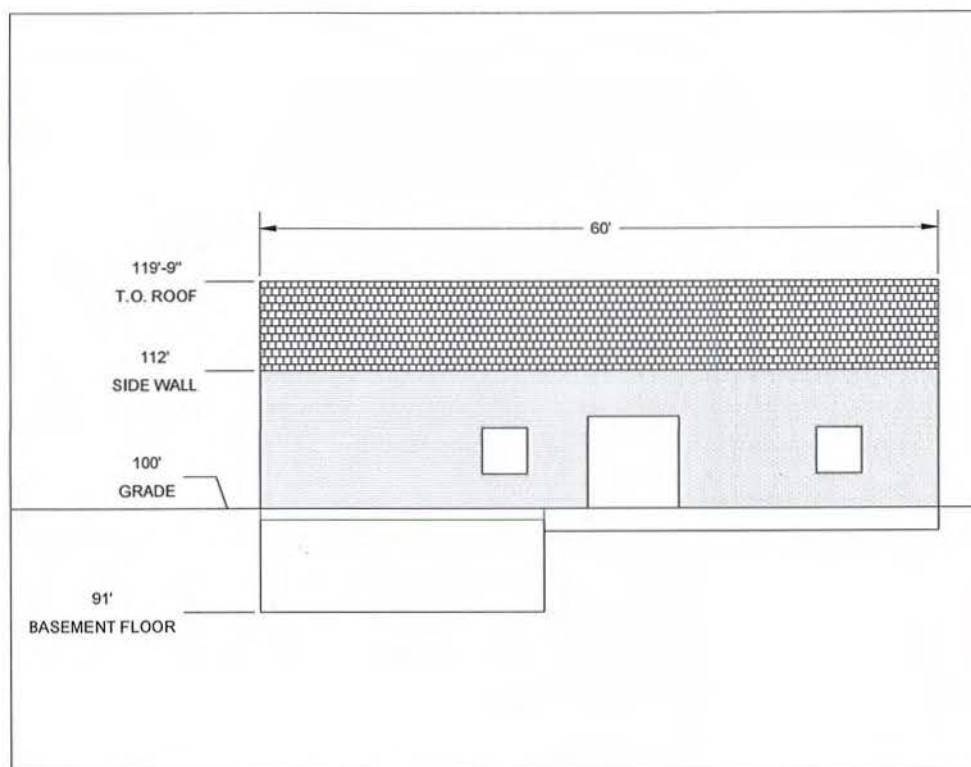
The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker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



