



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Josh and Kayla Swangler
21246 Co Hwy 29
Rochert, MN 56578

Project Location: 18178 Co Hwy 29 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to be at 47% over the allowable 30% lot coverage. Also requesting a variance to construct structures to be located at ten (10) feet from the side yard setback, ten (10) feet from the rear yard setback, ten (10) feet from the County Highway ROW and twenty-six (26) feet from the centerline of a township road. Revisited from June 10th, 2021 Hearing.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0379.000

Section 23 Township 139 Range 040; 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC 23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E 60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB. TRACT C.; Erie Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **494 427 921#** (Tour) **295 851 203#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-158

Property and Owner Review

Parcel Number(s): 100379000

Owner: JOSH SWANGLER

Township-S/T/R: ERIE-23/139/040

Mailing Address:

JOSH SWANGLER
21246 CO HWY 29
ROCHERT MN 56578

Site Address: 18178 CO HWY 29

Lot Recording Date: After 1992

Original Permit Nbr: TBD- Will be 15 individual permits

Legal Descr: 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC 23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E 60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB. TRACT C.

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 be 47% over the allowable 30% lot coverage. A variance to be 10' from the side yard setback, 10' from the rear yard setback, 10' from the County Highway ROW and 26' from the centerline of a township road.

OHW Setback:

Side Lot Line Setback: 10

Rear Setback (non-lake): 10

Bluff Setback:

Road Setback: 10

Road Type: County

Existing Imp. Surface Coverage: N/A

Proposed Imp. Surface Coverage: 77%

Existing Structure Sq Ft: N/A

Proposed Structure Sq Ft: 14,100

Existing Structure Height: N/A

Proposed Structure Height: 19'

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: N/A

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, the project is located on commercial property. All excess impervious surface will be mitigated through a storm water pollution prevention plan.

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

Explain: Project is located in policy district 3, which is the center of the County's economy and population. This district has high amounts of density and impervious surface.

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

Explain: Yes, one of the two adjacent properties is used for commercial storage.

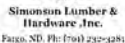
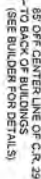
4. Are there circumstances unique to the property? Yes

Explain: Yes, the property is boarded by two public roads, one commercial property and one residential property.

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

Explain: **Yes, the property is located in the NW corner of "4 corners" which is a commercial corridor.**

SCALE 1 = 100



GREAT LAND BUILDERS

RECENT SET OF DOCUMENTS

STUDY PLAN AS OF THIS DATE

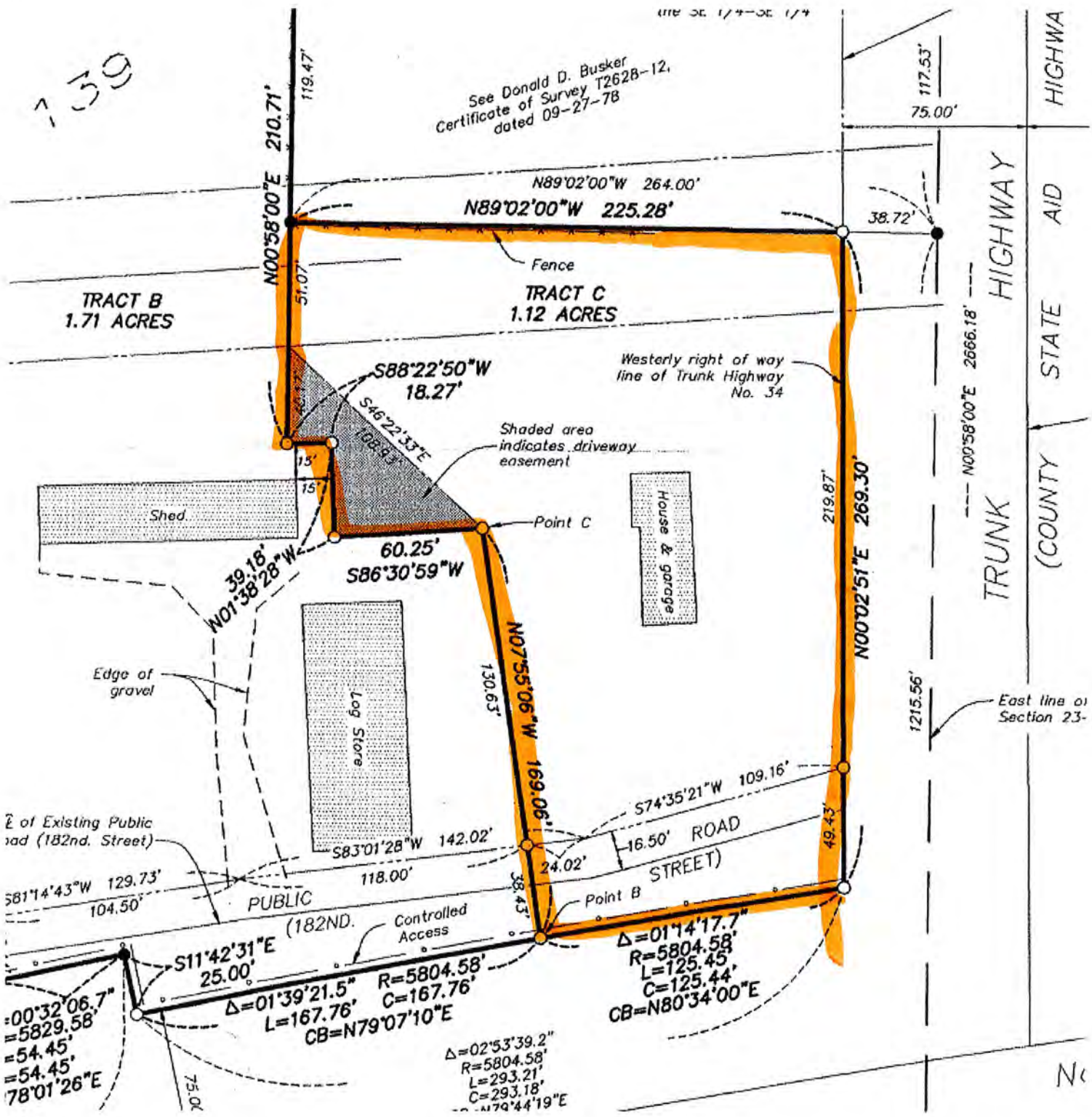
[illegible]

Date Issued: 03-17-2021

Wilmington Leather & Hardware, Inc., U.S.A.

139

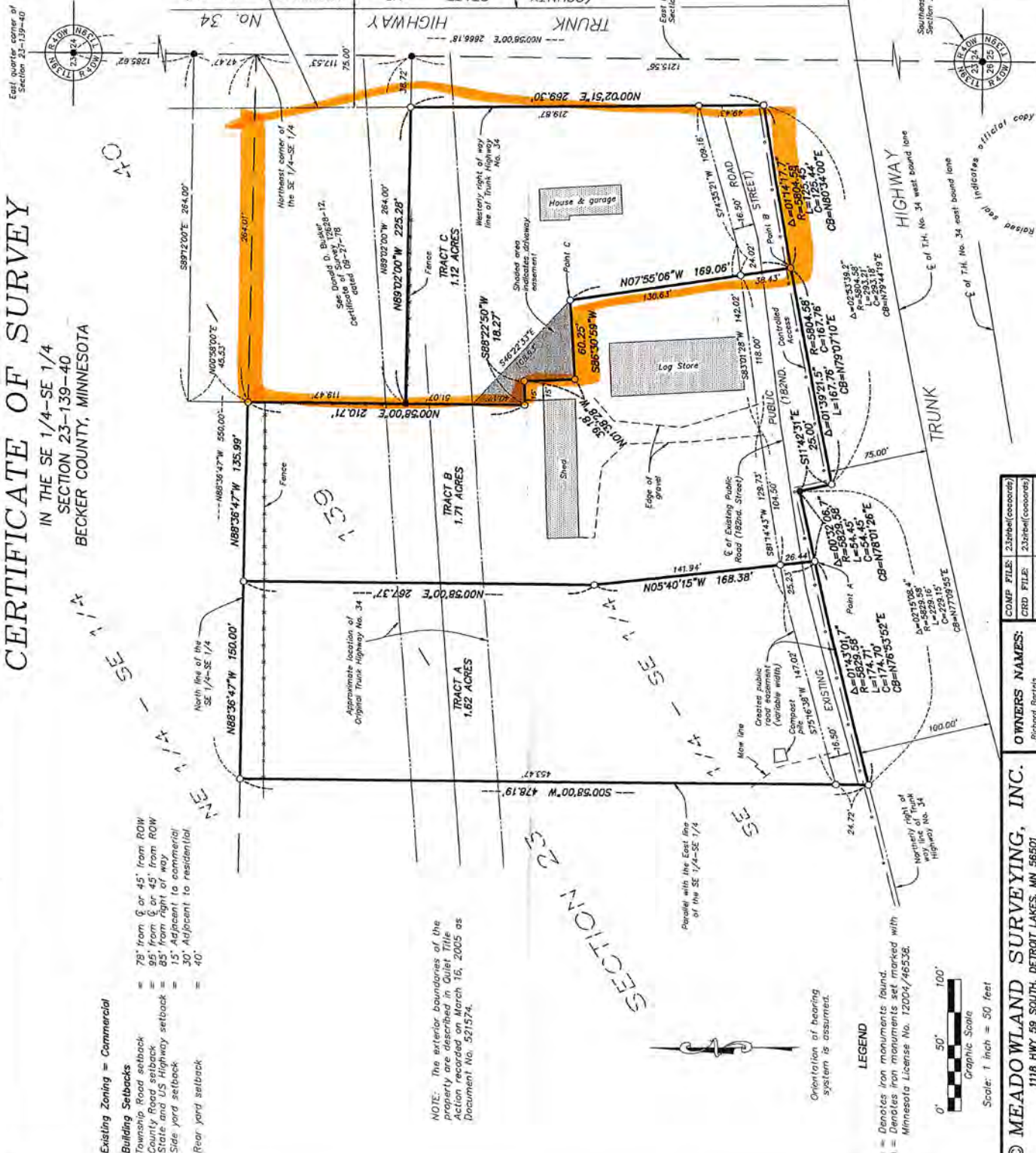
See Donald D. Busker
Certificate of Survey T262B-12,
dated 09-27-78



IN THE SE 1/4-SE 1/4
SECTION 23-139-40
BECKER COUNTY, MINNESOTA

REV.	DWN.	DESCRIPTION	DATE
Original	PJB	CREATED TRACTS A, B & C	06-24-2009
Rev. 1	SRW	REVISED TRACTS	11-25-09

DRAWING NUMBER **17861-15R**



Example of similar request from 2017

642264

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 642264
May 19, 2017 at 10:26 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By MN Deputy

02-0292-002

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Foltz Acres LLC

ORDER OF VARIANCE

REQUEST: Request a Variance for 70 percent impervious
surface coverage for a truck trailer storage parking
lot at a growing commercial trucking operation.

Or
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 11th day
of May, 20 17, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance,
for the following described property:

Tax ID number: 08.0292.002 Full legal description attached. See Exhibit A.

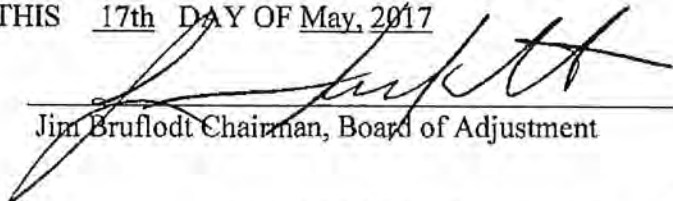
VARIANCE REQUESTED: Request a Variance for 70 percent impervious surface coverage
for a truck trailer storage parking lot at a growing commercial trucking operation.

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

**Approve a variance for 70 percent impervious surface coverage on a commercially
zoned parcel, for a truck trailer storage parking lot. With the stipulation that the owner
must meet the watershed district requirements presented in the application.**

The Variance shall become null and void on May 17th, 2019 if a site permit has not been
obtained and construction began.

DATED THIS 17th DAY OF May, 2017


Jim Bruford Chairman, Board of Adjustment


STATE OF MINNESOTA)



BECKER COUNTY OFFICE

chg
paid

Becker County Parcel Information

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

Summary		
Parcel Number:	100379000	GIS Map 
Property Address:	18178 CO HWY 29 DETROIT LAKES	
Owner Name:	JOSH & KAYLA SWANGLER	
Owner Address:	21246 CO HWY 29 ROCHERT MN 56578	
Legal Description:	Section 23 Township 139 Range 040 23-139-40 PT SE1/4 SE1/4: COMM SE COR SEC 23, N 1215.56', W 38.72' TO POB; W 225.28', S 91.24', E 18.27', S 39.18', E 60.25', SLY 169.06', ELY AL HWY 125.45', N AL HWY 269.30' TO POB. TRACT C.	

Valuation & Taxation				top ▲
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value	\$3,900	\$40,400	\$40,600	
Estimated Land Value	\$35,100	\$35,100	\$35,100	
Estimated Machinery Value				
Total Estimated Value	\$39,000	\$75,500	\$75,700	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$75,500	\$75,700	
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement	
Total Tax Levied		\$576.00	\$596.00	

Total Payments	- \$288.00	- \$596.00
Unpaid Balance	\$288.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Non-Homestead	\$39,000

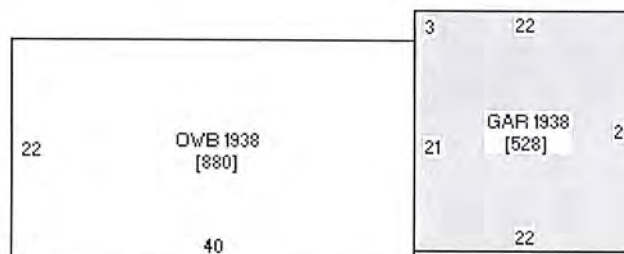
Zoning Information top ▲	
Zoning District	
Township	Erie
Zoning District	Commercial
Other Descriptions	

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
1.12			1.12
Description	Flags		Size
109003 AVG SITE			1 AC
109501 BLDG SITE ACRE			0.12 AC
601420 WATER/SEWER/ELEC			1 UT

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

Year Built	1938
Bldg Style	None
Arch Style	N/A
Area	0 SqFt
Condition	Normal
Basement	None
Heating	No
AC	No
Attic	None
Foundation	None
Roof	None
Ext Walls	None
Int Walls	None
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1963

Style	Det Frame
Area SF	528
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Yard Items top ▲	
Yard Item # 1 details:	
Descr	Paving - Concrete
Year Built	1998
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	154 Square Feet
Pricing	Average
Lighting	None

Sales Information top ▲			
Sale Date: 10/8/2020 - Property Type: Residential (< 4 Units)			
Buyer	SWANGLER KAYLA J & JOSHUA J	Seller	KREJCE JAMES LARRY & LYNEA ANN
Sale Price	\$50,000	Ins Type	Warranty Deed
Adj Sale Price	\$50,000	Q/U	U
			Use change

Adj Reason		Q/U Reason	
Sale Date: 12/8/2009 - Property Type: Residential (< 4 Units)			
Buyer	KREJCE, JAMES L & LYNEA A	Seller	BARTELT,RICHARD & NATALIE & ZIRBELL,GERALD
Sale Price	\$45,000	Ins Type	Contract for Deed
Adj Sale Price	\$45,000	Q/U	U
Adj Reason		Q/U Reason	Split
Sale Date: 7/21/2004 - Property Type: Residential (< 4 Units)			
Buyer	BARTELT, RICHARD & NATALLE & ZIRBELL,GERALD	Seller	WEEDING, JOHN & LORRAINE
Sale Price	\$110,000	Ins Type	Warranty Deed
Adj Sale Price	\$106,900	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Use change

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

PIN: 10.0379.000
BILL NUMBER: 172679
LENDER:
OWNER NAME: SWANGLER JOSH

TAXPAYER(S):

JOSH & KAYLA SWANGLER
21246 CO HWY 29
ROCHERT MN 56578

\$\$\$

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
18178 CO HWY 29
DETROIT LAKES, MN 56501

DESCRIPTION
Acres: 1.12 Section 23 Township 139
Range 040
23-139-40 PT SE1/4 SE1/4 COMM SE

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

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
Step 1	Estimated Market Value:	75,700 75,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	75,700 75,500
	New Improvements:	
	Property Classification:	Res Non-Hstd Res Non-Hstd
Sent in March 2020		
Step 2	PROPOSED TAX	
	Sent in November 2020	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$288.00
	Second half taxes due 10/15/2021	\$288.00
	Total taxes due in 2021	\$576.00

Tax Detail for Your Property:		2020	2021
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	\$556.00	\$536.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$556.00	\$536.00
	6. BECKER COUNTY	\$277.91	\$273.79
	7. ERIE	\$86.21	\$91.75
	8. State General Tax	\$0.00	\$0.00
	9. SCHOOL DISTRICT 0023	\$15.48	\$16.43
	A. Voter approved levies	\$174.83	\$152.53
	B. Other local levies	\$1.57	\$1.50
	A. BC EDA	\$0.00	\$0.00
	B. Others	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$556.00	\$536.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$596.00	\$576.00
Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 10.0379.000
AIN:
BILL NUMBER: 172679
TAXPAYER(S):

JOSH & KAYLA SWANGLER
21246 CO HWY 29
ROCHERT MN 56578

Paid By _____

Total Property Tax for 2021 \$576.00
2nd Half Tax Amount \$288.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$288.00
Balance Good Through 10/15/2021
Res Non-Hstd

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 10.0379.000
AIN:
BILL NUMBER: 172679
TAXPAYER(S):

JOSH & KAYLA SWANGLER
21246 CO HWY 29
ROCHERT MN 56578

Paid By _____

Total Property Tax for 2021 \$576.00
1st Half Tax Amount \$288.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$288.00
Balance Good Through 05/15/2021
Res Non-Hstd

MAKE CHECKS PAYABLE TO:

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

No delinquent taxes and transfer
entered October 9, 2020

Mary E. Hendrickson
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 10.0379.000

BECKER COUNTY DEED TAX
AMT. PD. \$ 165.00
Receipt # 751927
Becker County Auditor/Treasurer

(Top 3 Inches reserved for recording data)

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 672658

October 9, 2020 at 8:27 AM

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

Patricia Swenson, County Recorder

By JD Deputy

chg

paid x

well

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 1163210
DEED TAX DUE: \$165.00

DATE: 10-8-2020

FOR VALUABLE CONSIDERATION, **James Larry Krejce and Lynea Ann Krejce**, married to each other ("Grantor"), hereby conveys and warrants to **Kayla J. Swangler and Joshua J. Swangler** ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

That part of the Southeast Quarter of the Southeast Quarter in Section 23, Township 139 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southeast corner of said Section 23; thence North 00 degrees 58 minutes 00 seconds East 1215.56 feet on an assumed bearing along the east line of said Section 23 to a found iron monument; thence North 89 degrees 02 minutes 00 seconds West 38.72 feet to an iron monument on the westerly right of way line of Trunk Highway No. 34, said point is the point of beginning; thence continuing North 89 degrees 02 minutes 00 seconds West 225.28 feet to a found iron monument; thence South 00 degrees 58 minutes 00 seconds West 91.24 feet to an iron monument; thence North 88 degrees 22 minutes 50 seconds East 18.27 feet to an iron monument; thence South 01 degree 38 minutes 28 seconds East 39.18 feet to an iron monument; thence North 86 degrees 30 minutes 59 seconds East 60.25 feet to an iron monument hereinafter referred to as Point C; thence South 07 degrees 55 minutes 06 seconds East 130.63 feet to an iron monument; thence continuing South 07 degrees 55 minutes 06 seconds East 38.43 feet to an iron monument on the northerly right of way line of said Trunk Highway No. 34, said point is hereinafter referred to as Point B; thence easterly along the northerly right of way line of said Trunk Highway No. 34 on a curve concave to the south, having a central angle of 01 degree 14 minutes 17.7 seconds and a radius of 5804.58 feet, for a distance of 125.45 feet (chord bearing North 80 degrees 34 minutes 00 seconds East) to an iron monument on the westerly right of way line of said Trunk Highway No. 34; thence North 00 degrees 02 minutes 51 seconds East 49.43 feet along the westerly right of way line of said Trunk Highway No. 34 to an iron monument; thence continuing North 00 degrees 02 minutes 51 seconds East 219.87 feet along the westerly right of way line of said Trunk Highway No. 34 to the point of beginning.

Subject to an easement for public road purposes for 182nd Street over, under and across part of the above tract described, and subject to an easement for driveway purposes over, under and across part of the above tract, and subject to an easement for water from a well on the above described property and the right to lay a water line from the above described property as reserved in Warranty Deed dated October 22, 2019, filed October 22, 2019 and recorded as Document No. 662964.

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

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

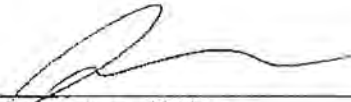
CTS# 202791

Covenants, Easements and Restrictions of Record, if any

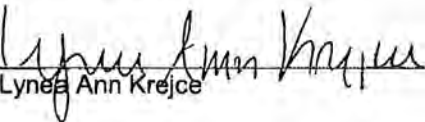
Check applicable box:

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

Grantor



 James Larry Krejce

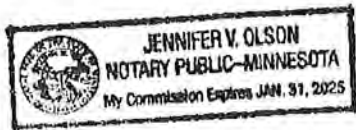



 Lynea Ann Krejce

State of Minnesota
 County of Becker

This instrument was acknowledged before me on 8 day of October, 2020, by James Larry Krejce and Lynea Ann Krejce, married to each other.

(Seal, if any)





 (signature of notarial officer)
 Title (and Rank): _____
 My commission expires: _____
 (month/day/year)

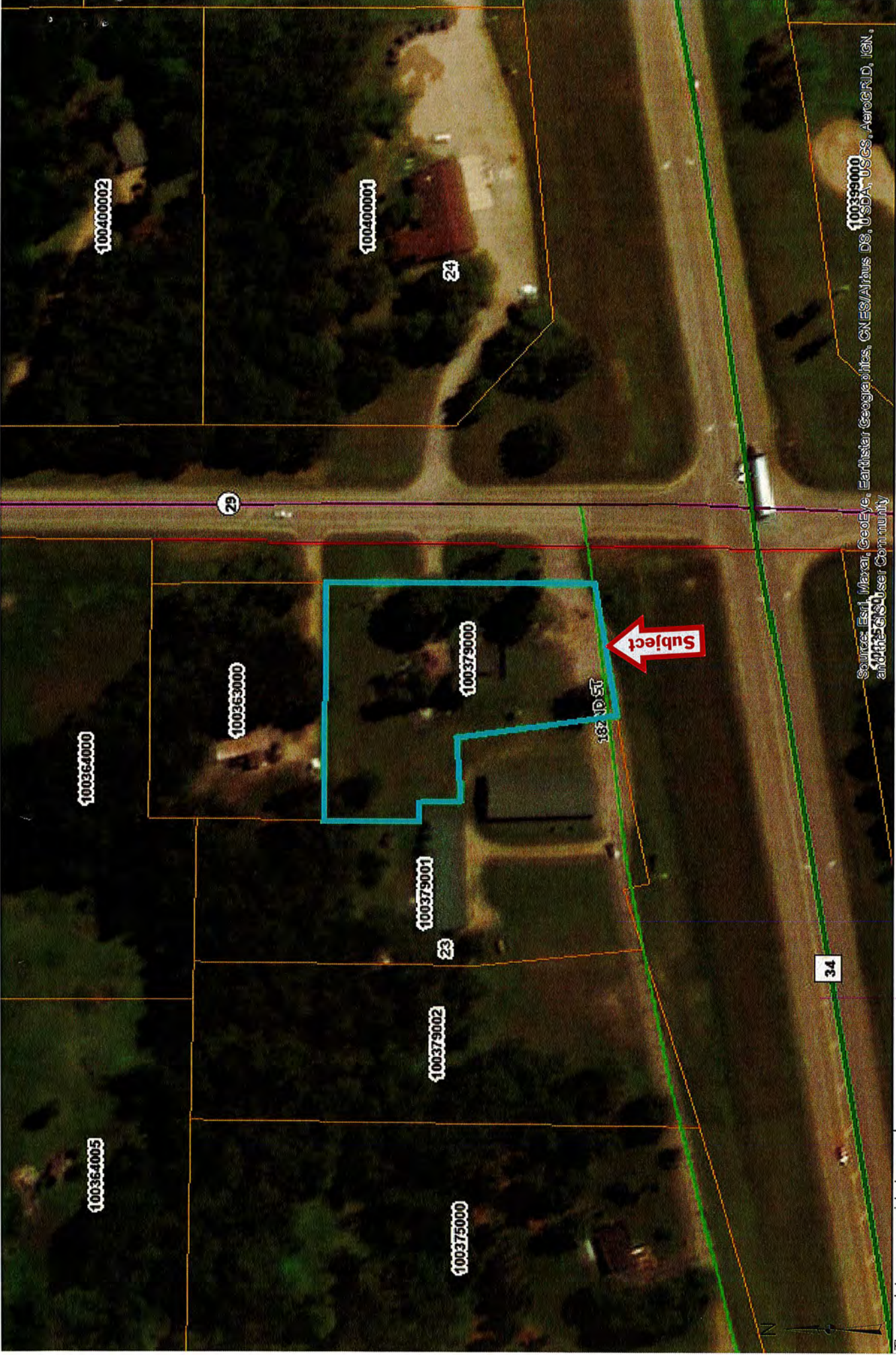
THIS INSTRUMENT WAS DRAFTED BY:
 Consolidated Title Services
 828 Minnesota Avenue
 Detroit Lakes, MN 56501
 CL# 202791 rmr

TAX STATEMENTS FOR THE REAL PROPERTY
 DESCRIBED IN THIS INSTRUMENT SHOULD BE
 SENT TO:


Kayla J. Swangler and Joshua J. Swangler

21246 City Rd. 29

Robinet MN 56578



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.		Becker County	
1:2,113			
	Date: 5/25/2021		

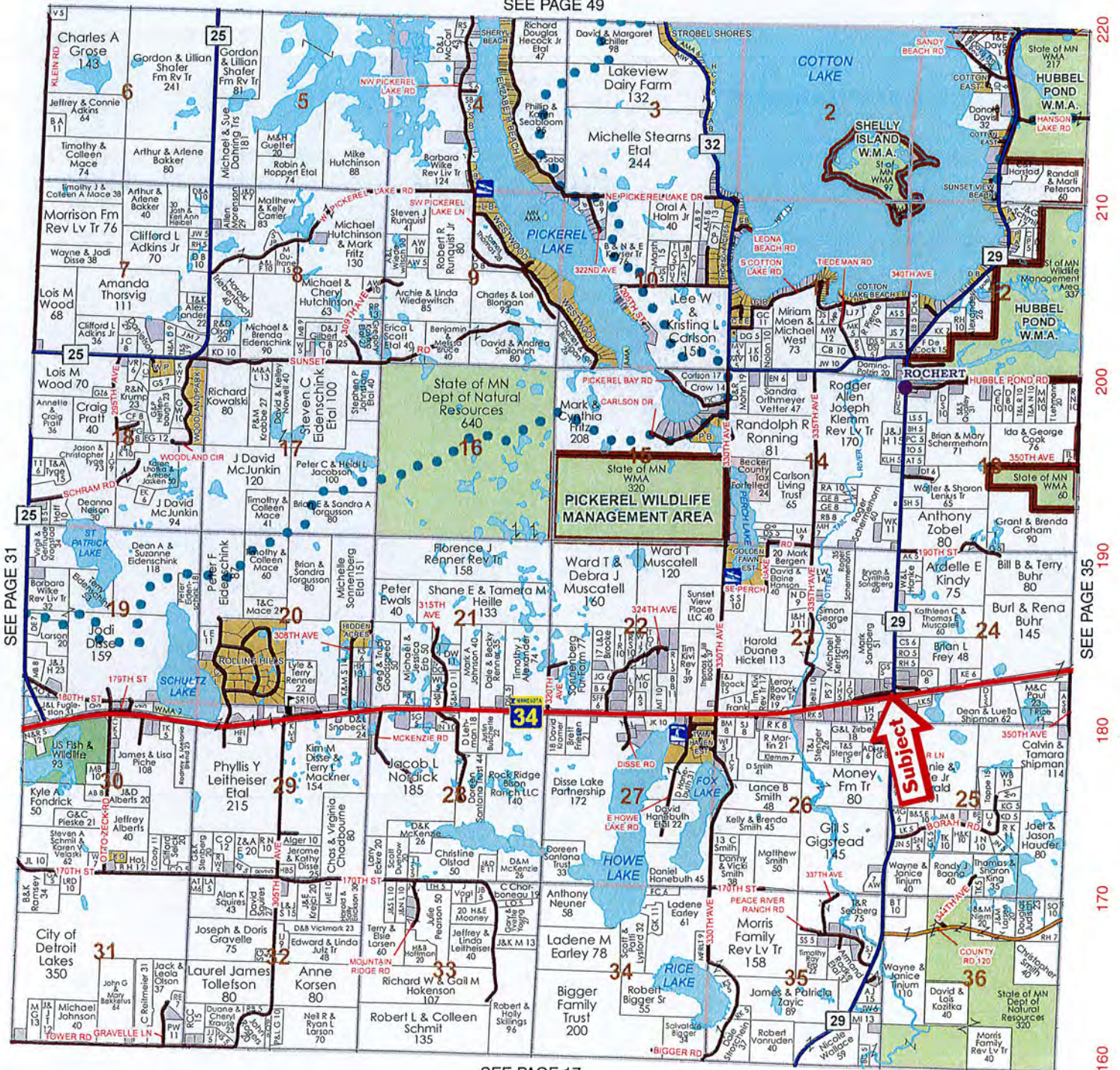


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Donald McCullagh
3663 22nd St S
Fargo, ND 58104

Project Location: 11419 Lake Maud Dr Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a shed to be located at thirty (30) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0319.000; Maud Lake

Section 27 Township 138 Range 042; 27-138-42 PT GOVT LOT 3: COMM SW COR SEC 27, N 2444.33', E 33', ELY 310' TO POB; N 129.75' TO LK MAUD, W AL LK 114.15', S 128.91' TO RD, SLY AL RD 201.33', SE 8.37', NE 23.96', N 149.65' TO POB.; Lake Eunice Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **494 427 921#** (Tour) **295 851 203#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

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PLANNING AND ZONING DEPARTMENT

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Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-150

Property and Owner Review

Parcel Number(s): **170319000**

Owner: **DONALD MCCULLAGH**

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

Mailing Address:

DONALD MCCULLAGH

3663 22ND ST S

FARGO ND 58104

Site Address: **11419 LAKE MAUD DR**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1308**

Legal Descr: **27-138-42 PT GOVT LOT 3: COMM SW COR SEC 27, N 2444.33', E 33', ELY 310' TO POB; N 129.75' TO LK MAUD, W AL LK 114.15', S 128.91' TO RD, SLY AL RD 201.33', SE 8.37', NE 23.96', N 149.65' 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: **Replace an old boathouse in poor condition Request a variance to construct a shed to be located at thirty (30) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake, due to setback issues.**

OHW Setback: **30**

Side Lot Line Setback: **10**

Rear Setback (non-lake): **n/a**

Bluff Setback: **n/a**

Road Setback: **n/a**

Road Type: **County**

Existing Imp. Surface Coverage: **0- Just tore all down**

Proposed Imp. Surface Coverage: **24.01%**

Existing Structure Sq Ft: **10x21 = 210**

Proposed Structure Sq Ft: **10x20 = 200**

Existing Structure Height: **10**

Proposed Structure Height: **12**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

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: **The boathouse will be replaced in the same location. It will be smaller than the original structure. The original structure was 10x21, we are requesting a 10x20. We are meeting all other setbacks. We have a very low impervious coverage, well under the allowed 25%**

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

Explain: **The proposed structure is located in Policy District 3, and meets objectives to promote recreational assets.**

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

Explain: **Property will be used in a residential/recreational manner, consistent with surrounding area. Placement minimizes need to remove trees and is compatible with the topography while maintaining function as a boathouse.**

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

Explain: **Owner has been negotiating permit for years, always with the intent to replace building.**

Meanwhile, existing building was removed from tax base (unknownst to owner). This lot and the lots around us were developed and established well before Becker County Zoning lot size and setbacks were established.

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

Explain: **There are multiple similar boathouses in Lake Maud/Eunice area. We are greatly improving the lot. It will be much more aesthetically pleasing.**

Memo

TO: Becker County Board of Adjustments

FROM: Don and Marjorie McCullagh

RE: Variance request

DATE: June 22, 2021

We express our appreciation to the Board for postponing consideration of our request for variance as presented at the June 10, 2021 meeting. We have modified our request and ask for the Board's reconsideration. As property owners who are well-versed in environmental issues and committed to the value of conservation of shared water and recreational resources, we propose to construct a shed to be located thirty (30) feet from the OHWL, deviating from the required setback of fifty (50) feet from OHWL due to setback issues. This proposal should be accepted for the following reasons.

1. The application is **reasonable and consistent with the purposes and intent** of the Becker County Ordinance and Comprehensive Plan, and it fits within the character of the locality.
2. The proposal **benefits the neighborhood and community**,
 - a. It *addresses all concerns raised by neighbors* in response to the County's solicitation:
 - i. The height of the building has been lowered from the earlier request to accommodate the west neighbor's view of the lake over the owner's lot;
 - ii. Removal of the retaining wall is temporary; it will be replaced;
 - iii. The site plan meets all required property line set backs;
 - iv. As part of reducing impervious area, a carport is not included in the plan;
 - b. The proposed building *replaces a pre-existing shed* that was located in the same location, but is slightly reduced in size;
 - c. The proposed building is *similar to many others in the Lake Maud and Eunice area* that are within 50 feet of the OHWL; most notably the property immediately to the west that features a shed (only 10 feet away) that is 30 feet from the OHWL;
 - d. The unique *characteristics of the lot favor placement of the shed on the pre-existing building location*; these factors include topography, residence setback, aesthetics, and placement of mature trees reducing the available space for site features (well, septic, retaining wall, and deck); and
 - e. The proposed improvements will *improve the monetary value and aesthetics* of this and neighboring property.
3. The proposed project is **responsive to the owner's special needs as permanently mobility impaired persons**. (Both homeowners have permanent handicapped parking permits; their current residence is built to Universal Access Standards.¹⁾
 - a. The residence is planned in accordance with *Universal Access Standards*. This includes selection of a relatively flat lot, use of single-story design, wide (3'0") interior



Image 1: View of owner's xeriscaped lot (in Fargo). Note that even though this picture is taken during drought conditions, the lawn remains green without watering. Decorative landscaping is accomplished with rocks and plants that require minimal to no maintenance.

- e. As necessary, the owners will *minimize stormwater runoff* through the use of French drains and bioretention basins ("rain gardens");
- f. The owners will *minimize disruption of the filter strip* as the premiere method of shoreline management, avoiding removal of large trees to accommodate the shed. Use of the existing building site minimizes environmental impact by eliminating the need to remove trees that serve to reduce storm runoff, promote soil and water conservation, provide shade to the property, reduce energy consumption, and provide wildlife habitat. It is noteworthy that removal of large trees close to but outside the SIZ is expected to negatively impact the SIZ.

References

1. North Carolina State University Center for Universal Design. (2008). *Universal design*. https://projects.ncsu.edu/ncsu/design/cud/about_ud/udprinciples.htm
2. Minnesota Department of Natural Resources (2021). *Guide for buying and managing shoreland*. <https://www.dnr.state.mn.us/shorelandmgmt/guide/waterquality.html>
3. Cass County Soil Conservation District. (2021). *Xeriscaping*. https://cassscd.org/?page_id=116



Image 1: View of owner's xeriscaped lot (in Fargo). Note that even though this picture is taken during drought conditions, the lawn remains green without watering. Decorative landscaping is accomplished with rocks and plants that require minimal to no maintenance.

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- f. The owners will *minimize disruption of the filter strip* as the premiere method of shoreline management, avoiding removal of large trees to accommodate the shed. Use of the existing building site minimizes environmental impact by eliminating the need to remove trees that serve to reduce storm runoff, promote soil and water conservation, provide shade to the property, reduce energy consumption, and provide wildlife habitat. It is noteworthy that removal of large trees close to but outside the SIZ is expected to negatively impact the SIZ.

References

1. North Carolina State University Center for Universal Design. (2008). *Universal design*. https://projects.ncsu.edu/ncsu/design/cud/about_ud/udprinciples.htm
2. Minnesota Department of Natural Resources (2021). *Guide for buying and managing shoreland*. <https://www.dnr.state.mn.us/shorelandmgmt/guide/waterquality.html>
3. Cass County Soil Conservation District. (2021). *Xeriscaping*. https://cassscd.org/?page_id=116

Field Review Form (Pre-Insp)**Permit # SITE2021-1308****Property and Owner Review**

Parcel Number: 170319000

Inspector Notes:

Owner: DONALD MCCULLAGH

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

Site Address: 11419 LAKE MAUD DR

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 ReviewNon-dwelling related project (2A): **Storage Shed**

- Existing Dimensions: **Was a 10 x21- Removed too long ago to qualify for build in footprint**
- Proposed Dimensions: **10x20=200**
- 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: Public/Township Rd - Right of Way	Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)
---	---

Road setback: - Dwelling: - Non-dwelling: 100+, 50+ to easement, 100+ to County Rd	Pre-Inspection: - Dwell: - Non:	Lake Name: Maud (Lake Eunice) [RD] River Name:
---	---------------------------------------	--

Side setback: - Dwelling: - Non-dwelling: 10' variance needed	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No
--	---------------------------------------	---

Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 30- Variance needed	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------	---	---------------------------------------

Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------	---	---------------------------------------

Drainfield setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
--	---------------------------------------	--	---------------------------------------

Well setback: - Dwelling: - Non-dwelling: 3+	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?

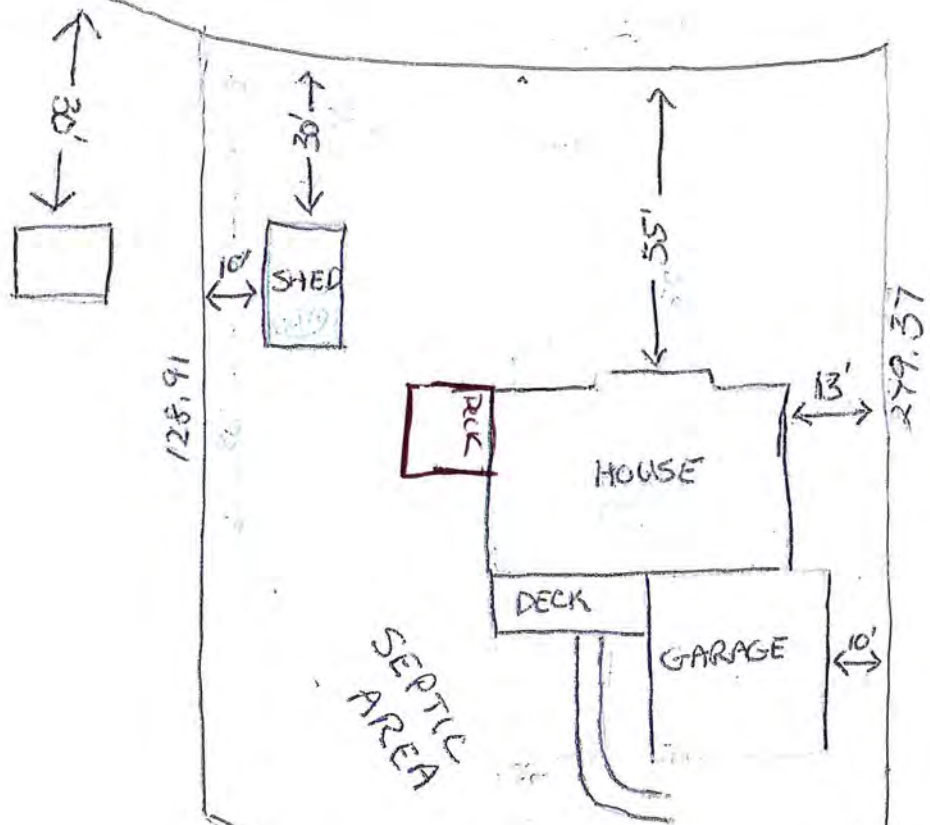
McCullagh- PARCEL 17.0319.000

TOTAL LOT COVERAGE per survey (.53 ac +/-)	23,000		
ALLOWABLE IMPERVIOUS @ 25%	5,750		
		EXISTING	PROPOSED
House	38x50		1900
Garage	26x28		728
Apron	24x2.8		67.2
Driveway			2230
Shed	10x20		200
Carport (pearock 10x32=320 sq ft)	10x32		320
Sidewalk	3x22		88
South Deck Pervious (8x25)			
Northwest Deck pervious/irregular (242 sq ft)			
		0	5533.2
		0.00%	24.06%

***Stipulate Mitigation in Variance**

McCullagh

PLAN # 30



Co. Hwy 22

Image printed on 4/27/2021 at 12:14 PM

Parcel: 17.0319.000, Photo 12 of 12

Taken: 07/17/2017, Last edit: 07/17/2017

Notes:



Shed before tear down
done

2017 Variance
Exp 2019 - did not use
645526

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 645526
September 27, 2017 at 11:04 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Donald McCullagh & Marjorie McCullagh

ORDER OF VARIANCE

REQUEST: Request variance to construct a deck forty-four (44) feet
& construct a dwelling fifty-five (55) feet from the OHW of the lake.
Requesting a variance to construct an attached garage five (5) feet &
a carport five (5) feet from the side property lines.