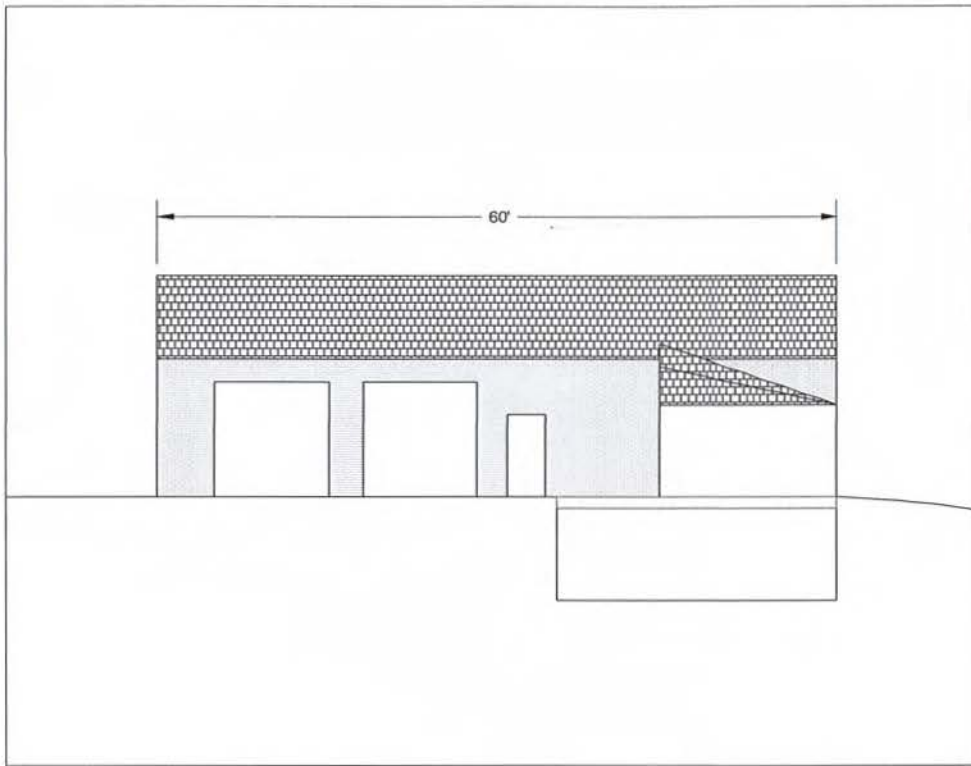


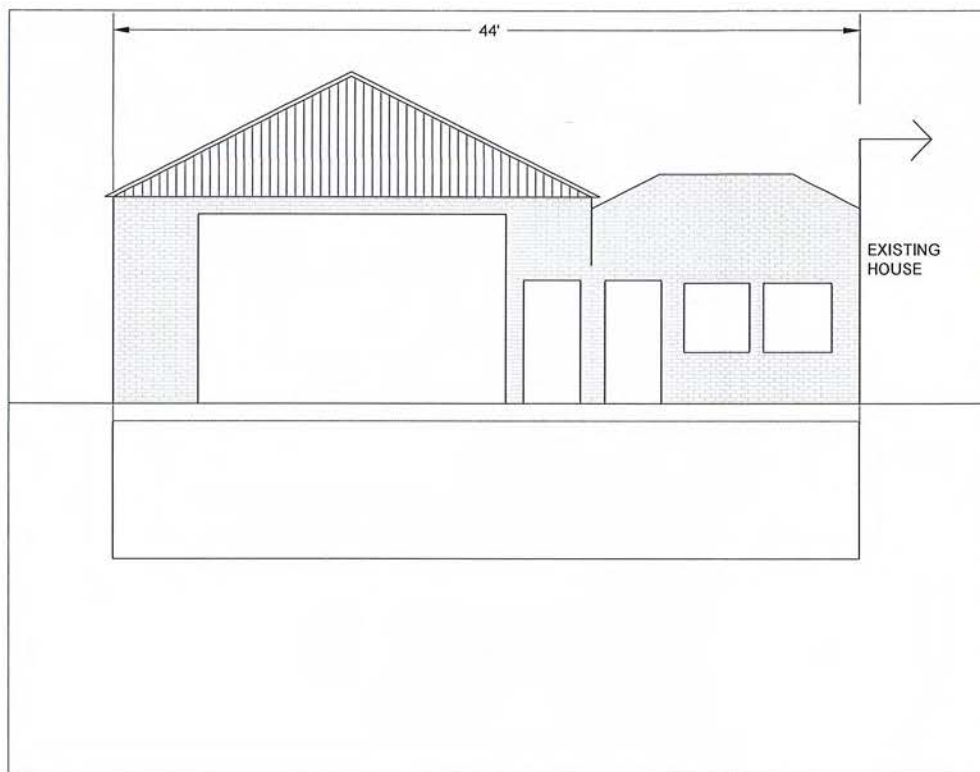






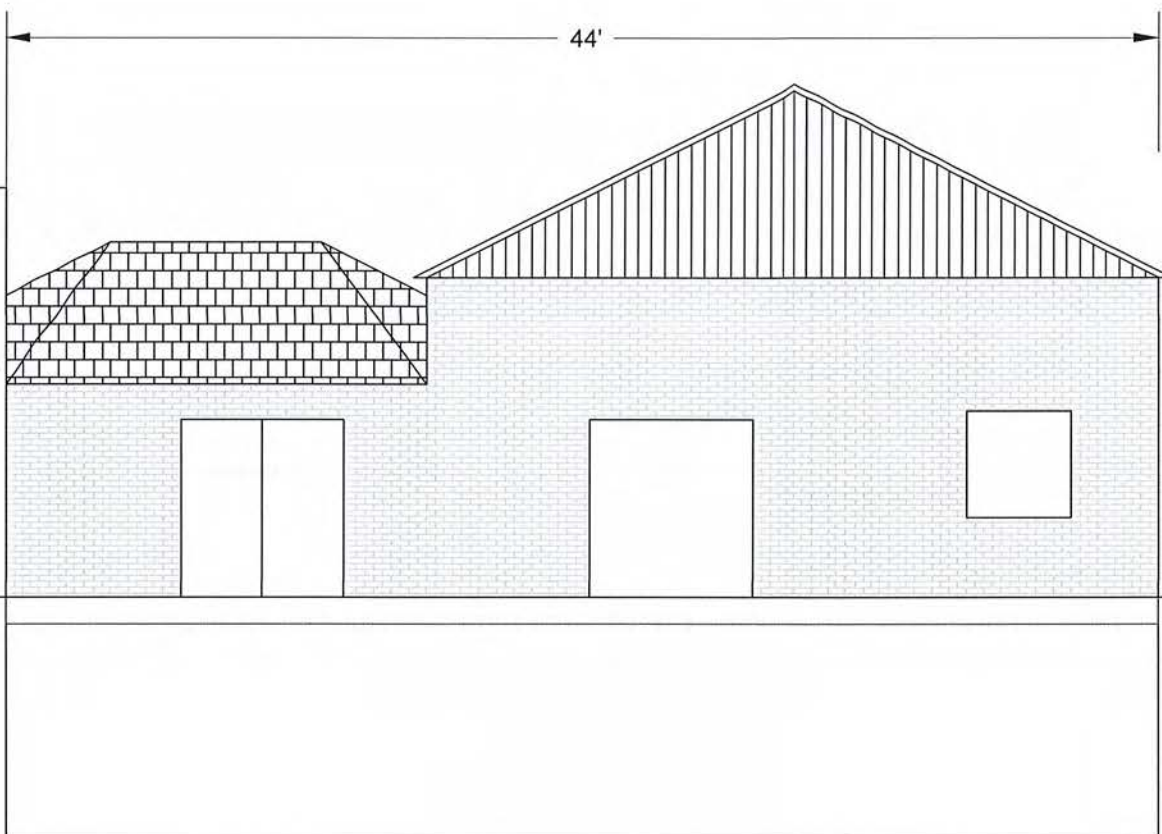




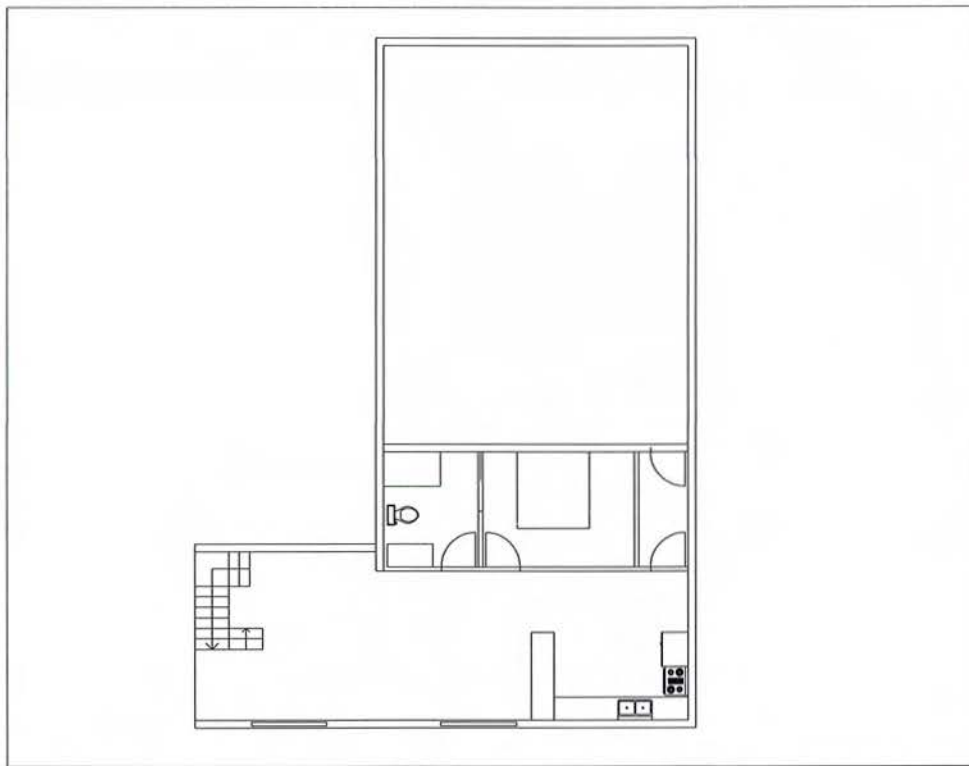


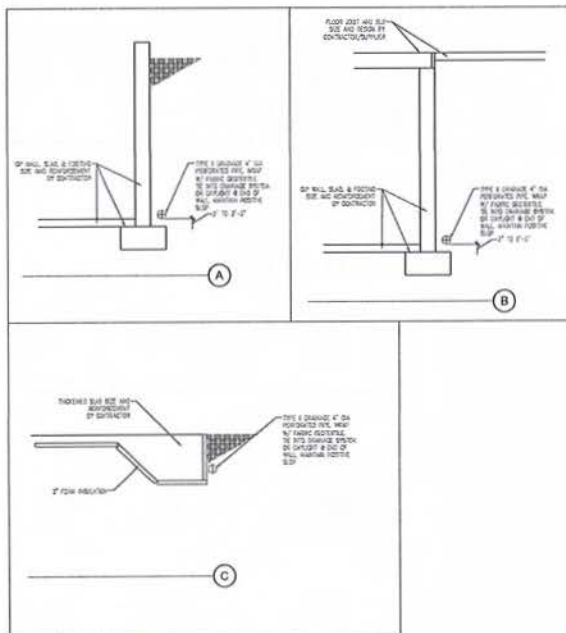
EXISTING  
HOUSE

44'









*[Handwritten:]* July 8<sup>th</sup> 1906  
*[Signature]*



Fred B. Phillips  
Quincy, Mass.

State of Minnesota }  
County of Becker }

But it is known that on the 27<sup>th</sup> day of April of 1922 personally appeared before me Charles  
of Algeria, known to be the person who made the aforesaid plot and acknowledged the same to have been  
induced from actual envy and to be sworn to the best of his knowledge

C. O. Harrison  
Municipal JUDGE OF PROBATION  
Described and RECORDED, MIN.

[illegible]

On the undesignated corner and perpendicular of the above described tract of land have several the same to be surveyed and laid out into lots and divisions as above on the mineral plot and that the same may be placed on record according to the Statute in such and made and provided.

Emma X B. Mason  
Gina B. Mason

State of Minnesota } 63  
County of Becker

Emily of New York  
 John, Harrow, County of York  
 18th of June, 1839, personally appeared before me, Robert D. Munroe, and Emma D. Munroe, his wife.

To me he says he is to give and acknowledge the same to be  
 and for act and deal for the new and persons herein expressed.

The said plat is hereby approved by the Board of County Commissioners of Baker County.

University, This 12th day of July A.D. 1920. I hereby certify that herein for the  
 John Warner Jones with respect to an year 1911-12 and the heretofore  
 of this University of Kentucky correct public record

Ja. Nassim J.M. Cassella Co. Treas. J.S. Dagoberto

Orignal



## Becker County Parcel Information

Values &    Zoning    Land    Res.    Yard  
Taxes      Info      Info    Bldg.    Items



New  
Search

### Summary

Parcel Number:	191470000	GIS Map 
Property Address:	15587 W MUNSON LN DETROIT LAKES	
Owner Name:	WENDY KAY GJERDE	
Owner Address:	15587 W MUNSON LN DETROIT LAKES MN 56501	
Legal Description:	Section 05 Township 138 Range 041 MUNSON BEACH 138 41 LOTS 9 AND 10	

### Valuation & Taxation

top ▲

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$99,600	\$98,300	\$109,800
Estimated Land Value	\$99,200	\$121,700	\$116,700
Estimated Machinery Value			
Total Estimated Value	\$198,800	\$220,000	\$226,500
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$202,600	\$209,600	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$1,796.00	\$1,596.00	
Total Payments	-\$1,796.00	-\$1,596.00	

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$198,800

Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions	Plat of Munson Beach	

Zoning Permits		
Type	Status	Details
Site	Approved: 04/25/17	• Deck/Patio: Deck/Decks (24x28)
Land Alteration	Approved: 05/19/17	• Project Type: Other (Boulder walls and riprap) • Purpose: improve shoreland

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	100		.4	
Description	Flags		Size	
190703 DEV MUNSON LAKE			1 UT	
190705 FF-MUNSON LAKE-AVG			100 FF	
601420 WATER/SEWER/ELEC HK			1 UT	

999997 LAKE SHORE NO VALUE

0.4 AC

**Residential Buildings**

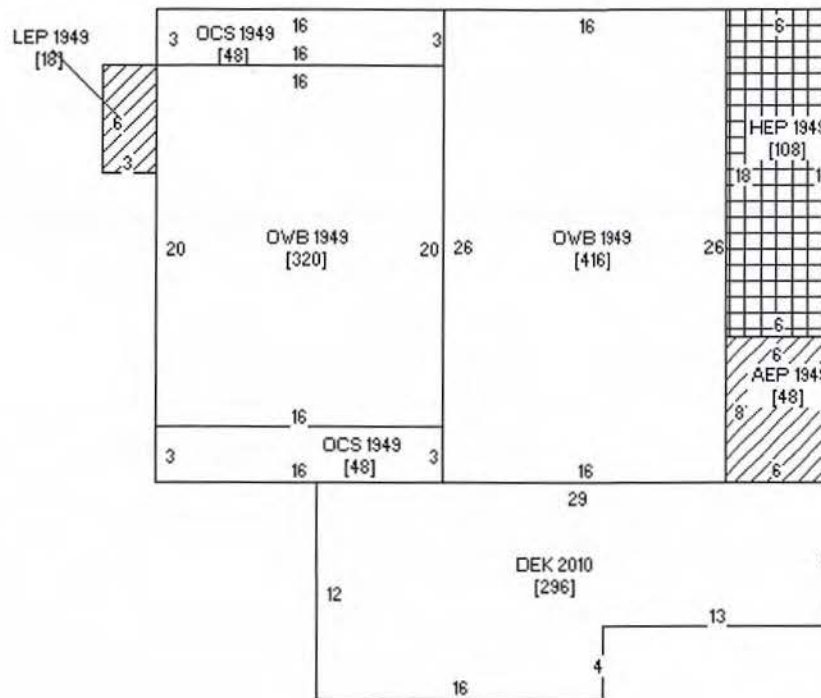
top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1949
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	940 SqFt
Condition	Very Good
Basement	Full
Heating	HW - Radiant
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Plywood
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0



Building sketch:



Addition # 1	
Year Built	1949
Style	1 Story Frame
Area SF	320
Condition	Very Good
Bsmnt SF	320
Heat	HW - Radiant
AC	No
Attic SF	0

Addition # 2	
Year Built	1949
Style	1 Story Frame
Area SF	48

Condition	Very Good
Bsmnt SF	0
Heat	HW - Radiant
AC	No
Attic SF	0
Addition # 3	
Year Built	1949
Style	1 Story Frame
Area SF	48
Condition	Very Good
Bsmnt SF	0
Heat	HW - Radiant
AC	No
Attic SF	0
Addition # 4	
Year Built	1949
Style	1 Story Frame
Area SF	108
Condition	Very Good
Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0
Garage # 1	
Year Built	1975
Style	Det Frame
Area SF	240
Condition	Above Normal

Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Garage # 2	
Year Built	1990
Style	Det Frame
Area SF	396
Condition	Very Good
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	18
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	48
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No



Plumbing		
Style	Count	
Full Bath	1	
Basement Finish		
Type	Range	Area SF
Rec Room W/ Walk-out	Avg	624
Decks & Patios		
Style	Area SF	
Wood Deck-Med	296	
Wood Deck-Med	127	
Wood Deck-Med	469	

<b>Yard Items</b>		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1930	
Item Count	1	
Condition	Poor	
Type	Metal	
Pricing	Low	
Width	10.00	
Length	10.00	
Area	100 Square Feet	
Yard Item # 2 details:		
Descr	Shed	
Year Built	1900	

Item Count	1
Condition	Above Normal
Type	Block
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet

646900

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

**Document No. 646900**

November 17, 2017 at 9:19 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 17<sup>th</sup> day of NOV, 2017

Mary E Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

19.1470.000

**Personal Representative's Deed (individual to individual)**

**PERSONAL REPRESENTATIVE'S DEED**

STATE DEED TAX DUE HEREON: \$ 1.65

Date: 14<sup>th</sup>, 2017

FOR VALUABLE CONSIDERATION, Wendy Kay Gjerde, an unmarried person, Grantor,  
as Personal Representative of the Estate of Jerome Leroy Wagendorf, Decedent,  
single(X) married( ) at the time of death, hereby conveys to Wendy Kay Gjerde, Grantee,  
real property in Becker County, Minnesota, described as follows:

Lots numbered 9 and 10 Munson Beach, according to the certified plat  
thereof on file and of record in the office of the county recorder in and for  
Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto.

This Deed shall convey all after-acquired title of the Grantor.

Grantor certifies that the grantor does not know of any wells on the above-described Real  
Property.

ESTATE OF JEROME LEROY WAGENDORF

Wendy Kay Gjerde  
By: Wendy Kay Gjerde  
Personal Representative

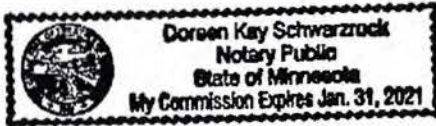
BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 1668277  
Becker County Auditor/Treasurer

chg  
paid  
well



STATE OF MINNESOTA     )  
  ) ss  
COUNTY OF BECKER     )

The foregoing instrument was acknowledged before me this 14 day of Nov, 2017, by Wendy Kay Gjerde, as Personal Representative of the Estate of Jerome Leroy Wagendorf, Decedent.



Doreen Schwarzschild  
Notary Public

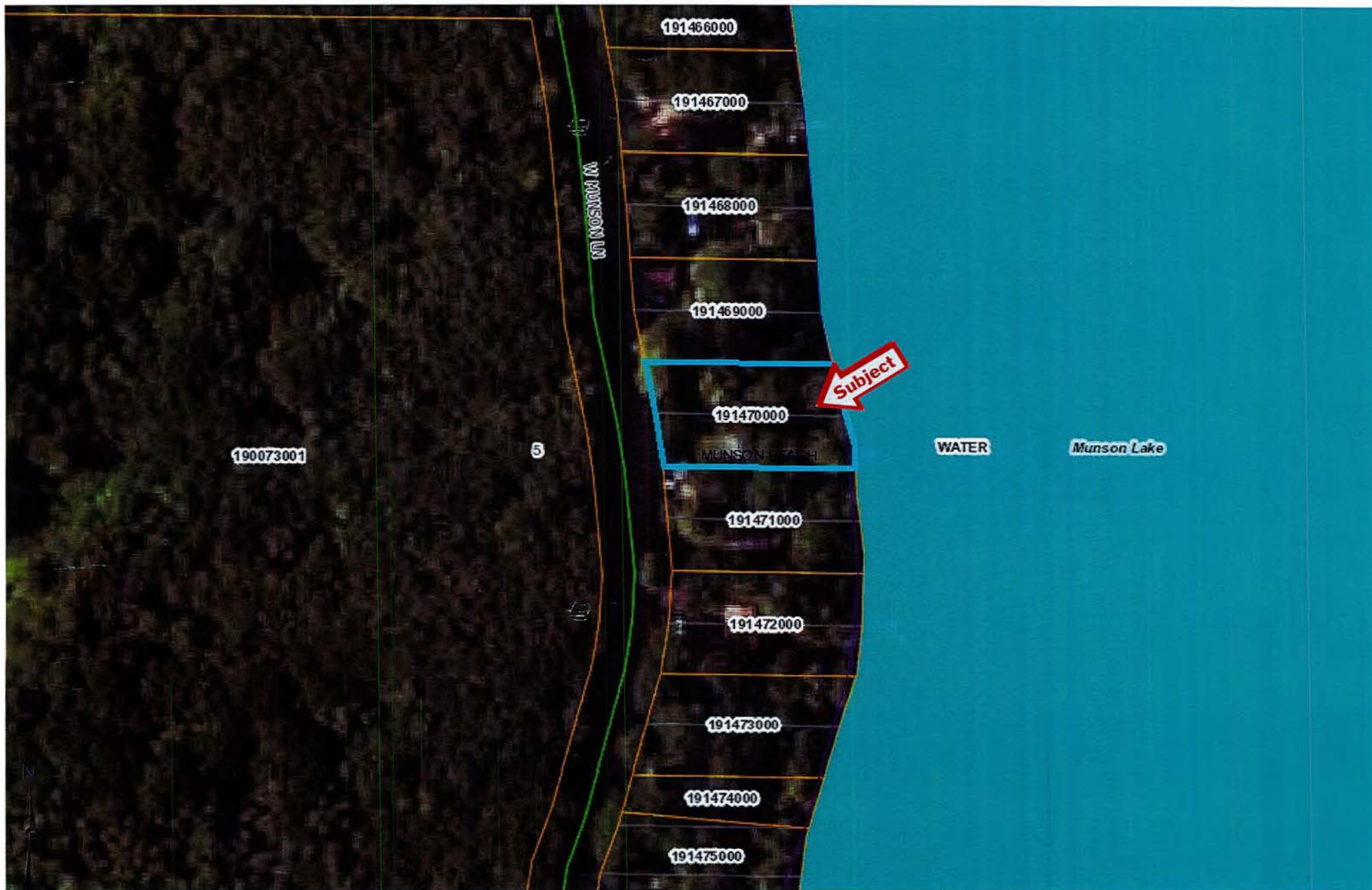
Statements for real estate taxes on the real property described herein should be sent to:

To: Wendy Kay Gjerde  
15587 W. Munson Lane  
Detroit Lakes, MN 56501

Total Consideration less than \$500.00

THIS INSTRUMENT WAS DRAFTED BY:

Timothy H. Dodd (#134508)  
210 Front Street W  
Detroit Lakes, MN 56501  
Telephone: (218) 846-2595



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.

1:2,113

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

Date: 10/24/2019

Becker County





*Your Community Full Service Bank*



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

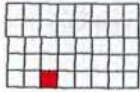
**Construction Loans • Lot Purchase  
Ag Loans • Commercial Loans  
Home Finance**

[comdevbank.com](http://comdevbank.com)

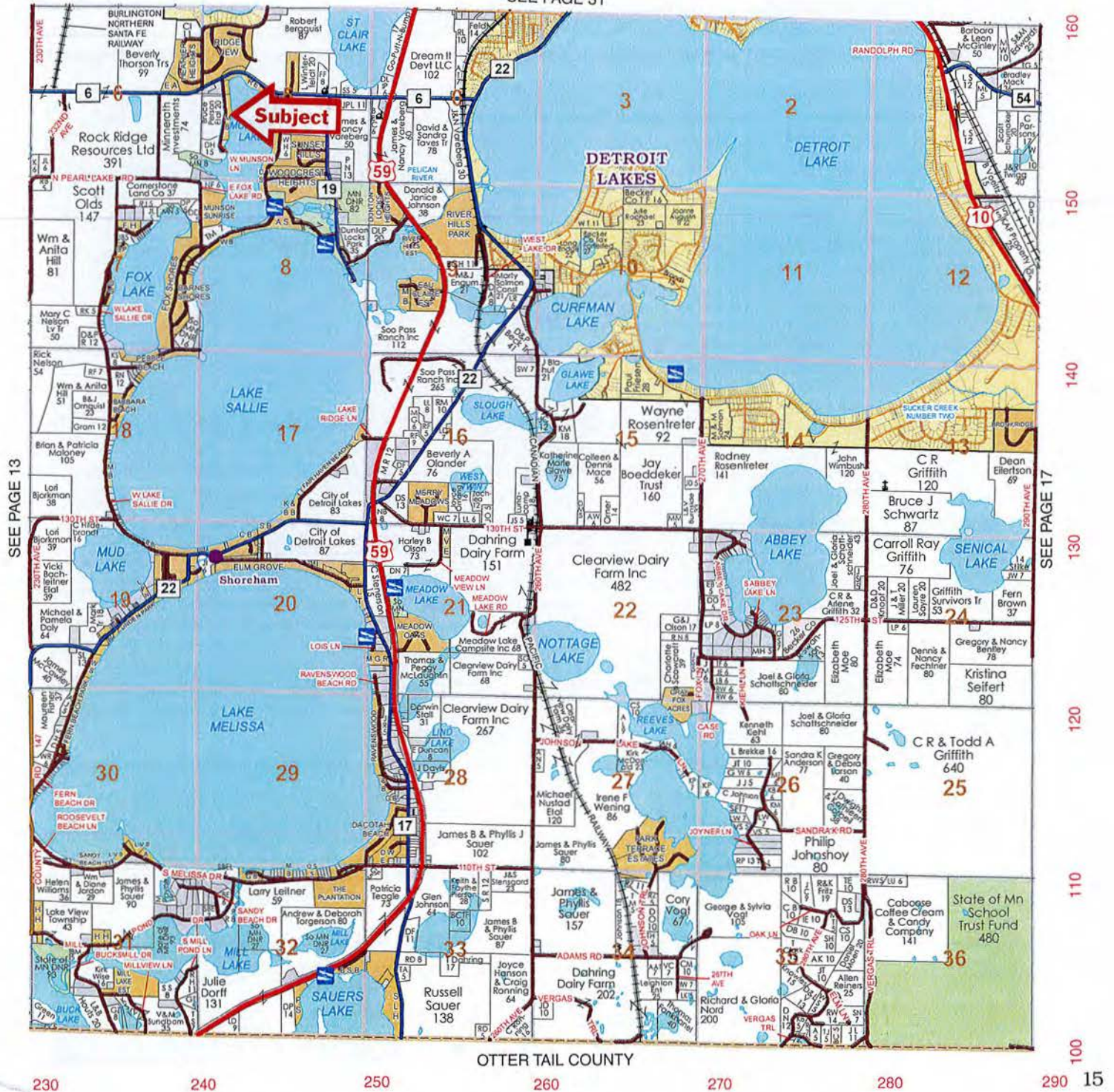
FDIC  EQUAL HOUSING LENDER

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 14<sup>th</sup> @ 7:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

#### **APPLICANT:**

Ryan & Nicolle Restad  
2328 12<sup>th</sup> St W  
West Fargo, ND 58078

#### **PROJECT LOCATION:**

38498 Ada Beach Rd Waubun, MN 58078

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

Request a variance to construct a second story onto a detached garage to be located at fifteen feet (15) feet from the centerline of a township road, deviating from the required setback of fifty-three (53) feet from the centerline of a township road. Also, requesting to construct a second story onto a detached garage to be twenty-four (24) feet in height, deviating from the allowable maximum height of twenty-two (22) feet for a detached structure.

**LEGAL LAND DESCRIPTION:** Tax ID number: **09.0109.001**; Section 13 Township 142 Range 039; 13-142-39 PT GOVT LOT 6: COMM AT SE COR LOT 6 TH N 795.02', N 136.47' TO POB; TH N 136.47', W 268.08' TO ELBOW LK, TH SWLY AL LK 231.78', TH E 458.31' TO POB.; EAGLE VIEW TOWNSHIP.

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

#### **PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**

**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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

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

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

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

# Variance Application Review

Permit # VAR2019-20

## Property and Owner Review

Parcel Number(s): 090109001

Owner: RYAN RESTAD

Township-S/T/R: EAGLE VIEW-13/142/039

Mailing Address:

RYAN RESTAD

2328 12TH ST W

WEST FARGO ND 58078

Site Address: 38498 ADA BEACH RD

Lot Recording Date: After 1992

Original Permit Nbr: SITE2019-53249

Legal Descr: 13-142-39 PT GOVT LOT 6: COMM AT SE COR LOT 6 TH N 795.02', N 136.47' TO POB; TH N 136.47', W 268.08' TO ELBOW LK, TH SWLY AL LK 231.78', TH E 458.31' TO POB.

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

**MAXIMUM STRUCTURE HEIGHT TO PEAK: 22'**  
**VARIANCE REQUESTING ADDITIONAL 2' FOR TOTAL**  
**OF 24' FROM GRADE TO PEAK - FRONT OF GARAGE**  
**ONLY Also to be 15 feet to centerline of road**

Description of Variance Request: **PROPOSED PROJECT IS TO CONSTRUCT A SECOND FLOOR 'MAN CAVE' ON TOP OF EXISTING SINGLE STORY DETACHED GARAGE, BUILT INTO SIDE OF STEEP HILL (BACK OF STRUCTURE HEIGHT IS 3' FROM GRADE TO ROOF) IN ORDER TO GET REASONABLE HEADROOM, A SIDEWALL HEIGHT NEEDS TO BE 6', THEN A SCISSOR (ARCHED CEILING) TRUSS ON TOP. SLOPE OF ROOF NEEDS TO BE AS DRAWN TO GET ENOUGH STRENGTH IN TRUSS FOR THE ARCHED CEILING AND ROOF PITCH AS PER ARCHITECT/STRUCTURAL NEEDS. ALTHOUGH THE ROOF PEAK WOULD BE 24' AT OVERHEAD DOOR, BACK OF GARAGE WILL ONLY BE 17' ABOVE GRADE AT PEAK, DUE TO STEEP SLOPE. NO NEIGHBORS ARE UP THE HILL, HEAVY TREE COVER ON OWNER'S SITE. VIEW WOULD NOT BE BLOCKED FOR ANY ADJACENT PROPERTY OWNER.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **15 feet to centerline 9 feet to traveled road**

Road Type: **Township**

Existing Imp. Surface Coverage: **15%**

Proposed Imp. Surface Coverage: **15% NO CHANGE - ROOF PROFILE JUST MOVES UP, DOES NOT INCREASE**

Existing Structure Sq Ft: **30X30 = 900 SF**

Proposed Structure Sq Ft: **2ND FLOOR AT SAME FOOTPRINT, 30X30 = 900 SF 2ND FLOOR**

Existing Structure Height: **APPROX 16'**

Proposed Structure Height: **24' FROM FRONT OF GARAGE, 17' FROM GRADE AT BACK (UPHILL)**

Existing Basement Sq Ft: **NO**

Proposed Basement Sq Ft: **NO**

Change to roofline? **Yes**

Change to main structural framework? **No**

## Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **IN MY OPINION: MAX HT IS TO LIMIT MOST STRUCTURES TO TWO STORIES OR LESS ; OR TO MITIGATE BLOCKING AN ADJACENT PROPERTY OWNER'S VIEW. DUE TO THE STEEP SLOPE AND HEAVY**

**TREE COVER, THE BUILDING HT. BECOMES AN IRRELEVANT POINT, SINCE NO NEIGHBOR CAN SEE THE PROPERTY OR STRUCTURES UNLESS THEY ARE CLOSER TO THE LAKE, OR BELOW THESE STRUCTURES.**

**2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes**

**Explain: IN MY OPINION: APPROPRIATE & REASONABLE DEVELOPMENT WITHOUT HARMING NEIGHBORS PROPERTY VALUES, STANDARD OF LIVING.**

**3. Does the proposal put the property to use in a reasonable manner? Yes**

**Explain: IN MY OPINION: THERE'S UNUSED SPACE IN ATTIC WITHIN THE EXISTING GARAGE, IT WOULD BE GREAT TO SPEND SOME TIME WITH MY SONS (MAN CAVE) AND FAMILY AND FRIENDS AS ANOTHER ACTIVITY AT THE LAKE.**

**4. Are there circumstances unique to the property? Yes**

**Explain: IN MY OPINION: STEEP SLOPE (UN-CLIMBABLE) MAKES THE MAX GARAGE HEIGHT A MATTER OF PERSPECTIVE OR FROM WHICH POINT OF VIEW. SLOPE IS SO STEEP AND TREES SO HEAVY, NO PROPERTY BEHIND CAN SEE PAST PROPERTY TOWARDS LAKE. NEIGHBORS HAVE NO VIEW OF STRUCTURE FROM THEIR DWELLINGS ALSO DUE TO SLOPES AND TREES.**

**5. Will the variance maintain the essential character of the locality? Yes**

**Explain: IN MY OPINION: THE ROOF ALREADY EXISTS, JUST NEED TO BUMP THE ROOF UP 8 MORE FEET FOR A SECOND FLOOR**



## Field Review Form (Pre-Insp)

Permit # SITE2019-228

### Property and Owner Review

Parcel Number: <b>090109001</b>	Inspector Notes:
Owner: <b>RYAN RESTAD</b>	
Township-S/T/R: <b>EAGLE VIEW-13/142/039</b>	
Site Address: <b>38498 ADA BEACH RD</b>	Does posted address sign match site address? Y N

### Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

### Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Detached Garage**

- Existing Dimensions: **30' x 30' x 15' detached garage**
- Proposed Dimensions: **30' x 30' x 24' (2nd floor addition, same footprint as ground level)**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **Other**

- Existing Dimensions:
- Proposed Dimensions: **deck 8x30 plus 4x10 for stair way=280sq ft**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