Or

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of September, 2017, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: 17.0319.000 Complete Legal Description on Attachment A.

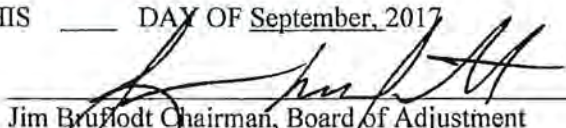
VARIANCE REQUESTED: Request a variance to construct a deck forty-four (44) feet and construct a dwelling fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW on a recreational development lake. Also requesting a variance to construct an attached garage five (5) feet, and a carport five (5) feet, from the side property lines; deviating from the required setback of ten (10) feet from the side property line of a residential lot one hundred (100) feet wide or wider. All requests due to setback issues, lot size not in compliance with minimum standards, and topographical issues.

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

Approve as amended to construct a deck at fifty (50) feet and allow an addition to the house to be constructed at fifty-five (55) feet from the from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW on a recreational development lake. All requests due to setback issues, lot size not in compliance with minimum standards, and topographical issues, with the stipulation all structures are removed from the shore impact zone, all side property setbacks must be met at ten (10) feet, no more than 25% impervious surface coverage will be allowed, and all water must be controlled through mitigation.

The Variance shall become null and void on September 14th, 2019 if a site permit has not been obtained and construction began.

DATED THIS ____ DAY OF September, 2017


Jim Bruffodt Chairman, Board of Adjustment

CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 3
SECTION 27-138-42
BECKER COUNTY, MINNESOTA

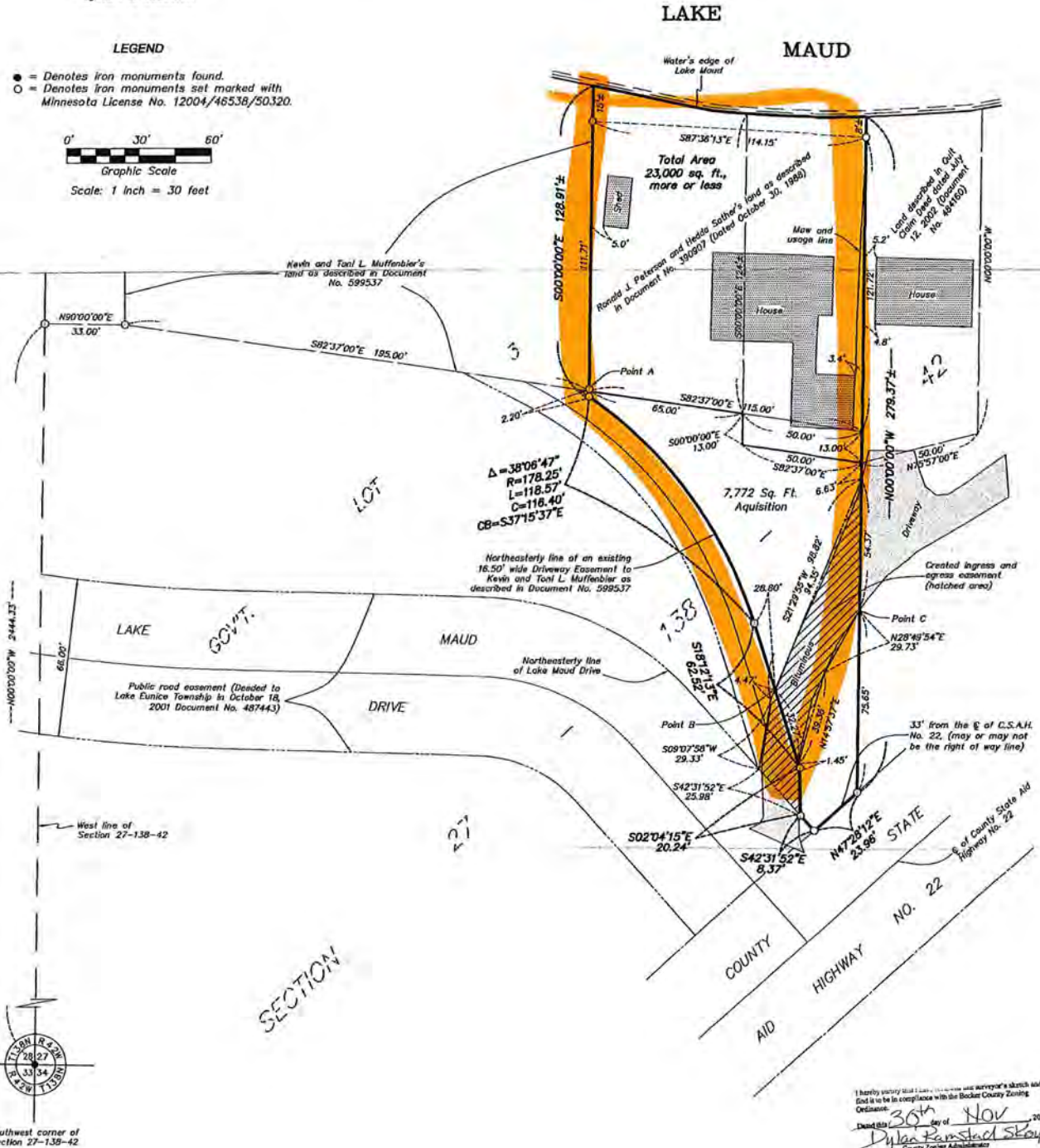
NOTE: The purpose of this survey is to attach a 7,772 square foot tract onto the existing Ronald J. Peterson and Hedda Sather tract.

Orientation of bearing system is assumed.

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.

0' 30' 60'
Graphic Scale
Scale: 1 inch = 30 feet



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.
Date: 30th Nov 2016
Dylan Kamradt Skayes
County Zoning Administrator

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.
Date: November 23, 2016
Roy A. Smith
Faint Name: [Signature]
Signature: [Signature]
Date: November 23, 2016
License #: 12004

DRAWING NUMBER: T9099-15

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:
HEDDA SATHER
1210 46TH AVE S
FARGO, ND 58104



COMP FILE: 34SECTION\COCD0003
CHD FILE: 34SECTION\COCD0003
DWG FILE: 34SATHER_COS
COMP BY: JPP
DRAWN BY: JJD

Revised seal indicates official seal

Becker County Parcel Information

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

Summary		
Parcel Number:	170319000	GIS Map 
Property Address:	11419 LAKE MAUD DR DETROIT LAKES	
Owner Name:	DONALD MCCULLAGH	
Owner Address:	3663 22ND ST S FARGO ND 58104	
Legal Description:	Section 27 Township 138 Range 042 27-138-42 PT GOVT LOT 3: COMM SW COR SEC 27, N 2444.33', E 33', ELY 310' TO POB; N 129.75' TO LK MAUD, W AL LK 114.15', S 128.91' TO RD, SLY AL RD 201.33', SE 8.37', NE 23.96', N 149.65' TO POB.	

Valuation & Taxation				top ▲
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value	\$8,300	\$7,900	\$7,900	
Estimated Land Value	\$210,200	\$191,400	\$191,400	
Estimated Machinery Value				
Total Estimated Value	\$218,500	\$199,300	\$199,300	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$199,300	\$199,300	
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement	
Total Tax Levied		\$1,480.00	\$1,510.00	

Total Payments	-\$1,480.00	-\$1,510.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$218,500

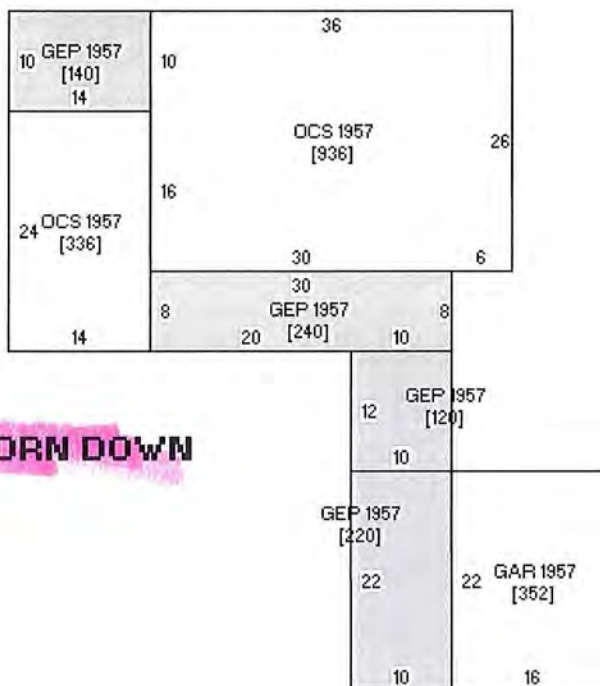
Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions		

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	
0.53	115		0.572	
Description	Flags		Size	
170413 MAUD LAKE SITE			1 UT	
170414 FF-LAKE MAUD GOOD			115 FF	
601405 ELECTRICAL HOOKUP			1 UT	
179501 BLDG SITE ACRE			0.572 AC	

Residential Buildings	top ▲
Res Bldg # 1 details:	

Occupancy	Single-Family / Owner Occupied
Year Built	1957
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1272 SqFt
Condition	Observed
Basement	Crawl
Heating	Yes
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:

**THIS HOME WILL BE TORN DOWN**

Addition # 1

Year Built	1957
Style	1 Story Frame
Area SF	336
Condition	Observed
Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0

Garage # 1

Year Built	2008
Style	Carport Det Frame/Asph
Area SF	352

Condition		Observed
Bsmnt SF		0
Qtrs Over Style		None
Qtrs Over SF		0
Qtrs Over AC		0
Garage # 2		
Year Built		1957
Style		Det Frame
Area SF		352
Condition		Normal
Bsmnt SF		0
Qtrs Over Style		None
Qtrs Over SF		0
Qtrs Over AC		0
Porch # 1		
Area SF		240
Style		1S Frame Enclosed
Bsmnt SF		0
Qtrs Style		Frame
Qtrs SF		0
Qtrs AC		No
Porch # 2		
Area SF		220
Style		1S Frame Enclosed
Bsmnt SF		0
Qtrs Style		Frame
Qtrs SF		0
Qtrs AC		No

Porch # 3	
Area SF	140
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 4	
Area SF	120
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
No Plumbing	1

Fireplace		
Descr	Story Ht	Count
Limited function	1 Story	1

Sales Information				top ▲
Sale Date: 4/21/2017 - Property Type: Seasonal Rec. Residential				
Buyer	MCCULLAGH DONALD & MARJORIE	Seller	SATHER HEDDA	
Sale Price	\$175,000	Ins Type	Warranty Deed	
Adj Sale Price	\$175,000	Q/U	Q	
Adj Reason		Q/U Reason	Good sale	

641685

SURVEYORS SKETCH () NOT REQUIRED
(✓) FILED SURVEY BOOK 28 PAGE 65BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 641685

April 26, 2017 at 2:08 PM

I hereby certify that the within
instrument was recorded in this office.Patricia Swenson, County Recorder
By SKS DeputyCERTIFICATE OF REAL
ESTATE VALUE FILED #014259No delinquent taxes and transfer entered
this 26th day of April, 2017Mary E Hendrickson
Becker County Auditor/TreasurerBy [Signature] Deputy

17.0313.000 split

17.0319.000

I certify the taxes due in the current
tax year for the whole parcel are paid.Mary E Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 577.50Receipt # 647003

Becker County Auditor/Treasurer

Becker County Recorder

Well Certificate Received April 25, 2017Patricia SwensonDeputy [Signature] Becker County Recorder

S-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 577.50

Date: APRIL 21, 2017chg
paid
welleCRV # 645093

Parcel # 17.0319.000

FOR VALUABLE CONSIDERATION, **Hedda Sather**, a single person, **AND Ronald J. Peterson and Karen Peterson**, married to each other, Grantors, hereby conveys and warrants to **Donald McCullagh and Marjorie McCullagh**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 3 in Section 27, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southwest corner of said Section 27; thence North 00 degrees 00 minutes 00 seconds West 2444.33 feet on an assumed bearing along the west line of said Section 27 to an iron monument; thence North 90 degrees 00 minutes 00 seconds East 33.00 feet to an iron monument; thence South 82 degrees 37 minutes 00 seconds East 195.00 feet to an iron monument hereinafter referred to as Point A; thence continuing South 82 degrees 37 minutes 00 seconds East 115.00 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds West 121.72 feet to an iron monument; thence continuing North 00 degrees 00 minutes 00 seconds West 8 feet, more or less, to the water's edge of Lake Maud; thence westerly along the water's edge of said Lake Maud to the intersection with a line which bears North 00 degrees 00 minutes 00 seconds West from said Point A; thence South 00 degrees 00 minutes 00 seconds East 15 feet, more or less, to an iron monument; thence continuing South 00 degrees 00 minutes 00 seconds East 111.71 feet to an iron monument at the aforementioned Point A; thence continuing South 00 degrees 00 minutes 00 seconds East 2.20 feet to an iron monument on the northeasterly line of a driveway easement to Kevin and Toni L. Muffenbier as described in Document No. 599537 which is on file and of record in the office of the Recorder in said County; thence southeasterly along the northeasterly line of said driveway easement on a curve concave to the southwest, having a central angle of 38 degrees 06 minutes 47 seconds and a radius of 178.25 feet, for a distance of 118.57 feet (chord bearing South 37 degrees 15 minutes 37 seconds East) to an iron monument; thence South 18 degrees 12 minutes 13 seconds East 28.80 feet continuing along the northeasterly line of said driveway easement to a point hereinafter referred to as Point B; thence continuing South 18 degrees 12 minutes 13 seconds East 33.72 feet along the northeasterly line of said driveway easement to an iron monument; thence South 02 degrees 04 minutes 15 seconds East 20.24 feet continuing along the northeasterly line of said driveway easement to an iron monument on the northeasterly line of Lake Maud Drive as described in Document No. 487443 which is on file and of record in the office of the Recorder in said County; thence South 42 degrees 31 minutes 52 seconds East 8.37 feet along the northeasterly line of said Lake Maud Drive to

BCTS 32316(7)

5-M WARRANTY DEED

Individual(s) to Joint Tenants

an iron monument; thence North 47 degrees 28 minutes 12 seconds East 23.96 feet to an iron monument; thence North 00 degrees 00 minutes 00 seconds West 75.65 feet to a point hereinafter referred to as Point C; thence continuing North 00 degrees 00 minutes 00 seconds West 74.00 feet to the point of beginning.

TOGETHER WITH and SUBJECT TO an easement for ingress and egress purposes over, under and across that part of the above tract and over, under and across that part of said Government Lot 3 described as follows:

Beginning at the aforementioned Point B; thence South 21 degrees 29 minutes 55 seconds West 4.47 feet; thence South 09 degrees 07 minutes 58 seconds West 29.33 feet to the northeasterly line of said Lake Maud Drive; thence South 42 degrees 31 minutes 52 seconds East 25.98 feet along the northeasterly line of said Lake Maud Drive to an iron monument; thence North 02 degrees 04 minutes 15 seconds West 20.24 feet to an iron monument; thence North 18 degrees 12 minutes 13 seconds West 1.45 feet; thence North 14 degrees 57 minutes 37 seconds East 39.36 feet; thence North 28 degrees 49 minutes 54 seconds East 29.73 feet to the aforementioned Point C; thence North 00 degrees 00 minutes 00 seconds West 54.37 feet; thence South 21 degrees 29 minutes 55 seconds West 94.35 feet to the point of beginning of said ingress and egress easement.

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

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

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

5-M WARRANTY DEED

Individual(s) to Joint Tenants

Hedda Sather

Hedda Sather

NORTH DAKOTA
STATE OF ~~MISSISSIPPI~~) *J*
 CASS) ss.
COUNTY OF ~~BECKER~~)

The foregoing instrument was acknowledged before me on this 21 day of APRIL, 2017,
by Hedda Sather, a single person, Grantor.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

TIMOTHY J. KREMER
Notary Public
State of North Dakota
My Commission Expires Nov. 6, 2021

Timothy J. Kremer
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

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

Individual(s) to Joint Tenants

Ronald J. Petersen

Karen Peterson

NORTH DAKOTA
STATE OF ~~MISSISSIPPI~~) J
CASS) ss.
COUNTY OF ~~BREWER~~)

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

TIMOTHY J. KREMER
Notary Public
State of North Dakota
My Commission Expires Nov. 6, 2021

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 32316 rmr

Donald McCullagh
Marjorie McCullagh
3663 22ND ST S
FARGO, ND 58104

Previous Variance - Unvoted.

645526

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 645526

September 27, 2017 at 11:04 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Donald McCullagh & Marjorie McCullagh

ORDER OF VARIANCE

REQUEST: Request variance to construct a deck forty-four (44) feet
& construct a dwelling fifty-five (55) feet from the OHW of the lake.
Requesting a variance to construct an attached garage five (5) feet &
a carport five (5) feet from the side property lines.

Or

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of
September, 2017, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the
following described property:

Tax ID number: 17.0319.000 Complete Legal Description on Attachment A.

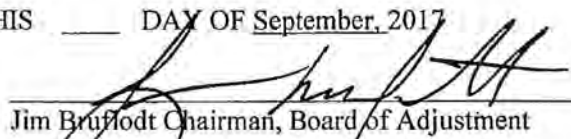
VARIANCE REQUESTED: Request a variance to construct a deck forty-four (44) feet and construct a
dwelling fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one
hundred (100) feet from the OHW on a recreational development lake. Also requesting a variance to
construct an attached garage five (5) feet, and a carport five (5) feet, from the side property lines;
deviating from the required setback of ten (10) feet from the side property line of a residential lot one
hundred (100) feet wide or wider. All requests due to setback issues, lot size not in compliance with
minimum standards, and topographical issues.

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

**Approve as amended to construct a deck at fifty (50) feet and allow an addition to the
house to be constructed at fifty-five (55) feet from the from the OHW of the lake, deviating from
the required setback of one hundred (100) feet from the OHW on a recreational development lake.
All requests due to setback issues, lot size not in compliance with minimum standards, and
topographical issues, with the stipulation all structures are removed from the shore impact zone,
all side property setbacks must be met at ten (10) feet, no more than 25% impervious surface
coverage will be allowed, and all water must be controlled through mitigation.**

The Variance shall become null and void on September 14th, 2019 if a site permit has not been
obtained and construction began.

DATED THIS ____ DAY OF September, 2017


Jim Brufodt Chairman, Board of Adjustment

ATTACHMENT A

Legal Description for PID Number: 17.0349.000 ✓ 17-0319-000

That part of Government Lot 3 in Section 27, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southwest corner of said Section 27; thence North 00 degrees 00 minutes 00 seconds West 2444.33 feet on an assumed bearing along the west line of said Section 27 to an iron monument; thence North 90 degrees 00 minutes 00 seconds East 33.00 feet to an iron monument; thence South 82 degrees 37 minutes 00 seconds East 195.00 feet to an iron monument hereinafter referred to as Point A; thence continuing South 82 degrees 37 minutes 00 seconds East 115.00 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds West 121.72 feet to an iron monument; thence continuing North 00 degrees 00 minutes 00 seconds West 8 feet, more or less, to the water's edge of Lake Maud; thence westerly along the water's edge of said Lake Maud to the intersection with a line which bears North 00 degrees 00 minutes 00 seconds West from said Point A; thence South 00 degrees 00 minutes 00 seconds East 15 feet, more or less, to an iron monument; thence continuing South 00 degrees 00 minutes 00 seconds East 111.71 feet to an iron monument at the aforementioned Point A; thence continuing South 00 degrees 00 minutes 00 seconds East 2.20 feet to an iron monument on the northeasterly line of a driveway easement to Kevin and Toni L. Muffenbier as described in Document No. 599537 which is on file and of record in the office of the Recorder in said County; thence southeasterly along the northeasterly line of said driveway easement on a curve concave to the southwest, having a central angle of 38 degrees 06 minutes 47 seconds and a radius of 178.25 feet, for a distance of 118.57 feet (chord bearing South 37 degrees 15 minutes 37 seconds East) to an iron monument; thence South 18 degrees 12 minutes 13 seconds East 28.80 feet continuing along the northeasterly line of said driveway easement to a point hereinafter referred to as Point B; thence continuing South 18 degrees 12 minutes 13 seconds East 33.72 feet along the northeasterly line of said driveway easement to an iron monument; thence South 02 degrees 04 minutes 15 seconds East 20.24 feet continuing along the northeasterly line of said driveway easement to an iron monument on the northeasterly line of Lake Maud Drive as described in Document No. 487443 which is on file and of record in the office of the Recorder in said County; thence South 42 degrees 31 minutes 52 seconds East 8.37 feet along the northeasterly line of said Lake Maud Drive to an iron monument; thence North 47 degrees 28 minutes 12 seconds East 23.96 feet to an iron monument; thence North 00 degrees 00 minutes 00 seconds West 75.65 feet to a point hereinafter referred to as Point C; thence continuing North 00 degrees 00 minutes 00 seconds West 74.00 feet to the point of beginning.


TOGETHER WITH and SUBJECT TO an easement for ingress and egress purposes



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	Date: 5/12/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



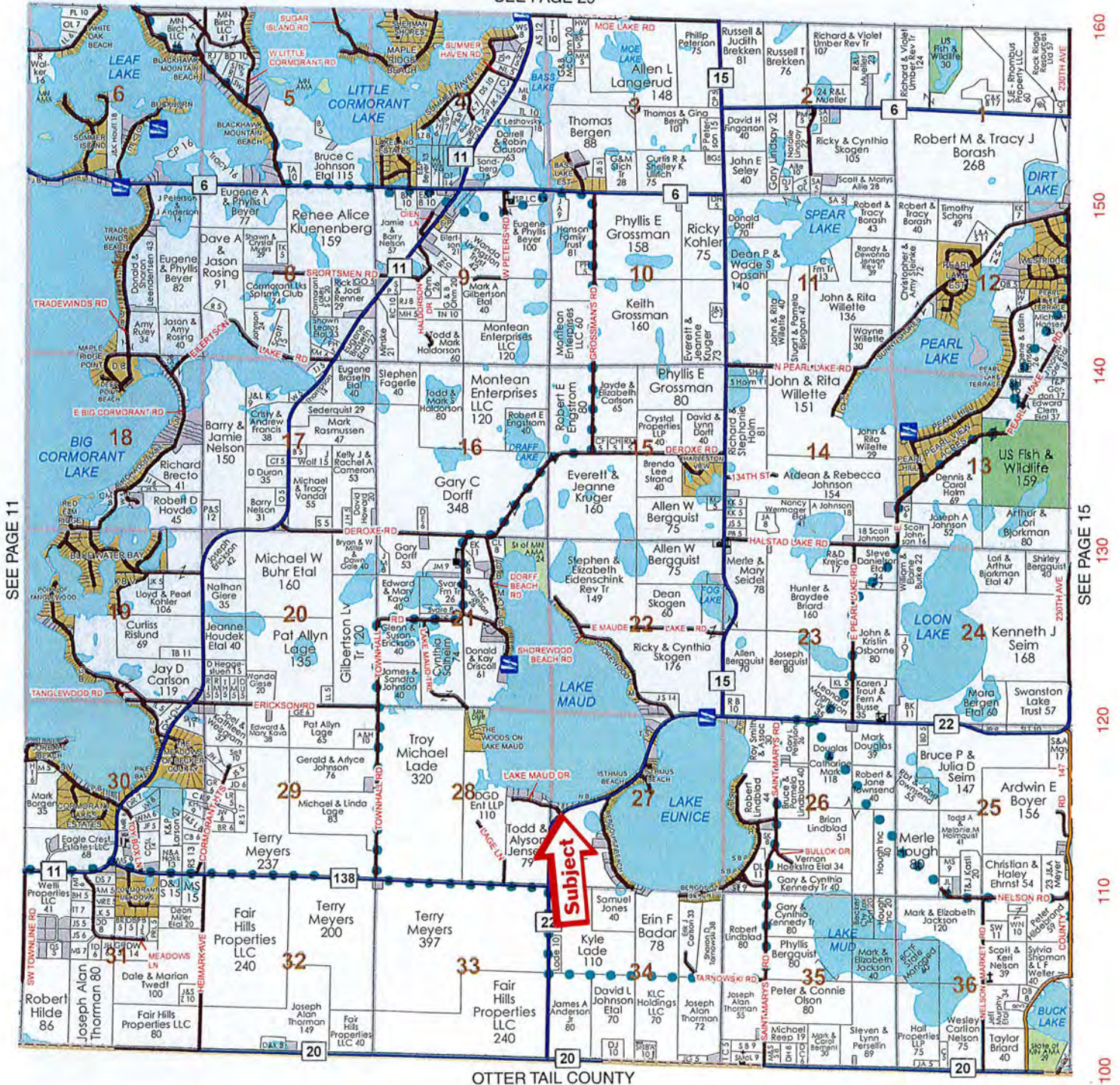


Lake Eunice

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

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Dunton Locks Park- Becker County
915 Lake Ave
Detroit Lakes, MN 56501

Project Location: 24878 Dunton Locks Rd Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a picnic shelter to be located at forty-four (44) feet and a patio to be located at thirty-two (32) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.7010.000; Muskrat Lake

Section 08 Township 138 Range 041; LOT 5 EX 13.71 FOR HATCHERY; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-164

Property and Owner Review

Parcel Number(s): **197010000**

Owner: **DUNTON LOCKS PARK-BKR CNTY**

Township-S/T/R: **LAKE VIEW-08/138/041**

Mailing Address:

DUNTON LOCKS PARK-BKR CNTY

915 LAKE AVE

DETROIT LAKES MN 56501

Site Address: **24878 DUNTON LOCKS RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1372**

Legal Descr: **LOT 5 EX 13.71 FOR HATCHERY**

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 picnic shelter to be located at forty-four (44) feet and a patio to be located at thirty-two (32) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.**

OHW Setback: **44' to picnic shelter and 32' to lake from patio/sidewalk space**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **Less than 25%**

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

Existing Structure Sq Ft: **Existing picnic shelter is 32x40=1280 sq ft**

Proposed Structure Sq Ft: **Proposed pinic shelter 40x62=2480 sq ft and patio area 12x62=744 sq ft**

Existing Structure Height: **no change**

Proposed Structure Height: **no change**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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 we are meeting all other setbacks. There has been proven hardship on the lot in the past as there are 2 other existing variances that have been approved on this lot. Doc 352438 (3/18/87) for a picnic shelter to be 50' from the OHW and 50' from the CL of the public road. Doc 353590 (6/10/87) for a storage/garage to be 5' from the side lot line. This variance belongs to the Pelican River Watershed District.**

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

Explain: **Yes the request will not negatively impact anyone's view or enjoyment of the lake. This property consists of 700+ feet of lakeshore so it will not cause any view issues for neighbors. The existing structure is located in a similar location, however the proposed request will be slightly larger. The request will enhance the visitor's experience at the County Park.**

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

Explain: **Yes, we are requesting to replace an existing structure that is in disrepair (old & molding) and replace it with a larger more functional structure. The request will at 15' to either side of the structure. If we move that structure back further we would be building in the existing parking lot. The existing building is costing a fortune to keep running as is.**

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

Explain: **This lot was developed and structures built a very long time ago. The parking lot would have to be redone if we are to move the shed back. Rebuilding in the same place would create the least amount of disturbance to the lot. There has been similar structures in the same location for many years. We were told at one point it was an old resort and there was a bar down here at some point as well as the DNR hatchery housing.**

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

Explain: **Yes there are similar structures at the same distance on this lot and within the area on neighboring lots.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1372****Property and Owner Review**

Parcel Number: 197010000	Inspector Notes:
Owner: DUNTON LOCKS PARK-BKR CNTY	
Township-S/T/R: LAKE VIEW-08/138/041	
Site Address: 24878 DUNTON LOCKS RD	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): Storage Shed - Existing Dimensions: 32x40=1280 sq ft - Proposed Dimensions: 62x40=2480 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): Other - Existing Dimensions: - Proposed Dimensions: Patio/Sidewalk 62x12=744 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 (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: Public/Township Rd - Centerline		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 50+ CO ROW 19	Pre-Inspection: - Dwell: - Non:	Lake Name: Muskrat (Lake View) [RD] River Name:	
Side setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 44' to the picnic shelter & 32' to the patio	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	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:

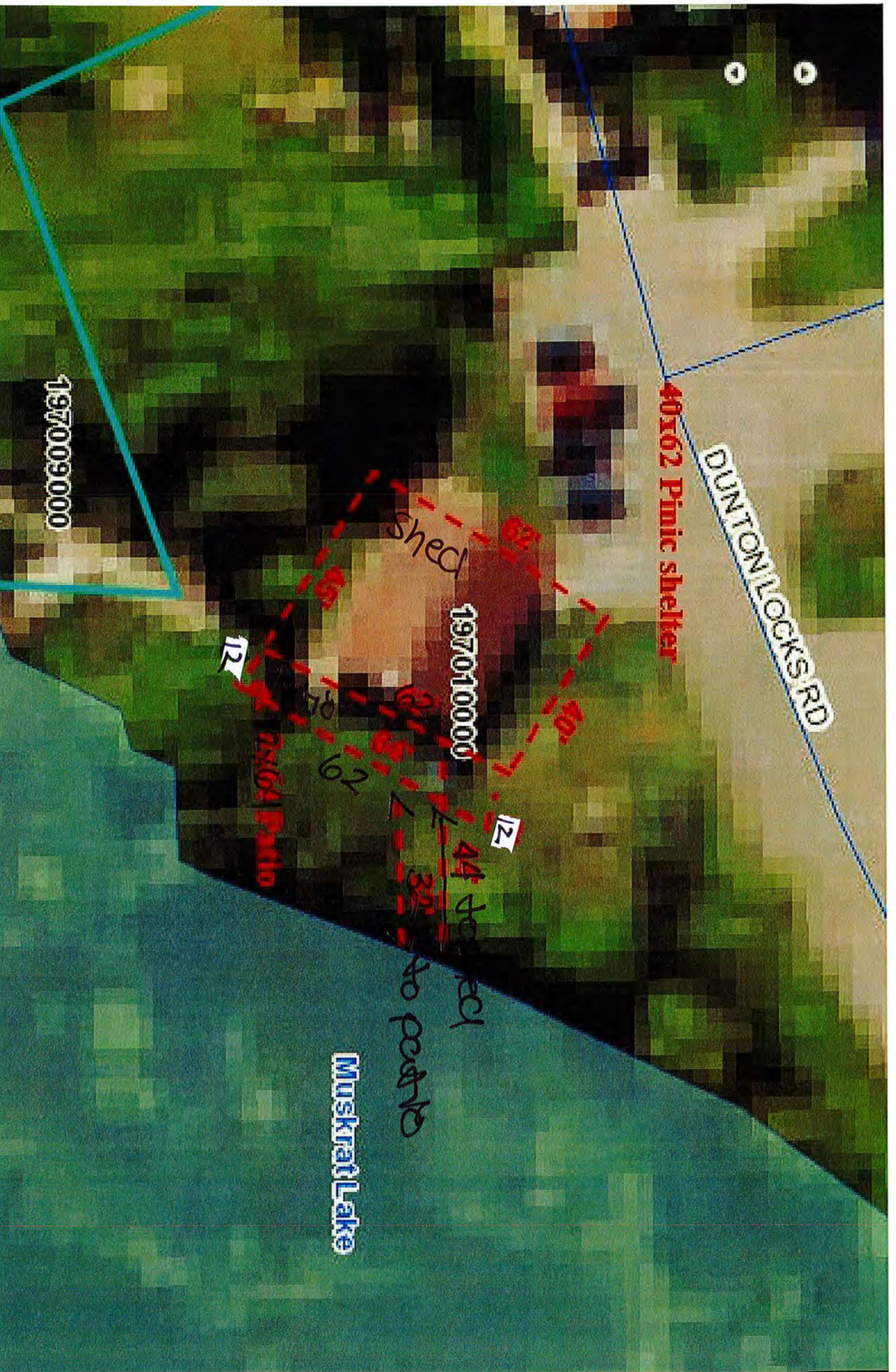
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc, should all be included in this calculation. Decks should be included in this calculation if they are impervious or have plastic underlayment or impervious surface underneath.

DRIVEWAYS MUST be included in this list, even if not finished. A calculation of length x width from the roadway to the structure/parking area is required and counted in impervious surface coverage.

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

Example: Driveway (12x16) 192sq ft; Detached Garage, (30x40) 1200 sq ft, etc. NOTE: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Total sum of all impervious surface:**Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft).****Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent:**



44' to shed (46x62=2480)
32' to patio (12x62=744)
sidewalk



352439

STATE OF MINNESOTA
COUNTY OF BECKERBECKER COUNTY BOARD OF ADJUSTMENT
VARIANCE PROCEEDINGSPrevious
Variance
3118187

In the Matter of: BECKER COUNTY PARKS DEPARTMENT

REQUEST: VARIANCE TO BUILD PICNIC SHELTER ORDER OF VARIANCE
FIFTY (50) FEET FROM HIGH WATER MARK OF MUSKRAT LAKE AND FIFTY (50)
FEET FROM CENTER OF PUBLIC ROAD. DENIAL OF VARIANCE

-OWNER-

The above entitled matter came on to be heard before the Board of Adjustment on the 18 day of MARCH, 19 87, on a petition for a Variance Pursuant to the Becker County Zoning Ordinance, for the following described property:

GOVERNMENT LOTS NUMBERED FIVE (5) AND SIX (6), SECTION 8, TOWNSHIP 138, RANGE 41, LAKE VIEW TOWNSHIP, DESCRIBED AS FOLLOWS:
LESS the following tracts:

- (1) Commencing at a point which is 4.34 chains South of the Northwest corner of Lot 5, Sec. 8, Twp. 138, Rge. 41, West of the 5th. P. M. in Minnesota, thence running East 5 chains, thence South 4.38 chains, thence South 20°

VARIANCE REQUESTED:

(OVER)

REQUEST A VARIANCE TO BUILD A PICNIC SHELTER FIFTY (50) FEET FROM THE HIGH WATER MARK OF MUSKRAT LAKE AND FIFTY (50) FEET FROM THE CENTER OF THE PUBLIC ROAD.

IT IS ORDERED that a Variance ~~(not)~~ be granted upon the following conditions or reasons:

THE REQUEST FOR A VARIANCE TO BUILD A PICNIC SHELTER FIFTY (50) FEET FROM THE HIGH WATER MARK OF MUSKRAT LAKE AND FIFTY (50) FEET FROM THE CENTER OF THE PUBLIC ROAD ON THE ABOVE DESCRIBED PARCEL OF LAND IS GRANTED.

DATED this 18 day of MARCH, 19 87.

CHARLES REW *Charles Rew*
CHAIRMAN OF BOARD OF ADJUSTMENTSTATE OF MINNESOTA }
COUNTY OF BECKER } SS.BECKER COUNTY OFFICE
OF PLANNING AND ZONINGI, Floyd Svenby, 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 my hand at Detroit Lakes, Minnesota, in the County of Becker on the 18 day of MARCH, 19 87.

FLOYD SVENBY *Floyd Svenby*
BECKER COUNTY ZONING ADMINISTRATOR

Charge	/
Paid	/
Numerical	/
Fact	/
Grantor	/
Comptroller	/

LAND DESCRIPTION CONTINUED.....

East 2.64 chains, thence East 5° South 4.00 chains, thence South 2° East 4.00 chains, thence South 30° East 4.46 chains to road leading from the lock to the highway along the shore of Detroit Lake, thence South 70° West 3.00 chains to the easterly shore of Lake Sally, thence North 45° West along the easterly shore of said Lake 12.25 chains to the West line of said Lot 5, Township and Range aforesaid, thence North on the said West line of Lot 5, Township and Range aforesaid 5.56 chains to the place of beginning, containing 8.64 acres, more or less.

- (2) Beginning at a point on the North boundary line of Lot 5 in Sec. 8, Twp. 138, Rge. 41, that is 348 feet East of the Northwest corner of said Lot 5; thence West 348 feet to the said northwest corner of said Lot 5; thence South on the West boundary line of said Lot 5, a distance of 284.4 feet; thence East 330 feet; thence South 289.08 feet; thence South 20° East 174.24 feet; thence South 85° East 264 feet; thence North 21° 50' West 862.05 feet to the point of beginning; the above described piece of land being in a part of Lot 5 in Sec. 8, Twp. 138, Rge. 41, containing 5.07 acres.
- (3) Beginning at a point in the East line of Sec. 8, Twp. 138, Rge. 41, distant 25 chains 10 links North of the Southeast corner of said Sec. 8, running thence South 68° West to the shore line of Lake Sallie, thence following said shore line in a Southeasterly direction to the point where said shore line is intersected by the East line of said Sec. 8, thence North along said East line to the place of beginning, containing 2 acres, more or less.
- (4) Beginning at a point which is 1345 feet South and 615 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 45° 43' East a distance of 142 feet, thence North 71° 59' East a distance of 80 feet, thence North 2° 29' East a distance of 145.5 feet, thence South 69° 10' West a distance of 196 feet to the point of beginning.
- (5) Beginning at a point which is 1595 feet South and 884 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 23° 41' East a distance of 191 feet, thence South 71° 59' West a distance of 197 feet, thence North 3° 55' East a distance of 205.4 feet, thence North 71° 59' East a distance of 100 feet to the place of beginning, LAKE VIEW TOWNSHIP.

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 352439

Date JUN 11 1987 10:00 AM

I hereby certify that the within instrument was recorded in the office of Becker

County Recorder

M. M. Martenson
Dpty. Co. Recorder

COUNTY OF BECKER

353590

VARIANCE PROCEEDINGS

In the Matter of: BECKER COUNTY PARKS (LAND OWNER)
PELICAN RIVER WATERSHEDREQUEST: TO CONSTRUCT A STORAGE/GARAGE
BUILDING FIVE (5) FEET
FROM THE LOT LINE.ORDER OF VARIANCE
OR
DENIAL OF VARIANCE

-OWNER-

The above entitled matter came on to be heard before the Board of Adjustment on the 10 day of JUNE, 1987, on a petition for a Variance Pursuant to the Becker County Zoning Ordinance, for the following described property:
PART OF GOVERNMENT LOT FIVE (5), A SMALL TRACT LOCATED ON THE SOUTH-WEST (SW) SIDE OF ROAD IN PART OF GOVERNMENT LOT FIVE (5), SECTION EIGHT (8), TOWNSHIP 138, RANGE 41, LAKE VIEW TOWNSHIP, LESS THE FOLLOWING DESCRIBED TRACTS: (CONTINUED ON THE REVERSE SIDE)

VARIANCE REQUESTED:

REQUEST A VARIANCE TO CONSTRUCT A STORAGE/GARAGE BUILDING FIVE (5) FEET FROM THE LOT LINE

IT IS ORDERED that a Variance (not) be granted upon the following conditions or reasons:
THE REQUEST FOR A VARIANCE TO CONSTRUCT A STORAGE/GARAGE BUILDING FIVE (5) FEET FROM THE SIDE LOT LINE, ON THE ABOVE DESCRIBED PROPERTY IS GRANTED.