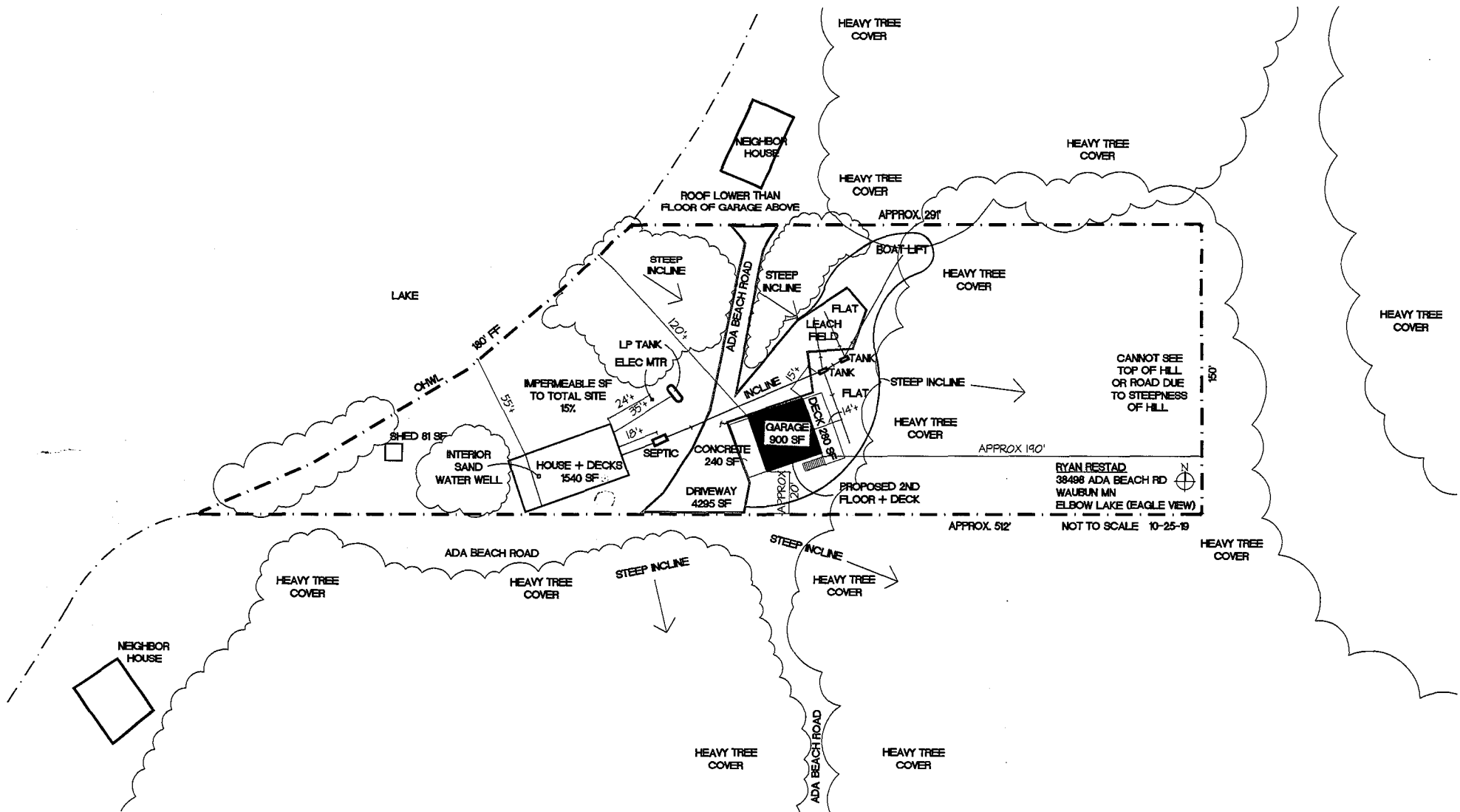
Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: <b>N/A see approved variance, 9 feet from edged of traveled; 15 feet from centerline</b> - Non-dwelling: <b>9 feet from edged of traveled; 15 feet from centerline</b>	Pre-Inspection: - Dwell: - Non: Lake Name: <b>Elbow (Round Lake S &amp; Eagle View) [RD]</b> River Name: <b>N/A</b>
Side setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>approx 10-20 feet, built in 1999 (NOT MARKED IN FILE)</b>	Pre-Inspection: - Dwell: - Non: Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>
Rear setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>approx 190 feet</b>	Pre-Inspection: - Dwell: - Non: OHW setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>approx 120 feet</b>
Septic tank setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>Greater than 12 feet</b> - <b>SEE SITE PLAN</b>	Pre-Inspection: - Dwell: - Non: Pond/wetland setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>N/A</b>
Drainfield setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>Greater than 15 feet</b> - <b>SEE SITE PLAN</b>	Pre-Inspection: - Dwell: - Non: Bluff setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>N/A MORE LIKE A STEEP HILL WITH A ROAD CUT IN</b>
Well setback: - Dwelling: <b>N/A</b> - Non-dwelling: <b>EXISTING WELL IS LOCATED INSIDE THE HOUSE, SAND WELL</b>	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):  
- Structure type used:  
- Setback of LEFT like structure:  
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?





Previous Variance Request

439394

BECKER COUNTY RECORDER, STATE OF MN  
Document No. 439394  
Date MAY 20 1998 / O'c. PM  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder.  
M.M. Murtinsen  
County Recorder On Dpty.  
09-0109-001

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Jennifer Heitman Stevenson

ORDER OF VARIANCE

REQUEST : Variance to replace a dwelling fifty-five (55) feet  
from the high water mark of Elbow Lake and nine  
(9) feet from the road

~~OR~~  
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day  
of May, 19 98, on a Petition for a Variance pursuant to the Becker County Zoning  
Ordinance, for the following described property:

North 150 Ft of South 945 Ft of Lot 6; Section 13, TWP 142, Range 39; Eagle View Township.

**VARIANCE REQUESTED:**

Request a Variance to replace an existing dwelling with a new structure fifty-five (55)  
feet from the high water mark of Big Elbow Lake and nine (9) feet from the road on the above  
described property.

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

A Variance to replace an existing dwelling with a new structure on the above described  
property as follows: 1) The structure can not be any wider than twenty-eight (28) feet in width,  
including decks and overhangs; 2) The front of the new structure can not be any closer to the  
lake than the front of the existing structure; 3) The road side of the new structure must maintain  
a minimum setback of ten (10) feet from the lakeside driving surface of both roads. The findings  
are based on the topography of the lot (the fast rising hill behind the structure and the steep slope  
to the lake), and the roads prevent an alternative location for the structure.

**MUST MAKE APPLICATION FOR ALL REQUIRED BUILDING PERMITS.**

DATED THIS 14th DAY OF May, 19 98.

Charles Rew  
CHARLES REW, Chairman Board of Adjustment

STATE OF MINNESOTA)

BECKER COUNTY OFFICE

) SS

OF

COUNTY OF BECKER )

PLANNING AND ZONING

I, Dan A. Holm, 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 14th DAY OF May, 19 98.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Charge  
Paid ☒  
Numerical  
Tract ☒  
Grantor  
Grantee  
Compared

Dan A. Holm  
DAN A. HOLM  
Zoning Administrator

20  
BECKER COUNTY PLANNING & ZONING

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

BUILDING PERMIT APPLICATION/PERMIT

FIRE NO. \_\_\_\_\_

RECEIPT NO. 14060

TAX PARCEL NUMBER 09.0109.001

LEGAL DESCRIPTION

N150 FT of S 945 FT of Lot

LAKE/STREAM NAME

B. Elbow

LK/STR CLASS

RD

SECTION

13

TWP

142

RANGE

39

TOWNSHIP NAME

Eagleview

PROPERTY OWNER

ADDRESS

PHONE NO

Jennifer Heitman Stevenson P.O. Box 333 Mahanomen, MN

CONTRACTOR

LICENSE NO

PHONE NO

Self

N/A

Type of Project

- ☒ New Construction  
☐ Addition  
☐ Relocation  
☐ Repair  
☐ Other

Structure Type

- ☒ Residence  
☒ Garage  
☐ Storage  
☐ Other (specify) \_\_\_\_\_

Type of Construction

- ☒ Wood Frame  
☐ Masonry  
☐ Metal  
☐ Pole Building

Type of Sewer System

- ☒ Tank & Drainfield  
☐ Holding Tank  
☐ Other (specify) \_\_\_\_\_

Date of Installation \_\_\_\_\_

Well Depth \_\_\_\_\_

Brief description of the work to be done: Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

24' x 56' one story w/ walkout basement and one story  
30' x 30' garage

Lot Dimensional Data

Area in Sq Ft 1.15 AC  
Lot width at Bldg Line \_\_\_\_\_  
Lot Depth \_\_\_\_\_  
Land Height above High Water Mark  
at the Building Line \_\_\_\_\_

Setbacks From:

Lake/Stream 55' \* BOA 5-14-98  
Side Lot Line 15'  
Rear Lot Line \* Sec Variance  
TWP Road (cl) \_\_\_\_\_  
County Road (cl) \_\_\_\_\_  
State Road (ROW) \_\_\_\_\_

On back, please draw a site plan showing the above information.

See Attached Site Plan

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 this permit is valid for a period of six (6) months, with a six (6) month extension if footings are in place.

Jerry Muff  
Signature

Date \_\_\_\_\_

For Office Use Only			
Application Fee	339.00 House 114.00 Garage 75.50 Sewer	Cormorant Surcharge	—
Total			528.50
<input type="checkbox"/> Application is hereby denied			
<input checked="" type="checkbox"/> Application is hereby granted to <u>Jennifer Heitman Stever</u>			
all in accordance with the application, addendum form, plans, specifications and all other supporting data. By order of:			
<u>Janice L Johns</u>		Becker County Zoning	10-7-99
Signature of Permitting Authority		Date	
This Permit expires on <u>10-7-00</u>			



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 09.0109.001

Legal Description: N 150' of 5 945' of Lot 6 Section 13 TWP 142 Range 39

Lake Name Big Elbow Lake Classification \_\_\_\_\_ Township Name Eagle View

Owner's Name Jennifer Lynn Heitman Address PO Box 333

City Mahnomen State/Zip MN 56557 Phone Number (218) 935-2460

Number of Bedrooms 2 Well Casing Depth well Garbage Disposal (Yes) (No)  
Design Flow 300 GPD Depth of other Wells within \_\_\_\_\_ Grinder Pump/Lift Station  
100 ft of system \_\_\_\_\_ In House (Yes) (No)

Type of Observation: Probe Pit Boring  
Original Soil (Yes) (No) Compacted Soil (Yes) (No) Proposed Design  
Depth to Restricting Layer > 60" ( ) Replace Septic Tank  
Maximum of Depth of System 24" ( ) Septic Tank/Drainfield  
Perc Rate 10 Soil Sizing Factor 1.27 ( ) 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
0-23	Coarse sand	Dark Brown	BLOCKY PLATY PRISMATIC NONE
23-60	Sand	Brown	BLOCKY PLATY PRISMATIC NONE
60-70	Sandy loam	Brown	BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
0-12	topsoil	Brown	BLOCKY PLATY PRISMATIC NONE
12-44	Sandy loam	Dark Brown	BLOCKY PLATY PRISMATIC NONE
44-60	Sand	Brown	BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE

Attach  
Perc Test  
Information  
If Required

Name and Address of Designer Ron Mutt Oglema MN 56569 Phone (218) 983-3376

MPCA Number 5074 Date of Site Evaluation 10-2-99 Signature of Designer [Signature]

Name of Installer (if different from Designer) Larry Mutt MPCA Number 576

\*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.

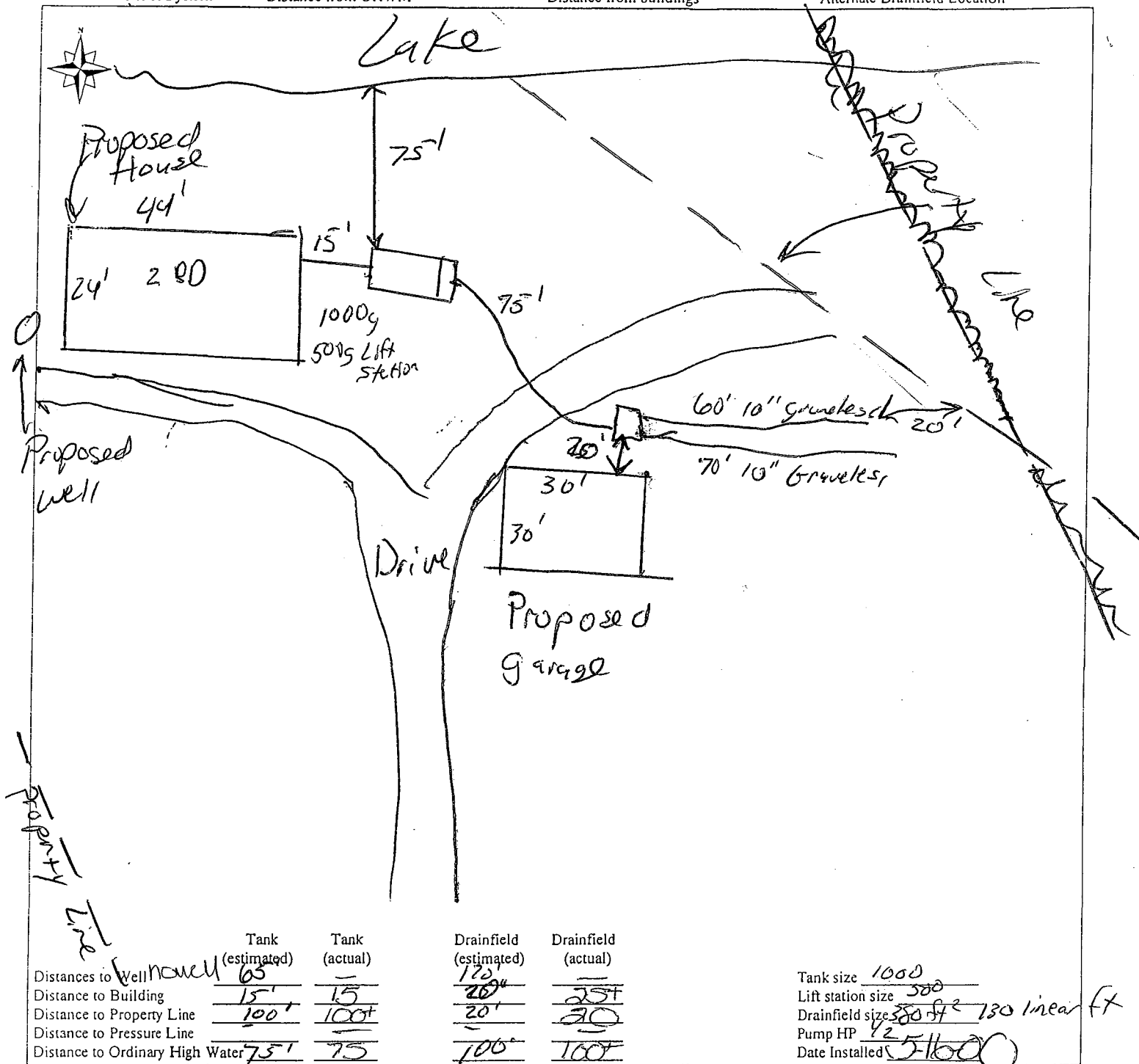
Date Received 10-7-99 Application Fee 75.00 State Surcharge .50 Total 75.50

[ ] Application is hereby denied  
[x] Application is hereby granted to Jennifer Heitman 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: Patricia Lehn

Signature of Becker County Qualified Employee \_\_\_\_\_ Date Permit Issued 10-7-99 Permit Number 14060

This permit expires on \_\_\_\_\_

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

Title Deputy 3.1

Date 5-16-00

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

## 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), Ryan Risted hereby authorize Nancy Peterson 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: HT. VARIANCE FOR MAX HT. OF STRUCTURE

☐ other: \_\_\_\_\_

on my (our) property located at:  
Tax Parcel Number(s): 090109001 Physical Site Address: 38498 ADA BEACH RD

Legal Description: - SEE LEGAL ATTACHED TO SITE APP. EAGLE VIEW TOWNSHIP

Section: 13 Township: 142 Range: 039 Lot: 6 Block: \_\_\_\_\_ Plat Name: \_\_\_\_\_

### Agent Contact Information

Agent address: PO Box 7460 FARGO ND 58106  
Street City State Zip Code

Agent phone #(s): 701-238-1211 Agent fax #: \_\_\_\_\_

Agent email address: live2sail47@yahoo.com

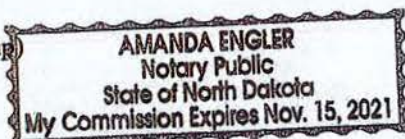
[Signature] 10/23/19  
Property Owner(s) Signature(s) Date

State of Minnesota  
County of Becker

On this 23 day of October before me personally appeared Ryan Risted

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)



Amanda Engler  
Notary Public

Office Use Only:

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



## 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), Ryan Restad hereby authorize PHILIP STAHL, AIA 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 (PROPOSED 2ND FLR ADD'N)  
TO DETACHED GARAGE

☐ plat application:

☐ conditional use application:

☒ variance application: HT. VARIANCE TO MAX HT (22') RESTRICTION

☐ other:

on my (our) property located at:

Tax Parcel Number(s): 090109001 Physical Site Address: 38498 ADA BEACH RD

Legal Description: -SEE LEGAL ATTACHED TO APPLICATION SITE EAGLE VIEW

Section: 13 Township: 142 Range: 039 Lot: 6 Block: \_\_\_\_\_ Plat Name: \_\_\_\_\_

### Agent Contact Information

Agent address: 904 RENO ST (PO BOX 248) HANLEY MN 56549

Agent phone #(s): 701-793-1783 Street City State Zip Code  
Agent fax #: NA

Agent email address: phil@stahlarch.com

[Signature]  
Property Owner(s) Signature(s)

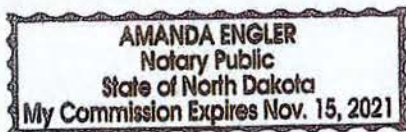
10/23/19  
Date

State of Minnesota  
County of Becker

On this 23 day of October before me personally appeared Ryan Restad

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)



[Signature]  
Notary Public

Office Use Only:

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

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

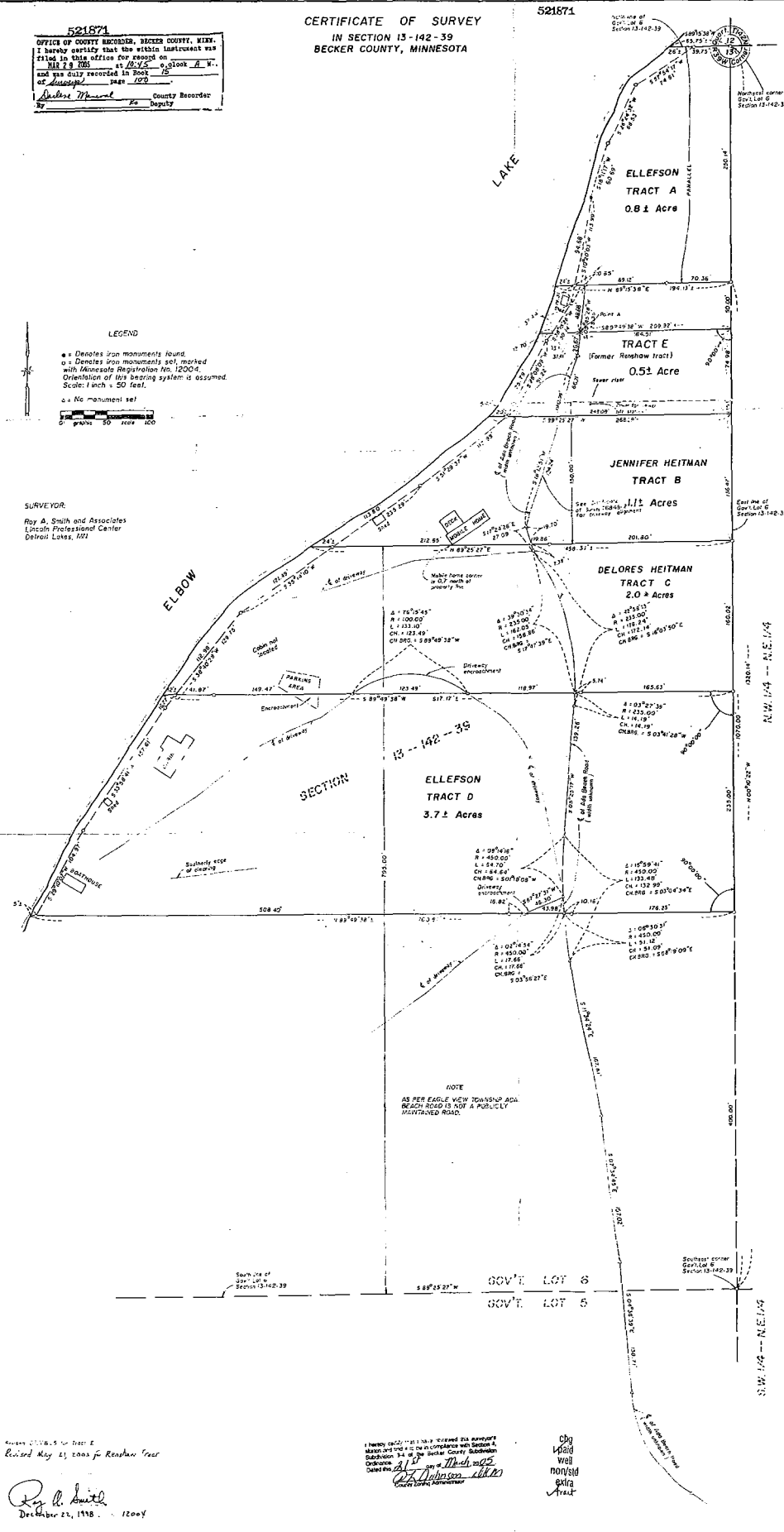
521871  
 OFFICE OF COUNTY RECORDS, BECKER COUNTY, MINN.  
 I hereby certify that the within instrument was  
 filed in this office for record on  
 MAY 29 2005 at 10:45 a.m. Book 2, W.  
 and was duly recorded in Book 2  
 of Abstracts page 109.  
 County Recorder  
 Deputy