MUST MAKE APPLICATION FOR A BUILDING PERMIT.

DATED this 10 day of JUNE, 1987.

CHARLES REW *Charles Rew*
CHAIRMAN OF BOARD OF ADJUSTMENT

STATE OF MINNESOTA)
COUNTY OF BECKER) SS.

BECKER COUNTY OFFICE
OF PLANNING AND ZONING

I, Floyd Svenby, 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 my hand at Detroit Lakes, Minnesota, the County of Becker on the 10 day of JUNE, 1987.

Drafted by the Becker
County Zoning Office

Charge *[initials]*
Paid *[initials]*
Numerical *[initials]*
FLOYD SVENBY *Floyd Svenby*
BECKER COUNTY ZONING ADMINISTRATOR
Grantor *[initials]*
Grantee *[initials]*
Expended *[initials]*

Previous
Variance
6/10/87

LAND DESCRIPTION CONTINUED....

- (1) Commencing at a point which is 4.34 chains South of the Northwest corner of Lot 5, Sec. 8, Twp. 138, Rge. 41, West of the 5th. P. M. in Minnesota, thence running East 5 chains, thence South 4.38 chains, thence South 20° East 2.64 chains, thence East 5° South 4.00 chains, thence South 2° East 4.00 chains, thence South 30° East 4.46 chains to road leading from the lock to the highway along the shore of Detroit Lake, thence South 70° West 3.00 chains to the easterly shore of Lake Sally, thence North 45° West along the easterly shore of said Lake 12.25 chains to the West line of said Lot 5, Township and Range aforesaid, thence North on the said West line of Lot 5, Township and Range aforesaid 5.56 chains to the place of beginning, containing 8.64 acres, more or less.
- (2) Beginning at a point on the North boundary line of Lot 5 in Sec. 8, Twp. 138, Rge. 41, that is 348 feet East of the Northwest corner of said Lot 5; thence West 348 feet to the said northwest corner of said Lot 5; thence South on the West boundary line of said Lot 5, a distance of 284.4 feet; thence East 330 feet; thence South 239.08 feet; thence South 20° East 174.24 feet; thence South 85° East 264 feet; thence North 21° 50' West 862.05 feet to the point of beginning; the above described piece of land being in a part of Lot 5 in Sec. 8, Twp. 138, Rge. 41, containing 5.07 acres.
- (3) Beginning at a point in the East line of Sec. 8, Twp. 138, Rge. 41, distant 25 chains 10 links North of the Southeast corner of said Sec. 8, running thence South 68° West to the shore line of Lake Sallie, thence following said shore line in a Southeasterly direction to the point where said shore line is intersected by the East line of said Sec. 8, thence North along said East line to the place of beginning, containing 2 acres, more or less.
- (4) Beginning at a point which is 1345 feet South and 615 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 45° 43' East a distance of 142 feet, thence North 71° 59' East a distance of 80 feet, thence North 2° 29' East a distance of 145.5 feet, thence South 69° 10' West a distance of 196 feet to the point of beginning.
- (5) Beginning at a point which is 1595 feet South and 884 feet East of the Northwest corner of Lot 5, of Sec. 8, Twp. 138N., of Rge. 41, W. of the 5th. P. M., thence South 23° 41' East a distance of 191 feet, thence South 71° 59' West a distance of 197 feet, thence North 3° 55' East a distance of 205.4 feet, thence North 71° 59' East a distance of 100 feet to the place of beginning.

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 353590

Date AUG 3 1997 10:00 AM


I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

M. M. Martenson
Dpty. Co. Recorder

Becker County Parcel Information

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

Summary

Parcel Number:	197010000	GIS Map 
Property Address:	24878 DUNTON LOCKS RD DETROIT LAKES	
Owner Name:	DUNTON LOCKS PARK-BKR CNTY	
Owner Address:	915 LAKE AVE DETROIT LAKES MN 56501	
Legal Description:	Section 08 Township 138 Range 041 LOT 5 EX 13.71 FOR HATCHERY	

Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$83,400	\$48,800	\$48,600
Estimated Land Value	\$341,900	\$340,300	\$338,300
Estimated Machinery Value			
Total Estimated Value	\$425,300	\$389,100	\$386,900
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value			
Tax Details - <i>please see statement</i>			
Total Tax Levied			
Total Payments			
Unpaid Balance		\$0.00	\$0.00

No prior years unpaid.

MN Allocation Information

top ▲

Rec #	Allocation Description	Alloc. Value
1	Co Srvc Ent - Non-Homestead	\$425,300

Zoning Information

top ▲

Zoning District	
Township	Lake 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
22.54	700		22.54
Description	Flags		Size
191403 MUSKRAT LAKE SITE			1 UT
191405 FF-MUSKRAT LAKE-AVG			700 FF
999997 LAKE SHORE NO VALUE			6.43 AC
190025 WOODLOT			16.11 AC

Ag Buildings

top ▲

Ag Bldg # 1 details:

Bldg Type	Steel Utility Building
Descr	

Year Built	1970
Bldg Count	1
Width	30
Length	56
Height	0
Area	1,680 Square Feet
Frame Type	Post Frame
Wall Type	Enameled

Commercial Buildings top ▲	
Com Bldg # 1 details:	
Occupancy	Detached Structure
Descr	180250 RESTROOM
Year Built	1980
Gross Bldg Area	576.0000
Story Ht	1.0000
Condition	Normal
Style	Frame - Wood
Stories	1
Grade	5-10
1st Flr Wall Height	8 Feet
Avg Upper Wall Hght	12 Feet
Base	576 Square Feet
Basement	0 Square Feet
1st Flr Inset Adj	0 Square Feet
GBA	576 Square Feet
Plumbing	

Descr		Qty	Range
Lavatory		4	Avg
Toilet Room		4	Avg
Urinal - Wall		2	Avg
Extra Item #1			
Descr		Canopy	
Type		Frame	
Pricing		Average	
Quantity		768 Square Feet	
Com Bldg # 2 details:			
Occupancy		Warehouse	
Descr		170005 LGT UTIL	
Year Built		1970	
Gross Bldg Area		1680.0000	
Story Ht		1.0000	
Condition		Observed	
Style		Frame - Wood	
Stories		1	
Grade		5	
1st Flr Wall Height		9 Feet	
Avg Upper Wall Hght		9 Feet	
Base		1,680 Square Feet	
Basement		0 Square Feet	
1st Flr Inset Adj		0 Square Feet	
GBA		1680 Square Feet	

Yard Items

top ▲

Yard Item # 1 details:	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Above Normal
Type	Frame
Pricing	Average
Width	12.00
Length	18.00
Area	216 Square Feet
Yard Item # 2 details:	
Descr	OUTDOOR BBQ PIT
Year Built	1900
Item Count	2
Condition	Normal
Quantity	1.00
Units	Units
Height	0
Yard Item # 3 details:	
Descr	CONCRETE PATIO
Year Built	1900
Item Count	1
Condition	Normal
Type	Patio - Conc / Brick
Pricing	Low
Width	0.00
Length	0.00

Quantity	128 Square Feet
Yard Item # 4 details:	
Descr	Canopy
Year Built	1990
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Quantity	768 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.

1:4,514

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

Date: 6/1/2021

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Ann Hixson Irrevocable Trust
12368 Shorewood Beach Rd
Detroit Lakes, MN 56501

Project Location: 12368 Shorewood Beach Rd Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an attached garage onto an existing non-conforming dwelling to be located at forty-three (43) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake, due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.1089.000; Lake Maud

SHOREWOOD 1ST ADDITION 138 42; LOTS 1 & 2 EX TRI IN NE PT LOT 2 BEING 9' ON ROAD; Section 22 Township 138 Range 042; Lake Eunice Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-160

Property and Owner Review

Parcel Number(s): **171089000**

Owner: **HIXSON FAMILY IRREVOCABLE TRUST**

Township-S/T/R: **LAKE EUNICE-22/138/042**

Mailing Address:

**HIXSON FAMILY IRREVOCABLE TRUST
12368 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501**

Site Address: **12368 SHOREWOOD BEACH RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1366**

Legal Descr: **SHOREWOOD 1ST ADDITION 138 42 LOTS 1 & 2 EX TRI IN NE PT LOT 2 BEING 9' ON ROAD**

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 an attached garage onto a non-conforming dwelling to be located at forty-three (43) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake, due to topography and setback issues.**

OHW Setback: **43' to attached garage**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **11.20%**

Proposed Imp. Surface Coverage: **15.58%**

Existing Structure Sq Ft: **na**

Proposed Structure Sq Ft: **28x32=896**

Existing Structure Height:

Proposed Structure Height: **22'**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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, we are meeting all other setbacks. We are meeting all other setbacks. We have a very low impervious coverage. We will be at 15% when completed, well below the allowed 25%.**

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

Explain: **Yes we will not negatively impact anyone's views or enjoyment of the lake.**

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

Explain: **Yes, this is a seasonal year round home that will be used for residential purposes. I would like to have a place to store a pontoon, lake toys, and yard equipment. This garage will help keep items out of the elements and clean up the yard. It will also provide a safer access to the residence. This is a year round home and I have had 2 knee replacements in the last year.**

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

Explain: **The hill begins a 2/12 pitch 80' from the water. I am unable to meet the 100' setback from the lake.**

We had a 2020 approved variance to build into hill 85 ft. from lake but found class 5 ground not allow ability to dig in to and hold form without caving in. We would like to do an attached garage instead to the existing non-conforming dwelling. Lots were platted back in 1958 well before zoning lot size standards and setbacks were established.

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

Explain: **Yes neighbors in this area have similar size lots and topography.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1366****Property and Owner Review**

Parcel Number: 171089000	Inspector Notes:
Owner: HIXSON FAMILY IRREVOCABLE TRUST	
Township-S/T/R: LAKE EUNICE-22/138/042	
Site Address: 12368 SHOREWOOD BEACH RD	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): N/A - Not a dwelling

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

Attached Garage (1B): New Attached Garage

- Existing Dimensions: na
- Proposed Dimensions: 28x32=896 sq ft
- Proposed Roof Changes? N/A

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: 2020 approved variance to build into hill 85 ft. from lake but found class 5 ground not allow ability to dig in to and hold form without caving in

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: - Dwelling: 50+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
--	---------------------------------------

Lake Name: Eunice (Lake Eunice) [GD]	River Name: na
--	-----------------------

Side setback: - Dwelling: 15+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
--	---------------------------------------

Pond/Wetland on property? No Bluff? No

Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------

OHW setback: - Dwelling: 43' Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------

Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------

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

Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
--	---------------------------------------

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

Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
---	---------------------------------------

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used: **Garage to Garage**
- Setback of LEFT like structure: **130'**
- Setback of RIGHT like structure: **80'**

Any other impervious surface coverage not noted on application?

Hixson PARCELS 17.1089.000

TOTAL LOT COVERAGE (.47ac)	20,473		
ALLOWABLE IMPERVIOUS @ 25%	5,118		
ALLOWABLE IMPERVIOUS @ 15%	3,071		
		EXISTING	PROPOSED
Dwelling (300+720)		1020	1020
Open Porch		392	392
Bunkhouse		264	264
Sheds (42+240+96)		378	378
Driveway	12x20	240	240
Proposed Garage	28x32		896
		2294	3190
		11.20%	15.58%

SKETCH OF PROPERTY

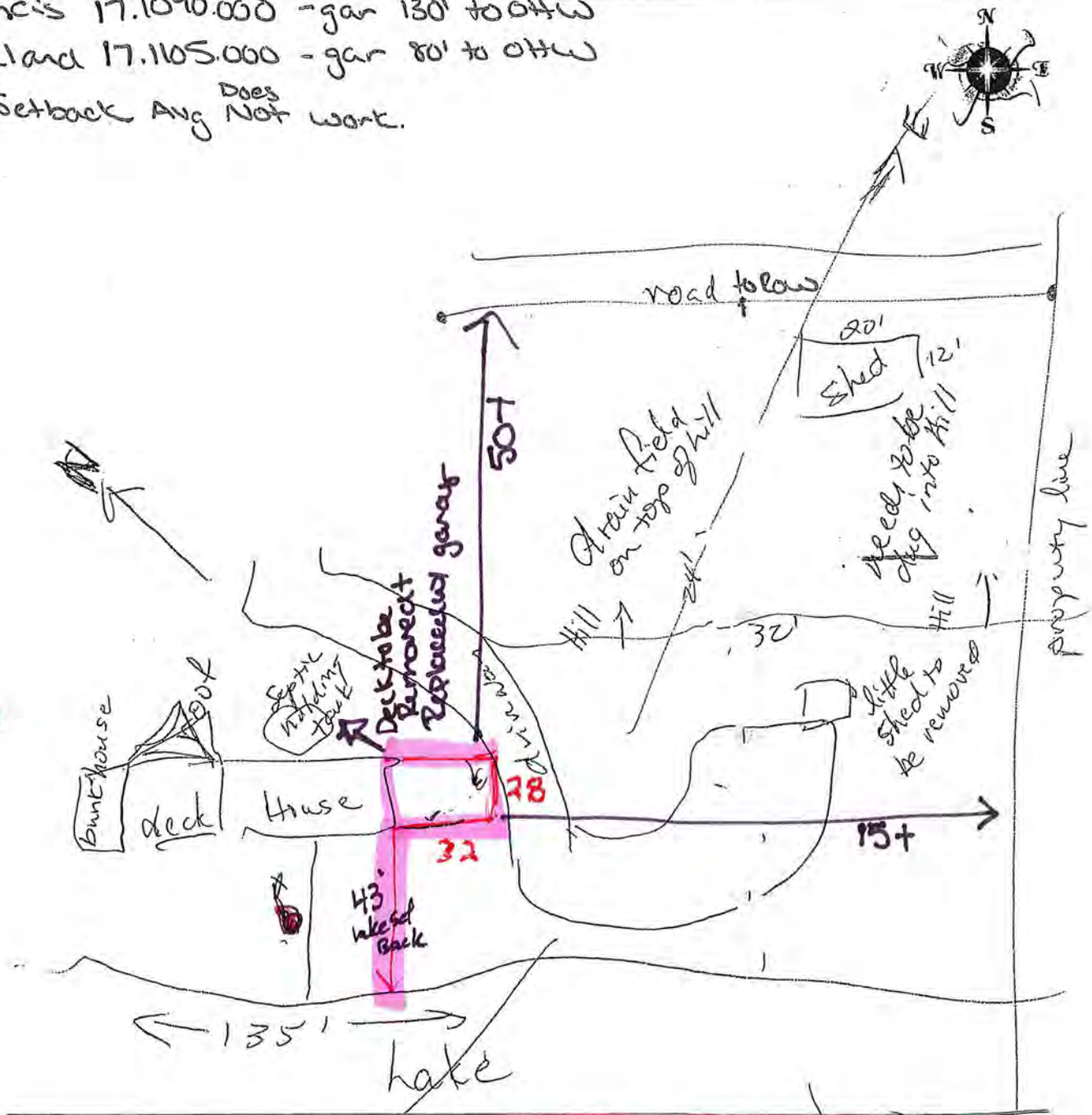
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	
APP	SITE
YEAR	

Francis 17.1090.000 - gar 130' to offw

Haaland 17.1105.000 - gar 80' to off

Setback Avg ^{Does} ~~Not~~ work.



~~Remember~~ EROSION CONTROL!

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



Attached garage to replace
deck.

671053

Document No. 671053

By SKS Deputy

* per contractor this plan will not work

I, Kyle Vareberg, Planning and Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING ~~-(DENYING)~~ a Variance with the Original Record preserved in the Zoning

ATTACHMENT A

Legal Description for Tax ID Number: 17.1089.000

Lots One and Two, Shorewood First Addition, according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, EXCEPTING therefrom the following portion of said Lot 2, Shorewood First Addition, described as follows: Beginning at the Northeast corner of Lot 2; thence in a Southwesterly direction for a distance of 43.0 feet to a point 9 feet distant from and Northwest of a point on the Southeast boundary line of said Lot 2, which point is on said lot line 44.75 feet Southwest of the Northeastern corner of said lot; thence in a Southeast direction a distance of 9 feet of the aforesaid location on the Southeast lot line; 44.75 feet Southwest of the Northeast corner of said lot; thence in a Northeasterly direction along said Southeast boundary line of Lot 2 a distance of 44.75 feet to the point of beginning, comprising a triangular parcel 43 feet by 9 feet by 44.75 feet.

SHOREWOOD FIRST ADDITION

BE IT KNOWN THAT We, John A. Bergquist and Eva A. Bergquist, husband and wife, owners and proprietors of that certain land in Government Lot Two (2), Section Twenty-two (22), 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:

Lot Numbered Thirteen (13) of SHOREWOOD, plat of which is on file and of record in the office of Register of Deeds in said County:

Also, beginning at the Northwest corner of said Lot 13 of Shorewood; thence running South 34° 56' West 183.7 feet to and along the Southwesterly boundary line of the said Lot 13 to the shoreline of Lake Maud; thence running along the shoreline of Lake Maud by the following five courses, viz: South 42° 12' East 216.0 feet, South 17° 05' East 231.0 feet, South 39° 57' East 311.0 feet, South 33° 33' East 233.0 feet and South 15° 51' East 172.0 feet; thence running North 79° 15' East 209.0 feet; thence running by the following seven courses to the point of beginning, viz: North 11° 38' East 235.9 feet, North 33° 45' East 236.1 feet, North 42° 43' East 264.9 feet, North 22° 39' East 297.2 feet, North 46° 27' East 228.7 feet, North 42° 36' East 137.2 feet and South 20.2 feet;

have caused the said land to be surveyed and platted into Riparian lakeshore lots numbered from One (1) to Eighteen (18) both inclusive, and into Lot A which is a portion of the lot formerly known as Lot 13 of Shorewood, all now to be known as SHOREWOOD FIRST ADDITION and we do hereby dedicate to the public use forever that portion shown as "Dedicated to Public for Road", all as shown on the herein plat.

IN WITNESS WHEREOF, We have caused this plat to be signed this 3 day of JUNE A. D. 1958.

Witnesses:
John A. Bergquist Owner
Eva A. Bergquist Owner

STATE OF MINNESOTA
COUNTY OF BECKER

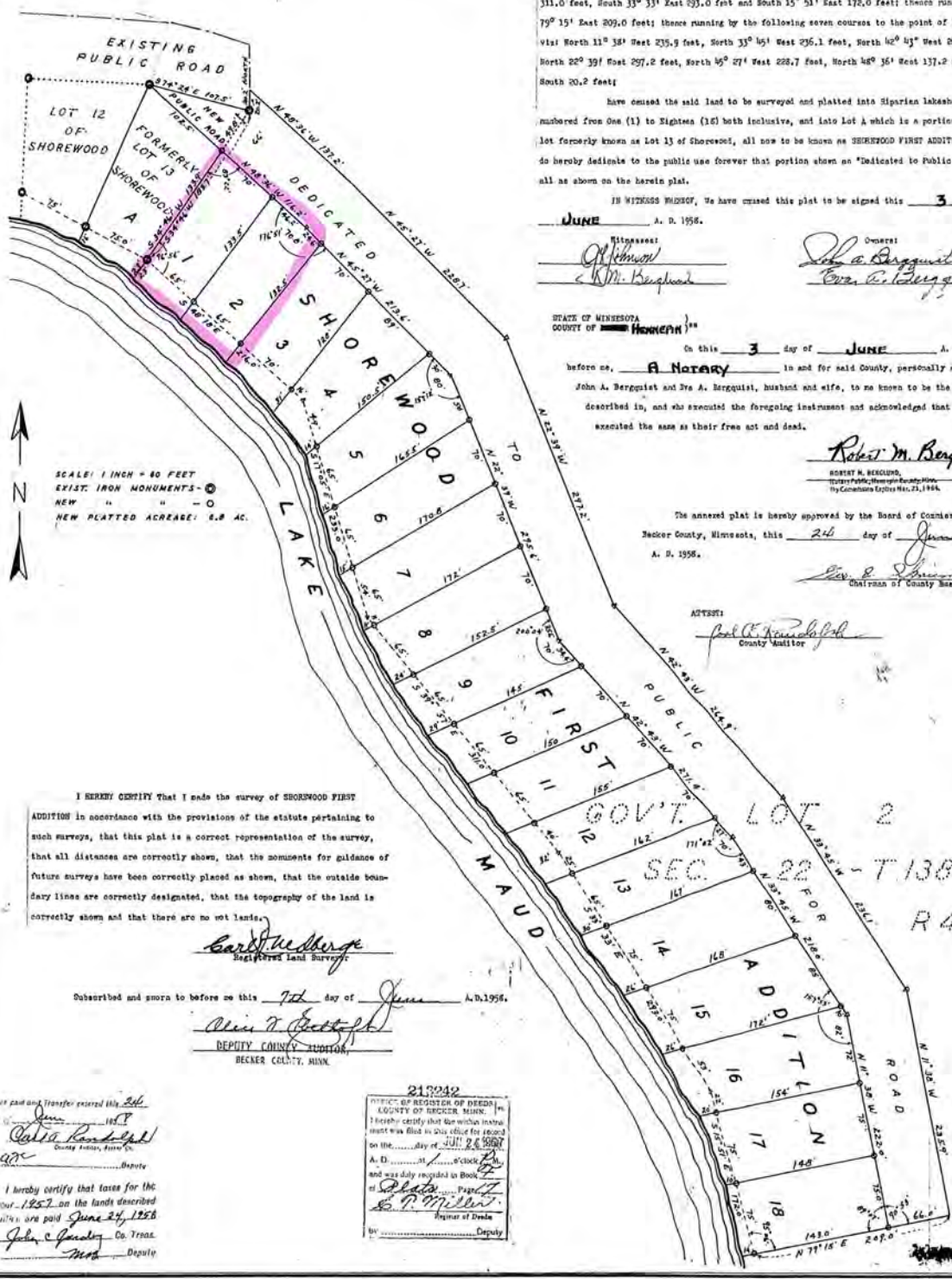
On this 3 day of JUNE A. D. 1958, before me, A Notary in and for said County, personally appeared John A. Bergquist and Eva A. Bergquist, husband and wife, to me known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Robert M. Berglund
ROBERT M. BERGLUND,
Notary Public, State of Minnesota,
My Commission Expires Mar. 23, 1964.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 24 day of June A. D. 1958.

Rev. R. Schum
Chairman of County Board

ATTEST:
John A. Berglund
County Auditor



I HEREBY CERTIFY That I made the survey of SHOREWOOD FIRST 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 the topography of the land is correctly shown and that there are no wet lands.

Earl W. Merg
Registered Land Surveyor

Subscribed and sworn to before me this 7th day of June A. D. 1958.

Alvin J. Gustafson
DEPUTY COUNTY AUDITOR,
BECKER COUNTY, MINN.

Taxes paid and Transfer entered this 24th day of June 1958.
John A. Bergquist
County Auditor, Becker Co.

I hereby certify that taxes for the year 1957 on the lands described within are paid June 24, 1958.
John A. Bergquist Co. Treas.
Alvin J. Gustafson Deputy

213242
OFFICE OF REGISTER OF DEEDS
COUNTY OF BECKER, MINN.
I hereby certify that the within instrument was filed in this office for record on the 7th day of JUNE 1958 at 10 o'clock AM, and was duly recorded in Book 2 of Plats Page 7.
E. P. Miller
Register of Deeds
Deputy

117



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: 1102 21 AM MPCA
--

System Status

System status on date (mm/dd/yyyy): 5/10/2017

☒ **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: 17-1089-000

Property address: 12368 Shorewood Beach Rd

Reason for inspection: building

Property owner: Ann Hixson

Owner's phone: 218-439-3039

or

Owner's representative: _____

Representative phone: _____

Local regulatory authority: Becker County

Regulatory authority phone: 846-7314

Brief system description: seepage bed

Comments or recommendations:

Certification

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

Inspector name: Randy Anderson

Certification number: 3044

Business name: Anderson On-Site

License number: 634

Inspector signature: [Signature]

Phone number: 849-3072

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:

camera

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 5Date of installation: 7/2/1987
(mm/dd/yyyy)☐ Unknown

Shoreland/Wellhead protection/Food beverage lodging?

☒ Yes ☐ No**Compliance criteria:**

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

☐ Yes ☐ No

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

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

☒ Yes ☐ No

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

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

☐ Yes ☐ No

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

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.

Any "no" answer above indicates the system is failing to protect groundwater.**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.

BECKER COUNTY

Permit Number 12-15, 917-34 Date 7-2-87

Building _____ Sewage System 1000 g/s
400 SF

Township Lake Eunice Sec. 22 Description T138N R42W
Shorewood Beach 1st Addition Lots 1 & 2

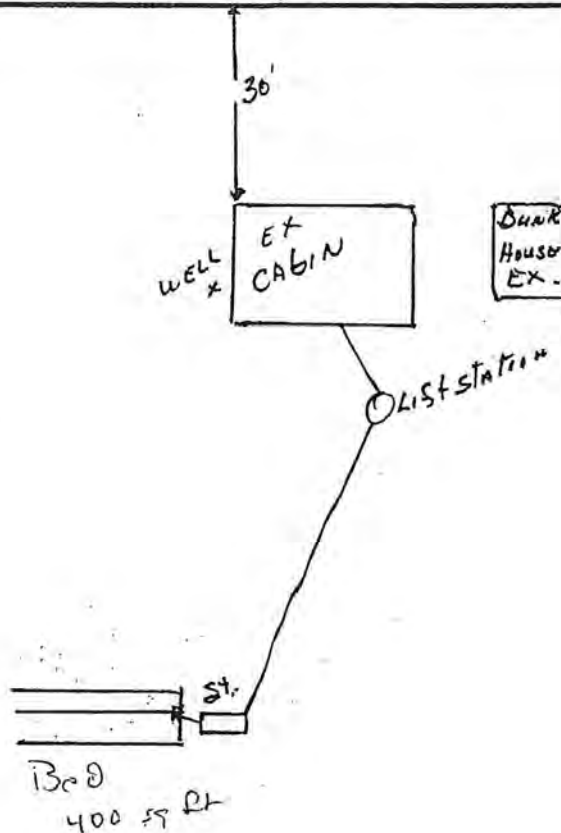
Work Authorized Sewer System. 1000 g/s Septic
Tank 400 SF Seepage Bed w/Lift Pump
System.

Issued to: Name Lawrence Leclerc

Address: 602 19th Ave So Town Fargo

State ND Zip 58102

Sketch



1 Inch = _____ Feet

NOTE: This card must be placed in a conspicuous place not more than 12 feet above grade on the premises on which work is to be done, and must be maintained there until completion of such work. Notify Becker County Zoning Administrator (847-4427) before building footings have been completed. No part of the sewage system shall be covered until it has been inspected and approved. Notify the Zoning Administrator 24 hours before the job is ready for inspection.

[Signature]

Becker County Zoning Administrator

BECKER COUNTY
DETROIT LAKES, MN 56501

Becker County Parcel Information



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

Summary

Parcel Number:	171089000	GIS Map 
Property Address:	12368 SHOREWOOD BEACH RD DETROIT LAKES	
Owner Name:	HIXSON FAMILY IRREVOCABLE TRUST	
Owner Address:	12368 SHOREWOOD BEACH RD DETROIT LAKES MN 56501	
Legal Description:	Section 22 Township 138 Range 042 SHOREWOOD 1ST ADDITION 138 42 LOTS 1 & 2 EX TRI IN NE PT LOT 2 BEING 9' ON ROAD	

Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$87,800	\$80,900	\$81,000
Estimated Land Value	\$200,700	\$183,800	\$183,800
Estimated Machinery Value			
Total Estimated Value	\$288,500	\$264,700	\$264,800
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$251,300	\$251,400	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$1,872.00	\$1,910.00	
Total Payments		-\$1,910.00	

Unpaid Balance	\$1,872.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$288,500

Zoning Information top ▲	
Zoning District	
Township	Lake Eunice
Zoning District	Agricultural
Other Descriptions	Plat of Shorewood 1st Add
Imaged Files	
Document Type	Available Years
Septic	2020*
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>	

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
	125		
Description	Flags	Size	
170413 MAUD LAKE SITE		1 UT	
170415 FF-LAKE MAUD AVG		125 FF	
601420 WATER/SEWER/ELEC		1 UT	
604715 LOW COST SITE-RE		1 UT	

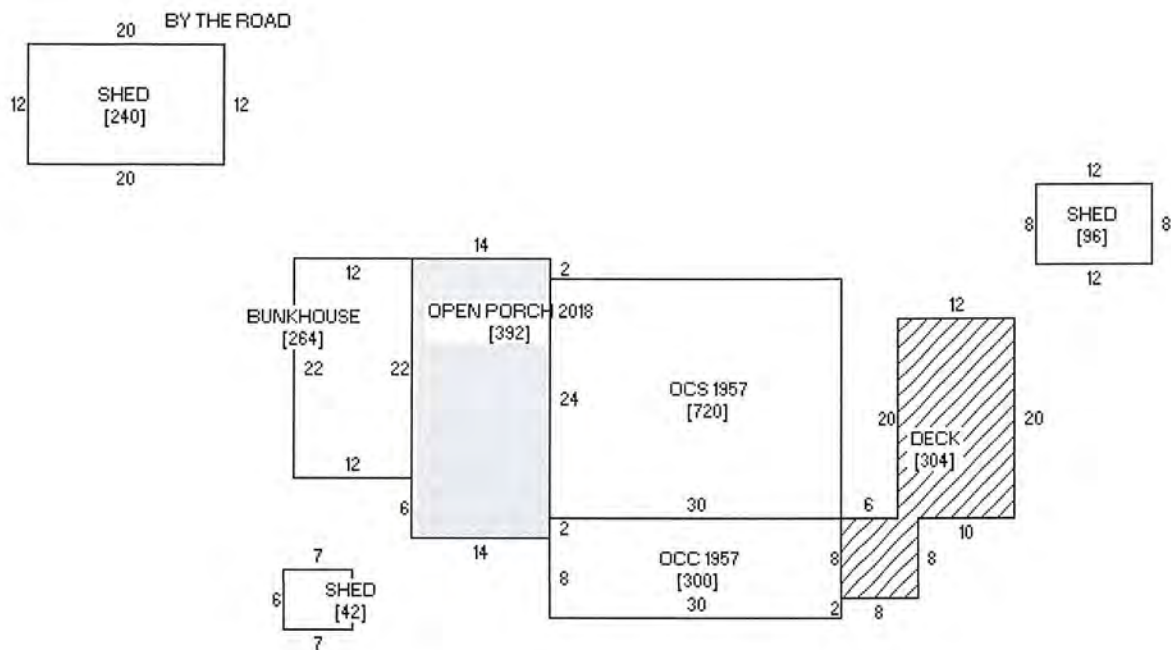
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1957
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1020 SqFt
Condition	Above Normal
Basement	Crawl
Heating	Yes
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable.Metal
Ext Walls	Vinyl
Int Walls	Knotty Pine
Floor	Laminate
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1957
Style	1 Story Frame
Area SF	300
Condition	Above Normal
Bsmnt SF	0
Heat	Yes
AC	No
Attic SF	0

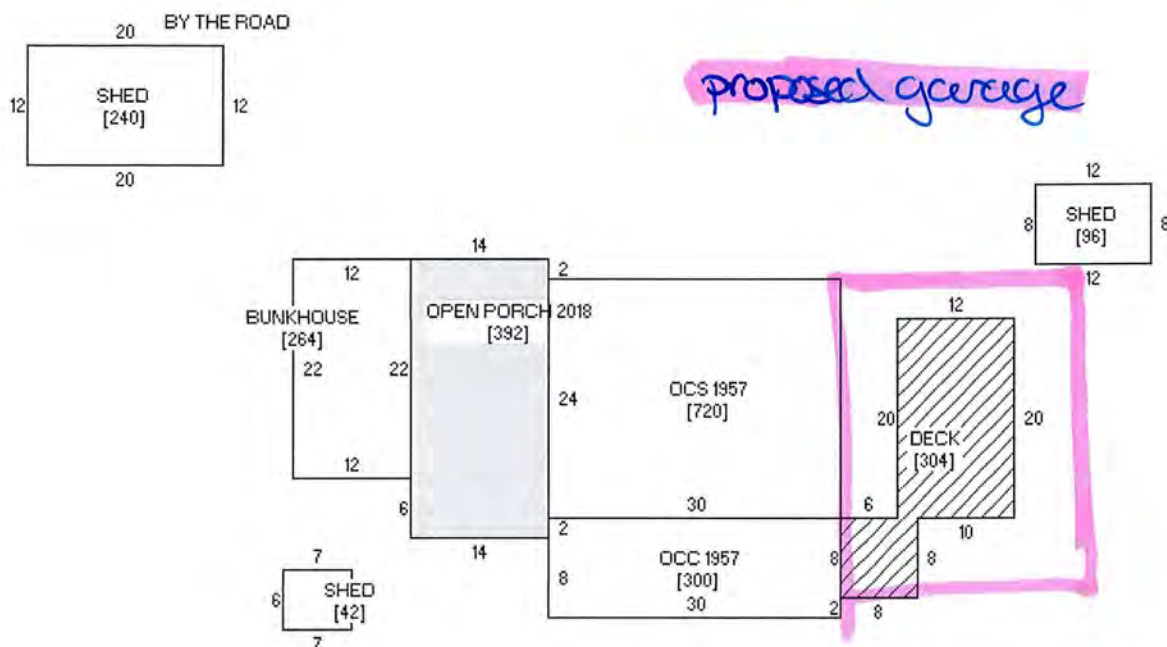
Porch # 1

Area SF	392
Style	2S 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	
Wood Deck-Med	304	
Res Bldg # 2 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1982	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	264 SqFt	
Condition	Normal	
Basement	Slab	
Heating	No	
AC	No	
Attic	None	
Foundation	Conc Slab	
Roof	Gable/Asph	
Ext Walls	Vinyl	
Int Walls	Panel	
Floor	Carpet	

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

Building sketch:



Plumbing	
Style	Count
Full Bath	1

Yard Items

top ▲

Yard Item # 1 details:

Descr	Shed
Year Built	1998
Item Count	1

Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet
Yard Item # 2 details:	
Descr	Shed
Year Built	2008
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	12.00
Length	20.00
Area	240 Square Feet
Yard Item # 3 details:	
Descr	Shed
Year Built	2015
Item Count	1
Condition	Normal
Type	Portable
Pricing	Average
Width	6.00
Length	7.00
Area	42 Square Feet

Sales Information

top ▲

Sale Date: 7/2/1996 - Property Type: Residential (< 4 Units)

Buyer	HIXSON, ANNE E.	Seller	PETERSON,DONALD A & JUDY
Sale Price	\$60,000	Ins Type	Warranty Deed
Adj Sale Price	\$60,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

678024

QUIT CLAIM DEED

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 678024

March 25, 2021 at 1:22 PM

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

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required, Certificate of Real Estate Value No. <u>March 25, 2021</u> (Date)		(reserving for recording data)
<u>Mary E Hendrickson</u> County Auditor/Treasurer		
by: <u>JS</u> Deputy		
<u>17.1089.000</u>		

Deed Tax Due: \$1.65

Date: 3-11, 2021.

FOR VALUABLE CONSIDERATION, Ann Hixson, Trustee of the "Ann Hixson Revocable Living Trust," Grantor, hereby conveys and quit claims to Benjamin Hixson, Trustee, "Hixson Family Irrevocable Trust," Grantee, real property in Becker County, Minnesota, described as follows:

Lots One and Two, Shorewood First Addition, according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, EXCEPTING therefrom the following portion of said Lot 2, Shorewood First Addition, described as follows: Beginning at the Northeast corner of Lot 2; thence in a Southwesterly direction for a distance of 43.0 feet to a point 9 feet distant from and Northwest of a point on the Southeast boundary line of said Lot 2, which point is on said lot line 44.75 feet Southwest of the Northeastern corner of said lot; thence in a Southeast direction a distance of 9 feet of the aforesaid location on the Southeast lot line; 44.75 feet Southwest of the Northeast corner of said lot; thence in a Northeasterly direction along said Southeast boundary line of Lot 2 a distance of 44.75 feet to the point of beginning, comprising a triangular parcel 43 feet by 9 feet by 44.75 feet.

together with all hereditaments and appurtenances.

Total consideration is \$500 or less.

The Seller certifies she is familiar with the property described in this instrument.

BECKER COUNTY DEED TAX
AMT PD. \$ 1.65
Receipt# 764713
Becker County Auditor/Treasurer

Ann Hixson
Ann Hixson, Trustee, Grantor

STATE OF North Dakota)
) ss.
COUNTY OF Cass)

This instrument was acknowledged before me on 3/11/21, 2021, by Ann Hixson,
Trustee, Grantor.



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: 5/28/2021

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Ronald & Elizabeth Hepola
19645 Skyview Cir
Hutchinson, MN 55350

Project Location: Co Rd 131 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a shed to be located at twenty (20) feet from a county road right of way, deviating from the required setback of forty-five (45) feet from a dedicated county road ROW on a non-riparian shoreland lot, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0178.001;

Section 10 Township 139 Range 041; PT GOVT LOT 4 S OF CR#131 & SE OF LOT 38 FLOYD LAKE POINT; Detroit Township

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".**

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-163

Property and Owner Review

Parcel Number(s): **080178001**

Owner: **ELIZABETH HEPOLA**

Township-S/T/R: **DETROIT-10/139/041**

Mailing Address:

ELIZABETH HEPOLA

19645 SKYVIEW CIR

HUTCHINSON MN 55350

Site Address: **co rd 131**

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

Original Permit Nbr: **SITE2021-1369**

Legal Descr: **PT GOVT LOT 4 S OF CR#131 & SE OF LOT 38 FLOYD LAKE POINT**

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 shed to be located at twenty (20) feet from a county road right of way, deviating from the required setback of forty-five (45) from a dedicated county road ROW on a shoreland lot, due to setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20' from CO RD ROW**

Road Type: **County**

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **15.57%**

Existing Structure Sq Ft: **na**

Proposed Structure Sq Ft: **34x44=1496 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **less than 30'**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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 we are meeting all other setbacks. We are well under the allowed lot coverage of 25%, we are at 15%.**

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

Explain: **We are not negatively impacting anyone's view or enjoyment of their lot. The request will not cause any safety concerns. The request is 20' from the ROW which allows plenty of room for a parking pad. 20' is the required setback from the ROW for detached structures like this on twp roads.**

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

Explain: **Yes this is a back lot to a lake lot. The request is for a storage structure to hold lake toys and yard equipment.**

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

Explain: **This lot was created well before current Becker County lot size and setback standards were established. We are unable to move back much farther because the land starts to become more**

wet/soggy in the back of the lot. This is the best location to build on this lot.

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

Explain: **Yes there are variances with similar requests and structures with similar setbacks all along this area.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1369****Property and Owner Review**Parcel Number: **080178001**Owner: **ELIZABETH HEPOLA**Township-S/T/R: **DETROIT-10/139/041**

Site Address:

Inspector Notes:

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 ReviewNon-dwelling related project (2A): **Storage Shed**

- Existing Dimensions: **na**
- Proposed Dimensions: **34x44=1496 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): **Other**

- Existing Dimensions: **na**
- Proposed Dimensions: **parking pad 10x20**
- 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

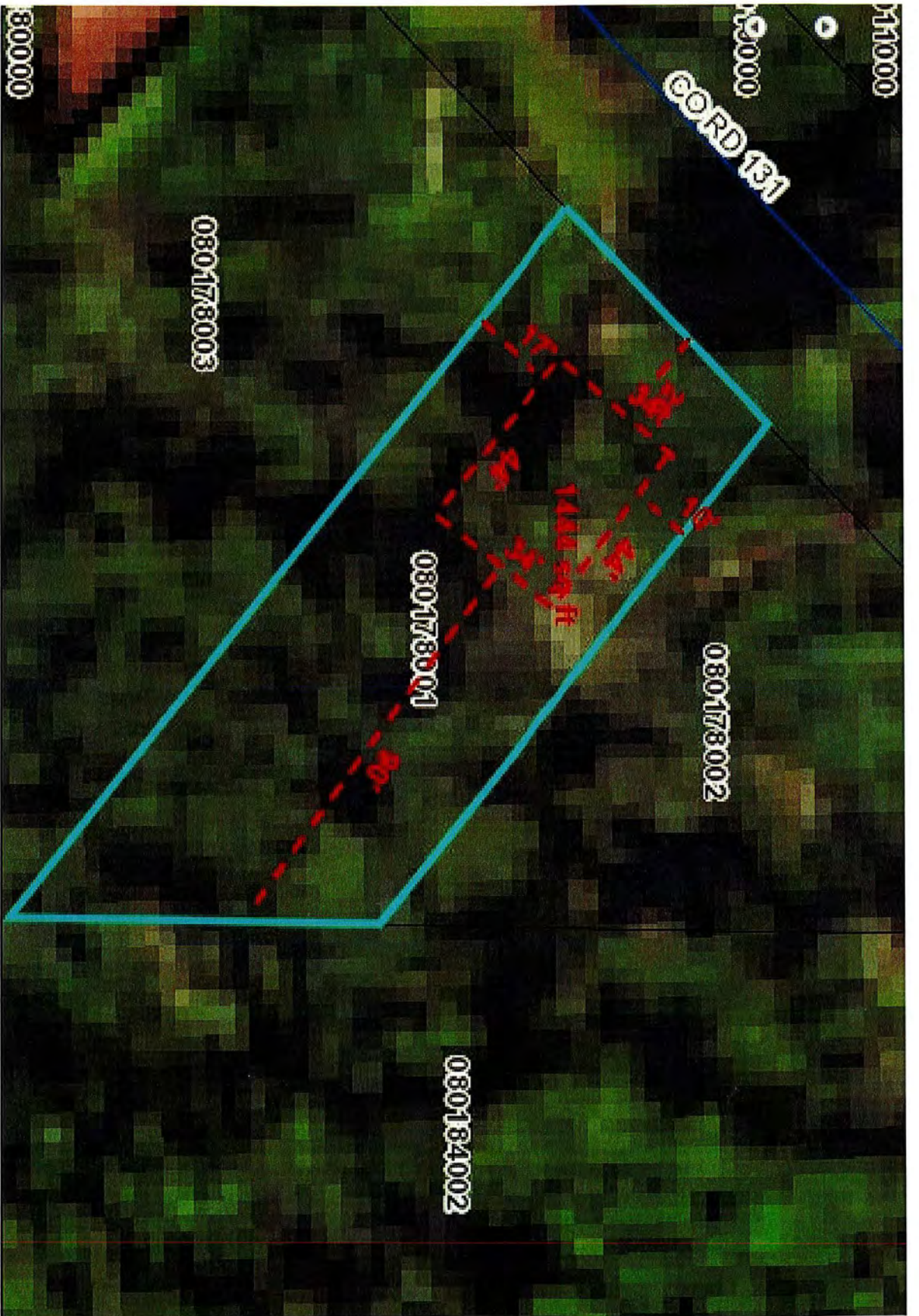
Road Type/Measurement From: Public/Township Rd - Right of Way	Shoreland 1000/300? Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)
Road setback: - Dwelling: - Non-dwelling: 20- Variance needed-	Pre-Inspection: - Dwell: - Non:
Side setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:
Rear setback: - Dwelling: - Non-dwelling: 50+	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	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?



Hepola PARCELS 08.0178.001

TOTAL LOT COVERAGE (.25 Ac)	10,890		
ALLOWABLE IMPERVIOUS @ 25%	2,723		
		<u>EXISTING</u>	<u>PROPOSED</u>
Driveway/Parking Pad	10x20		200
Proposed shed	34x44		1496
		0	1696
		0.00%	15.57%

example variance 08.0182.000
430607 (1 house down across the street)

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: ANN C SCHULZ

ORDER OF VARIANCE

REQUEST: VARIANCE TO CONSTRUCT A DWELLING

~~OR~~

FIFTY (50) FEET FROM THE HIGH WATER

~~DENIAL OF VARIANCE~~

OF BIG FLOYD LAKE AND FORTY-NINE (49)

FEET FROM THE CENTER LINE OF COUNTY ROAD #131

THE ABOVE ENTITLED MATTER CAME ON TO BE HEARD BEFORE THE BOARD OF ADJUSTMENT ON THE 11 DAY OF JUNE, 19 97, ON A PETITION FOR A VARIANCE PURSUANT TO THE BECKER COUNTY ZONING ORDINANCE, FOR THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN SECTION 10, TWP 139, RANGE 41, DETROIT TOWNSHIP. COMPLETE LEGAL DESCRIPTION ON BACK.

VARIANCE REQUESTED:

REQUEST A VARIANCE TO CONSTRUCT A DWELLING FIFTY (50) FEET FROM THE HIGH WATER MARK OF BIG FLOYD LAKE AND FORTY-NINE (49) FEET FROM THE CENTER LINE OF COUNTY ROAD #131 ON THE ABOVE DESCRIBED PROPERTY.

IT IS ORDERED THAT A VARIANCE ~~(NOT)~~ BE GRANTED UPON THE FOLLOWING CONDITIONS OR REASONS:

A VARIANCE HAS BEEN GRANTED ON THE ABOVE DESCRIBED PROPERTY AS FOLLOWS: TO CONSTRUCT A DWELLING TWENTY (20) FEET FROM THE COUNTY ROAD RIGHT-OF-WAY; THE OVERHANG MAY ENCROACH INTO THIS TWENTY (20) FEET PROVIDING THE OVERHANG IS HIGH ENOUGH NOT TO INTERFERE WITH THE PARKING OF VEHICLES OFF ROAD RIGHT-OF-WAY. A VARIANCE FROM THE LAKE WOULD NOT BE NEEDED SINCE THE DWELLING WOULD BE AT THE ESTABLISHED BUILDING LINE APPROVAL IS BASED ON THE FOLLOWING "FINDINGS": 1) THE LOT IS A LOT OF RECORD; 2) THE DWELLING APPEARS TO BE A REASONABLE USE OF THE PROPERTY; 3) THE REQUEST DOES NOT APPEAR TO BE DETRIMENTAL TO THE SURROUNDING AREA. .

MUST MAKE APPLICATION FOR ALL REQUIRED BUILDING PERMITS.

DATED THIS 11 DAY OF JUNE, 19 97.

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 ORIGINAL RECORD.



Becker County Parcel Information

Values & Zoning Land
Taxes Info Info

New
Search

Also owns 08.1011.000
on the lake side

Summary	
Parcel Number:	080178001 GIS Map 
Property Address:	
Owner Name:	ELIZABETH HEPOLA & RONALD HEPOLA
Owner Address:	19645 SKYVIEW CIR HUTCHINSON MN 55350
Legal Description:	Section 10 Township 139 Range 041 PT GOVT LOT 4 S OF CR#131 & SE OF LOT 38 FLOYD LAKE POINT

Valuation & Taxation				top ▲
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value				
Estimated Land Value	\$17,700	\$12,800	\$12,800	
Estimated Machinery Value				
Total Estimated Value	\$17,700	\$12,800	\$12,800	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$12,800	\$12,800	
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement	
Total Tax Levied		\$126.00	\$130.00	
Total Payments		-\$126.00	-\$130.00	
Unpaid Balance		\$0.00	\$0.00	
No prior years unpaid.				

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$17,700

Zoning Information top ▲	
Zoning District	
Township	Detroit
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
0.9			0.25
Description	Flags		Size
089306 SITE < 1 AC			1 UT
089307 ACRE RATE < 1 AC			0.25 AC

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

PIN: 08.0178.001

BILL NUMBER: 170754

LENDER:

OWNER NAME: HEPOLA ELIZABETH

TAXPAYER(S):

ELIZABETH HEPOLA & RONALD HEPOLA
19645 SKYVIEW CIR
HUTCHINSON MN 55350

\$\$\$

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

Acres: 0.90 Section 10 Township 139
Range 041
PT GOVT LOT 4 S OF CR#131 & SE

Line 13 Detail

S-7301/21 STOR 32.00
Principal 32.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
1	Estimated Market Value:	12,800 12,800
	Homestead Exclusion:	0 0
	Taxable Market Value:	12,800 12,800
	New Improvements:	
	Property Classification:	Seasonal Seasonal
Sent in March 2020		
2	PROPOSED TAX	
Sent in November 2020		96.00
3	PROPERTY TAX STATEMENT	
First half taxes due 05/15/2021		\$63.00
Second half taxes due 10/15/2021		\$63.00
Total taxes due in 2021		\$126.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
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	\$98.00	\$94.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$98.00	\$94.00
	6. BECKER COUNTY	A. County	\$47.41
	7. DETROIT		\$11.97
	8. State General Tax		\$9.25
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$14.85
		B. Other local levies	\$12.86
	10. Special Taxing Districts	A. BC EDA	\$0.27
		B. Others	\$1.39
		C. TIF	\$0.00
	11. Non-school voter approved referenda levies		\$0.00
	12. Total property tax before special assessments	\$98.00	\$94.00
	13. Special assessments	\$32.00	\$32.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$130.00	\$126.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before October 15, 2021.

PIN: 08.0178.001

AIN:

BILL NUMBER: 170754

TAXPAYER(S):

ELIZABETH HEPOLA & RONALD HEPOLA
19645 SKYVIEW CIR
HUTCHINSON MN 55350

Paid By _____

Total Property Tax for 2021

\$126.00

2nd Half Tax Amount

\$63.00

Penalty, Interest, Fee Amount

\$0.00

Amount Paid

\$0.00

2nd Half Total Amount Due

\$63.00

Balance Good Through

10/15/2021

Seasonal

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 08.0178.001

AIN:

BILL NUMBER: 170754

TAXPAYER(S):

ELIZABETH HEPOLA & RONALD HEPOLA
19645 SKYVIEW CIR
HUTCHINSON MN 55350

Paid By _____

Total Property Tax for 2021

\$126.00

1st Half Tax Amount

\$63.00

Penalty, Interest, Fee Amount

\$0.00

Amount Paid

\$0.00

1st Half Total Amount Due

\$63.00

Balance Good Through

05/15/2021

Seasonal

MAKE CHECKS PAYABLE TO:

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

660228

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 660228

July 17, 2019 at 10:59 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 17th day of July, 2019

Mary E. Hendrickson

Becker County Auditor/Treasurer

By *[Signature]* Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.3.3 (2013)

DEED TAX DUE: \$1.65

DATE: 7-15-19 *

FOR VALUABLE CONSIDERATION, Paul J. Engstrom and Margaret M. Teeple-Engstrom, as Trustees of
The 2007 Paul and Margaret Engstrom Family Trust, dated March 20, 2007 ("Grantor"), hereby conveys and
quitclaims to Elizabeth Hepola and Ronald Hepola ("Grantee"), as joint tenants, real property in Becker County,
Minnesota, legally described as follows:

08.0178.001

That part of Government Lot Four (4), Section Ten (10), Township One Hundred Thirty-nine (139), Range
Forty-one (41), described as follows, to-wit:

Commencing at the Southeast corner of Lot Thirty-eight (38), Floyd Lake Point, according to the certified Plat
thereof on file and of record, and thence proceeding Southeasterly along a projection of the Easterly boundary line
of said Lot Thirty-eight (38) to the Southerly boundary line of Government Lot Four (4); thence Southerly along the
Southerly boundary line of Government Lot Four (4) to a point at which a line drawn parallel with the Easterly
boundary line of said property described herein intersects the Southerly boundary line of Government Lot Four (4)
and the Southwest corner of Lot Thirty-eight (38), Floyd Lake Point; thence Northwesterly to the Southwest corner
of Lot Thirty-eight (38), Floyd Lake Point; thence Northeasterly along the Southerly boundary line of Lot
Thirty-eight (38) of Floyd Lake Point to the point of beginning and there terminating.

This Land shall not be used for commercial purposes of any kind, type or description; and this covenant
restricting the use of the land shall be binding upon the purchaser, his heirs, executors and assigns and
all persons who may purchase from him.

Subject to the road easement in and to Becker County Highway #131.

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

This deed transfers real property in exchange for \$500 or less of consideration.

together with all hereditaments and appurtenances.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 7116920

Becker County Auditor/Treasurer

CTS 191155②

chg
paid
well

Check applicable box:

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

Grantor

The 2007 Paul and Margaret Engstrom Family Trust, dated March 20, 2007

BY: Paul J. Engstrom
Paul J. Engstrom, as Trustee

BY: Margaret M. Teeple-Engstrom
Margaret M. Teeple-Engstrom, as Trustee

State of Minnesota
County of Becker

This instrument was acknowledged before me on 15 day of July, 2019, by Paul J. Engstrom and Margaret M. Teeple-Engstrom, as Trustees of The 2007 Paul and Margaret Engstrom Family Trust, dated March 20, 2007.



[Signature]
(signature of notarial officer)
Title (and Rank): _____
My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Consolidated Title Services
828 Minnesota Avenue
Detroit Lakes, MN 56501
CL# 191155 rmr

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Elizabeth Hepola and Ronald Hepola

19645 Skyview Circle
Hutchinson, MN 55350



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Date: 6/1/2021

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

Becker County



MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

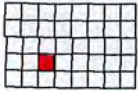
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

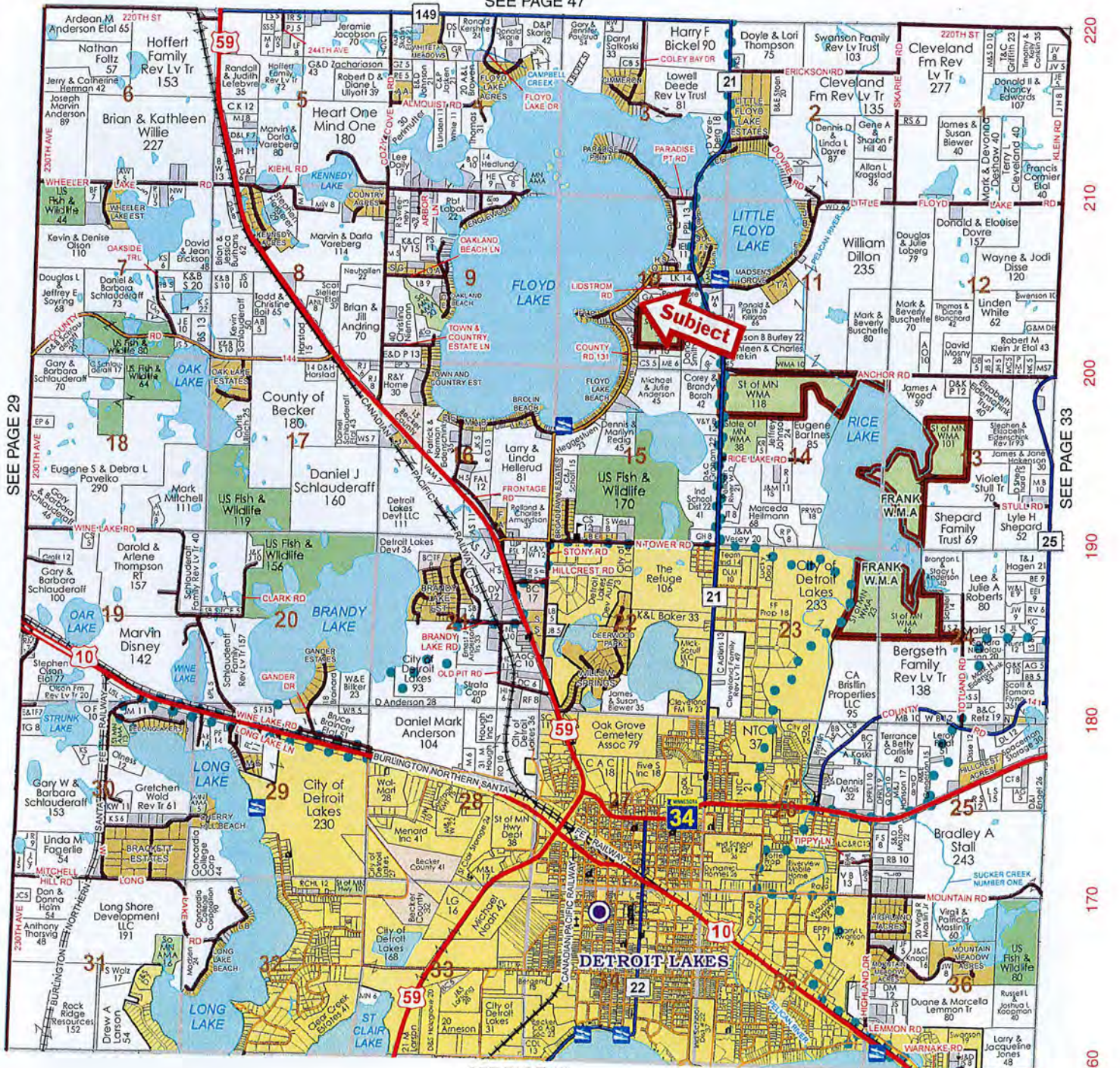


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Joshua J. & Elizabeth Bach
101 28th Ave NE
Fargo, ND 58102

Project Location: 29211 Sugar Hill Dr. Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a second story addition to an existing non-conforming guest cottage to be located at thirty-seven (37) feet and a deck to be located at fifty-one (51) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also, requesting a variance for a guest cottage to be eighteen (18) feet in height, deviating from the allowed height of fifteen (15) feet for a guest cottage, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 32.0425.000; Big Sugar Bush Lake
Section 08 Township 141 Range 040; SUGAR BUSH HGTS 5TH; LOTS 8 & 9; Sugar Bush Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-161

Property and Owner Review

Parcel Number(s): 320425000

Owner: JOSHUA BACH

Township-S/T/R: SUGAR BUSH-08/141/040

Mailing Address:
JOSHUA BACH
101 28TH AVE NE
FARGO ND 58102

Site Address: 29211 SUGAR HILL DR

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-77806

Legal Descr: SUGAR BUSH HGTS 5TH LOTS 8 & 9

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:

Request a variance to construct a second story addition to an existing non-conforming guest cottage to be located at thirty-seven (37) feet and a deck to be located at fifty-one (51) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also, requesting a variance for a guest cottage to be eighteen (18) feet in height, deviating from the allowed height of fifteen (15) feet for a guest cottage, due to setback issues.

Description of Variance Request: The property contains a guest cabin that at is closest point is 35 ft from the water. We would like to add one vertical story to that cabin. This addition would be in the same foot print as the guest cabin and not any closer to the water. We would like to also add a deck that would be facing away from the water and in the same footprint as an existing raised flower bed that is connected to the guest cabin. This would be an addition to the existing non attached guest cabin. The exiting guest cabin is one story that is 31'x14'3". We would like to add an additional story in the same foot print and not going outside of the existing footprint. The addition would add 6-7ft of new vertical construction and would be in the same 31' x14'3" footprint of the existing guest cabin. The height of the structure would be 17'-18' when finished. We would like to also add a wooden deck to the same guest cabin that would be covering and in the same footprint (13'5" x 10')as an existing attached raised flowerbed. This deck and existing flowerbed are/would be facing away from the waterfront.

OHW Setback: 37ft to dwelling & 51' to deck (East side)

Side Lot Line Setback: 150 ft

Rear Setback (non-lake): 250 ft

Bluff Setback:

Road Setback: 150 ft

Road Type: Township

Existing Imp. Surface Coverage: 8.29%

Proposed Imp. Surface Coverage: 8.29%

Existing Structure Sq Ft: 420 Dwelling

Proposed Structure Sq Ft: 420- second story additon and 10x14=140 deck

Existing Structure Height: 12 ft

Proposed Structure Height: 18 ft

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: Yes, were are meeting all other setbacks besides the lake requirement. We are well under the

allowed impervious coverage of 25%, we are at 8%. Neither of these projects would be built outside of the existing structural footprint and no new construction would be done in the direction of the waterfront. We will not be building any closer to the lake than the existing structure.

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

Explain: **Yes, we are not negatively impacting anyone's views or enjoyment of the lake. We are on a dead end on a peninsula.**

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

Explain: **Yes, this is a residential year round property. The guest cabin is closed down in the winter months. the guest cabin will primarily be used for my parents who retired now and live here in the summer months. No bedrooms will be added, just increase living space as they are now spending more time at this residence. A small deck will be added to allow enjoyment of the lake.**

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

Explain: **This lot was platted in 1971/1972 and was created before the current lot size standards and setbacks existed. There was a variance issued for this property in 1976 to build @ 50' from the lake. Due to the fact this lot is a peninsula creates a unique hardship of meeting all the lake setbacks.**

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

Explain: **Yes, others in this area were developed and established at a similar time and have similar setbacks.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1354****Property and Owner Review**

Parcel Number: 320425000	Inspector Notes:
Owner: JOSHUA BACH	
Township-S/T/R: SUGAR BUSH-08/141/040	
Site Address: 29211 SUGAR HILL DR	Does posted address sign match site address? Y N

Dwelling Proposed ReviewDwelling/related structure (1A): **New Home-Onsite Construction**

- Existing Dimensions: **31'x14'3"**
- Proposed Dimensions: **31'x14'3"**
- Proposed Roof Changes? **Yes**

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

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

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

- Existing Dimensions: **13'5"x10'**
- Proposed Dimensions: **13'5"x10'**
- Proposed Roof Changes? **N/A**

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

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

Additional dwelling related projects/info: **This would be an addition to the existing non attached guest cabin. The exiting guest cabin is one story that is 31'x14'3". We would like to add an additional story in the same foot print and not going outside of the existing footprint. The addition would add 6-7ft of new vertical construction and would be in the same 31' x14'3" footprint of the existing guest cabin. The height of the structure would be 17'-18' when finished. We would like to also add a wooden deck to the same guest cabin that would be covering and in the same footprint (13'5" x 10') as an existing attached raised flowerbed. This deck and existing flowerbed are/would be facing away from the waterfront. Neither of these projects would be built outside of the existing structural footprint and no new construction would be done in the direction of the waterfront.**

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: - Dwelling: 20+ - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Lake Name: Big Sugar Bush (Sugar Bush W) [RD] River Name:
--	---------------------------------------	---

Side setback: - Dwelling: 50 ft - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No
--	---------------------------------------	---

Rear setback: - Dwelling: 250 to property to the north - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	OHW setback: Pre-Inspection: - Dwelling: 37' to the dwelling and 51' to the deck (East side)- - Dwell: Variance needed - Non: - Non-dwelling: NA
---	---------------------------------------	--

Septic tank setback: - Dwelling: 50 ft - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: Pre-Inspection: - Dwelling: NA - Dwell: - Non-dwelling: NA - Non:
---	---------------------------------------	---

Drainfield setback: - Dwelling: 50 ft - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Bluff setback: Pre-Inspection: - Dwelling: NA - Dwell: - Non-dwelling: NA - Non:
--	---------------------------------------	--

Well setback: - Dwelling: 100 ft - Non-dwelling: 0	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?

Bach PARCELS 32.0425.000			
TOTAL LOT COVERAGE (1.3 ac)	56,628		
ALLOWABLE IMPERVIOUS @ 25%	14,157		
ALLOWABLE IMPERVIOUS @ 15%	8,494		
		<u>EXISTING</u>	<u>PROPOSED</u>
Dwelling (256+544+168+432)		1400	1400
Porches (264+50+160)		474	474
Garage		576	576
Patio		96	96
Driveway (not located on lot-is platted end of twp rd)	1615 sq ft		
Dwelling #2		420	420
Proposed Deck (not calculated against impervious)	14x10		140
Sheds (48+64)		112	112
		3078	3078
		5.44%	5.44%

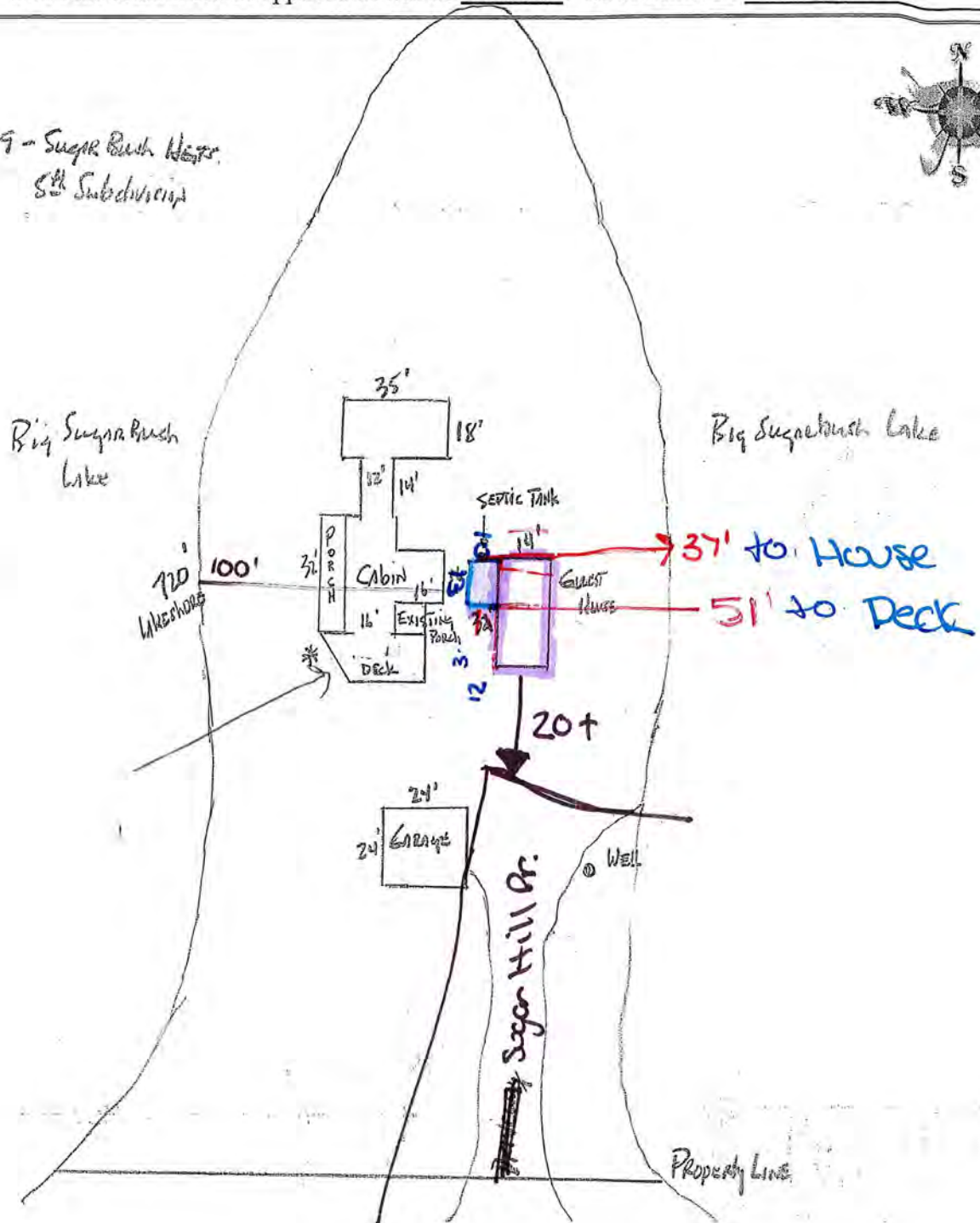
*****Not increaseing coverage, building in same foot print & adding second story to existing dwelling & adding a deck**

SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Show roadways adjacent to property. Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
5. LAKESHORE PROPERTY OWNERS: Property lines/road right of ways and proposed structure area must be well marked/staked or application will be **DENIED**. Date staked: 5-21-10

PARCEL	
APP	SITE
YEAR	2010

Lots 8 + 9 - Sugar Bush Hills
Sth Subdivision

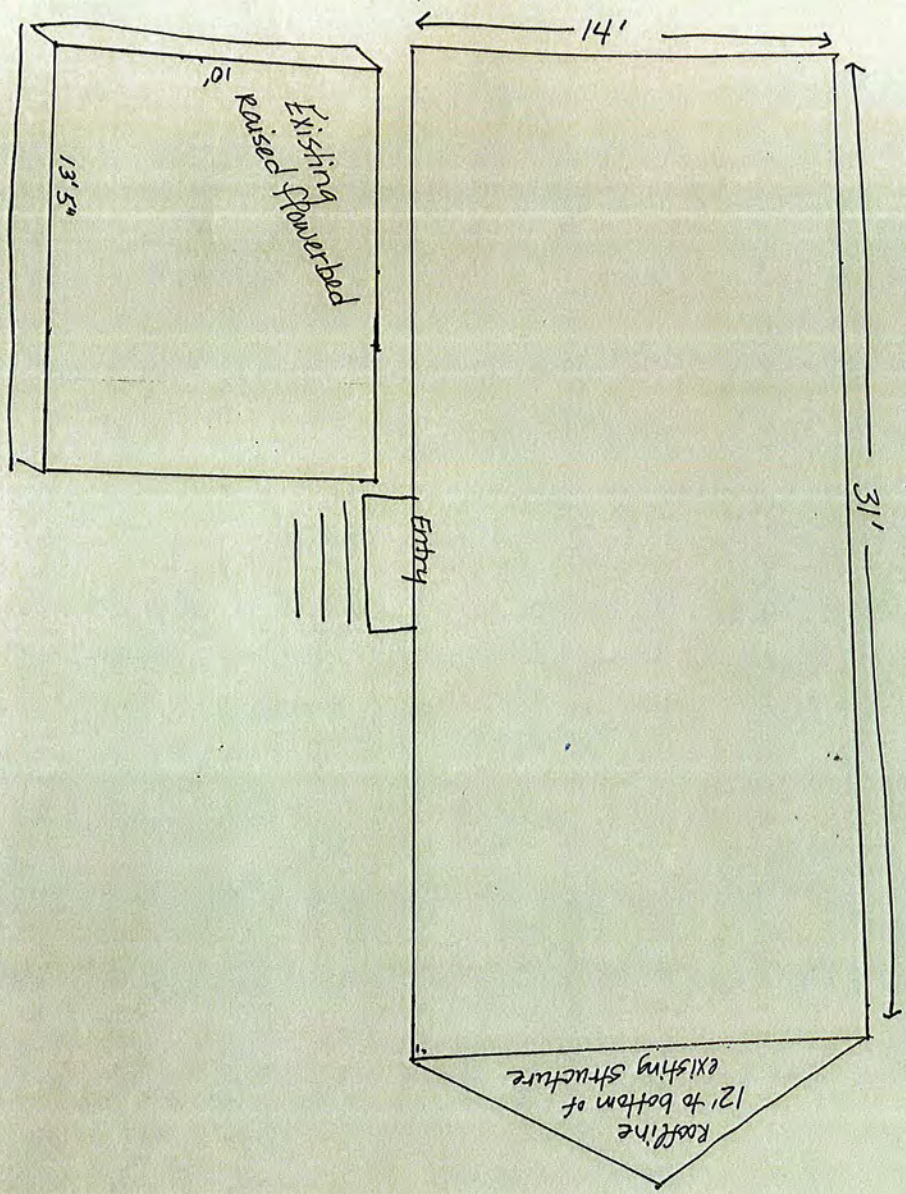


Remember EROSION CONTROL!

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

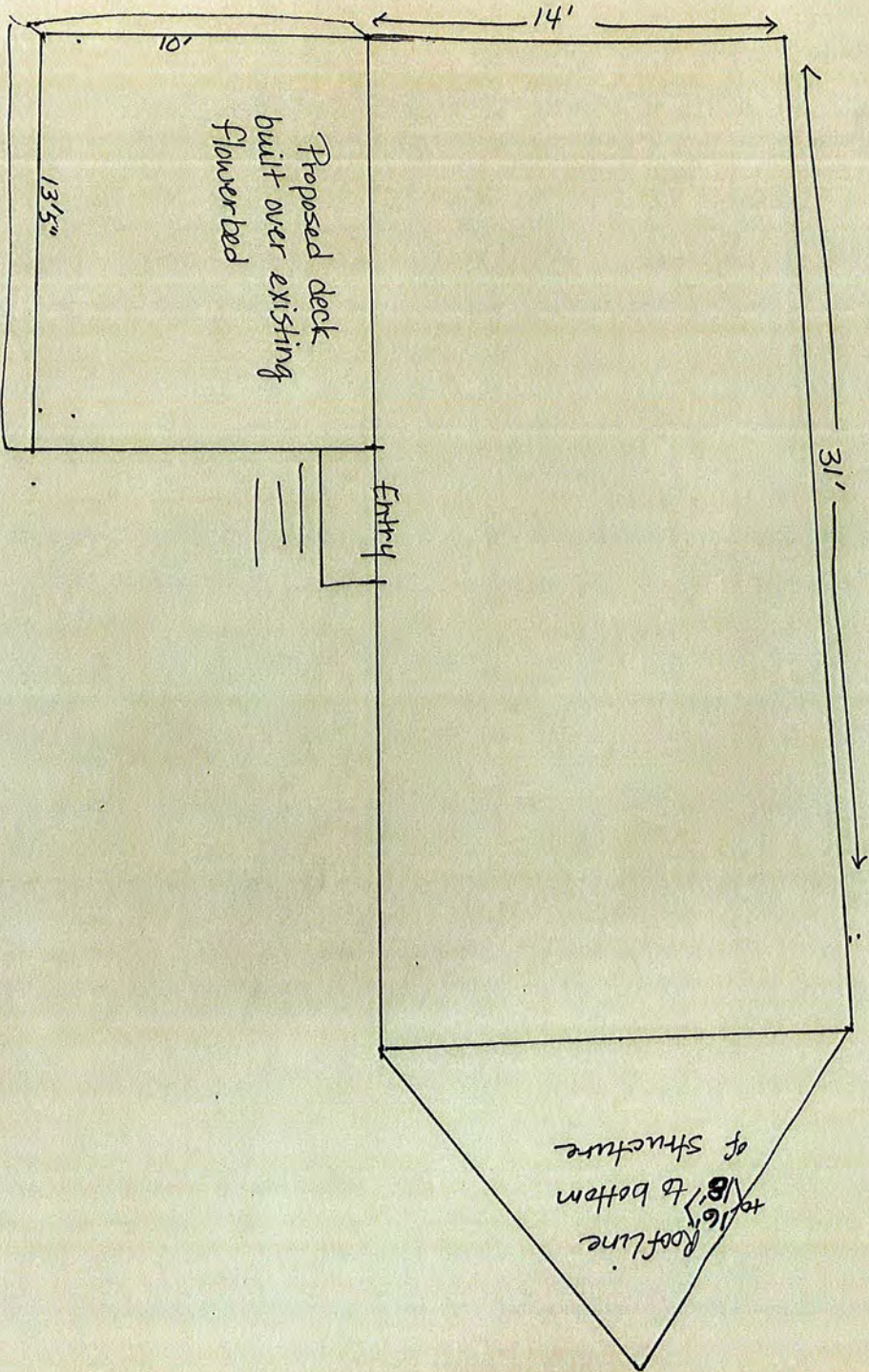
Existing

Existing Structure



Proposed

Proposed Structure

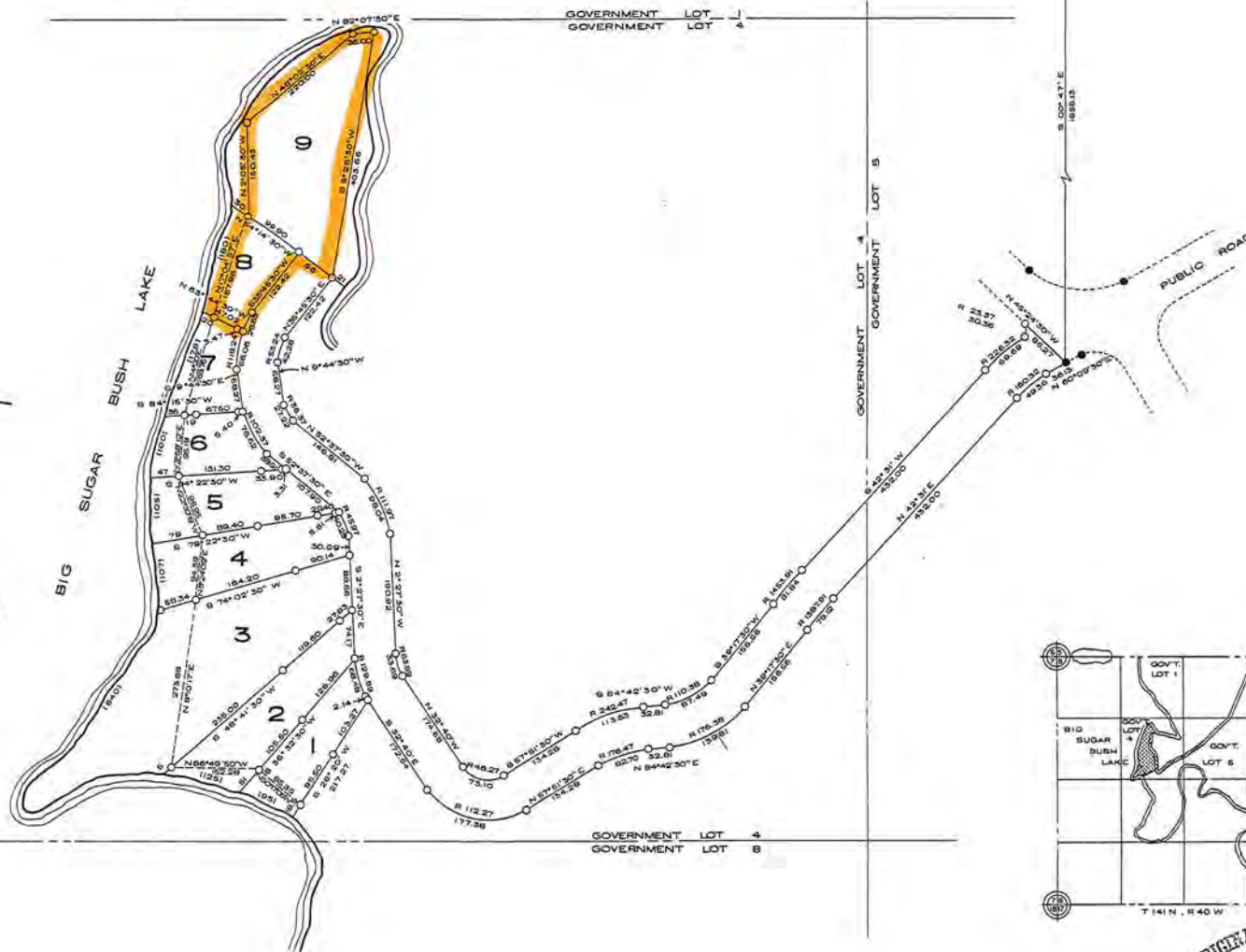


Existing



Proposed Deck to be
~~be~~ here over existing
flower bed.

SUGAR BUSH HEIGHTS FIFTH SUBDIVISION



ORIGINAL

BOARD OF ADJUSTMENT MEETING

JUNE 15, 1976

MEMBERS PRESENT: Chairman, O.R. Hanson, Louis Suda, and Donald Schattschneider, also Mark Kuehne and Floyd Svenby.

Chairman, O. Ray Hanson opened the public hearing with:

FIRST ORDER OF BUSINESS: A petition by Garret Johnson, Lakeland Cable T.V., for a Conditional Use Permit to construct a combination office building and garage (40'x60'), on property described as: Five (5) acres in the SE Corner of the SW $\frac{1}{4}$ of Section 15, Detroit Township. Mr. Johnson explained the building would be one story, wood frame, with lap siding, also trees would be planted around the property. A motion was made by Don Schattschneider to approve the Conditional Use Permit with the following conditions: (1) no outside storage, (2) Mr. Johnson shall plant a shelter belt around the property, and (3) no highway billboard sign. Second by Louis Suda. Motion carried.