CERTIFICATE OF SURVEY  
 IN SECTION 13-142-39  
 BECKER COUNTY, MINNESOTA

521871

LEGEND  
 • • Denotes iron monuments found.  
 o • Denotes iron monuments set, marked  
 with Minnesota Registration No. 12004.  
 Orientation of this bearing system is assumed.  
 Scale: 1 inch = 50 feet.  
 • • No monument set

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

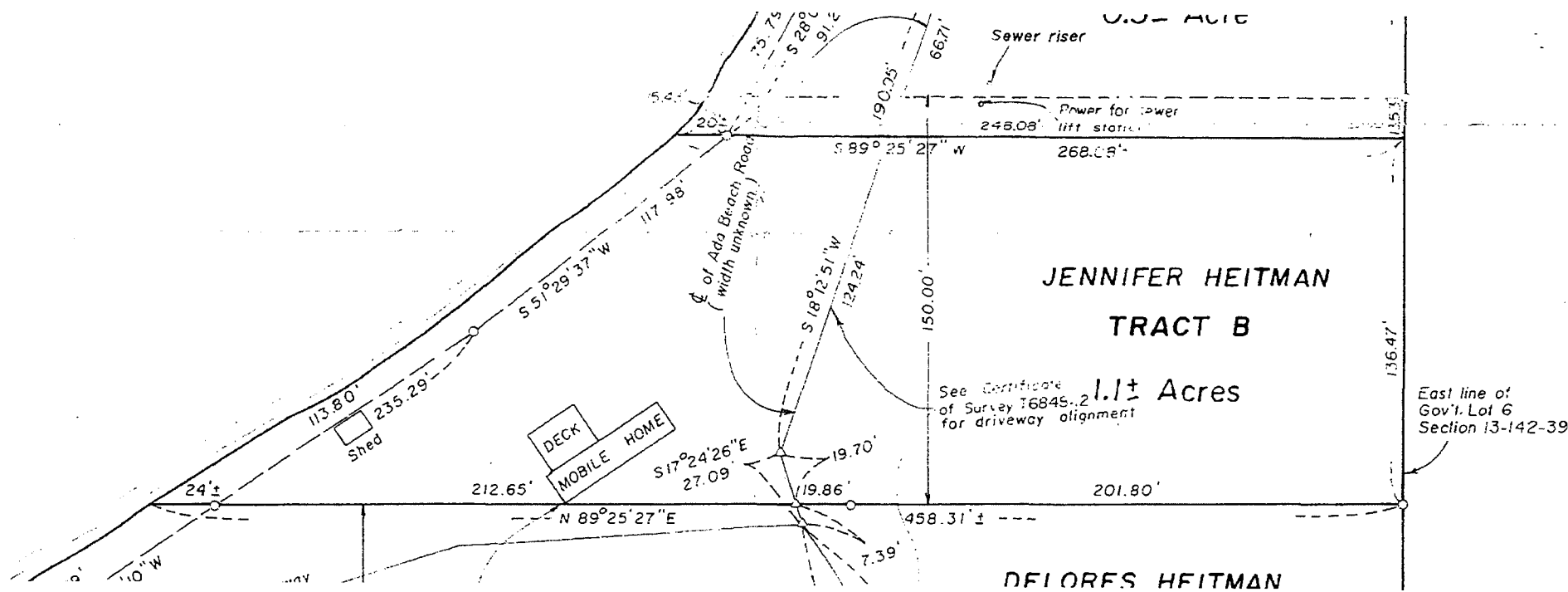


Survey 2005, 5/29/2005  
 Revised May 29, 2005 for Ranshaw tract

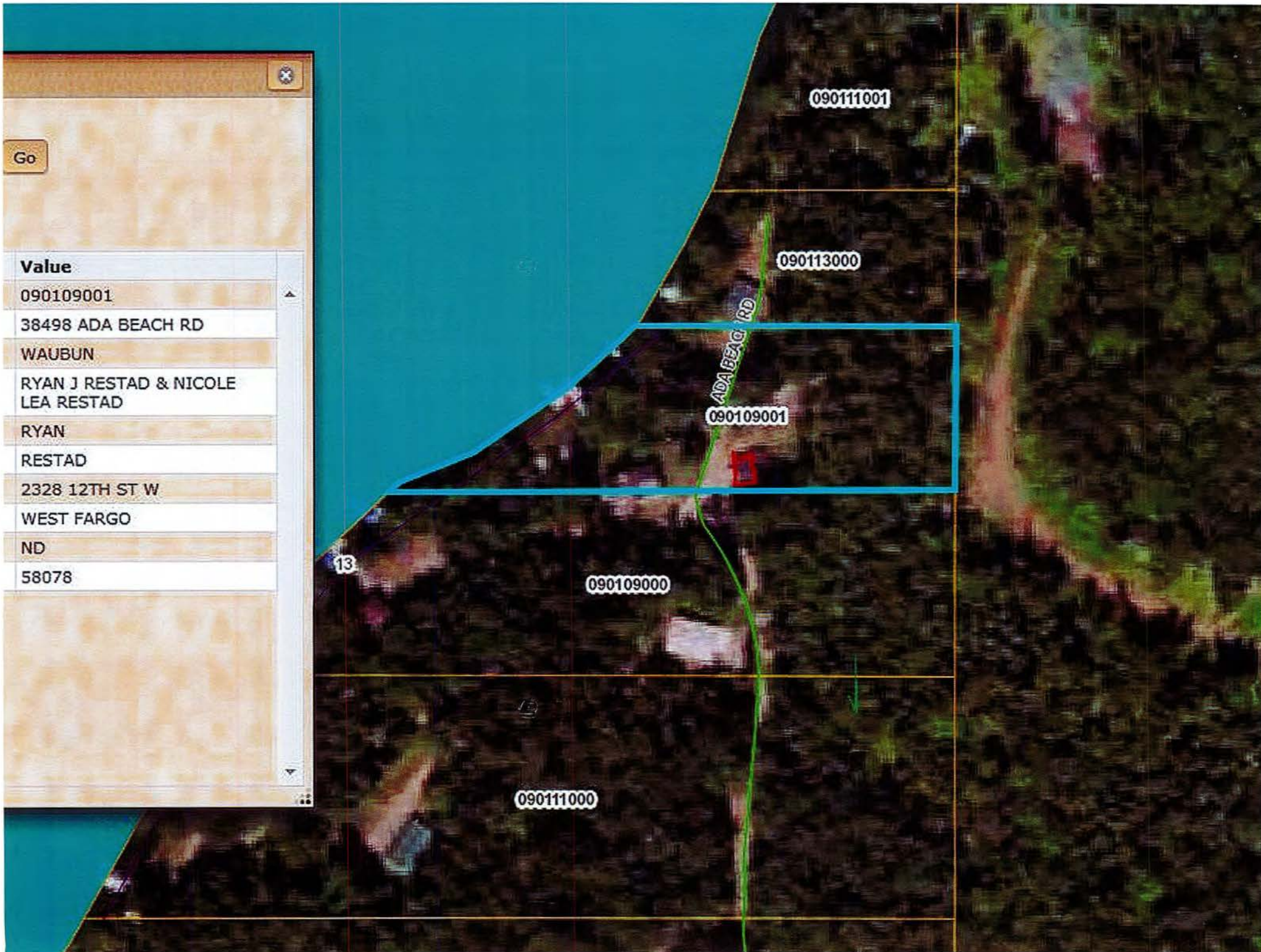
Roy A. Smith  
 December 23, 1998

I hereby certify that this survey was made and recorded in compliance with Section 4, Chapter 141 of the Minnesota Statutes.  
 Date of Survey: May 29, 2005  
 Surveyor: Roy A. Smith  
 County Recorder: [Signature]