SECOND ORDER OF BUSINESS: A petition by Dennis M. Schermerhorn for a Conditional Use Permit to locate a 10'x55' mobile home on the following described property: Lots 1 and 2, Gebo Lake Estates, Section 23, Burlington Township. Mr. Schermerhorn explained that he has owned the mobile home for sometime and was only moving from one location to another in Becker County. He was not aware of the minimum size of 600 sq.ft., and he could not afford to build a home or buy a larger mobile home after buying the property. Mr. Schattschneider moved to issue the Conditional Use Permit for a two year period, starting July 1, 1976. Second by Louis Suda. Motion carried.

THIRD ORDER OF BUSINESS: A petition by James C. Johnston to build a hand-ball court (40'x60') on property described as: Lots 2 and 3 of Brandy Lake Estates, Second Addition, Detroit Township. The hand-ball court will be for the private use of ten (10) owners. As there were no objections from the adjoining property owners, and ample parking will be provided, a motion was made by Louis Suda to approve the permit. Second by Don Schattschneider. Motion carried.

FOURTH ORDER OF BUSINESS: A petition by Allen Bekkerus to build a home seventy-five (75) feet from the high water mark of Toad Lake on property described as: North 50 ft of Lot B and South 25 ft of Lot C, in Section 4 and Section 5, Government Lots 6 and 9, Toad Lake Township, Range 38, and TWP 139. Mr. Bekkerus stated that most homes on the lake were much closer than seventy-five feet (75). The home would be eighty-three (83) feet from the high water mark on the South and 93 feet on the North as the shoreline angles off to the Northeast. If he moved back to the hundred (100) foot mark, he would have to cut down the only trees on the lot, also there would be very little back yard. A motion was made by Don Schattschneider to allow the Variance, with a restriction of a deck not over eight (8) feet wide, and railing no higher than three and one half (3 $\frac{1}{2}$) feet. Second by Louis Suda. Motion carried.

FIFTH ORDER OF BUSINESS: A petition by Mr. Boyd Agnew for a Variance to build a garage ten (10) feet from the Right of Way of a Township road. As the garage would be built so cars will be driving parallel with the road, a motion was made by Louis Suda to allow the Variance, with the restriction that Mr. Agnew provides a turn around on his property for cars leaving the garage. Second by Don Schattschneider. Motion carried.

SIXTH ORDER OF BUSINESS: A petition by James S. Lindsay for a Variance to build a home fifty (50) feet from the high water mark of Sugar Bush Lake on property described as: Lot 8 and 9, Sugar Bush Heights, Fifth Addition, Section 8, TWP 141 N, Range 40 W, Sugar Bush Township. Because of the topography of the land, and the shape of the lot, Mr. Suda moved to grant the Variance, with no part of the home closer than fifty (50) feet of the high water mark of the lake. Second by Don Schattschneider. Motion carried.

SEVENTH ORDER OF BUSINESS: A petition by Mr. Marvin J. Sachs for a Variance to replace a wood frame storage building (12'x20') on property described as: Lot 10, Paradise Point, Detroit Township. The present building being only fourteen (14) feet from the road surface, four (4) feet from the lot line, and less than forty (40) feet from the high water mark of Big Floyd Lake; Don Schattschneider moved to deny Mr. Sach's application for a Variance, with the recommendation that the building be placed across the road next to Mr. Sach's home. Second by Louis Suda. Motion carried.

EIGHTH ORDER OF BUSINESS: A request by Mr. C.A. Boyer to divide a parcel of land on Curfman Lake into three (3) lots. Mr. Boyer owns three hundred ninety (390) feet of lakeshore property and requested permission to divide it into three (3) lots. Mr. Boyer stated that it would be a hardship to sell lots with two hundred (200) feet of lakeshore. All lots to the Northeast and Southwest are fifty (50) to ninety five (95) foot lots. Also Curfman Lake joins Detroit, and on Detroit Lake, one hundred (100) foot lots are allowed. A motion was made by Don Schattschneider to approve three (3) lots, with the stipulation that the lots are no less than one hundred (100) feet wide at the building setback line and all buildings are built one hundred (100) feet from high water mark of Curfman Lake. Second by Louis Suda. Motion carried.

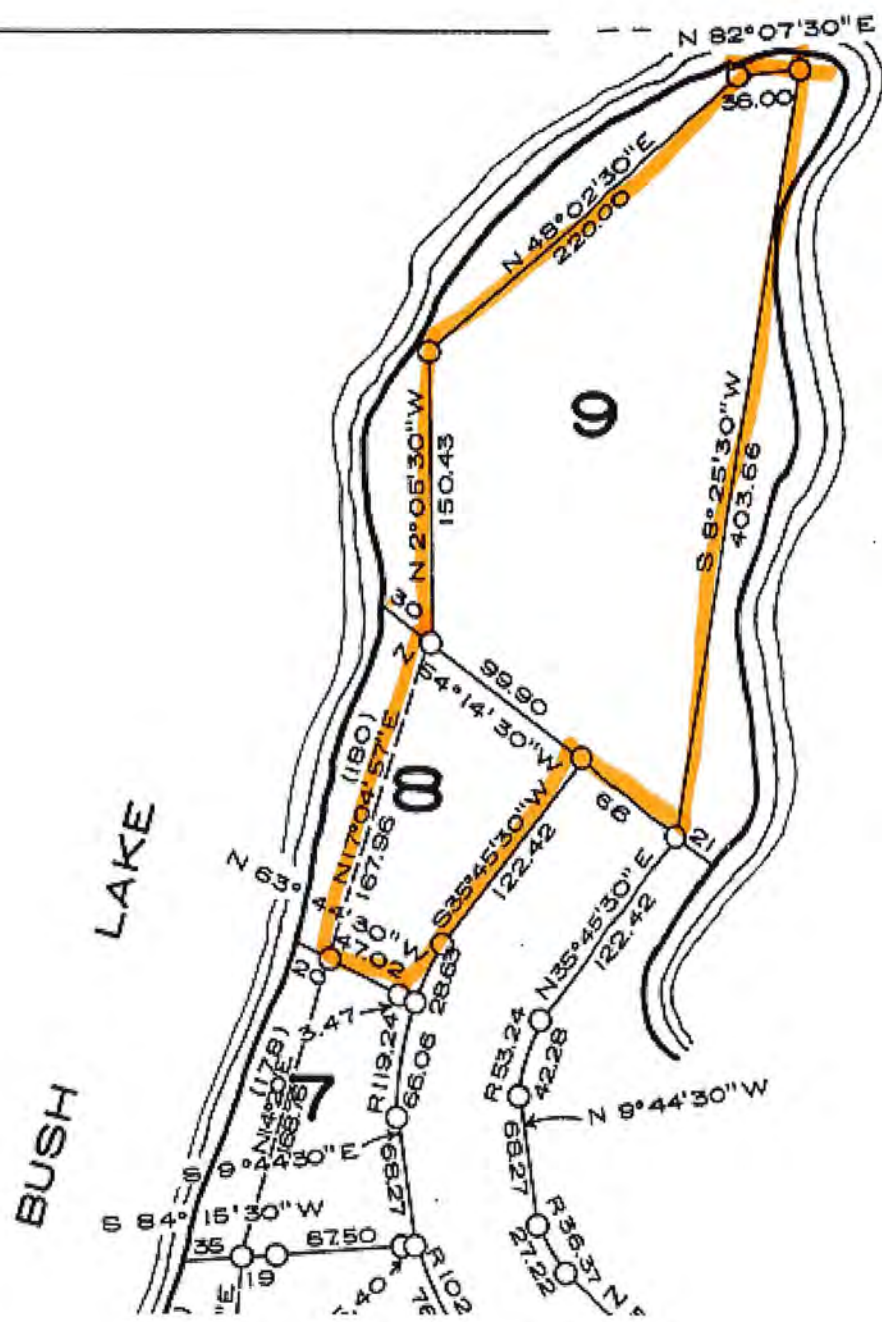
NINTH ORDER OF BUSINESS: The application by Mr. John Mastin for a Conditional Use Permit to build a boat house on property described as: LaBarre Estates, Lot 1, Rock Lake, Holmesville Township, was removed from the table. As there are no boat houses on Rock Lake at the present time, and the shore line of Rock Lake is presently in a natural state, Mr. Suda moved to deny the request for the permit. Second by Don Schattschneider. Motion carried.

As there was no other business to come before the Board, the meeting was closed.

FLOYD SVENBY, SECRETARY

Floyd Svenby
ATTEST

O. RAY HANSON, CHAIRMAN
BECKER COUNTY BOARD OF ADJUSTMENTS



A PLAT OF

SUGAR BUSH HEIGHTS FIFTH SUBDIVISION

OF A PART OF GOVERNMENT LOTS 4 AND 5 OF SECTION 8, ALL IN TOWNSHIP 141 NORTH, RANGE 40 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SUGAR BUSH TOWNSHIP, BECKER COUNTY, MINNESOTA.

ROBERT J. ROBERTS
REGISTERED LAND SURVEYOR
MOORHEAD, MINNESOTA

MAY 3, 1971

SURVEYOR'S CERTIFICATE

I, Robert J. Roberts, being first duly sworn upon oath depose and say: that he is a duly Registered Land Surveyor under the laws of the State of Minnesota; that during the month of April 1971, he made a survey of a part of Government Lots 4 and 5 of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian, Sugar Bush Township, Becker County, Minnesota, and more particularly described as follows:

From the Northeast Corner of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian bear South 89°13' West a distance of 2254.34 feet; thence bear South 60°47' East a distance of 1858.13 feet to the Point of Beginning of the tract of land herein described; thence South 60°09'10" West a distance of 36.13 feet to a Point of Tangency with a circular arc having a radius of 150.82 feet; thence Southwesterly along the last-described circular arc a distance of 49.36 feet to a Point of Tangency with a line which bears South 42°31' West; thence South 42°31' West a distance of 432.00 feet to a Point of Tangency with a circular arc having a radius of 137.91 feet; thence Southwesterly along the last-described circular arc a distance of 75.12 feet to a Point of Tangency with a line which bears South 39°17'30" West; thence South 39°17'30" West a distance of 156.56 feet to a Point of Tangency with a circular arc having a radius of 176.38 feet; thence Southwesterly along the last-described circular arc a distance of 139.61 feet to a Point of Tangency with a line which bears South 54°42'30" West; thence South 54°42'30" West a distance of 32.81 feet to a Point of Tangency with a circular arc having a radius of 110.27 feet; thence Southwesterly along the last-described circular arc a distance of 82.70 feet to a Point of Tangency with a line which bears South 57°51'30" West; thence South 57°51'30" West a distance of 134.28 feet to a Point of Tangency with a circular arc having a radius of 110.27 feet; thence Southwesterly along the last-described circular arc a distance of 177.38 feet to a Point of Tangency with a line which bears North 32°40' West; thence North 32°40' West a distance of 172.54 feet to the Northeast Corner of Lot 1 of the Sugar Bush Heights Fifth Subdivision; thence South 28°20' West along the East line of said Lot 1 a distance of 217.27 feet, more or less, to the Shore of Big Sugar Bush Lake; thence Westerly, Northerly and Southerly along said Shore line to a Point of Intersection with a line which bears North 54°14'10" West and is the extended South line of Lot 9 of said Sugar Bush Heights Fifth Subdivision; thence North 54°14'10" West a distance of 21 feet, more or less, to the Point of Intersection of the South line of said Lot 9 and the East Eight-of-Nine line of the Public Road; thence South 39°45'30" West a distance of 122.42 feet to a Point of Tangency with a circular arc having a radius of 53.84 feet; thence Southerly along the last-described circular arc a distance of 43.28 feet to a Point of Tangency with a line which bears South 09°44'30" East; thence South 09°44'30" East a distance of 68.27 feet to a Point of Tangency with a circular arc having a radius of 36.37 feet; thence Southwesterly along the last-described circular arc a distance of 27.22 feet to a Point of Tangency with a line which bears South 52°37'30" East; thence South 52°37'30" East a distance of 146.81 feet to a Point of Tangency with a circular arc having a radius of 111.27 feet; thence Southwesterly along the last-described circular arc a distance of 28.04 feet to a Point of Tangency with a line which bears South 02°27'30" East; thence South 02°27'30" East a distance of 190.92 feet to a Point of Tangency with a circular arc having a radius of 63.89 feet; thence South along the last-described circular arc a distance of 33.69 feet to a Point of Tangency with a line which bears South 32°40' East; thence South 32°40' East a distance of 174.65 feet to a Point of Tangency with a circular arc having a radius of 46.27 feet; thence Southerly along the last-described circular arc a distance of 73.10 feet to a Point of Tangency with a line which bears North 57°51'30" East; thence North 57°51'30" East a distance of 134.28 feet to a Point of Tangency with a circular arc having a radius of 110.27 feet; thence Southerly along the last-described circular arc a distance of 112.63 feet to a Point of Tangency with a line which bears North 54°42'30" East; thence North 54°42'30" East along the last-described line a distance of 32.81 feet to a Point of Tangency with a circular arc having a radius of 110.38 feet; thence Northwesterly along the last-described circular arc a distance of 82.49 feet to a Point of Tangency with a line which bears North 39°17'30" East; thence North 39°17'30" East a distance of 156.56 feet to a Point of Tangency with a circular arc having a radius of 143.91 feet; thence Northwesterly along the last-described circular arc a distance of 81.84 feet to a Point of Tangency with a line which bears North 42°31' East; thence North 42°31' East a distance of 432.00 feet to a Point of Tangency with a circular arc having a radius of 226.38 feet; thence Northwesterly along the last-described circular arc a distance of 69.69 feet to a Point of Common Tangency with a circular arc having a radius of 23.37 feet; thence Northerly along the last-described circular arc a distance of 30.36 feet; thence South 45°24'30" East a distance of 66.27 feet, more or less, to the Point of Beginning. Said tract of land contains 10.000 acres, more or less, including the road right-of-way which is included in the said Sugar Bush Heights Fifth Subdivision;

that the above-described parcel or tract of land has been suitably subdivided and laid out into lots, blocks, and roads according to the adjacent plat, designating said property as the SUGAR BUSH HEIGHTS FIFTH SUBDIVISION of a part of Government Lots 4 and 5 of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian, Sugar Bush Township, Becker County, Minnesota, that the said adjacent plat is a true and correct representation of said survey; that each lot is suitably designated on said plat by number, and plainly inscribed thereon; that the respective dimensions of each lot together with the several roads, also the lengths of the boundary lines of said Subdivision are fully and correctly set forth at suitable places upon the adjacent plat with figures that indicate feet and decimal parts thereof; that the adjacent plat further shows the direction and relative position of all roads that said plat also shows and represents the relative position of adjacent property; that iron monuments have been correctly placed in the ground for the guidance of future surveys of said SUGAR BUSH HEIGHTS FIFTH SUBDIVISION and located at the corners of each lot and block and indicated upon the adjacent plat by the symbol U; that the exterior boundaries and adjacent property are correctly shown and designated on the adjacent plat; that there are no wetlands in said

Subdivision and that at the time of said survey there were no public highways or thoroughfares laid out or upon said tract of land.

Subscribed to and sworn to before me this 3rd day of August, 1971.

James L. Larson
Jury L. Larson County Auditor
Clay County, Minnesota

COUNTY COMMISSIONER'S CERTIFICATE

At a regular meeting of the Board of County Commissioners of the County of Becker, State of Minnesota, on the 1st day of October, 1971, the plat of the SUGAR BUSH HEIGHTS FIFTH SUBDIVISION of a part of Government Lots 4 and 5 of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian was duly approved.

Robert J. Roberts
Robert J. Roberts, Registered Land Surveyor
Moorhead, Minnesota
Minnesota Registration 4054

Robert Nelson
Chairman, Board of County Commissioners
Becker County, Minnesota

AUDITOR'S CERTIFICATE

No delinquent Taxes and transfer entered the 8th day of June, 1972.

Carl G. Randolph
County Auditor
Becker County, Minnesota

TREASURER'S CERTIFICATE

Taxes for the year 19 on the land described are paid.

County Treasurer
Becker County, Minnesota

REGISTER OF DEEDS CERTIFICATE

County of Becker }
State of Minnesota }
263701

Filed for record this 15th day of August, 1971, at 1 o'clock P. M.

Carl G. Randolph
Register of Deeds
Becker County, Minnesota

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that Sugar Bush, Incorporated, a corporation under the laws of the State of Minnesota, is the Owner and Proprietor of a certain tract of land lying in Government Lots 4 and 5 of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian, Sugar Bush Township, Becker County, Minnesota, and more particularly described as follows:

(SEE SURVEYOR'S CERTIFICATE)

that said Owner and Proprietor has caused the same to be subdivided into lots, blocks and roads and designated as the SUGAR BUSH HEIGHTS FIFTH SUBDIVISION of parts of Government Lots 4 and 5 of Section 8, Township 141 North, Range 40 West of the Fifth Principal Meridian, Sugar Bush Township, Becker County, Minnesota; that said Owner and Proprietor does hereby dedicate and convey to the County of Becker, State of Minnesota, and to the public for public use all roads shown on the adjacent plat.

IN TESTIMONY WHEREOF, the said Owner and Proprietor has caused these presents to be executed and sealed this 1st day of October, 1971.

IN PRESENCE OF:

SUGAR BUSH, INCORPORATED

Carl G. Randolph
Madge C. Winick

Hilding O. Dagen
Hilding O. Dagen, President
Lucille M. Monteth
Lucille M. Monteth, Secretary

State of Minnesota }
County of Becker }
On this 1st day of October, 1971, before me a Notary Public within and for said

County and State, personally appeared Hilding O. Dagen and Lucille M. Monteth, to me personally known, who being each by me sworn, did say that they are respectively the President and Secretary of the Corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and the said Hilding O. Dagen and Lucille M. Monteth, acknowledged said instrument to be the free act and deed of the said Corporation.

Carl G. Randolph
Notary Public
Becker County, Minnesota
My Commission Expires 19

CARL A. RANDOLPH
County Auditor
DETROIT LAKES, MINN.

263701

Kyle Vareberg
Planning and Zoning Administrator

ATTACHMENT A

Legal Description for Tax ID Number: 32.0432.000

Lots Six (6) and Seven (7) of SUGAR BUSH HEIGHTS FIFTH SUBDIVISION, said Plat is on file and of record in the office of the Recorder of Becker County, Minnesota,

AND

The Northerly 48.76 feet of Lot Five (5) of SUGAR BUSH HEIGHTS FIFTH SUBDIVISION, said Plat is on file and of record in the office of the Recorder of Becker County, Minnesota. Said Northerly 48.76 feet is measured at a right angle to and is parallel with the lot line common to Lots Five (5) and Six (6) of said SUGAR BUSH HEIGHTS FIFTH SUBDIVISION.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, June 10th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Kent L. & Gretchen L. Anderson
1325 3rd St N
Fargo, ND 58102

Project Location: 29261 Sugar Hill Dr Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct two (2) decks to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet, due to topographical issues.

LEGAL LAND DESCRIPTION: Tax ID number: 32.0421.000; Big Sugar Bush Lake

Section 08 Township 141 Range 040; SUGAR BUSH HGTS 5TH; 08-141-040 LOT 4; & LOT 5 LESS NLY 48.76' REF: 32.0422.000 IN 2012; Sugar Bush Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the June 3rd Tour & June 10th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **633 493 341#** (Tour) **156 878 578#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

482205

BECKER COUNTY RECORDER-STATE OF MN
Document No. 482205
Date MAY 16 2002 11 O'CLOCK AM.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M M Martinson
County Recorder se Dpty.

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Dean & Mary McBride
REQUEST: Variance to construct a garage 5 ft from side lot
Line and 55 ft from c/l of road

ORDER OF VARIANCE

OR

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day of May, 2002, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Lot 1, Sugar Bush Heights Fifth Addition; Section 8, TWP 141, Range 40; sugar Bush Township. PID Number 32.0418.000.

VARIANCE REQUESTED:


Request a Variance to construct a garage five (5) feet from the side property line and fifty-five (55) feet from the centerline of a public dedicated road on the above described property.

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

A Variance to construct a garage five (5) feet from the side property line and fifty-five (55) feet from the centerline of the public dedicated road has been granted on the above-described property based on the topography of the lot and the fact that the doors are parallel to the road.

MUST OBTAIN ALL REQUIRED BUILDING PERMITS.

DATED THIS 8th DAY OF May, 20 02.

DAY OF May, 20 02.

 Dan Holzgrove, Chairman Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
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.



320425000

**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 29 2017

ZONING

System StatusSystem status on date (mm/dd/yyyy): 9/26/2017

☒ **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 InformationParcel ID# or Sec/Twp/Range: 320425000Lake SherryProperty address: 29211 SUGAR HILL RDReason for inspection: PROPERTY SALEProperty owner: JAMES LINDSAY

Owner's phone: _____

or

Owner's representative: _____

Representative phone: _____

Local regulatory authority: BECKER CO ZONINGRegulatory authority phone: 218-846-7314Brief system description: 1250 GAL TANK WITH 360 SQ FT SEEPAGE BED**Comments or recommendations:**

THIS IS A VERY OLD SYSTEM WHICH COULD BE AFFECTED BY TREE ROOTS IF IT IS HEAVILY USED. THE TANK IS TOO DEEP TO BORE BESIDE TO CHECK FOR LEAKING, HOWEVER IT IS STANDING FULL OF WATER. I PROBED AND IT HAS A BOTTOM.

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: RICK RENNERCertification number: 7202Business name: RENNER/EXC LLCLicense number: 2567Inspector signature: [Signature]Phone number: 218-439-3514**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:

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:**

TESTED SOIL WITH ACID AND FOUND TO BE HIGH IN CALCIUM CARBONATE

Indicate depths or elevations

A. Bottom of distribution media	24"
B. Periodically saturated soil/bedrock	84"
C. System separation	48"
D. Required compliance separation*	36"

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

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5 ☒ Not applicableIs the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is requiredIs 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?

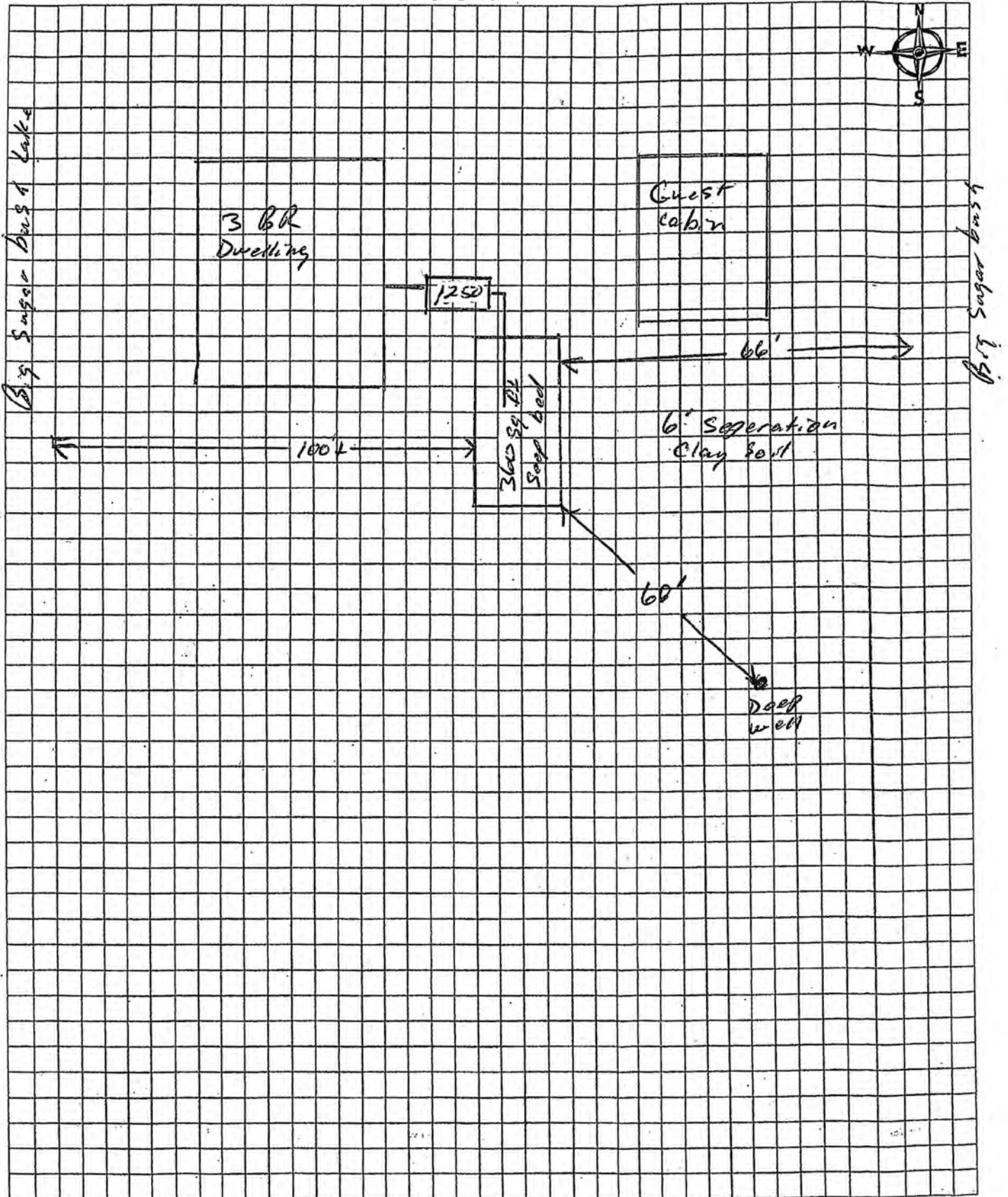
☐ Yes ☐ No**Any "no" answer indicates Noncompliance.**

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	2012



CERTIFICATE OF COMPLIANCE
SEWAGE SYSTEM

This certificate has been issued this 3 day of NOV. 19 76

to certify compliance with regulations of Zoning Ordinance, Becker County, Minnesota.

The premises covered by this certificate are legally described as:

Lake No. 304 Sec. Twp. 141 Range 40 Twp. Name SUGAR BUSH

New sewer system for new home has 1250 gal. septic tank, No Well as Yet, 90 ft. from lake, 15 ft. from occupied building, 20 ft. from property line, see page bed is 360 sq.ft., (12x30), 50 ft. from well when installed, 100 ft. from lake, 25 ft. from occupied building, 10 ft. from property line, and 4 ft. from bottom to water table.

Owner: Name JAMES LINDSAY

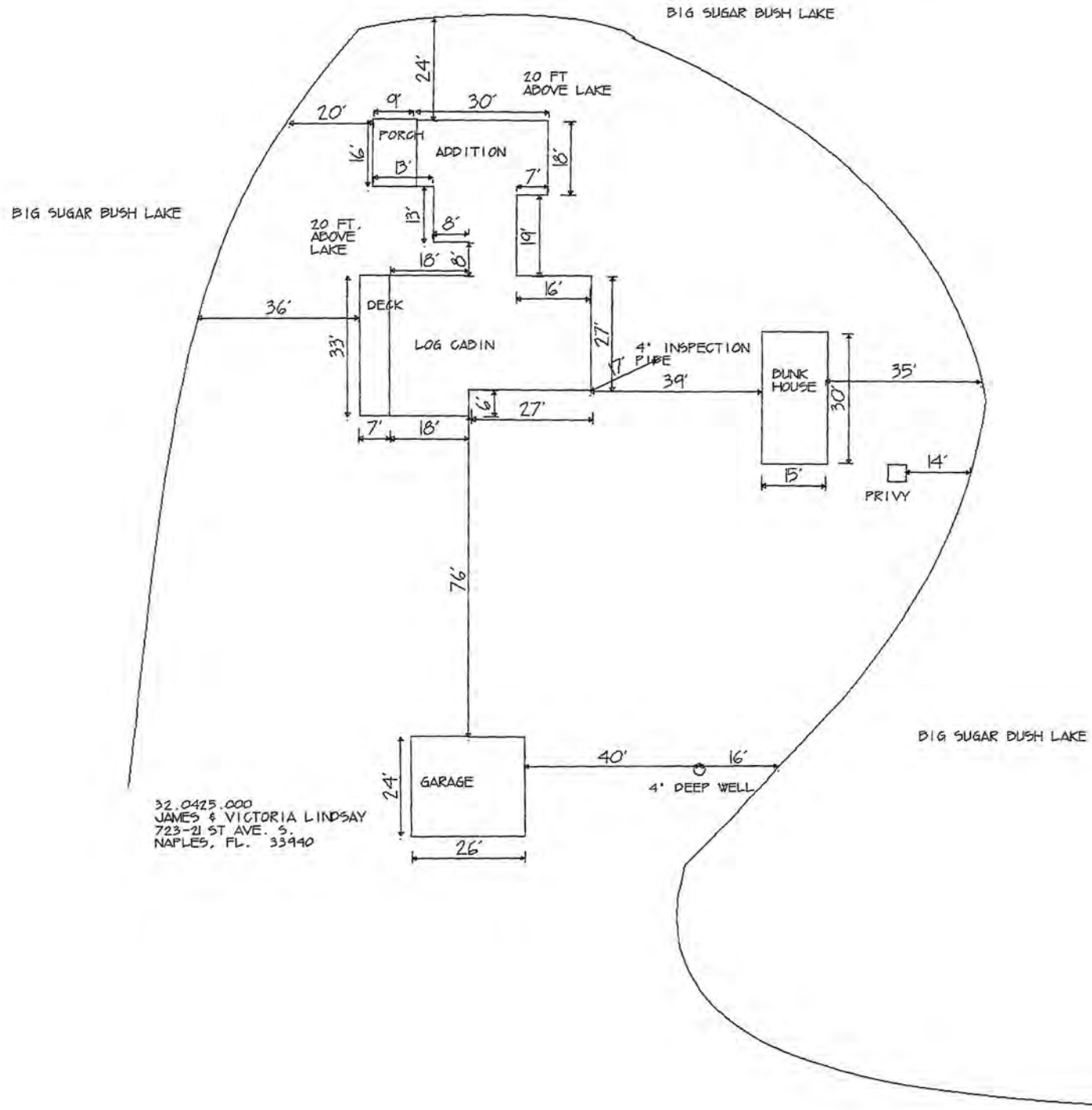
Address 1206 SOUTH 9th STREET FARGO, NORTH DAKOTA 58102

Zip No.

Permit No. SP 12-3898-13

Signed by: Floyd Suenby

Zoning Administrator
Becker County, Minnesota



INSPECTOR'S CHECK LIST
Make all measurements and computations

	ACTUAL IS ↓	MINIMUM Shall Be ↓	Sq. Ft.
Building Set Back from High Water Mark	Ft.		Ft.
Building Set Back from State Highway	Ft.		Ft.
Side Yard	_____ & _____ Ft.	_____ & _____ Ft.	
Rear Yard	Ft.		Ft.
Elevation at Building Line above High Water Mark	Ft.		Ft.

SEWAGE DISPOSAL SYSTEM STATISTICS

Bed = 12' x 30'

CATEGORY	SEPTIC TANK				SEEPAGE-PIT				DRAIN FIELD			
	Actual		Should be		Actual		Should be		Actual		Should be	
Capacity	<i>1250</i>	Gls.	<i>1000</i>	Gls.		S F		S F		S F		S F
Distance from Nearest Well	<i>57</i>		<i>50</i>	F	<i>50</i>	F	<i>50</i>	F		F	<i>50</i>	F
Distance from Lake or Stream	<i>90</i>	F	<i>75</i>	F	<i>100</i>	F	<i>75</i>	F		F		F
Distance from Occupied Building	<i>15</i>	F	<i>10</i>	F	<i>25</i>	F	<i>20</i>	F		F	<i>20</i>	F
Distance from Property Line	<i>20</i>	F	<i>10</i>	F	<i>10</i>	F	<i>10</i>	F		F	<i>10</i>	F
Distance from Bottom to Water Table	<i>--</i>	F	<i>--</i>	F	<i>4</i>	F	<i>4</i>	F		F	<i>4</i>	F

Inspector's Comments: *Larry Muff Installer, Called in*

**INTERPRETATION
OF ABBREVIATIONS**

Gls — Gallons
SF — Square Feet
F — Linear Feet

Inspection

Dated

11-2

19 *76*

Mark Kuehne
Inspector's Signature

Bldg. Inspector
Title

Becker County
Agency

*30
12/0
20*

DESIGN PAD

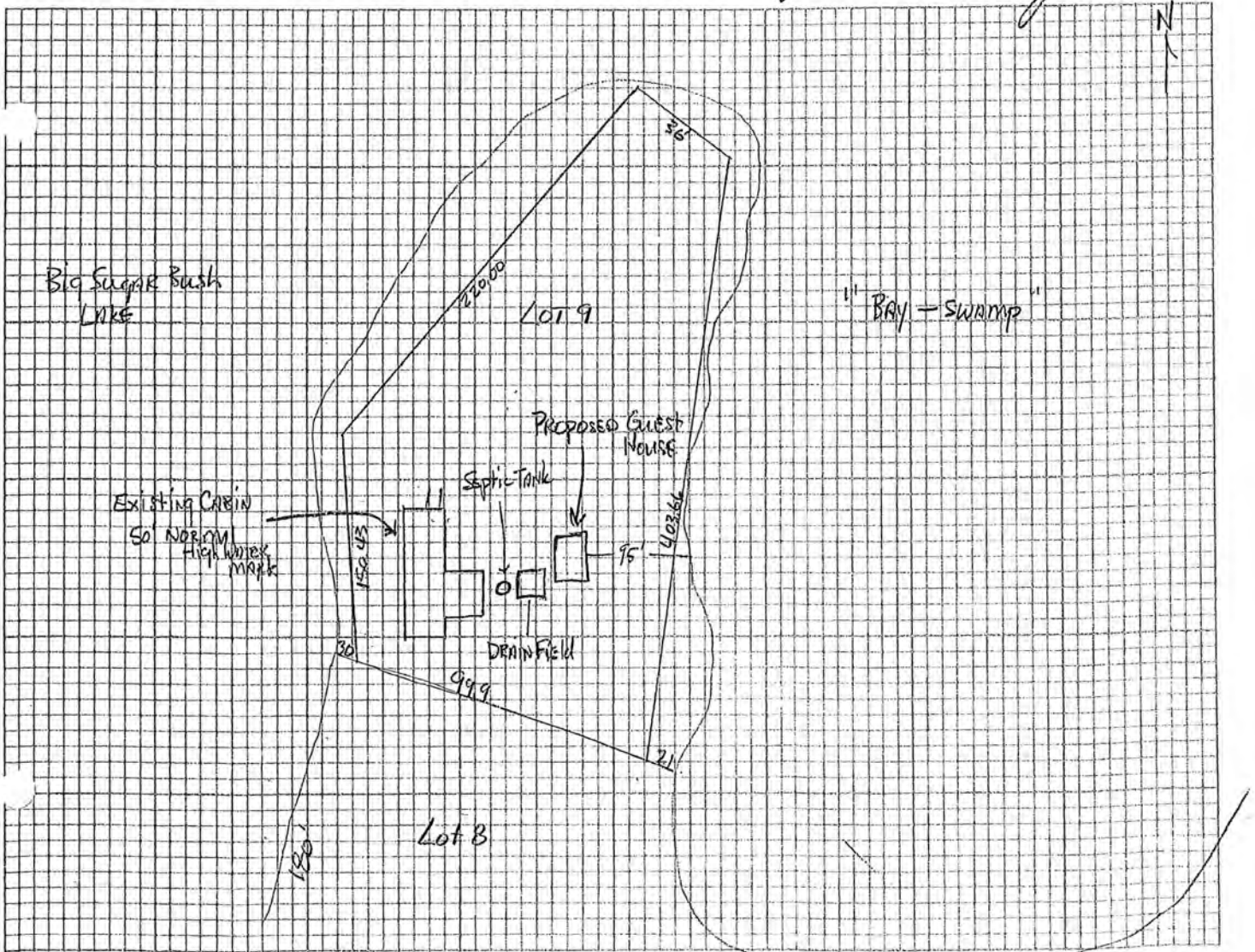
BECKER COUNTY
 Department _____
 Becker County Courthouse
 Detroit Lakes, MN 56501

Subject GUEST HOUSE
 Name JAMES S. LINDSAY
 Address RTE. BOX 90C
 Town Ogema State MN Zip 56569 Date 6-21-83

Location or Legal Description Lots 8 & 9 Big Sugar Bush Heights 5th Subdivision.

Remarks:


Signature James S. Lindsay



Becker County Parcel Information



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

Summary

Parcel Number:	320425000	GIS Map 
Property Address:	29211 SUGAR HILL DR OGEMA	
Owner Name:	JOSHUA J & ELIZABETH BACH	
Owner Address:	101 28TH AVE NE FARGO ND 58102	
Legal Description:	Section 08 Township 141 Range 040 SUGAR BUSH HGTS 5TH LOTS 8 & 9	

Valuation & Taxation

top ▲

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$239,000	\$224,300	\$189,200
Estimated Land Value	\$232,400	\$260,100	\$211,400
Estimated Machinery Value			
Total Estimated Value	\$471,400	\$484,400	\$400,600
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$484,400	\$400,600	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$4,126.00	\$3,546.00	
Total Payments	-\$2,063.00	-\$3,546.00	

Unpaid Balance	\$2,063.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$471,400

Zoning Information top ▲	
Zoning District	
Township	Sugar Bush
Zoning District	Agricultural
Other Descriptions	Plat of Sugar Bush Heights 5th Sub
Imaged Files	
Document Type	Available Years
Septic	2020*
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>	

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
	524		
Description	Flags	Size	
320303 BIG SUGAR BUSH LK SITE		1 UT	
320305 FF-BIG SUGAR BUSH-A		374 FF	
320305 FF-BIG SUGAR BUSH-A		150 FF	
601420 WATER/SEWER/ELEC		1 UT	

604715 LOW COST SITE-RE

1 UT

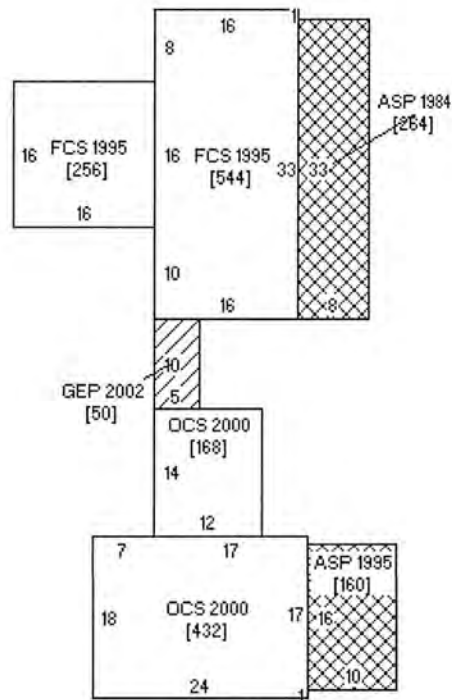
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1995
Bldg Style	1 1/2 Story Frame
Arch Style	1.25 Story
Area	1781 SqFt
Condition	Normal
Basement	Crawl
Heating	Yes
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Log
Int Walls	Other
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	4
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1995
Style	1 Story Frame
Area SF	256
Condition	Normal
Bsmnt SF	0
Heat	Yes
AC	Yes
Attic SF	0

Addition # 2

Year Built	2000
Style	1 Story Frame
Area SF	432

Condition	Normal
Bsmnt SF	0
Heat	Yes
AC	Yes
Attic SF	0
Addition # 3	
Year Built	2000
Style	1 Story Frame
Area SF	168
Condition	Normal
Bsmnt SF	0
Heat	Yes
AC	Yes
Attic SF	0
Garage # 1	
Year Built	1995
Style	Det Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Porch # 1	
Area SF	264
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame

Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	160
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 3	
Area SF	50
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2

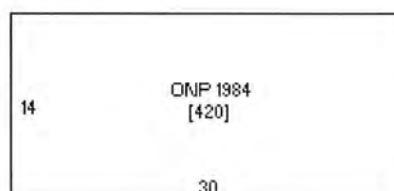
Fireplace		
Descr	Story Ht	Count
Masonry	1 1/2 Story	1

Decks & Patios	
Style	Area SF
Concrete Patio-Low	96
Wood Deck-High	360
Wood Deck-High	144

Res Bldg # 2 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1984
Bldg Style	1 Story Frame
Arch Style	N/A
Area	420 SqFt
Condition	Normal
Basement	Pier Only
Heating	Geo-Thermal
AC	No
Attic	None
Foundation	Piers
Roof	Gable/Asph
Ext Walls	Vertical Brd
Int Walls	Softwood
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Plumbing

Style	Count
Full Bath	1

Yard Items

top ▲

Yard Item # 1 details:

Descr	Shed
Year Built	2005
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	6.00
Length	8.00
Area	48 Square Feet

Yard Item # 2 details:

Descr	Shed
Year Built	2005
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	8.00
Area	64 Square Feet

Sales Information

top ▲

Sale Date: 3/1/2018 - Property Type: Seasonal Rec. Residential			
Buyer	BACH JOSHUA J & ELIZABETH	Seller	THE JAMES S LINDSAY TRUST
Sale Price	\$475,000	Ins Type	Trustee Deed
Adj Sale Price	\$475,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

CERTIFICATE OF REAL
ESTATE VALUE FILED 15395

No delinquent taxes and transfer
entered March 2, 2018

Mary E Hendrickson
Becker County Auditor/Treasurer

By JD Deputy
P.I.D. 32.0425.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 649021

March 2, 2018 at 9:43 AM

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

Patricia Swenson, County Recorder
By JD Deputy

BECKER COUNTY RECORDER
Well Certificate Received March 2, 2018
PATRICIA SWENSON - Becker County Recorder
JD - Deputy

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.4.2 (2010)

DEED TAX DUE: \$ 1,567.50

PCRV # 780362

FOR VALUABLE CONSIDERATION, _____

DATE: March 1, 2018
(month/day/year)

(insert name of each Trustee)

James S. Lindsay, as Trustee
of the James S. Lindsay Trust U/A dated 3/17/83

(insert name of Trust)

("Grantor"), hereby conveys and quitclaims to Joshua J. Bach and Elizabeth Bach

(insert name of each Grantee)

("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

Lots Eight (8) and Nine (9), Sugar Bush Heights 5th Addition, according to the certified Plat thereof on file and of record in the
office of the County Recorder in and for Becker County, Minnesota.

Parcel#32.0425.000

BECKER COUNTY DEED TAX
AMT. PD. \$ 1,567.50
Receipt # 675131
Becker County Auditor/Treasurer

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

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on
the described real property.
- ☒ A well disclosure certificate accompanies this document or has
been electronically filed. (If electronically filed, insert WDC
number: 1025244.)
- ☐ I am familiar with the property described in this instrument and
I certify that the status and number of wells on the described
real property have not changed since the last previously filed
well disclosure certificate.

Grantor

James S. Lindsay
(signature of Trustee) James S. Lindsay

(signature of Trustee)

chg _____
paid x
well x

North Carolina
State of Minnesota, County of Transylvania

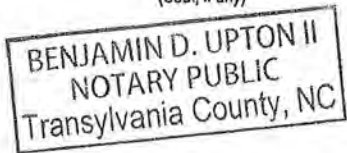
This instrument was acknowledged before me on Feb 27 2018, by James S Lindsey
(month/day/year) (insert name of each Trustee)

James S. Lindsay

as Trustee of the James S. Lindsay Trust U/A dated 3/17/83

(insert name of Trust)

(Seal, if any)



(signature of notarial officer)

Title (and Rank):

Notary Public

My commission expires:

11-17 2018

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Consolidated Title Services
828 Minnesota Avenue
Detroit Lakes, MN 56501
CL#17-0844

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

(insert name and address of Grantee to whom tax statements should be sent)

Joshua J. Bach and Elizabeth Bach

101 28th Ave N
Fargo, ND 58102

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

PIN: 32.0425.000

BILL NUMBER: 182650

LENDER: FLAGSTAR BANK & VANESA (RUTH) BRODY

OWNER NAME: BACH JOSHUA J

AIN:

TAXPAYER(S):

JOSHUA J & ELIZABETH BACH
101 28TH AVE NE
FARGO ND 58102

\$\$\$

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

29211 SUGAR HILL DR
OGEMA, MN 56569

DESCRIPTION

Section 08 Township 141 Range 040
SubdivisionName SUGAR BUSH HGTS
5TH SubdivisionCd 32009

Line 13 Detail

S-1010/15 SOLIC 80.00
Principal 80.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2020	2021
Estimated Market Value:	400,600	484,400
Homestead Exclusion:	0	0
Taxable Market Value:	400,600	484,400
New Improvements:		
Property Classification:	Seasonal	Seasonal
Sent in March 2020		
Step 1		
Step 2	PROPOSED TAX	
	Sent in November 2020	
		4,082.00
Step 3	PROPERTY TAX STATEMENT	
First half taxes due 05/15/2021		\$2,063.00
Second half taxes due 10/15/2021		\$2,063.00
Total taxes due in 2021		\$4,126.00

Tax Detail for Your Property:		
Taxes Payable Year:	2020	2021
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	\$3,466.00	\$4,046.00
4. Credits that reduce property taxes		
A. Agricultural and rural land credits	\$0.00	\$0.00
B. Other credits	\$0.00	\$0.00
5. Property taxes after credits	\$3,466.00	\$4,046.00
6. BECKER COUNTY	A. County	\$1,472.01
7. SUGAR BUSH		\$419.93
8. State General Tax		\$638.77
9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$461.11
	B. Other local levies	\$399.21
	A. BC EDA	\$8.30
	B. Others	\$66.67
	C. TIF	\$0.00
10. Special Taxing Districts		\$0.00
11. Non-school voter approved referenda levies		\$0.00
12. Total property tax before special assessments		\$3,466.00
13. Special assessments		\$80.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,546.00
	Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before October 15, 2021.

PIN: 32.0425.000

AIN:

BILL NUMBER: 182650

TAXPAYER(S):

JOSHUA J & ELIZABETH BACH
101 28TH AVE NE
FARGO ND 58102

Paid By _____

Total Property Tax for 2021 \$4,126.00
2nd Half Tax Amount \$2,063.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$2,063.00
Balance Good Through 10/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

1

1st Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 32.0425.000

AIN:

BILL NUMBER: 182650

TAXPAYER(S):

JOSHUA J & ELIZABETH BACH
101 28TH AVE NE
FARGO ND 58102

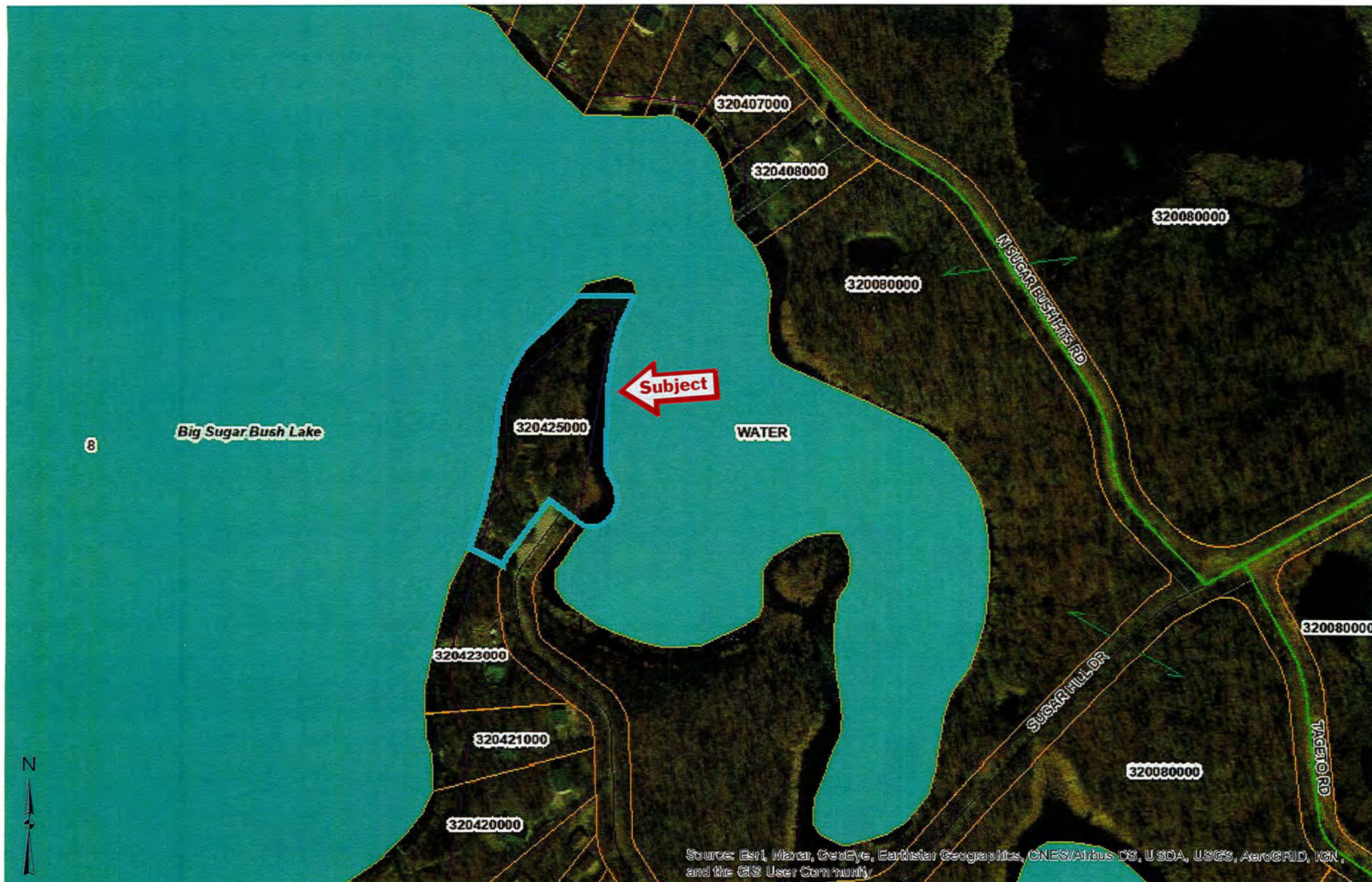
Paid By _____

Total Property Tax for 2021 \$4,126.00
1st Half Tax Amount \$2,063.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$2,063.00
Balance Good Through 05/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

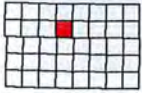


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,225	Date: 6/1/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



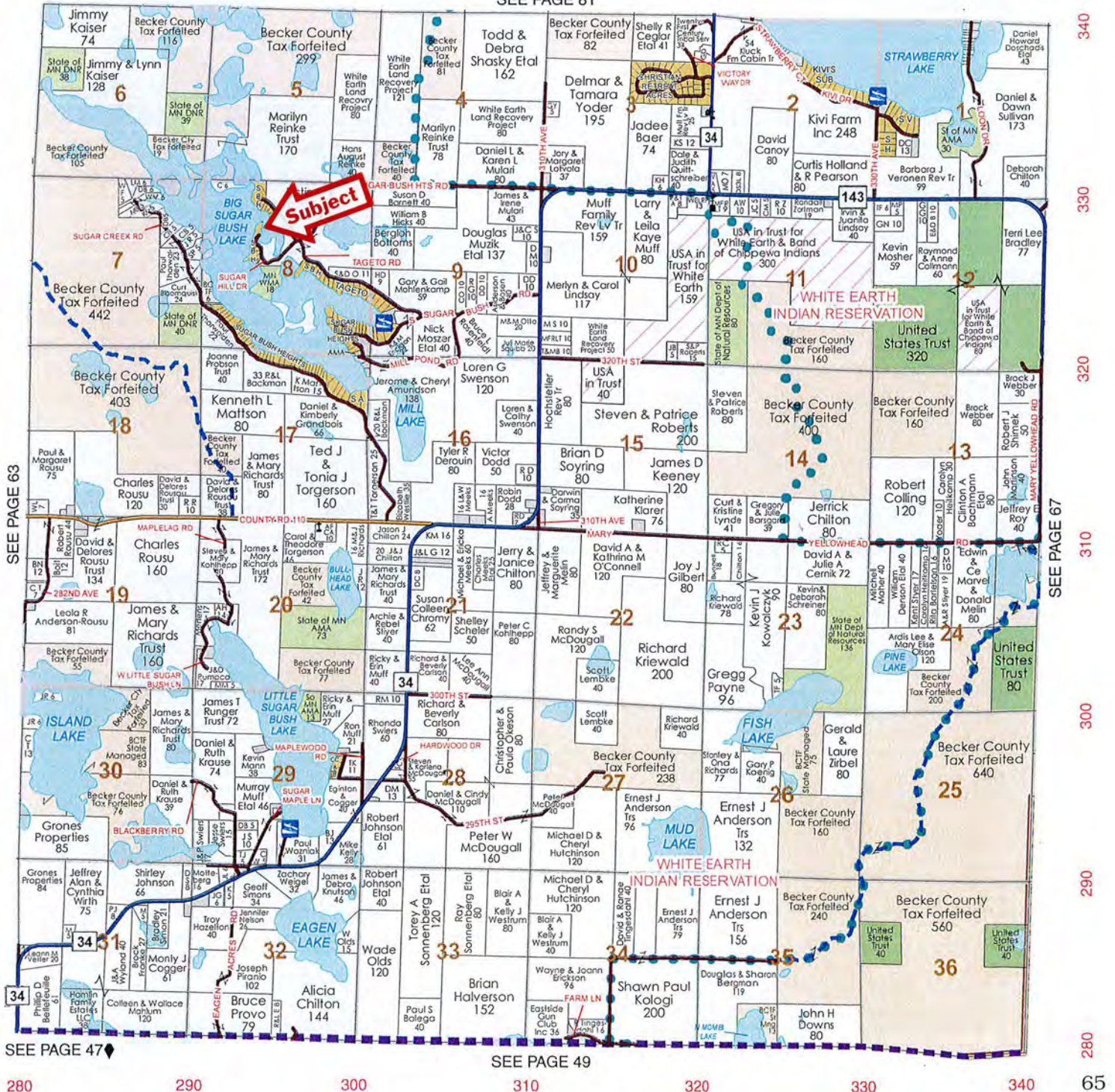


Sugar Bush (W)

Township 141N - Range 40W

Copyright © 2019 Mapping Solutions

SEE PAGE 81





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Christopher Holton
18244 302nd Ave
Detroit Lakes, MN 56501

Project Location: 18244 302nd Ave Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage to be located at seventy-five (75) feet from the ordinary high-water mark of the lake, deviating from the required setback of one hundred fifty (150) feet from the OHW of a natural environment lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0627.104; Schultz Lake
Section 20 Township 139 Range 040; COUNTRY LANE Block 001; LOT 4; Erie Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-167

Property and Owner Review

Parcel Number(s): **100627104**

Owner: **CHRISTOPHER HOLTON**

Township-S/T/R: **ERIE-20/139/040**

Mailing Address:

CHRISTOPHER HOLTON

18244 302ND AVE

DETROIT LAKES MN 56501

Site Address: **18244 302ND AVE**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2021-1383**

Legal Descr: **Block 001 of COUNTRY LANE LOT 4**

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 detached garage to be located at seventy-five (75) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred fifty (150) feet from the OHW of a natural environment lake, due to setback issues and lot size not in compliance with minimum standards.**

OHW Setback: **75' to the Garage**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **4.25%**

Proposed Imp. Surface Coverage: **8.08%**

Existing Structure Sq Ft: **na**

Proposed Structure Sq Ft: **30x40=1200 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **17'**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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 we are meeting all other setbacks. We are well under the allowed impervious coverage of 25%, we will be at 8%. The request is outside of the shore impact zone. This lot was created with a variance and the lot size is not in compliance with minimum standards.**

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

Explain: **This will not negatively impact anyone's view or enjoyment of the lake. There is nearly 100 feet of aquatic vegetation before the OHW measurement. We are well away from the lake.**

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

Explain: **Yes, this lot will be used for residential purposes. The garage will be used to store, vehicles, yard equipment and lake toys to keep them out of the elements. The garage will clean up the yard.**

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

Explain: **Yes, there is nearly 100 feet of aquatic vegetation before the OHW measurement. See Attachment**

in packet: Document 442145. This lot was allowed, with a variance, to be created as substandard in 1998. The lot size requirement for this lake is 120,000 sq ft and 300' wide. This lot is 31,400 sq ft. The best placement for the septic is in the only other buildable location on the lot. This is the best location for the garage on the lot. There is a private easement (restricted drive) that accesses the property at the requested location.

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

Explain: **Yes this is a natural environment lake with similar aquatic vegetation along the whole shoreline.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1383****Property and Owner Review**

Parcel Number: 100627104	Inspector Notes:
Owner: CHRISTOPHER HOLTON	
Township-S/T/R: ERIE-20/139/040	
Site Address: 18244 302ND AVE	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: na - Proposed Dimensions: 30x40=1200 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: Private Easement - Right of Way	Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)		
Road setback: - Dwelling: - Non-dwelling: 10+ to easement; 200+ to Twp ROW	Pre-Inspection: - Dwell: - Non:	Lake Name: Schultz (Erie) [NE Tier 2] River Name:	
Side setback: - Dwelling: - Non-dwelling: 50+	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 75' - Variance needed	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used: **Garage to Garage**

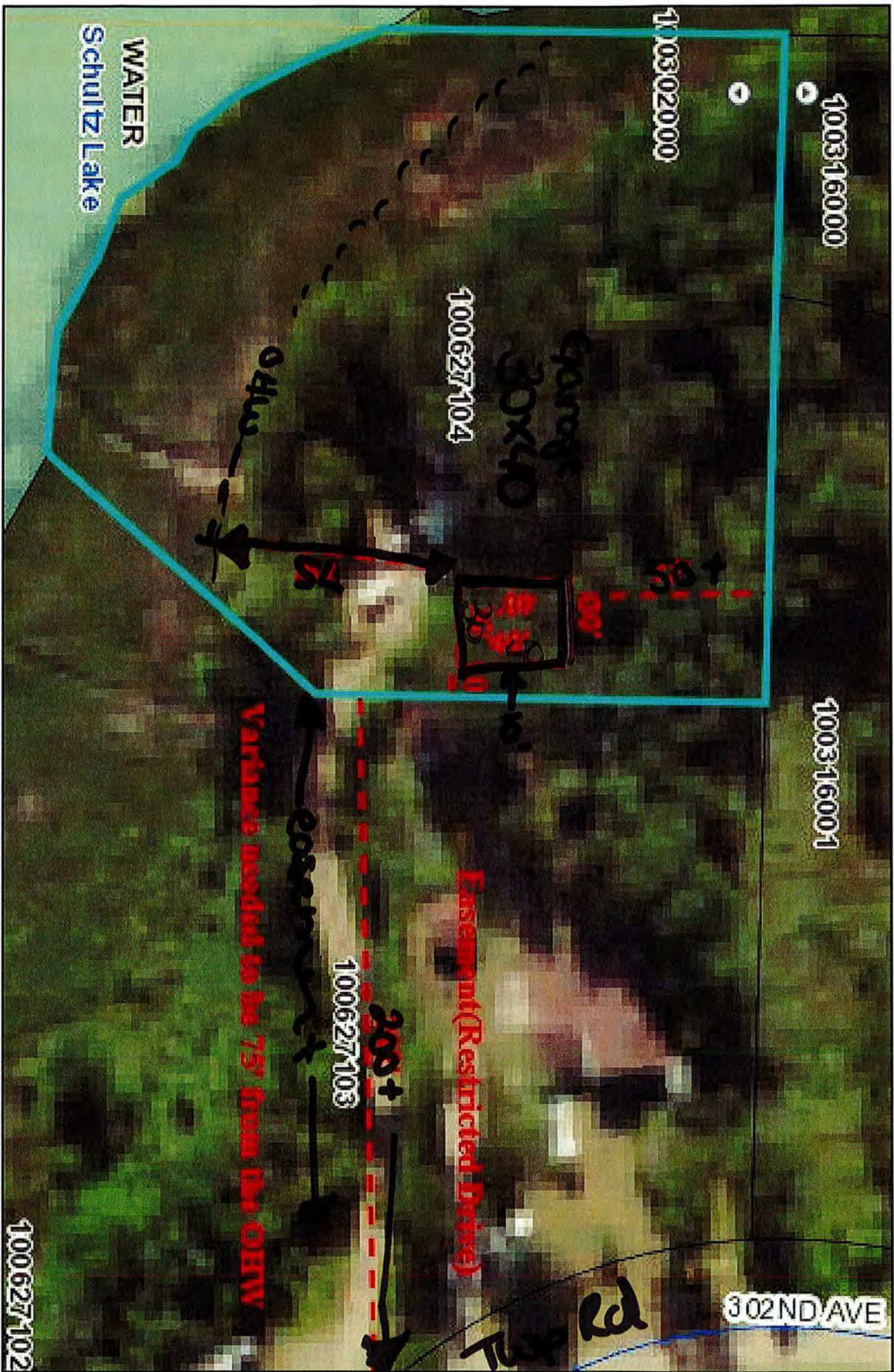
- Setback of LEFT like structure:

- Setback of RIGHT like structure: **100302000- Vacant lot- Unable to setback average**

Any other impervious surface coverage not noted on application?

Holton PARCELS 10.0627.104

TOTAL LOT COVERAGE (31,400 (+/-))	31,400		
ALLOWABLE IMPERVIOUS @ 25%	7,850		
ALLOWABLE IMPERVIOUS @ 15%	4,710		
		<u>EXISTING</u>	<u>PROPOSED</u>
Dwelling (448+42)		490	490
Shed		96	96
Driveway	15x50	750	750
Proposed Garage	30x40		1200
		1336	2536
		4.25%	8.08%



442145

BECKER COUNTY RECORDER-STATE OF MN
Document No. 442145
Date AUG 20 1998 11 07 a.m.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M M Marjinson
County Recorder du Dpty.

10-0317-000

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Thomas Disse

ORDER OF VARIANCE

REQUEST: Variance to subdivide a parcel of land with four (4) existing houses into separate tracts, with each tract having less than 80,000 sq. ft of lot area

~~OR~~
~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 12th day of August, 19 98, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Lot 2 W of TWP Road; Section 20, TWP 139, Range 40, Erie Township. Complete Legal Description on Reverse Side.

VARIANCE REQUESTED:

Request a Variance to subdivide a parcel of land with four (4) existing houses into separate tracts, with each tract of land having less than 80,000 sq. ft of lot area on the above described property.

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

A Variance to subdivide a parcel of land with four (4) existing houses into separate tracts, with each tract of land having less than 80,000 sq. ft of lot area on the above described property based on the following and contingent upon the final decision of the Planning Commission and County Board: 1) The nonconforming situation was created prior to Zoning being enacted; 2) The amount of property and the location between the road and lake does not allow for the lots to be larger, meeting the required lot size; 3) This would be the best solution to correcting a nonconforming situation; 4) this would be compatible with the surrounding residential use.

DATED THIS 12th DAY OF August, 19 98

Charles Rew
CHARLES REW, Chairman Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
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.

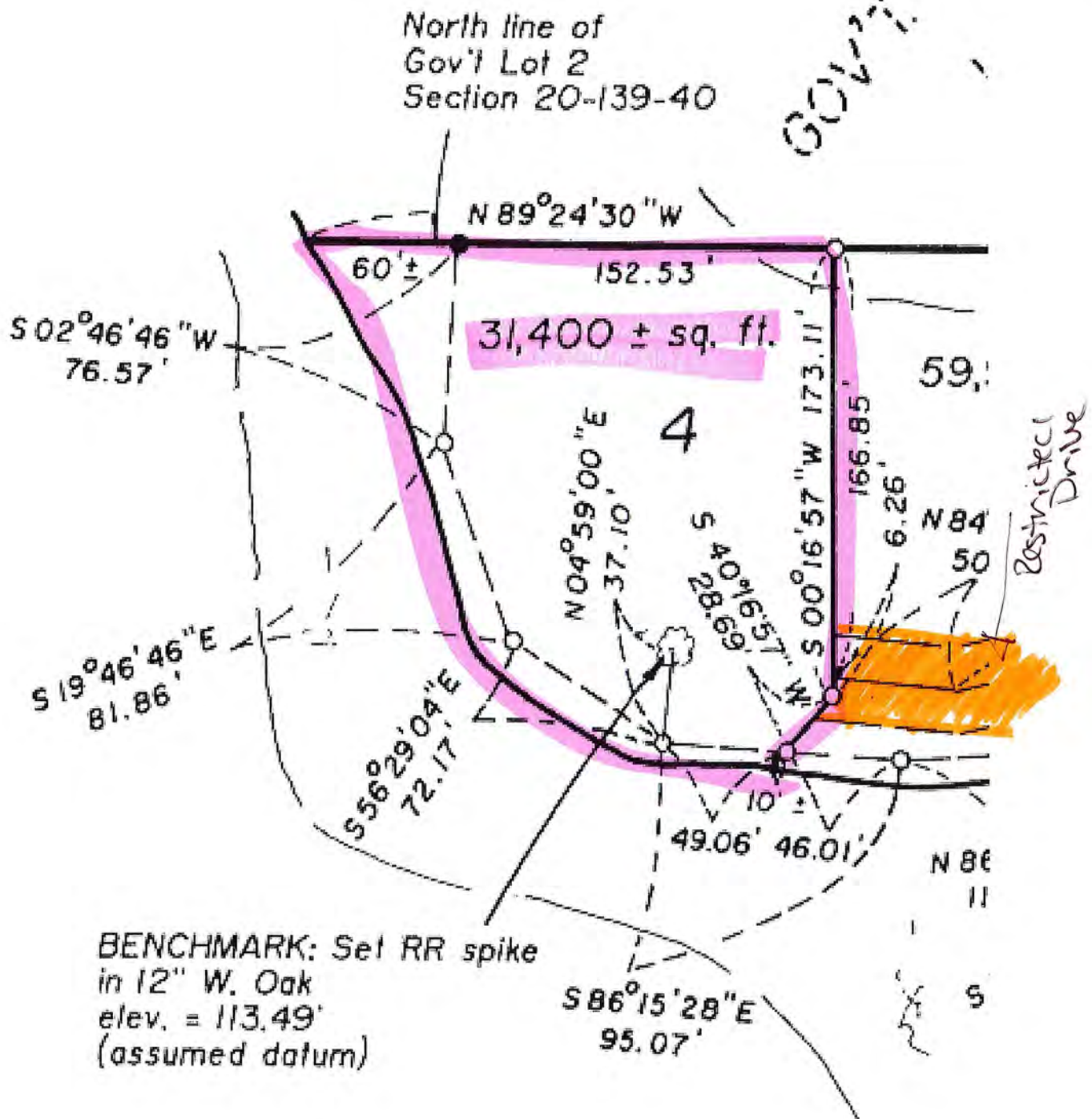
In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 12th DAY OF August, 19 98.

TO DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

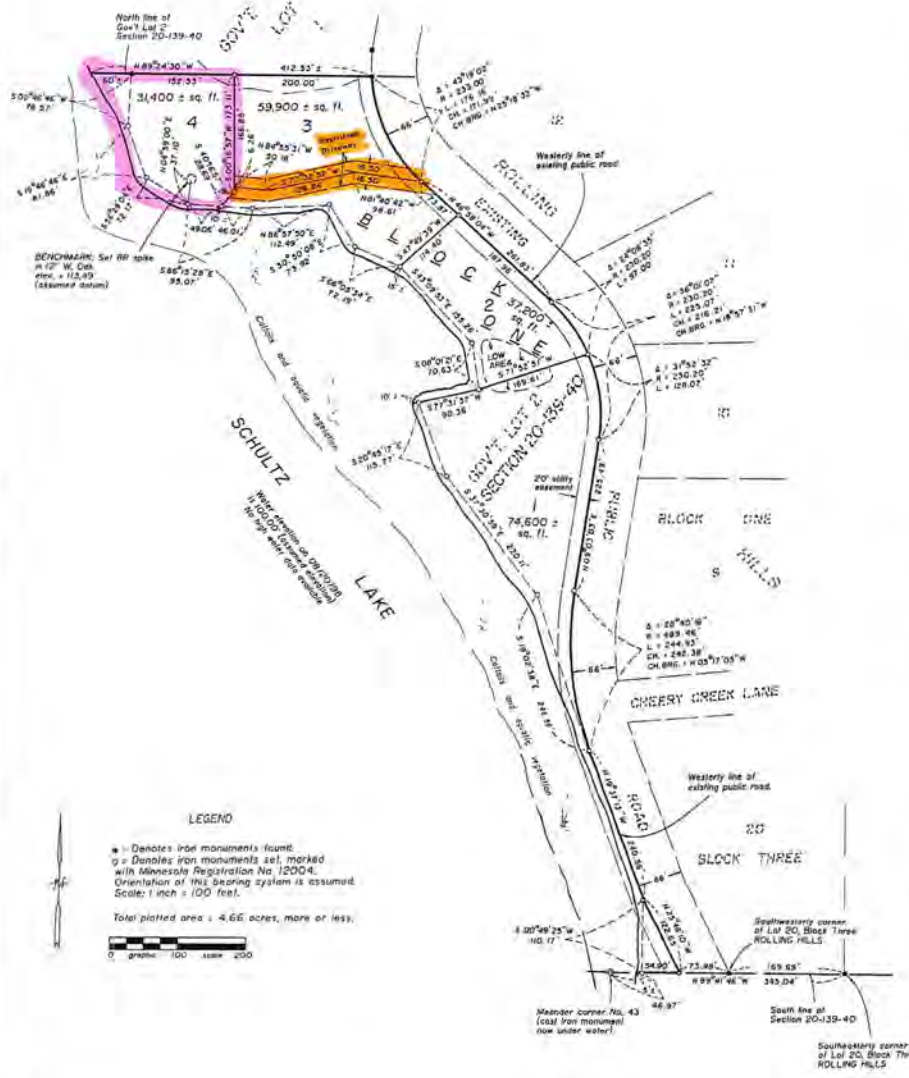
Charge
Paid ✓
Numerical
Tract ✓
Grantor
Grantee
Compared

DAN A. HOLM
Zoning Administrator

All that part of Government Lot 2 in Section 20, Township 139 North of Range 40 West of the Fifth Principal Meridian lying West of the Township Road presently running in a Northerly direction across said Government Lot 2, subject however, to easements of record and roadways as now presently established on said premises.



COUNTRY LANE



KNOW ALL MEN BY THESE PRESENTS: That Thomas W. Dine and Susan L. Dine, husband and wife, are the owners and proprietors of that part of Government Lot 2 of Section 20, Township 139 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southeasterly corner of Lot 20, Block Three, of ROLLING HILLS, said plat is on file and of record in the office of the Recorder of said County; thence North 89 degrees 41 minutes 46 seconds West 169.69 feet to an assumed bearing along the southerly line of said Lot 20 to a found iron monument at the southwesterly corner of said Lot 20; thence continuing North 89 degrees 41 minutes 46 seconds West 73.48 feet along the south line of said Section 20 to the westerly line of an existing public road, said point is the point of beginning; thence North 25 degrees 40 minutes 10 seconds West 122.65 feet along the westerly line of said existing public road; thence North 19 degrees 37 minutes 13 seconds West 240.56 feet continuing along the westerly line of said existing public road; thence northerly continuing along the westerly line of said existing public road on a curve concave to the east, having a central angle of 28 degrees 40 minutes 16 seconds and a radius of 489.46 feet, for a distance of 244.93 feet (chord bearing North 05 degrees 17 minutes 05 seconds West); thence North 09 degrees 03 minutes 03 seconds East 225.49 feet continuing along the westerly line of said existing public road; thence northerly continuing along the westerly line of said existing public road on a curve concave to the west, having a central angle of 56 degrees 01 minute 07 seconds and a radius of 230.20 feet, for a distance of 325.07 feet (chord bearing North 18 degrees 57 minutes 31 seconds West); thence North 46 degrees 58 minutes 04 seconds West 261.83 feet continuing along the westerly line of said existing public road; thence northwesterly continuing along the westerly line of said existing public road on a curve concave to the northeast, having a central angle of 43 degrees 19 minutes 03 seconds and a radius of 233.00 feet, for a distance of 176.16 feet (chord bearing North 25 degrees 18 minutes 33 seconds West) to a found iron monument on the north line of said Government Lot 2; thence North 89 degrees 24 minutes 30 seconds West 352.53 feet along the north line of said Government Lot 2 to a found iron monument; thence continuing North 89 degrees 24 minutes 30 seconds West 60 feet, more or less, along the north line of said Government Lot 2 to the water's edge of Schultz Lake; thence in a southerly direction along the water's edge of said Schultz Lake to the south line of said Section 20; thence South 89 degrees 41 minutes 46 seconds East 59.50 feet, more or less, along the south line of said Section 20 to the point of beginning:

And they have caused the said land to be surveyed and platted as COUNTRY LANE and they do hereby donate and dedicate to the public for utility purposes the UTILITY EASEMENT as shown on the herein plat. Lots 1 through 4, inclusive, of Block One extend to the water's edge of said Schultz Lake. That part of Lot 3, Block One, shown as RESTRICTED DRIVEWAY is an exclusive easement for the purpose of ingress and egress over, under and across Lot 3 for the benefit of the owners, occupants, permittees, and invitees of Lot 4 and shall not be intended for public use. SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said Thomas W. Dine and Susan L. Dine, husband and wife, have hereunto set their hands and seal this 16th day of October, 1998.

OWNERS:

Thomas W. Dine
Thomas W. Dine

Susan L. Dine
Susan L. Dine

State of Minnesota)
County of Becker)

The foregoing instrument was acknowledged before me, a Notary Public, this 16th day of October, 1998, by Thomas W. Dine and Susan L. Dine, husband and wife.



Maxine R. Smith
Notary Public, Becker County, Minnesota
My commission expires January 31, 2000.

I hereby certify that I have surveyed and platted the property described on this plat as COUNTRY LANE; that said plat is a true and correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in Minnesota Statutes 505.02 Subdivision 1, or public highways on or across the same except as shown.

Roy A. Smith
Roy A. Smith, Registered Land Surveyor
Minnesota Registration Number 12004

State of Minnesota)
County of Becker)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this 16th day of October, 1998, by Roy A. Smith, Minnesota Registration Number 12004.



Maxine R. Smith
Maxine R. Smith
Notary Public, Becker County, Minnesota
My commission expires January 31, 2000

This plat is hereby approved by the Town Board of the Township of Erie, Becker County, Minnesota, this 16th day of Oct., 1998.
Barbara J. Hesse Clerk
Paul J. Olick Chairman

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 26th day of January, 1999.
Kenneth J. Hesse Chairman of County Board
Mike J. Hesse County Coordinator
Kurt H. Hesse County Auditor

I hereby certify that the taxes for the year 99 for the lands described within are paid.
Rita J. Thompson County Treasurer
Don Deputy

This plat is hereby approved by the Becker County Planning Commission this 19 day of October, 1998.
Barbara J. Hesse Secretary
Maxine R. Smith Chairman

No delinquent taxes and transfer entered this 27 day of April, 1998.
Kurt H. Hesse County Auditor
Mike J. Hesse Deputy
Passed = 10-037-050 439574

I hereby certify that the within instrument was filed in this office for record on this 5th day of May, 1999 at 2 o'clock P.M. and was duly recorded in Book 77 of Plats page 35-2, slide 499.
Maxine R. Smith
County Recorder

OFFICIAL PLAT



100627104
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

10.0627.104

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): 6/28/2016

☒ **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: 100627104
 Property address: 18244 302nd Ave DL Reason for inspection: Selling property
 Property owner: Tom Disse Owner's phone: 841-9127
 or

Owner's representative: _____ Representative phone: _____

Local regulatory authority: _____ Regulatory authority phone: _____

Brief system description: 1500 comp tank - mound drainfield

Comments or recommendations: 1040 West Lake Dr
Detroit Lakes, MN 56501

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: Ray T. Beggs Certification number: _____

Business name: _____ License number: 478

Inspector signature: Ray T. Beggs 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:

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

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.

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	72'
B. Periodically saturated soil/bedrock	1'4"
C. System separation	36"
D. Required compliance separation*	36"

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

Any "no" answer above indicates the system is failing to protect groundwater.

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.

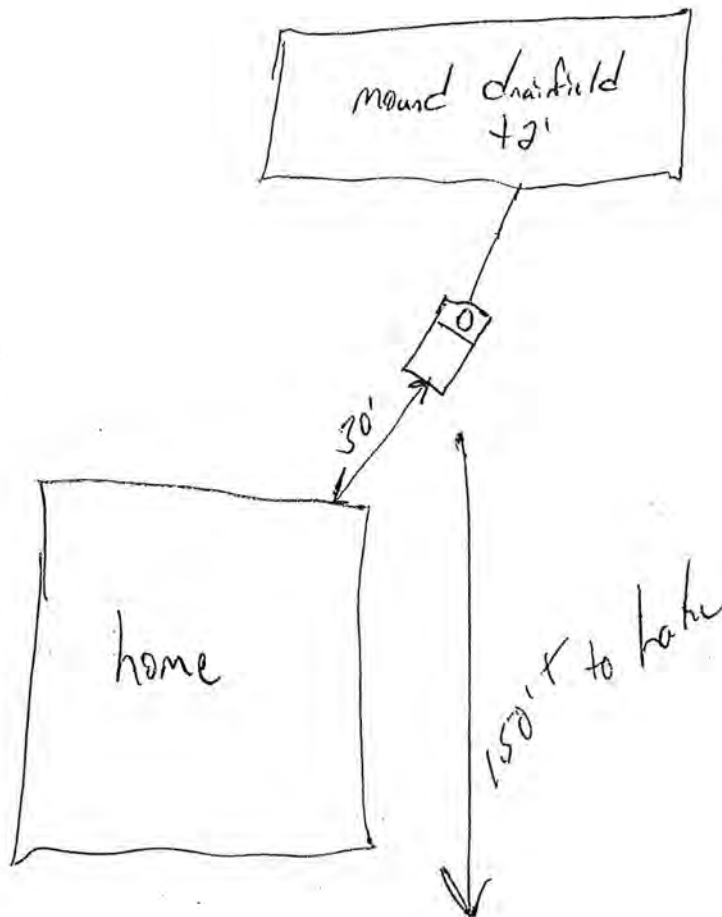
Compliance criteria

- 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.

Boring - 0-6 black
6-16 clay loam
brown



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



Becker County Planning and Zoning
835 Lake
PO Box 787
Detroit Lakes, MN
Phone: (218) 846-7314
Fax: (218) 846-7266

Individual Sewage Treatment System Permit Application

1. PROPERTY DATA (as it appears on tax statement)

Parcel number(s) of property system will be installed on: B/O. 0627.104
(if parcel is a new split and a parcel number has not yet been issued, indicate the main parcel number from which the new parcel was split from)

Section 20 Twp 139 Range 040 Township Name Enie Lake Name _____ Lake Classification _____

Legal Description: ~~Block 2~~ Block 001 Lot 4

Project Address: 18244 302 Ave

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

First name Tom Last Name Disse

Mailing Address 18254 302 Ave City, State Zip Detroit Lakes 56501

Phone Number _____

3. DESIGNER/INSTALLER INFORMATION

Company Name: Danmy Engstrom License #: 478 Address: 23151 City Hwy 37

Designer Name: _____ Registration #: _____ Telephone Number: 847-0561

Will the system be installed by the designer? (circle one) YES NO Unknown/To be bid

COMPLETE INSTALLER INFORMATION IF INSTALLER IS KNOWN AND DIFFERENT THAN THE DESIGNER!