Copy  
 Made  
 Well  
 Noted  
 Extra  
 Filed







Go

**Value**

090109001

38498 ADA BEACH RD

WAUBUN

RYAN J RESTAD & NICOLE  
LEA RESTAD

RYAN

RESTAD

2328 12TH ST W

WEST FARGO

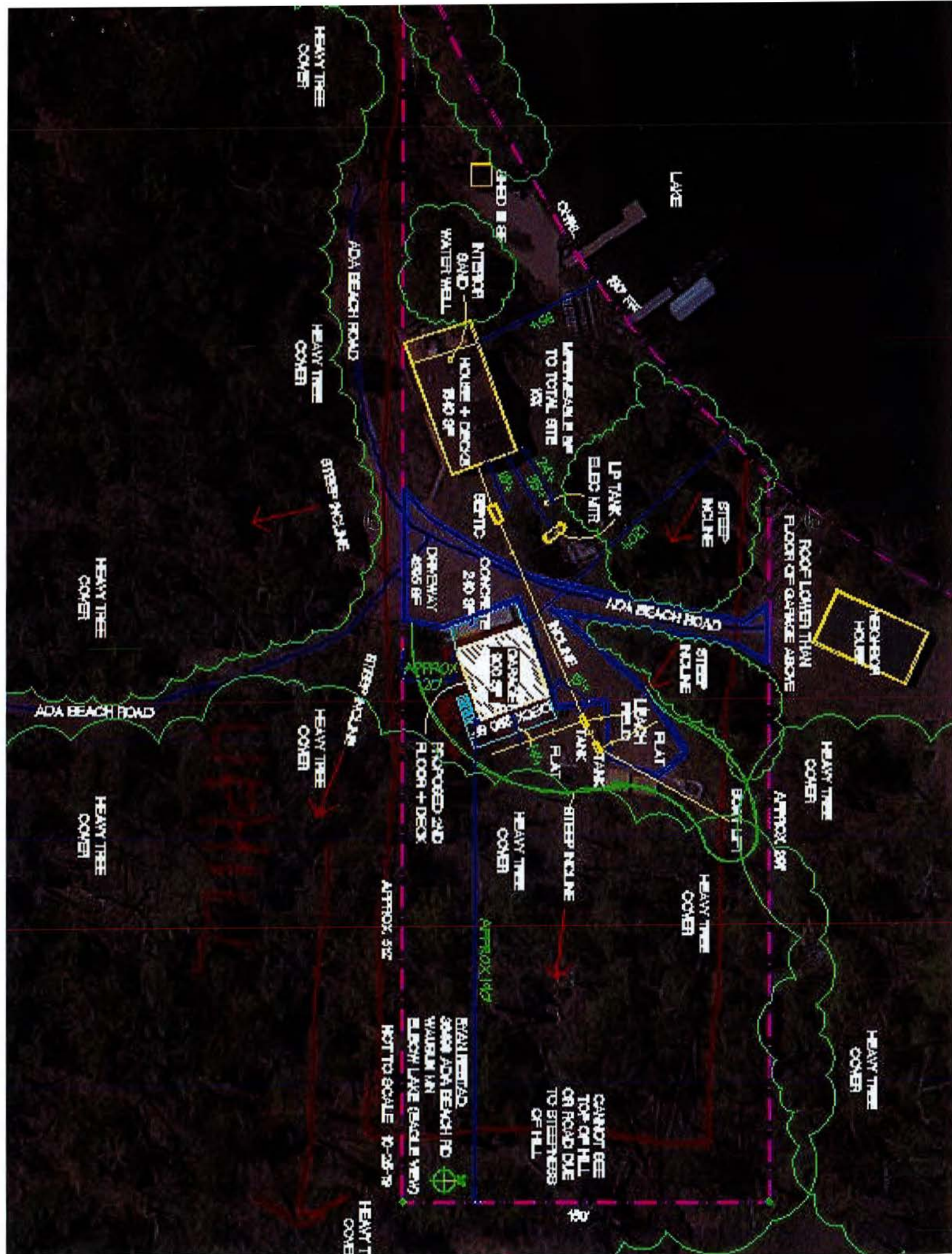
ND

58078












## Becker County Parcel Information



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

### Summary

Parcel Number:	090109001	GIS Map 
Property Address:	38498 ADA BEACH RD WAUBUN	
Owner Name:	RYAN J RESTAD & NICOLE LEA RESTAD	
Owner Address:	2328 12TH ST W WEST FARGO ND 58078	
Legal Description:	Section 13 Township 142 Range 039 13-142-39 PT GOVT LOT 6: COMM AT SE COR LOT 6 TH N 795.02', N 136.47' TO POB; TH N 136.47', W 268.08' TO ELBOW LK, TH SWLY AL LK 231.78', TH E 458.31' TO POB.	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2019 Values	2018 Values	2017 Values
Estimated Building & Improvements Value	\$228,400	\$195,900	\$194,900
Estimated Land Value	\$119,500	\$119,500	\$114,500
Estimated Machinery Value			
Total Estimated Value	\$347,900	\$315,400	\$309,400
Tax Payable Year	2019 Payable	2018 Payable	
Taxable Market Value	\$315,400	\$309,400	
Tax Details - <i>please see statement</i>	 2019 Statement	 2018 Statement	
Total Tax Levied	\$2,656.00	\$2,668.00	

Total Payments	-\$2,656.00	-\$2,668.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information			top ▲
Rec #	Allocation Description	Alloc. Value	
1	SRR - Non-Homestead	\$347,900	

Zoning District		top ▲
Township	EAGLE VIEW	
Zoning District	AGRICULTURAL	
Other Descriptions		

Land Information				top ▲
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
1.1	180		1.1	
Description	Flags		Size	
090204 FF-ELBOW LAKE-GOOD			180 FF	
090203 DEV ELBOW LAKE-RD			1 UT	
601420 WATER/SEWER/ELEC HK			1 UT	
999997 LAKE SHORE NO VALUE			1.1 AC	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	

Year Built	2000
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1056 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	4
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0



[illegible]10/29/2019

Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	2	
Basement Finish		
Type	Range	Area SF
Walk-Out	High	1
Living Qtrs. (Multi)	Avg	972
Fireplace		
Descr	Story Ht	Count
Masonry	1 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-Med	328	
Wood Deck-Med	124	

<b>Yard Items</b>		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1990	
Item Count	1	
Condition	Normal	
Type	Frame	
Pricing	Average	
Width	8.00	

Length	12.00
Area	96 Square Feet
<b>Yard Item # 2 details:</b>	
Descr	Paving - Concrete
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	240 Square Feet
Pricing	Average
Lighting	None

Sales Information				top ▲
Sale Date: 11/13/2013 - Property Type: Seasonal Rec. Residential				
Buyer	RESTAD, RYAN J & NICOLE L	Seller	PAVEK, MICHAEL & ROXANNE	
Sale Price	\$289,900	Ins Type	Warranty Deed	
Adj Sale Price	\$289,900	Q/U	U	
Adj Reason		Q/U Reason	Payoff CD	
Sale Date: 11/11/2011 - Property Type: Seasonal Rec. Residential				
Buyer	RESTAD, RYAN & NICOLE & ET AL	Seller	PAVAK, MITCHELL & RAXANNE	
Sale Price	\$289,900	Ins Type	Contract for Deed	
Adj Sale Price	\$289,900	Q/U	Q	
Adj Reason		Q/U Reason	Good sale	
Sale Date: 7/8/2005 - Property Type: Residential (< 4 Units)				



Buyer	PAVEK, MICHAEL & ROXANNE	Seller	THOMPSON, KEVIN & JENNIFER
Sale Price	\$320,000	Ins Type	Warranty Deed
Adj Sale Price	\$305,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 8/21/1997 - Property Type: Seasonal Rec. Residential			
Buyer	HEITMAN JASON WILLIAM	Seller	HEITMAN, DEAN
Sale Price	\$20,000	Ins Type	Warranty Deed
Adj Sale Price	\$20,000	Q/U	Q
Adj Reason		Q/U Reason	Relative sale

612945

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 612945**  
November 19, 2013 at 11:04 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS Deputy

**CERTIFICATE OF REAL  
ESTATE VALUE FILED # 10061**  
No delinquent taxes and transfer entered  
this 14th day of NOV, 2013  
Ryan J. Restad  
Becker County Auditor/Treasurer  
By SKS Deputy  
09-0109-001

## WARRANTY DEED

State Deed Tax Due is \$ 956.47.

Date: 11/13/14.

**FOR VALUABLE CONSIDERATION**, Michael Pavak and Roxanne Pavak, husband and wife, GRANTORS, hereby convey and warrant to Ryan J. Restad and Nicole Lea Restad, GRANTEES, as joint tenants with rights of survivorship, real property in Becker County, Minnesota, described as follows:

**That part of Government Lot 6 of Section 13, Township 142 North, Range 39 West of the Fifth Principal Meridian, Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the southeast corner of said Government Lot 6; thence North 00°10'22" West 795.02 feet on an assumed bearing along the East line of said Government Lot 6 to an iron monument; thence continuing North 00°10'22" West 136.47 feet along the east line of said Government Lot 6 to the point of beginning; thence North 89°25'27" West 248.08 feet to an iron monument; thence continuing North 89°25'27" West 20 feet, more or less, to the water's edge of Elbow Lake; thence southwesterly along the water's edge of said Elbow Lake to the intersection with a line which bears South 89°25'27" West from the point of beginning; thence North 89°25'27" East 24 feet, more or less, to an iron monument; thence continuing North 89°25'27" East 232.51 feet to an iron monument; thence North 89°25'27" East 201.80 feet to the point of beginning.**

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

chg  
paid  
well

BECKER COUNTY DEED TAX  
AMT. PD. \$ 956.47  
Receipt # 550600  
Becker County Auditor/Treasurer

FM TITLE  
101305139

This deed is made to fulfill the Grantor's entire obligation under that Contract for Deed dated November 11, 2011 and recorded November 18, 2011 at 1:38 p.m., as Document No. 593050, to the Grantee.

Check applicable line:

\_\_\_\_\_ 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.

WITNESS, the hand of the GRANTORS:

Michael J. Pavek  
Michael Pavek

Roxanne Pavek  
Roxanne Pavek

STATE OF MINNESOTA )  
 ) ss:  
COUNTY WASHINGTON )



1-31-2015

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of NOVEMBER, 2013, by Michael Pavek and Roxanne Pavek, husband and wife, Grantors.

[Signature]  
Notary Public, MINNESOTA County, WASHINGTON



**THIS INSTRUMENT WAS DRAFTED BY:**

Kennelly & O'Keeffe, Ltd.  
720 Main Avenue  
P.O. Box 2105  
Fargo, ND 58107-2105  
(701) 235-8000

Tax statements for the real property  
described in this instrument should  
be sent to:

Ryan and Nicole Restad  
1884 Huntington Lane  
West Fargo, ND 58078



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.

1:1,408

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

Date: 10/28/2019

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!

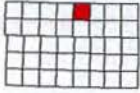


FDIC [www.mahnomenbank.com](http://www.mahnomenbank.com)

Toll Free: 877-935-5251

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

103 North Main Street - Mahanomen MN - 218-935-5251 and 205 Main Avenue West - Twin Valley MN - 218-584-5161



Eagle View

Township 142N - Range 39W

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