Company Name: _____ License #: _____ Address: _____

Installer Name: _____ Registration #: _____ Telephone Number: _____

4. SYSTEM DESIGN INFORMATION

Existing System Status - CHECK ONE

- ☐ No existing system - new home/structure
- ☒ Cesspool/Seepage
- ☐ Failing (other than cesspool/seepage pit)
- ☐ Undersized (addition to drainfield/tanks needed)
- ☐ Repairs needed to existing system
- ☐ Replacement needed of existing system
- ☐ Unknown
- ☐ Other - explain below

Date of Site Evaluation 7-3-03

Gallons Per Day 300

What will new system
serve? CHECK ONE

- ☒ Dwelling
- ☐ Resort/Campground
- ☐ Commercial (non-resort)
- ☐ other - explain below

Size of ALL tank
types to be installed:

- 1000 gals Septic Tank
- 500 gals Lift Station
- gals Holding Tank
- gals Other Tanks

Check type of drainfield medium
to be used:

- ☐ Chamber
- ☐ Drainfield Rock
- ☐ Gravelless
- ☐ No drainfield

Drainfield
Size sq ft

Check type of drainfield
to be installed:

- 300 sq ft
- ☐ Trench
- ☐ At-grade
- ☐ Pressure Bed
- ☐ Seepage Bed
- ☒ Mound

Explanation:

☐ Check box if system will be experimental

354220

Design Flow <u>300</u> GPD	Well Depth	Original Soil or Compacted Soil	Depth to Restricting Layer <u>2'</u>
Number of Bedrooms <u>2</u>	Depth of wells of	Type of Soil Observation	Maximum Depth of System <u>+1'</u>
Garbage Disposal YES <u>(NO)</u>	within 100 feet	PROBE PIT <u>BORING</u>	Perc Rate <u>31</u>
Grinder pump/lift station in house YES <u>(NO)</u>	system		Soil Sizing Factor <u>.83 - 2.00</u>

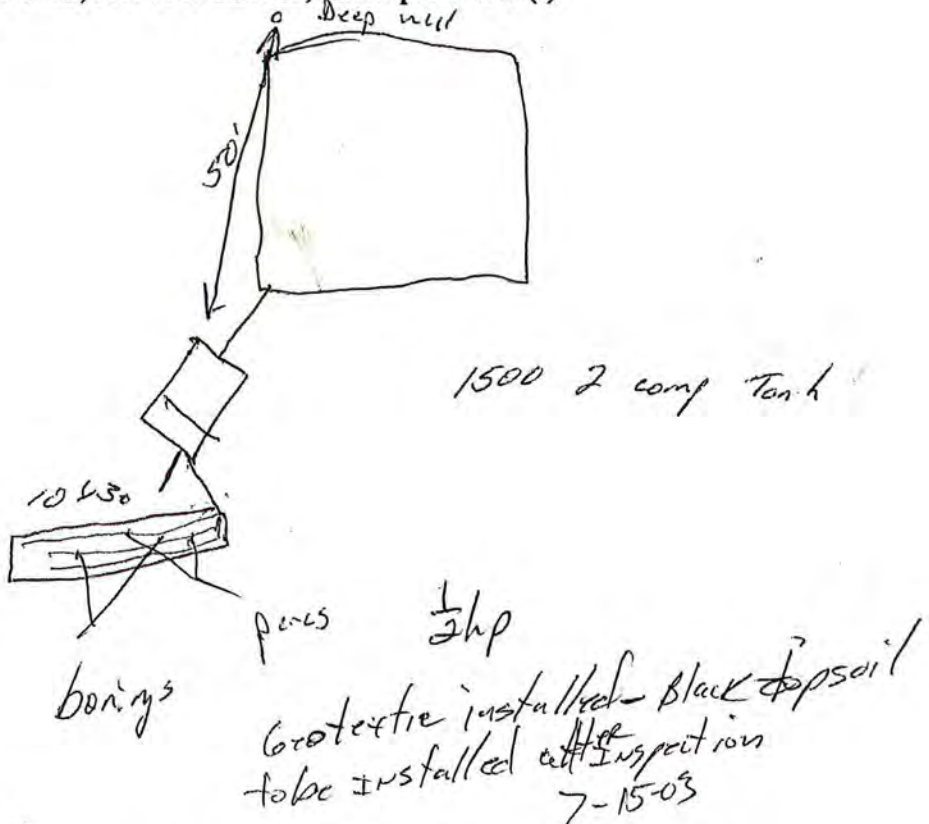
Tank Drainfield
 Distance to well 50' 70'
 Distance to Building 10' 40'
 Distance to Property Line 10'
 Distance to OHW ~~10'~~
 (Ordinary Highwater Mark)
 Distance to Pressure Line 10' +

Depth	Texture	Color	Structure	Depth	Texture	Color	Structure
0-10	silt	Black		0-11	silt	Black	
10-24	silt lean	10.5 4/6		11-21	silt lean	10.5 4/6	

6. SITE PLAN - indicate capacity of all tanks, size of drainfield, and depth of well(s)

SHOW PROPOSED AND/OR EXISTING:

1. Water supply wells w/in 100' of the proposed ISTS
2. Buildings or improvements on the lot
3. Buried water pipes w/in 50' of the proposed ISTS
4. Easements on the lot
5. Ordinary high water level of public waters
6. Property lines
7. ALL required setbacks from the system
8. ALL required setbacks from the system
9. Site contours
10. ISTS
11. Alternative site if lot was created after January 23rd, 1996.
12. Other site characteristics pertinent to system design



7. CERTIFIED STATEMENT

I, Darryl Bryson (PRINT NAME) certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).
 (SIGNATURE) Darryl Bryson (DATE) 7-2-03

*****FOR OFFICE USE ONLY*****
 Application approved by: Heidi Maltman Date: 7/8/03 255100

Certificate of Compliance

() Certificate is hereby denied

☒ Certificate is hereby granted based upon the application, addendum forms, plans, specifications and all other supporting data. With proper maintenance, this system can be expected to function satisfactorily, however, this is not a guarantee.

Signature of Registered Qualified Employee Darryl Bryson #6432 Date: 7-15-03

Becker County Parcel Information



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

Summary

Parcel Number:	100627104	GIS Map 
Property Address:	18244 302ND AVE DETROIT LAKES	
Owner Name:	CHRISTOPHER HOLTON	
Owner Address:	18244 302ND AVE DETROIT LAKES MN 56501	
Legal Description:	Section 20 Township 139 Range 040 COUNTRY LANE Block 001 LOT 4	

Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$64,400	\$48,900	\$49,600
Estimated Land Value	\$50,600	\$50,600	\$50,600
Estimated Machinery Value			
Total Estimated Value	\$115,000	\$99,500	\$100,200
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$71,200	\$72,000	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$710.00	\$724.00	
Total Payments	-\$355.00	-\$724.00	

Unpaid Balance	\$355.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$115,000

Zoning Information			top ▲
Zoning District			
Township		Erie	
Zoning District		Residential	
Other Descriptions		Plat of Country Lane	
Zoning Permits			
Type		Status	Details
Site		Approved: 10/12/15	• Other Item: Fence (50 x 6)
Imaged Files			
Document Type		Available Years	
Septic		2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.			

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
	289.66		
Description	Flags		Size
100703 SCHULTZ LK SITE (NE)			1 UT

601420 WATER/SEWER/ELEC		1 UT
100706 FF-SCHULTZ LK-FAIR		50 FF
100707 FF-SCHULTZ LK-POOR		239.66 FF

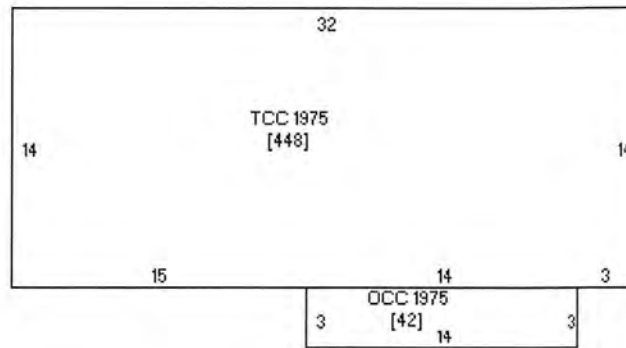
Residential Buildings

[top ▲](#)

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1975
Bldg Style	2 Story Frame
Arch Style	2 Story
Area	938 SqFt
Condition	Normal
Basement	Slab
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	Conc Slab
Roof	Gable/Asph
Ext Walls	Composition Lap/Hwbd
Int Walls	Drywall
Floor	Plywood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1975
Style	1 Story Frame
Area SF	42
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	No
Attic SF	0

Plumbing

Style	Count
Full Bath	1

Decks & Patios

Style	Area SF
Wood Deck-Low	144
Wood Deck-Med	144

Yard Items

top ▲

Yard Item # 1 details:	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet

Sales Information				top ▲
Sale Date: 8/31/2016 - Property Type: Residential (< 4 Units)				
Buyer	HOLTON CHRISTOPHER	Seller	DISSE THOMAS W & SUSAN L	
Sale Price	\$93,000	Ins Type	Warranty Deed	
Adj Sale Price	\$88,000	Q/U	Q	
Adj Reason	Personal Property	Q/U Reason	Good sale	

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

PIN: 10.0627.104
BILL NUMBER: 190135
LENDER: BREMER SERVICE CENTER & KATHY HANSO
OWNER NAME: HOLTON CHRISTOPHER

TAXPAYER(S):

CHRISTOPHER HOLTON
18244 302ND AVE
DETROIT LAKES MN 56501

\$\$\$

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
18244 302ND AVE
DETROIT LAKES, MN 56501

DESCRIPTION
Section 20 Township 139 Range 040
SubdivisionName COUNTRY LANE
Block 001 SubdivisionC6 10034

Line 13 Detail
S-1010/15 SOLIC 40.00
S-7301/21 STORM 33.62
Principal 73.62
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	100,200 99,500
	Homestead Exclusion:	28,200 28,300
	Taxable Market Value:	72,000 71,200
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
	<i>Sent in March 2020</i>	
Step 2	PROPOSED TAX	
	<i>Sent in November 2020</i>	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$355.00
	Second half taxes due 10/15/2021	\$355.00
	Total taxes due in 2021	\$710.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
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"/>	\$636.38
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$649.61	
	3. Property taxes before credits	\$649.61	\$636.38
	4. Credits that reduce property taxes		
Property Tax by Jurisdiction	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$649.61	\$636.38
	6. BECKER COUNTY	\$264.68	\$257.79
	7. ERIE	\$82.10	\$86.38
	8. State General Tax	\$0.00	\$0.00
	9. SCHOOL DISTRICT 0022	\$82.92	\$77.75
	A. Voter approved levies	\$210.66	\$205.76
	B. Other local levies	\$1.49	\$1.41
	A. BC EDA	\$7.76	\$7.29
	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	\$649.61	\$636.38
	13. Special assessments	\$74.39	\$73.62
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$724.00	\$710.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 10.0627.104
AIN:

BILL NUMBER: 190135

TAXPAYER(S): CHRISTOPHER HOLTON
18244 302ND AVE
DETROIT LAKES MN 56501

Paid By _____

Total Property Tax for 2021 \$710.00
2nd Half Tax Amount \$355.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$355.00
Balance Good Through 10/15/2021
Res Hstd

MAKE CHECKS PAYABLE TO:

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

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 10.0627.104
AIN:

BILL NUMBER: 190135

TAXPAYER(S): CHRISTOPHER HOLTON
18244 302ND AVE
DETROIT LAKES MN 56501

Paid By _____

Total Property Tax for 2021 \$710.00
1st Half Tax Amount \$355.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$355.00
Balance Good Through 05/15/2021
Res Hstd

MAKE CHECKS PAYABLE TO:

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

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

636028

CERTIFICATE OF REAL
ESTATE VALUE FILED # 013477

No delinquent taxes and transfer entered
this 1st day of Sept, 2016

Mary E Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

10.0627.104

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 636028

September 1, 2016 at 12:59 PM

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

Patricia Swenson, County Recorder

By MN Deputy

I-M WARRANTY DEED

Individual(s) to Individual(s)

Becker County Recorder
Well Certificate Received Sept 1, 2016
Patricia Swenson
Deputy [Signature] Becker County Recorder

STATE DEED TAX DUE HEREON: \$ 306.90

Date: August 31, 2016

eCRV # 557117

Parcel # 10.0627.104

FOR VALUABLE CONSIDERATION, **Thomas W. Disse and Susan L. Disse**, married to each other,
Grantors, hereby conveys and warrants to **Christopher Holton**, Grantee, real property in Becker County,
Minnesota, described as follows:

Lot Four (4), Block One (1), COUNTRY LANE, 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 TO A RESTRICTED DRIVEWAY for the purpose of ingress and egress over,
under and across Lot 3, Block 1, Country Lane, for the benefit of the owners, occupants, permittees and
invitees of Lot 4, Block 1, Country Lane and shall not be intended for public use.

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

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

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

BECKER COUNTY DEED TAX

AMT. PD. \$ 306.90

Receipt # 628439
Becker County Auditor/Treasurer

chg
paid
well

BCTS
31839(1)

Thomas W. Disse
Thomas W. Disse

Susan L. Disse
Susan L. Disse

STATE OF MN)
)ss.
COUNTY OF Becker)

The foregoing instrument was acknowledged before me on this 31 day of August, 2016,
by Thomas W. Disse and Susan L. Disse, married to each other, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 31839 rmr

Christopher Holton
18244 302nd Ave
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.

1:2,113	Date: 6/7/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

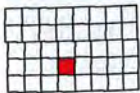




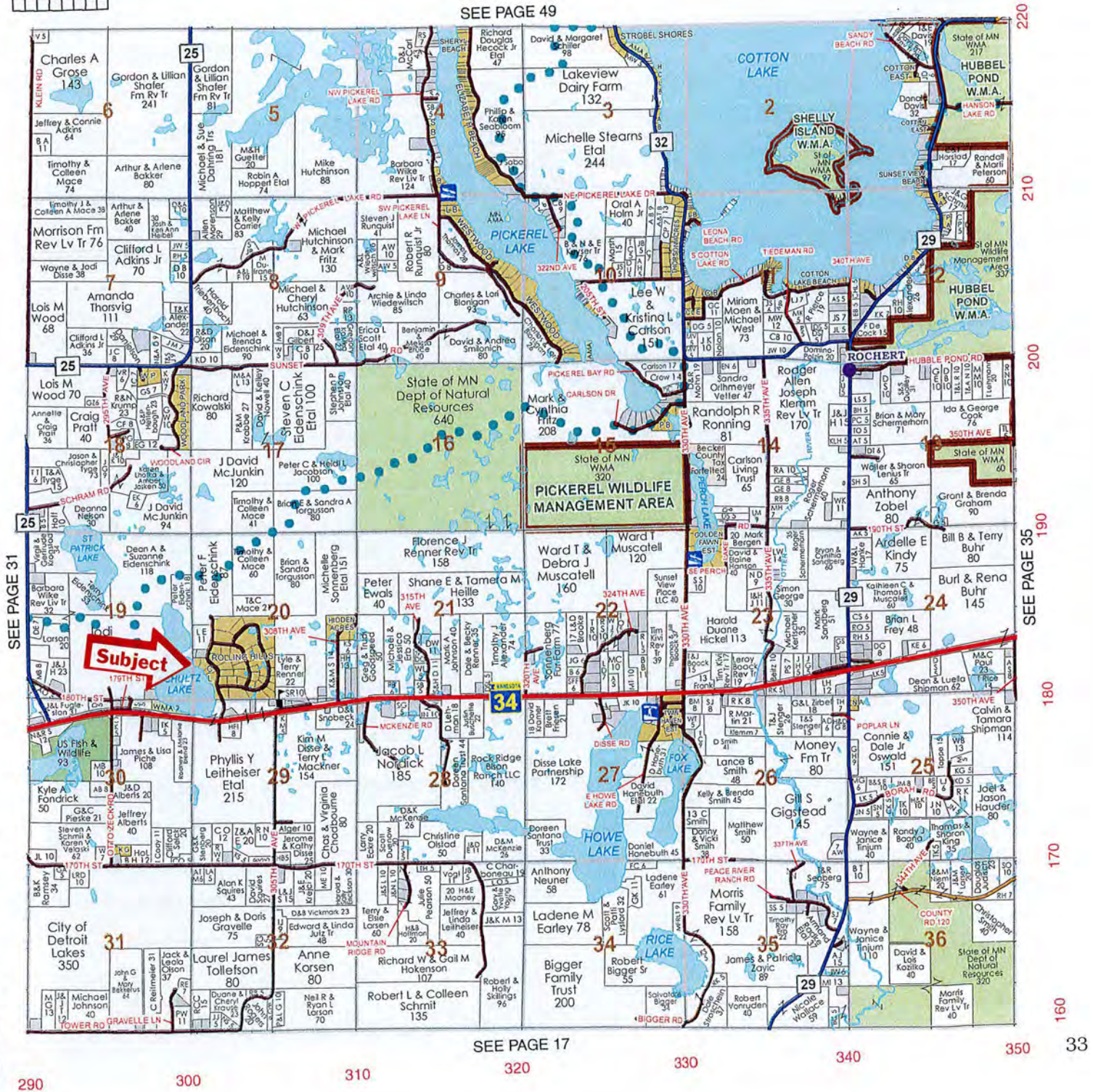
Erie

Township 139N - Range 40W

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SEE PAGE 49





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Mark G. & Rhonda J. Olson
70 18th Ave N
Fargo, ND 58102

Project Location: 33243 N Cotton Lake Rd Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to an existing non-conforming dwelling to be located at sixty-six (66) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 16.0293.000; Cotton Lake

Section 35 Township 140 Range 040; AUDREY BEACH 140 40; LOT 11; Holmesville Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **494 427 921#** (Tour) **295 851 203#** Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-170

Property and Owner Review

Parcel Number(s): 160293000

Owner: MARK G & RHONDA J OLSON

Township-S/T/R: HOLMESVILLE-35/140/040

Mailing Address:

MARK G & RHONDA J OLSON
70 18TH AVE N
FARGO ND 58102

Site Address: 33243 N COTTON LAKE RD

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2021-1362

Legal Descr: AUDREY BEACH 140 40 LOT 11

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: **Addition to existing cabin. Existing cabin is within the 50 foot setback requirement at 43 feet from the water. Lot is 75 feet wide by 175 feet deep. Request a variance to construct an addition to an existing non-conforming dwelling to be located at sixty-six (66) feet from the OHW, deviating from the required setback of one hundred (100) feet on a recreational development lake, due to setback issues and lot size.**

OHW Setback: 66 feet to dwelling addition

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: Township

Existing Imp. Surface Coverage: 15%

Proposed Imp. Surface Coverage: 19%

Existing Structure Sq Ft: 768

Proposed Structure Sq Ft: 1280 (512' addition)

Existing Structure Height: 24 feet at the peak; 9 ft 6 inches at the eaves

Proposed Structure Height: Same - no change to existing height

Existing Basement Sq Ft: No

Proposed Basement Sq Ft: 512 sq ft (existing does not have a bsmt)

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: **Yes, we are meeting all other required setbacks. We are well under the allowed impervious coverage of 25% we will be at 19%. We have also completed a mitigation worksheet to control the stormwater on the property with gutters to downspouts to water retention areas. The proposed addition will be outside of the Shore impact zone.**

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

Explain: **Yes, this request will not negatively impact anyone's view or enjoyment of the lake. The proposed addition will be behind the existing dwelling. This is a minimal request.**

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

Explain: **Yes the property is used for seasonal residential purposes. The addition extends the use of three-**

season cabin. The addition will have a basement that will house the utility room (HVAC, furnace, pressure pump, water conditioner, water softener, electrical). The basement will also provide a safe shelter during summer storms. Also we have limited storage space now so this will allow for an insulated space to keep items out of the elements. The main level addition will increase the bedroom sizes and create a larger family living area (kitchen/living room). We have a large growing family with 2 daughters and 3 grandchildren. This property is used by friends and extended family and we need more space to accommodate visitors. We are planning our retirement in the next 1-2 years and would like to have this cabin project completed to accommodate more frequent use in the near future. My parents bought this lot in 1964 and we bought it from them in 1995/1996. We would like to keep this property in the family for many years to come.

4. Are there circumstances unique to the property? **No**

Explain: **This lot was developed and platted/created in 1957 well before Becker County lot size and setback standards were created. The dwelling has been on the lot since 1958 in its current location. If the dwelling was at 50' from the OHW instead of 48' we would have been allowed within the ordinance to use one time addition/expansion option without a variance, as there have been no previous additions to this structure in 60 years. Even if we did a complete tear down we are limit on how far back we can move as this is the best placement for the new septic to be installed.**

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

Explain: **Simple extension of existing cabin will not alter the look and feel of the property. The neighbors to the east have a very similar setback and lot as ours.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1362****Property and Owner Review**Parcel Number: **160293000**Owner: **MARK G & RHONDA J OLSON**Township-S/T/R: **-35/140/040**Site Address: **33243 N COTTON LAKE RD**

Inspector Notes:

Does posted address sign match site address? Y N

Dwelling Proposed ReviewDwelling/related structure (1A): **Addition or Repairs to Existing Home**- Existing Dimensions: **24 x 32**- Proposed Dimensions: **Addition will be 16x32= 512 sq ft (new total dwelling size 1280 sq ft 40x32)**- 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:

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: 100 ft - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Cotton (Erie & Holmesville) [RD] River Name:	
Side setback: - Dwelling: 16 ft - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 66 ft to the dwelling addition- Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: New septic tank will be placed 15-20 ft from proposed new addition - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 32 ft - Non-dwelling:	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?

Olson PARCELS 16.0293.000			
TOTAL LOT COVERAGE (per plat 75x175)	13,125		
ALLOWABLE IMPERVIOUS @ 25%	3,281		
		EXISTING	PROPOSED
Dwelling		712	712
Proposed Dwelling Addition	16x32		512
Bunkhouse/Shed	8x14	112	112
Garage	24x24	576	576
Concrete apron		144	144
Driveway	12x40	480	480
		2024	2536
		15.42%	19.32%

Addition will be 16x32= 512 sq ft (new total dwelling size 1280 sq ft 40x32)

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Mark & Rhonda Olson **Parcel #:** 16.0293.000

Legal Description: 35-140-40 Audrey Beach Lot 11

Lake Name: Cotton Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 74.11

Depth Side 1: 175 (+/-)

Lakeside Width: 74.91

Depth Side 2: 175 (+/-)

Total Lot Area: 13,125 Sq Feet

DETERMINING THE LAKE SETBACK

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

Standard Required Setback: 100

Proposed Setback: -- 66

Difference: = 34 **Credit Units Required for Mitigation**

VARIANCE REQUESTED

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.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

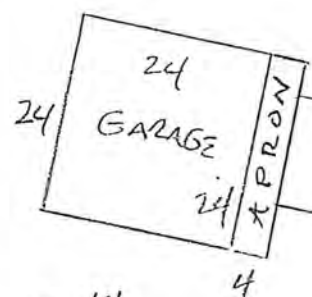
Total Mitigation Credits Gained: _____

THE PIN IS ACTUALLY
IN THE CENTER OF
THE ROAD

ROAD

74.11'

DRIVEWAY
12 x 40



167.88'



156.40'

10.00'

74.91'

10.00'

LAK-3

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14)

LOT 11 - AUDREY BEACH

75' LAKE

42'

32'

24'

GOTTA GE

porch

tree

tree

yard hole tree

tree

tree

tree

24' ST

PROPOSED

DOOR

FACED EAST

GARAGE

46' FT

VARIANCE

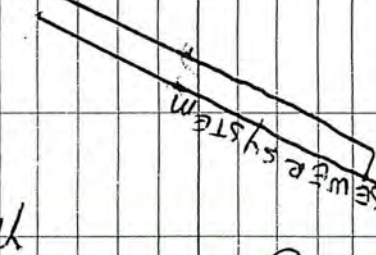
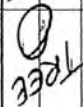
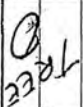
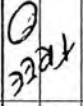
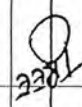
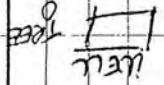
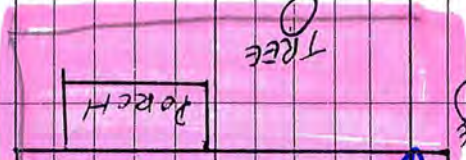
0 HEDGE

ROAD -

North

EAST

Proposed Addition



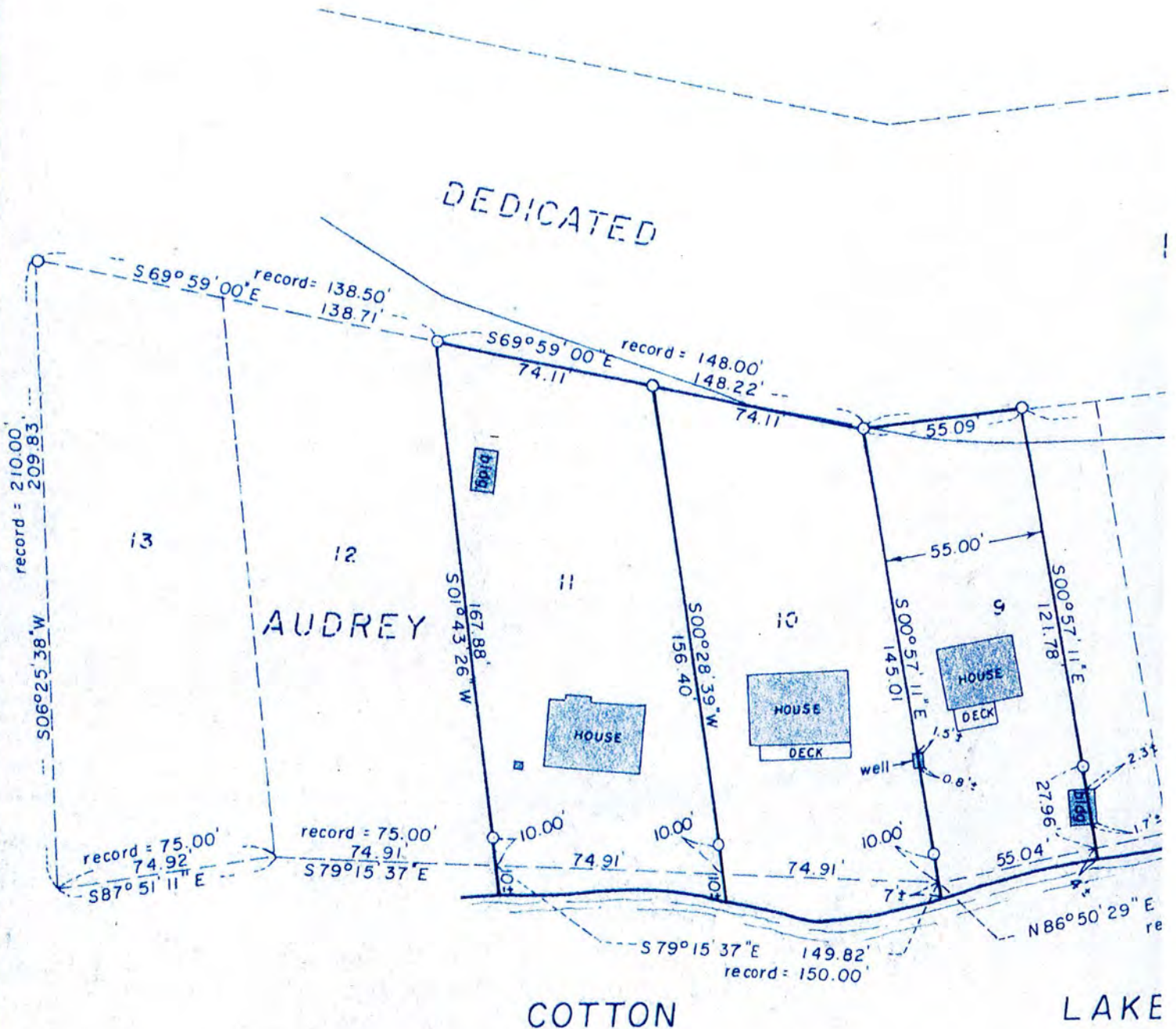
VARIANCE

WEST

175'

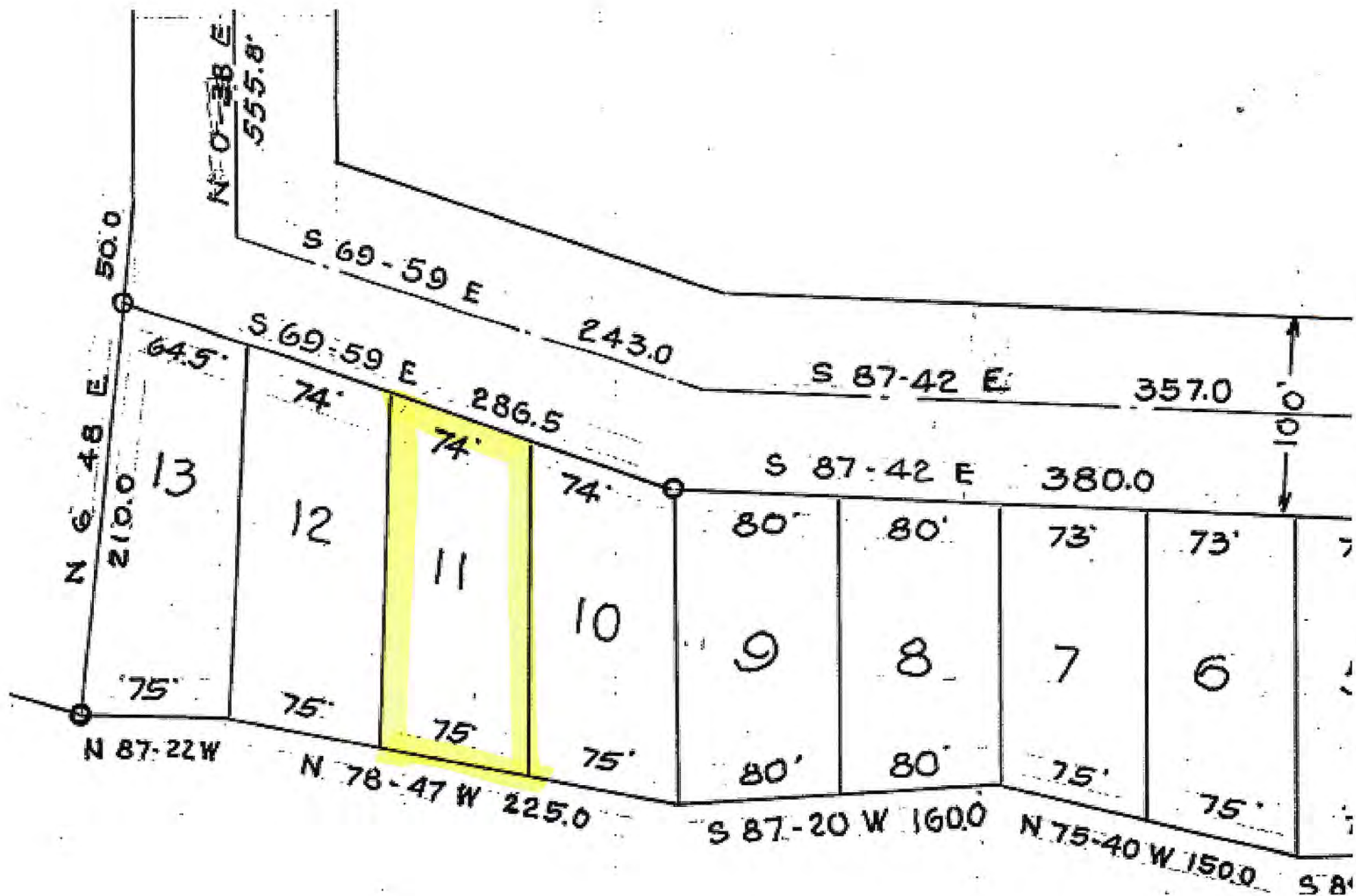
WE OWN THIS PROPERTY
AS TO QUARTER LINE, MOSTLY SWAMP

CERTIFICATE OF SURVEY
IN LOT 9, 10 AND 11
"AUDREY BEACH"
BECKER COUNTY, MINNESOTA



LEGEND

- = Denotes iron monuments found.
 - = Denotes iron monuments set marked with Minnesota Registration No. 12004.
- Orientation of this bearing system is assumed.
Scale: 1 inch = 50 feet



COTTON LAKE

45.3000

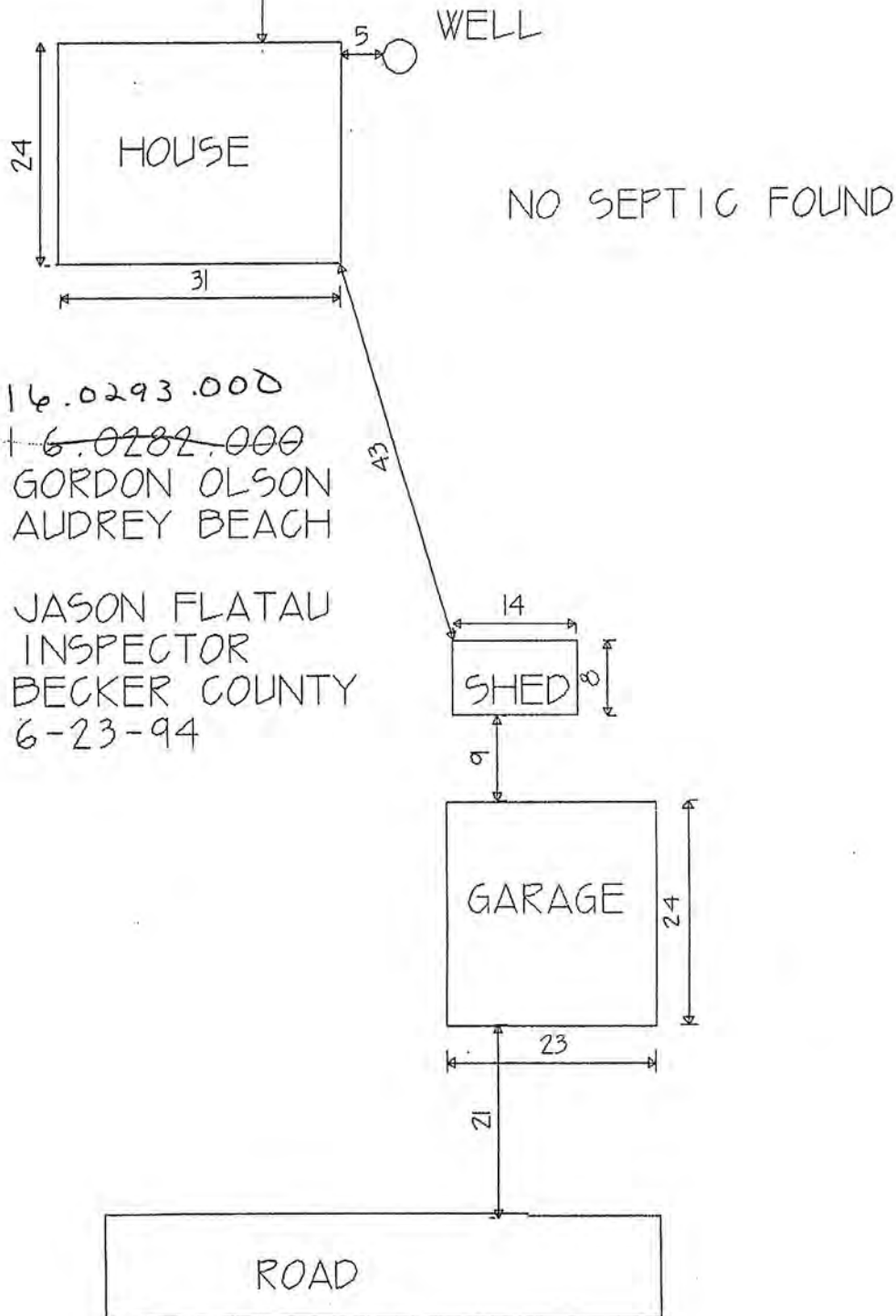


160293000

COTTON LAKE

own both
16.0293.000+

Backlot
16.0282.000



16.0293.000

~~16.0282.000~~

GORDON OLSON
AUDREY BEACH

JASON FLATAU
INSPECTOR
BECKER COUNTY
6-23-94

16.0282.000

GORDON OLSON

LOCATED ON AUDREY BEACH OF COTTON LAKE. THIS SYSTEM WAS INSTALLED 1973.
THE SEPTIC TANK HAS A CAPACITY 750 GALLONS AND THE DRAINFIELD HAS A HAS AN
AREA OF 100 SQUARE FEET. THE HOUSE IS 40 FEET FROM THE LAKE AND THE SEPTIC IS IS
BURIED SOMEWHERE BEHIND THE HOUSE. THIS IS A CONFORMING SYSTEM.

CHECKED 6-23-94

JASON FLATAU

COPY

CERTIFICATE OF COMPLIANCE
SEWAGE SYSTEM

This certificate has been issued this 3rd day of August, 19 73,
to certify compliance with regulations of Zoning Ordinance, Becker County, Minnesota.

The premises covered by this certificate are legally described as:

Lake No. 3-286 Sec. 32 Twp. 139N Range 40W Twp. Name Holmesville

Owner: Name Mr. Gordon E. Olson
2205 5th Avenue South
Address Fargo, North Dakota 58102

Zip No. 58102

Permit No. SP 1282-S

Signed by: Floyd Suenby
Zoning Administrator
Becker County, Minnesota

White -- Office
Yellow -- Inspector
Pink -- Owner

BECKER COUNTY ZONING ADMINISTRATOR

COUNTY COURT HOUSE

Phone 218-847-7721 — Detroit Lakes, MN 56501

APPLICATION FOR PERMIT TO INSTALL SEWAGE DISPOSAL SYSTEM

LEGAL DESCRIPTION AND LOCATION	Lot 11, Audrey Beach	Permit No. 1282-S
		Date June 13, 1973
	3-286 Cotton RD 34 139N 40N HOLMESVILLE	
	Lake No. Lake Name Lake Classif. Sec. TWP Range TWP Name	

IDENTIFICATION: Please Print All Information.						
OWNER	Last Name	First	Initial	Mailing Address — No. Street, City and State	Zip No.	Tel. No.
	OLSON,	GORDON	E.	2205 5th AVE. So.,		847-8107
				FARGO, NORTH DAKOTA	58104	
SEWAGE SYSTEM INSTALLER	Name	CROWELL,			RT. #2, DET. LAKE	56501

☒ This System will be ready for inspection on _____, 19____

This space for office use only

Date Rec'd _____ 19____	Time Rec'd _____ M	Phone Call Rec'd By _____	Owner or Agent Signature _____
-------------------------	--------------------	---------------------------	--------------------------------

SEWAGE DISPOSAL SYSTEM DATA:			
	SEPTIC TANK	SEEPAGE PIT	DRAIN FIELD
Capacity	750 Gls.	Sq. Ft.	100' Sq. Ft.
Distance from nearest well	more than 30' Ft.	Ft.	50' Ft.
Distance from lake or stream	more than 75' Ft.	Ft.	75' Ft.
Distance from occupied building	more than 10' Ft.	Ft.	10' Ft.
Distance from property line	20' Ft.	Ft.	20' Ft.
Distance from bottom to Water Table	4' Ft.	Ft.	4' Ft.

All distances are shortest distance between nearest points

RECORD OF TESTS:

Inspection was made on _____ 19____, Time _____ M By _____

PERCOLATION TEST DATA: Date of First Test _____ 19____ Rate _____

Date of Second Test _____ 19____ Rate _____

1st Test Taken By _____

First Test _____ + 2nd Test _____ = _____ Rate _____

2nd Test Taken By _____

Agreement: The undersigned hereby makes application for permit to install or extend Sewage Disposal System herein specified, agreeing to do all such work in strict accordance with ordinances of the County of Becker, Minnesota and Minnesota Individual Sewage Disposal Code Minimum Standards set forth by Minnesota Department of Health. Applicant agrees that plot plan, sketches and specifications submitted herewith and which are approved by Zoning Administrator shall become a part of the permit. Applicant further agrees that no part of the system shall be covered until it has been inspected and accepted. It shall be the responsibility of the applicant for the permit to notify the County Zoning Administrator, 48 hours before the job is ready for inspection.

Dated June 13, 1973

X

Signature

Permit: Per mission is hereby granted to the above named applicant to perform the work described in the above statement. This permit is granted upon express condition that the person to whom it is granted, and his agents, employees and workmen shall conform in all respects to ordinances of Becker County Minnesota.

NOTE: Permit void if work is not commenced within (6) months.

Issued Date: _____


Becker County Zoning Administrator



Fee \$ 3.00 Surcharge \$ 5.00

Comments: _____

Becker County Parcel Information

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

Summary	
Parcel Number:	160293000 GIS Map 
Property Address:	33243 N COTTON LAKE RD ROCHERT
Owner Name:	MARK G & RHONDA J OLSON
Owner Address:	70 18TH AVE N FARGO ND 58102
Legal Description:	Section 35 Township 140 Range 040 AUDREY BEACH 140 40 LOT 11

Valuation & Taxation top ▲			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$60,100	\$52,300	\$54,300
Estimated Land Value	\$157,200	\$163,500	\$163,500
Estimated Machinery Value			
Total Estimated Value	\$217,300	\$215,800	\$217,800
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$215,800	\$217,800	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$1,934.00	\$2,004.00	
Total Payments	-\$1,934.00	-\$2,004.00	

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

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$217,300

Zoning Information top ▲	
Zoning District	
Township	Holmesville
Zoning District	Agricultural
Other Descriptions	Plat of Audrey Beach
Imaged Files	
Document Type	Available Years
Septic	2020*
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>	

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
	75		
Description	Flags	Size	
160101 COTTON LAKE SITE (RD)		1 UT	
160105 FF-COTTON LAKE-AVG		75 FF	
601420 WATER/SEWER/ELEC		1 UT	
604714 PRIMITIVE SITE-RE		1 UT	

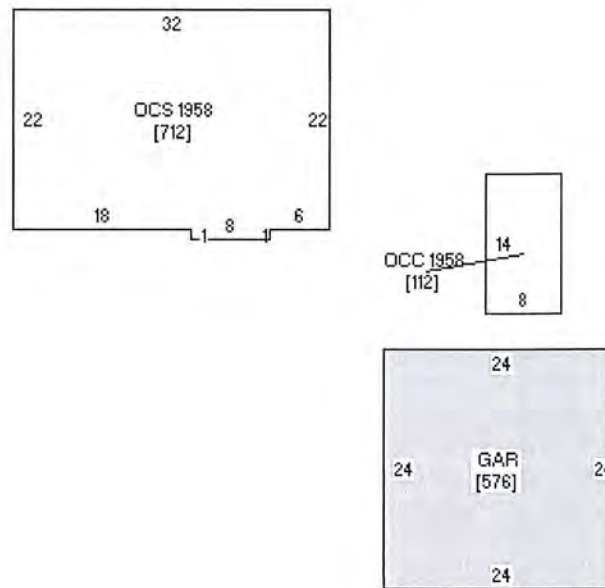
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1958
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	712 SqFt
Condition	Normal
Basement	Crawl
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Plywood
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	5
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Garage # 1

Year Built	1986
Style	Det Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing

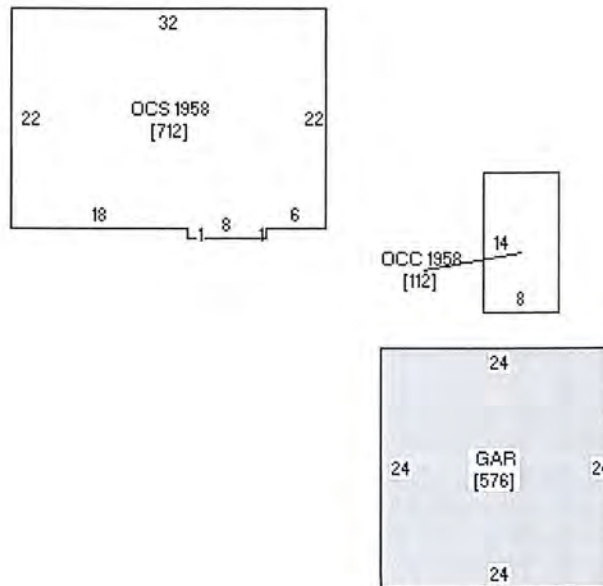
Style	Count
Full Bath	1

Decks & Patios

Style	Area SF
Wood Deck-Med	140

Wood Deck-Med	200
Res Bldg # 2 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1958
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	112 SqFt
Condition	Normal
Basement	Slab
Heating	No
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Plywood
Int Walls	Softwood
Floor	Softwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Plumbing

Style

Count

No Plumbing

1

Yard Items

top ▲

Yard Item # 1 details:

Descr	Paving - Concrete
Year Built	1986
Item Count	1
Condition	Normal
Paving Type	Concrete Parking
Quantity	144 Square Feet
Pricing	Average
Lighting	None

Sales Information				top ▲
Sale Date: 8/11/2003 - Property Type: Seasonal Rec. Residential				
Buyer	OLSON, MARK G. & RHONDA J.	Seller	OLSON, JEAN A TRUSTEE OF THE GORDON OLSON TR	
Sale Price	\$20,000	Ins Type	Trustee Deed	
Adj Sale Price	\$19,500	Q/U	U	
Adj Reason	Personal Property	Q/U Reason	Relative sale	
Multi Prop	YES - Sale also included: 160282000			
Sale Date: 5/7/1996 - Property Type: Seasonal Rec. Residential				
Buyer	OLSON, MARK G. & RHONDA J.	Seller	OLSON GORDON & JEAN A.	
Sale Price	\$20,000	Ins Type	Contract for Deed	
Adj Sale Price	\$20,000	Q/U	U	
Adj Reason		Q/U Reason	Relative sale	
Multi Prop	YES - Sale also included: 160282000			

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

PIN: 16.0293.000
BILL NUMBER: 174661
LENDER:
OWNER NAME: OLSON MARK G & RHONDA J

TAXPAYER(S):

MARK G & RHONDA J OLSON
70 18TH AVE N
FARGO ND 58102

\$\$\$

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

33243 N COTTON LAKE RD
ROCHERT, MN 56578

DESCRIPTION

Section 35 Township 140 Range 040
SubdivisionName AUDREY BEACH 140
40 SubdivisionCd 16001

Line 13 Detail

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	217,800 215,800
	Homestead Exclusion:	0 0
	Table Market Value:	217,800 215,800
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	<i>Sent in March 2020</i>	
Step 2	PROPOSED TAX	
		<i>Sent in November 2020</i> 1,908.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$967.00
	Second half taxes due 10/15/2021	\$967.00
	Total taxes due in 2021	\$1,934.00

Tax Detail for Your Property:		
	2020	2021
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	\$0.00
3. Property taxes before credits	\$1,964.00	\$1,894.00
4. Credits that reduce property taxes		
A. Agricultural and rural land credits	\$0.00	\$0.00
B. Other credits	\$0.00	\$0.00
5. Property taxes after credits	\$1,964.00	\$1,894.00
Property Tax by Jurisdiction		
6. BECKER COUNTY	A. County	\$800.17 \$782.46
7. HOLMESVILLE		\$345.62 \$323.19
8. State General Tax		\$309.80 \$294.67
9. SCHOOL DISTRICT 0022		\$250.65 \$235.91
	A. Voter approved levies	\$217.01 \$215.26
	B. Other local levies	\$4.51 \$4.29
10. Special Taxing Districts		\$36.24 \$38.22
	A. BC EDA	\$0.00 \$0.00
	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	\$1,964.00	\$1,894.00
13. Special assessments	\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$2,004.00	\$1,934.00
	Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 16.0293.000

AIN:

BILL NUMBER: 174661

TAXPAYER(S): MARK G & RHONDA J OLSON
70 18TH AVE N
FARGO ND 58102

Paid By _____

Total Property Tax for 2021 \$1,934.00
2nd Half Tax Amount \$967.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$967.00
Balance Good Through 10/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 16.0293.000

AIN:

BILL NUMBER: 174661

TAXPAYER(S): MARK G & RHONDA J OLSON
70 18TH AVE N
FARGO ND 58102

Paid By _____

Total Property Tax for 2021 \$1,934.00
1st Half Tax Amount \$967.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$967.00
Balance Good Through 05/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

501947

CERTIFICATE OF REAL
ESTATE VALUE FILED 2262

No delinquent taxes and transfer entered
this 12 day of Sept., 2003

Keith H. Brekken
County Auditor, Becker Co

By KO Deputy

16.0280.000

16.0293.000

BECKER COUNTY RECORDER-STATE OF MN

Document No. 501947

Date SEP 12 2003 12:20 P.M.

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

Shirley Mameval
County Recorder by klw Deputy

TRUSTEE'S DEED

STATE DEED TAX DUE HEREON: \$66.00

The total consideration for the transfer
of this property is \$20,000.00

SEP 12 2003

RECEIPT # 260602
BECKER COUNTY
DEED TAX
AMT. PD. \$ 66.00

BECKER COUNTY TREASURER

This indenture is made this 11th day of August, 2003, by and between Jean A. Olson, successor Trustee of the Gordon E. Olson and Jean A. Olson Revocable Living Trust and Mark G. Olson and Rhonda J. Olson, as joint tenants, Grantees.

WITNESSETH:

WHEREAS, on October 22, 1991, Gordon E. Olson and Jean A. Olson of Fargo, North Dakota, did create a revocable trust agreement wherein Gordon E. Olson and Jean A. Olson were named as Trustees, and

WHEREAS, Gordon E. Olson died on September 29, 1999, and

WHEREAS, the Trust Agreement provides that upon the death of Gordon E. Olson, Jean A. Olson shall continue to serve as sole successor Trustee;

WHEREAS, by the terms of said trust, the Trustees were granted express authority and power to sell and convey real property included among the assets of the trust:

NOW, THEREFORE, the Trustee by virtue of the power and authority to her given in and by said Trust Agreement, and in consideration of One Dollar and other valuable

chg
paid
well
non/std
extra

consideration to her paid by the Grantees, the receipt whereof is hereby acknowledged, hereby sells and conveys to the Grantees, their heirs and assigns, forever, all that tract or parcel of land lying and being in the County of Becker, and State of Minnesota, described as follows, to-wit:

16. 0293.000

Lot Numbered Eleven (11), Audrey Beach, according to the Plat on file at Register of Deed's Office in Detroit Lakes, Becker County, Minnesota

AND 16. 0282.000

A tract of land situated in the County of Becker, State of Minnesota, being the following described parcel located in Government Lot 1, Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian:

Starting at a point formed by the intersection of the East line of said Government Lot 1 and the Northerly right-of-way line of the road which runs in an east-west direction, which road forms a part of the Plat of "Audrey Beach" [recorded in Plat Book E, page 66 on file with the Register of Deeds, Becker County], thence in a Westerly direction along the said Northerly right-of-way line of said road which forms a part of said "Audrey Beach" to a point at which said Northerly right-of-way line intersects with the Easterly right-of-way line of a township road which presently runs in a north-south direction across said Government Lot 1; thence in a Northerly direction along said Easterly right-of-way line of said township road to a point where said Easterly right-of-way line is intersected by the Southerly line of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) [part of said Government Lot 1] of said Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian; thence in an Easterly direction on and along said Southerly boundary line of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 35 to the Easterly line of said Government Lot 1; thence South on and along said Easterly line of said Government Lot 1 to the point of beginning, and there terminating.

Excepting therefrom a tract of land in Government Lot 1, Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian described as follows:

Beginning on the Northerly right-of-way line of the public highway which bears S. 74°55' W. 175.0 from the N.E. corner of Audrey Beach, thence following said right-of-way line S. 74°55' W. 135.0 ft. N 87°42' W. 364.0 ft. and N. 69°59' W. 99.0 ft., thence due North to the East and West Quarter Section line approximately 556.0 ft., thence East along the said Quarter Section line approximately 569.0 ft. to a point 175.0 ft. West of the East line of Government Lot 1, Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian, thence due South to the point of beginning and there terminating

Also excepting therefrom a tract of land in Government Lot 1, Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian described as follows:

Beginning at a point formed by the intersection of the East line of the said Government Lot 1 and the Northerly right-of-way line of the road which runs in an east-west direction, which road forms a part of the Plat of Audrey Beach [recorded in Plat Book E, page 66 and on file with the Register of Deeds, Becker County], thence north on and along said Easterly line of said Government Lot 1 to a point where said Easterly line of said Government Lot 1 is intersected by the Southerly line of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) [part of said Government Lot 1] of said Section 35, Township 140 North, Range 40 West of the Fifth Principal Meridian; thence in a Westerly direction on and along the said Southerly boundary line of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 35, for a distance of 175.0 feet; thence due South to the Northerly right-of-way line of the road which runs in an east-west direction which forms a part of the Plat of said Audrey Beach; thence in an Easterly direction on and along the Northerly right-of-way line of said road which forms a part of Audrey Beach to the point of beginning and there terminating.

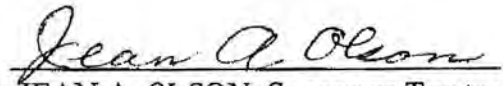
together with all and singular the appurtenances thereunto belonging to or in anywise appertaining, and also all the estate, right, title, interest, property, possession, whatsoever, both in law and in equity which Gordon E. Olson and Jean A. Olson, and the Trustee, or any

of them, have by virtue of the aforementioned Trust Agreement, in and to the above-granted premises and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises together with the appurtenances and every part thereof, unto the Grantees, their heirs and assigns, forever.

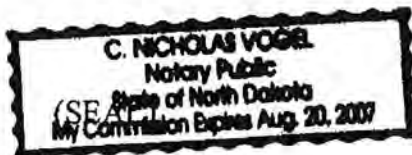
And the Trustee, for herself, her successors and assigns, does covenant and agree to and with the Grantees, that she is lawfully the Trustee of the Trust Agreement created by Gordon E. Olson and Jean A. Olson, and has power to convey as aforesaid and has in all respects acted in making this conveyance in pursuance of the authority granted in and by the aforesaid Trust Agreement, and the Trustee has not made, done or suffered any act, matter or thing whatsoever, since she has been Trustee as aforesaid, whereby the above-granted premises or any part thereof, now are or at any time hereafter shall, or may be impeached, charged or encumbered in any manner whatsoever.


IN WITNESS WHEREOF, the said Trustee has hereunto set her hand and seal the day and year first above written.


JEAN A. OLSON, Successor Trustee
of the Gordon E. Olson and Jean A.
Olson Revocable Living Trust

STATE OF NORTH DAKOTA)
 :ss
County of Cass)

The foregoing instrument was acknowledged before me this 11th day of August, 2003, by Jean A. Olson, Successor Trustee of the Gordon E. Olson and Jean A. Olson Revocable Living Trust.




Notary Public
Cass County, North Dakota
My Commission expires:

(Affix Deed Tax Stamp Here)

THIS INSTRUMENT WAS DRAFTED BY:)
C. Nicholas Vogel,)
VOGEL LAW FIRM)
502 First Avenue North)
Post Office Box 1389)
Fargo, North Dakota 58107-1389)
Telephone (701) 237-6983)

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

Mark G. and Rhonda J. Olson
70 18th Avenue North
Fargo, ND 58102



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

Date: 6/9/2021

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

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Denise Fredrickson Revocable Living Trust
10604 Eagle Lake Rd
Frazee, MN 56544

Project Location: 10604 Eagle Lake Rd Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Requesting a variance to construct a deck (water orientated structure) to be located at thirty-five (35) feet from the centerline of a township road, deviating from the required setback of fifty-three (53) feet from a township easement road. Also requesting a variance for a WOS to be one hundred eighty (180) square feet in size, deviating from the allowed one hundred twenty (120) square feet, all due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 03.0319.000; Eagle Lake

Section 32 Township 138 Range 040; 32-138-40 PT GOVT LOT 2: COMM NW COR GOVT LOT 2, S 525' TO POB; E 647.43', NELY 234.92', E 49.66', SE 75.69', E TO EAGLE LK, S AL LK TO S LN GOVT LOT 2, W 1149', N 802.89' TO POB. INCL PARCEL B.; Burlington Township

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".**

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-165

Property and Owner Review

Parcel Number(s): 030319000

Owner: DENISE A FREDRICKSON REVOCABLE LIVING TRUST

Township-S/T/R: BURLINGTON-32/138/040

Mailing Address:
DENISE A FREDRICKSON REVOCABLE LIVING TRUST
10604 EAGLE LAKE RD
FRAZEE MN 56544

Site Address: 10604 EAGLE LAKE RD

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-1339

Legal Descr: 32-138-40 PT GOVT LOT 2: COMM NW COR GOVT LOT 2, S 525' TO POB; E 647.43', NELY 234.92', E 49.66', SE 75.69', E TO EAGLE LK, S AL LK TO S LN GOVT LOT 2, W 1149', N 802.89' TO POB. INCL PARCEL B.

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: The request is to build a 12'x15 deck 35 from the center of the township road. The width of 10' brings it to the edge of the steep lake bank without building it into the embankment itself. The embankment is approximately 25' angled up from the lake. Requesting a variance to construct a deck (water orientated structure) to be located at thirty-five (35) feet from the centerline of a township road, deviating from the required setback of fifty-three (53) feet from a township easement road. Also requesting a variance for a WOS to be one hundred eighty (180) square feet in size, deviating from the allowed one hundred twenty (120) square feet, all due to setback issues.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 35' to Deck

Road Type: Township

Existing Imp. Surface Coverage: 0%

Proposed Imp. Surface Coverage: 0%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 12x15=180 square feet

Existing Structure Height:

Proposed Structure Height: 2-3'

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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 we are at 0% lot coverage which is well under the allowed 25%. The ordinance allows a Water orientated structure on lots with topography which we have. We are meeting the lake setback requirement, the center 1/3rd side property line setback requirement, and the elevation requirement. However we cannot meet both the lakeside and the roadside requirements due to narrowness of the lot. We would just like it slightly larger as the main property and dwelling is across the street and we would like room to enjoy the lakeside of the lot.

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

Explain: **This deck will be 1-2 off of the ground so it will not negatively impact anyone's views or enjoyment of the lake. We will be 35' from the CL of the road. This deck will not impact anyone's safety or traffic issues on the road side. We are meeting the required setback from the lakeside for a water orientated structure.**

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

Explain: **The deck will enhance the property to be used as a closer view of the lake. This lot is used for residential purposes. We live here year round. The deck will be used to enjoy the lakeside of our lot. This is a very minimal request. We just a flat area to place lawn chairs on.**

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

Explain: **This property is divided by a township road leaving only a very narrow strip on the lakeside to accommodate an area to enjoy the lake. We cannot move the deck closer to the lake because there is a steep slope there. This is the safest location to have a seating area on the lot. The request is at the widest part of the lake side of the lot. We feel this is a very minimal request.**

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

Explain: **Yes there are many people who have similar structures on the lake side of this road to the north of this lot. Also there was a two tiered deck built with in the last 2 years in a similar spot.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1339****Property and Owner Review**

Parcel Number: 030319000	Inspector Notes:
Owner: DENISE A FREDRICKSON REVOCABLE LIVING TRUST	
Township-S/T/R: BURLINGTON-32/138/040	
Site Address: 10604 EAGLE LAKE RD	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): Water Oriented Deck - Existing Dimensions: - Proposed Dimensions: 12'x15' (180 sq ft)deck - 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: Public/Township Rd - Centerline		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 35'- Variance needed	Pre-Inspection: - Dwell: - Non:	Lake Name: Eagle (Burlington) [RD] River Name:	
Side setback: - Dwelling: - Non-dwelling: 50+	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? Yes	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 15'	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling: not a bluff	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
- Structure type used: **Deck to Deck**
- Setback of LEFT like structure: **75'**
- Setback of RIGHT like structure: **15'**

Any other impervious surface coverage not noted on application?

Fredrickson PARCELS 03.0319.000				
TOTAL LOT COVERAGE	(19.89Ac total-	15,300		
lakeside is 15,300 (+/-)				
ALLOWABLE IMPERVIOUS @ 0%		3,825		
			<u>EXISTING</u>	<u>PROPOSED</u>
Proposed Deck		12x15		
			0	0
			0.00%	0.00%

* No change in impervious decks only
 No impervious surface - deck on lake side of the road



BECKER COUNTY

14-17,619-36

Building Permit No. _____ Sewage System Permit No. _____

Township Burlington Sec. 32 Description GOV LOT Two (2)

Work Authorized Addition to Drain field

TYPE OF IMPROVEMENT:

() New Building () Alteration

Other _____

RESIDENTIAL PROPOSED USE:

() One Family Dwelling

() Multiple Dwelling _____ Units

Stories _____ Basement () Yes () No Bedrooms _____ Bathrooms _____

NON-RESIDENTIAL PROPOSED USE:

Specify: _____

Size: _____

Issued to: Name Denise Wirth

Address: RR4 Town Frazee

State MN. Zip 56544 Fire Number _____

Sketch

150' 24' 28' 75' 150' 36' 44' 115' 200' 115' Lake Road

N
E
S

1 Inch = _____ Feet

HORIZONTAL DISTANCE IN FEET FROM NEW CONSTRUCTION TO:

High Water Mark of Lake _____
Side Lot Lines _____
Center Line of Public Road _____
Road Right of Way _____
Septic Tank _____ Drain Field _____
Other _____

SEWAGE DISPOSAL SYSTEM DATA

	Septic Tank	Drain Field
Capacity		<u>+400</u> Sq. Ft.
Distance from nearest well		Ft. <u>+75</u>
Distance from lake or stream		Ft. <u>+75</u>
Distance from occupied building		Ft. <u>+10</u>
Distance from property line		Ft. <u>+10</u>
Distance from bottom to Water Table		Ft. <u>+4</u>
Lift Pump () Yes (X) No		

AGREEMENT: I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND AGREE TO DO THE PROPOSED WORK IN ACCORDANCE WITH THE DESCRIPTION ABOVE AND ACCORDING TO THE PROVISIONS OF THE ORDINANCE OF BECKER COUNTY. I AGREE TO POST THIS PERMIT ON THE PREMISES ON WHICH THE WORK IS TO BE DONE, AND MAINTAINED THERE UNTIL COMPLETION OF THE WORK. I AGREE THAT ANY VIOLATION OF THIS PERMIT OR THE BECKER COUNTY ZONING IS A MISDEMEANOR AND UPON CONVICTION THEREOF SHALL BE PUNISHED BY A FINE NOT TO EXCEED \$700.00 FOR EACH VIOLATION. NOTIFY THE BECKER COUNTY ZONING ADMINISTRATOR (847-4427) BEFORE BUILDING FOOTINGS HAVE BEEN COMPLETED. NO PART OF THE SEWAGE SYSTEM SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED. NOTIFY THE ZONING ADMINISTRATOR 24 HOURS BEFORE THE JOB IS READY FOR INSPECTION.

SIGNATURE OF OWNER

Received By

Denise Wirth
Markus Auer
Floyd Sweeney

Becker County Zoning Administrator

Date

4-24-89

BECKER COUNTY
DETROIT LAKES, MN 56501

Becker County Parcel Information



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

Summary

Parcel Number:	030319000	GIS Map 
Property Address:	10604 EAGLE LAKE RD FRAZEE	
Owner Name:	DENISE A FREDRICKSON REVOCABLE LIVING TRUST	
Owner Address:	10604 EAGLE LAKE RD FRAZEE MN 56544	
Legal Description:	Section 32 Township 138 Range 040 32-138-40 PT GOVT LOT 2: COMM NW COR GOVT LOT 2, S 525' TO POB; E 647.43', NELY 234.92', E 49.66', SE 75.69', E TO EAGLE LK, S AL LK TO S LN GOVT LOT 2, W 1149', N 802.89' TO POB. INCL PARCEL B.	

Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$266,800	\$233,200	\$272,000
Estimated Land Value	\$184,100	\$160,000	\$158,400
Estimated Machinery Value			
Total Estimated Value	\$450,900	\$393,200	\$430,400
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$391,300	\$430,400	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$3,438.00	\$3,744.00	

Total Payments	-\$1,719.00	-\$3,744.00
Unpaid Balance	\$1,719.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$450,900

Zoning Information		top ▲
Zoning District		
Township	Burlington	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

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	
19.89	340		19.89	
Description	Flags	Size		
030203 EAGLE LAKE SITE		1 UT		
601420 WATER/SEWER/ELEC		1 UT		
030204 FF-EAGLE LAKE-GOOD		50 FF		

030205 FF-EAGLE LAKE-AVG		290 FF
039501 BLDG SITE ACRE		7.92 AC
999997 LAKE SHORE NO VALUE		2.08 AC
030025 WOODLOT		9.89 AC

Residential Buildings

[top ▲](#)

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1977
Bldg Style	1 Story Frame
Arch Style	1.25 Story
Area	2071 SqFt
Condition	Above 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	9
Rms Below Ground	0
Bedrms Above	4
Bedrms Below	0

The diagram illustrates a 16-bit bus architecture. At the top, a 32-bit bus is shown. Below it, the DEK 1994 [474] component is connected to the OWB 1977 [767] component via a 16-bit bus. The OWB 1977 [767] component is then connected to the HOW 1977 [767] component via another 16-bit bus. The diagram also shows various internal connections and data paths, including a 16-bit bus at the bottom and a 16-bit bus on the right side. The components are labeled with their respective bit widths: DEK 1994 [474], OWB 1977 [767], and HOW 1977 [767].

Addition # 1	
Year Built	1977
Style	1 1/2 Story Frame
Area SF	767
Condition	Above Normal
Bsmnt SF	767
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

Garage # 1	
Year Built	1977
Style	Det Frame
Area SF	672
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing		
Style	Count	
Full Bath	3	
Extra Fixture	2	
Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	Avg	1482
Fireplace		
Descr	Story Ht	Count
Masonry	1 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-High	474	
Wood Deck-Med	96	
Wood Deck-Low	140	
Concrete Patio-Med	296	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1900	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	3,520 Square Feet	
Pricing	Average	

Lighting	None
Yard Item # 2 details:	
Descr	Paving - Concrete
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	1,008 Square Feet
Pricing	Average
Lighting	None
Yard Item # 3 details:	
Descr	Shed
Year Built	2009
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	14.00
Length	10.00
Area	140 Square Feet

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

PIN: 03.0319.000
BILL NUMBER: 168351
LENDER: IOWA BANKERS MORTGAGE CORP
OWNER NAME: DENISE A FREDRICKSON REVOCABLE

TAXPAYER(S):

DENISE A FREDRICKSON REVOCABLE LIVING TR
10604 EAGLE LAKE RD
FRAZEE MN 56544

TAX STATEMENT

2021

2020 Values for taxes payable in

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2020	2021
	Estimated Market Value:	430,400	393,200
	Homestead Exclusion:	0	1,900
	Taxable Market Value:	430,400	391,300
	New Improvements:		
Property Classification:	Res Hstd	Res Hstd	
	Sent in March 2020		
Step 2	PROPOSED TAX		3,396.00
Sent in November 2020			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$1,719.00
	Second half taxes due 10/15/2021		\$1,719.00
	Total taxes due in 2021		\$3,438.00

\$\$\$

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
10604 EAGLE LAKE RD
FRAZEE, MN 56544

DESCRIPTION

Acres: 19.89 Section 32 Township 138 Range 040
32-138-40 PT GOVT LOT 2: COMM

Line 13 Detail

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

Tax Detail for Your Property:					
Taxes Payable Year:		2020	2021		
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"/>	\$2,707.24	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$3,026.54		
	3. Property taxes before credits		\$3,704.00	\$3,398.00	
	4. Credits that reduce property taxes				
Property Tax by Jurisdiction	A. Agricultural and rural land credits		\$0.00	\$0.00	
	B. Other credits		\$0.00	\$0.00	
	5. Property taxes after credits		\$3,704.00	\$3,398.00	
	6. BECKER COUNTY		A. County	\$1,581.43	\$1,418.19
	7. BURLINGTON			\$1,030.63	\$1,094.54
	8. State General Tax			\$0.00	\$0.00
	9. SCHOOL DISTRICT 0023		A. Voter approved levies	\$88.08	\$85.10
			B. Other local levies	\$994.95	\$792.39
	10. Special Taxing Districts		A. BC EDA	\$8.91	\$7.78
			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			\$3,704.00	\$3,398.00
	13. Special assessments			\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$3,744.00	\$3,438.00	
Tax Amount Paid				\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 03.0319.000

AIN:

BILL NUMBER: 168351

TAXPAYER(S):

DENISE A FREDRICKSON REVOCABLE LIVING TR
10604 EAGLE LAKE RD
FRAZEE MN 56544

Paid By _____

Total Property Tax for 2021	\$3,438.00
2nd Half Tax Amount	\$1,719.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,719.00
Balance Good Through	10/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:

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

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 03.0319.000

AIN:

BILL NUMBER: 168351

TAXPAYER(S):

DENISE A FREDRICKSON REVOCABLE LIVING TR
10604 EAGLE LAKE RD
FRAZEE MN 56544

Paid By _____

Total Property Tax for 2021	\$3,438.00
1st Half Tax Amount	\$1,719.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,719.00
Balance Good Through	05/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:

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

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

666149

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 666149

March 4, 2020 at 1:30 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 4th day of March 2020

Mary E. Hendrickson

Becker County Auditor/Treasurer

By *JD* Deputy

03-0319-000

(Top 3 inches reserved for recording data)

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

Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2013)

eCRV number: N/A

DEED TAX DUE: \$1.65

Date: *2-17-2020*

FOR VALUABLE CONSIDERATION, James Craig Fredrickson, a single person, Grantor,
hereby conveys and quitclaims to Denise A. Fredrickson, Trustee, or her Successors in Trust,
under the Denise A. Fredrickson Revocable Living Trust dated the 24th day of March, 2014, and
any amendments thereto, Grantee, real property in Becker County, Minnesota, legally described
as follows:

SEE ATTACHED EXHIBIT A

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

together with all hereditaments and appurtenances belonging thereto.

THIS DEED SHALL CONVEY ALL AFTER ACQUIRED TITLE OF THE GRANTORS.

TOTAL CONSIDERATION FOR THIS TRANSFER OF PROPERTY IS \$500 OR LESS.

James Craig Fredrickson
James Craig Fredrickson

Affix Deed Tax Stamp Here

BECKER COUNTY DEED TAX
AMT. PD. \$ *1.65*
Receipt # *735396*
Becker County Auditor/Treasurer

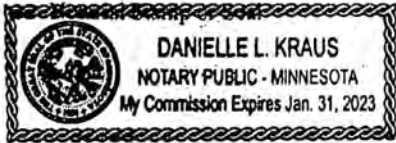
*chg
paid
well*

*Orig. Purchased in 1978
20ac of org 40 from parents*

STATE OF MINNESOTA)

COUNTY OF Becker) ss.

The foregoing instrument was acknowledged before me this 11th day of February, 2020, by James Craig Fredrickson, a single person, Grantor.



[Signature]
Signature of Person Taking Acknowledgment

WIC To: THIS INSTRUMENT WAS DRAFTED BY:
Thornton, Dolan, Bowen,
Klecker & Burkhammer, P.A.
1017 Broadway, P.O. Box 819
Alexandria, MN 56308-0819
File #19-586MJD

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

Denise A. Fredrickson
10604 Eagle Lake Road
Frazee, MN 56544

EXHIBIT A

That part of Government Lot 2, Section 32, Township 138 North of Range 40 West of the Fifth Principal Meridian according to the United States Government Survey thereof described as follows: Commencing at the Northwest corner of Government Lot 2; thence southerly along the West line of said Government Lot 2, 525 feet to the point of beginning; thence East parallel to the North line of said Government Lot 2, to the waters edge of Eagle Lake; thence southerly along the waters edge of Eagle Lake to the South line of Government Lot 2; thence West along the South line of said Government Lot 2 to the West line of said Government Lot 2; thence North along the West line of Government Lot 2 to the point of beginning. Together with all the riparian rights appurtenant to said tract;

AND

That part of Government Lot 2, Section 32, Township 138 North, Range 40 West, Becker County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 15 minutes 35 seconds East along the West line of said Government Lot 2 a distance of 525.00 feet; thence South 89 degrees 15 minutes 14 seconds East parallel with the North line of said Government Lot 2 a distance of 993.50 feet to the point of beginning of the land to be described; thence North 60 degrees 01 minute 07 seconds West a distance of 75.69 feet; thence North 81 degrees 25 minutes 27 seconds West a distance of 49.66 feet; thence South 80 degrees 01 minute 04 seconds West a distance of 234.92 feet to the intersection with a line which bears North 89 degrees 15 minutes 14 seconds West from the point of beginning (said line being parallel with said North line of Government Lot 2); thence South 89 degrees 15 minutes 14 seconds East parallel with said north line a distance of 346.07 feet to the point of beginning.



1:8,451	Date: 5/26/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

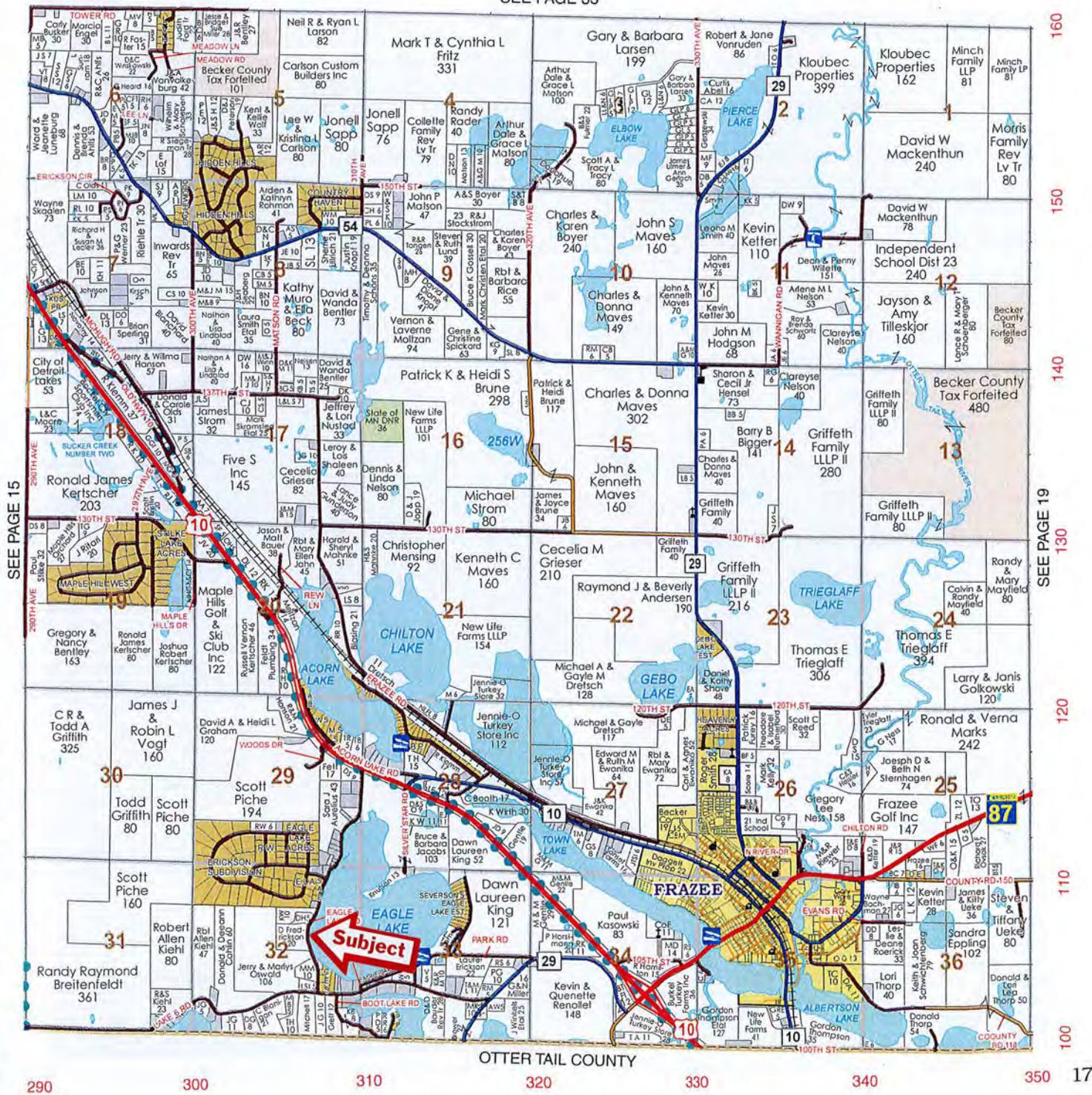


Burlington

Township 138N - Range 40W

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SEE PAGE 33





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Trent & Dana Duda
409 Liberty Cir
Horace, ND 58047

Project Location: 24454 Co Hwy 22 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a shed to be located at thirty-three (33) feet from a lake, deviating from the required setback of seventy-five (75) feet from a general development lake. Also, requesting a variance to construct a shed to be located at two (2) feet from the side lot line, deviating from the required side lot line setback of ten (10) feet on a one hundred (100) foot wide lot, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.1745.000; Lake Sallie

Section 20 Township 138 Range 041; SHADY BEACH 138 41; BEG AT SW COR LOT 6, TH NE 93' AL S LN LOTS 6 & 7 N 268.32' TO PT 13.84' NE OF NW COR LOT 8 SW TO PT 12.5' NE OF NW COR LOT 6 & SE TO BEG; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-166

Property and Owner Review

Parcel Number(s): **191745000**

Owner: **TRENT DUDA**

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

Mailing Address:

**TRENT DUDA
409 LIBERTY CIR
HORACE ND 58047**

Site Address: **24454 CO HWY 22**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2021-1381**

Legal Descr: **SHADY BEACH 138 41 BEG AT SW COR LOT 6, TH NE 93' AL S LN LOTS 6 & 7 N 268.32' TO PT 13.84' NE OF NW COR LOT 8 SW TO PT 12.5' NE OF NW COR LOT 6 & SE TO BEG**

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:

I do not have the topography for a WOS but have a deep enough lot.

Description of Variance Request: **Request a variance to construct a shed to be located at thirty-three (33) feet from a lake, deviating from the required setback of seventy-five (75) feet from a general development lake. Also, requesting a variance to construct a shed to be located at two (2) feet from the side lot line, deviating from the required side lot line setback of ten (10) feet on a one hundred (100) foot wide lot, due to setback issues.**

OHW Setback: **33'**

Side Lot Line Setback: **2'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **19.22%**

Proposed Imp. Surface Coverage: **19.73%**

Existing Structure Sq Ft: **na**

Proposed Structure Sq Ft: **10x12=120 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **12'**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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. We are under the allowed 25% lot coverage, we are at 19% and this will only minimally increase the coverage. If we had the elevation we would be allowed a 120 sq ft water orientated structure to be as close as 10' from the OHW.**

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

Explain: **Yes this will not negatively impact anyone's views or enjoyment of the lake. the neighbor to the west has a tree on the property line which would block the view of the shed and I have 3 trees on my side that would also surround the shed.**

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

Explain: **Yes, this property is used for seasonal residential purposes. We would like a shed on the lakeside to store lake toys and yard equipment so we do not have to haul them back and forth from the**

lake. This is a very minimal request.

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

Explain: This is a deep lot and it is a long way to transport items back and forth from the lakeside. We plan on rebuilding in the next 5-7 years and the new septic will most likely be placed on the west side of the lot. We do not want to disturb the best placement of the septic. There is no room on the east side of the lot.

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

Explain: Yes, lot was platted back in 1895. This was well before current Becker County Zoning setback standards were put in place. These lots were developed without the current standards. The neighbors in this area have similar structures with similar setbacks. The neighbor 2 houses to the west has a shed with similar setbacks. See document 663864 Raymond Variance. This lot is 2 properties to the west. Their request was for a much larger storage structure.

Field Review Form (Pre-Insp)

Permit # SITE2021-1381

Property and Owner Review

Parcel Number: 191745000

Owner: TRENT DUDA

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

Site Address: 24454 CO HWY 22

Inspector Notes:

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): **Storage Shed**

- Existing Dimensions: **na**
- Proposed Dimensions: **10x12=120 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 45'+	Pre-Inspection: - Dwell: - Non:	Lake Name: Sallie (Lake View) [GD] River Name:	
Side setback: - Dwelling: - Non-dwelling: Variance needed- 2'	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: Variance needed 33'	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used: **Shed to Shed**
- Setback of LEFT like structure: **Setback avg does not work becaseu neighbor to the east does not have a shed**
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Duda PARCELS 19.1745.000

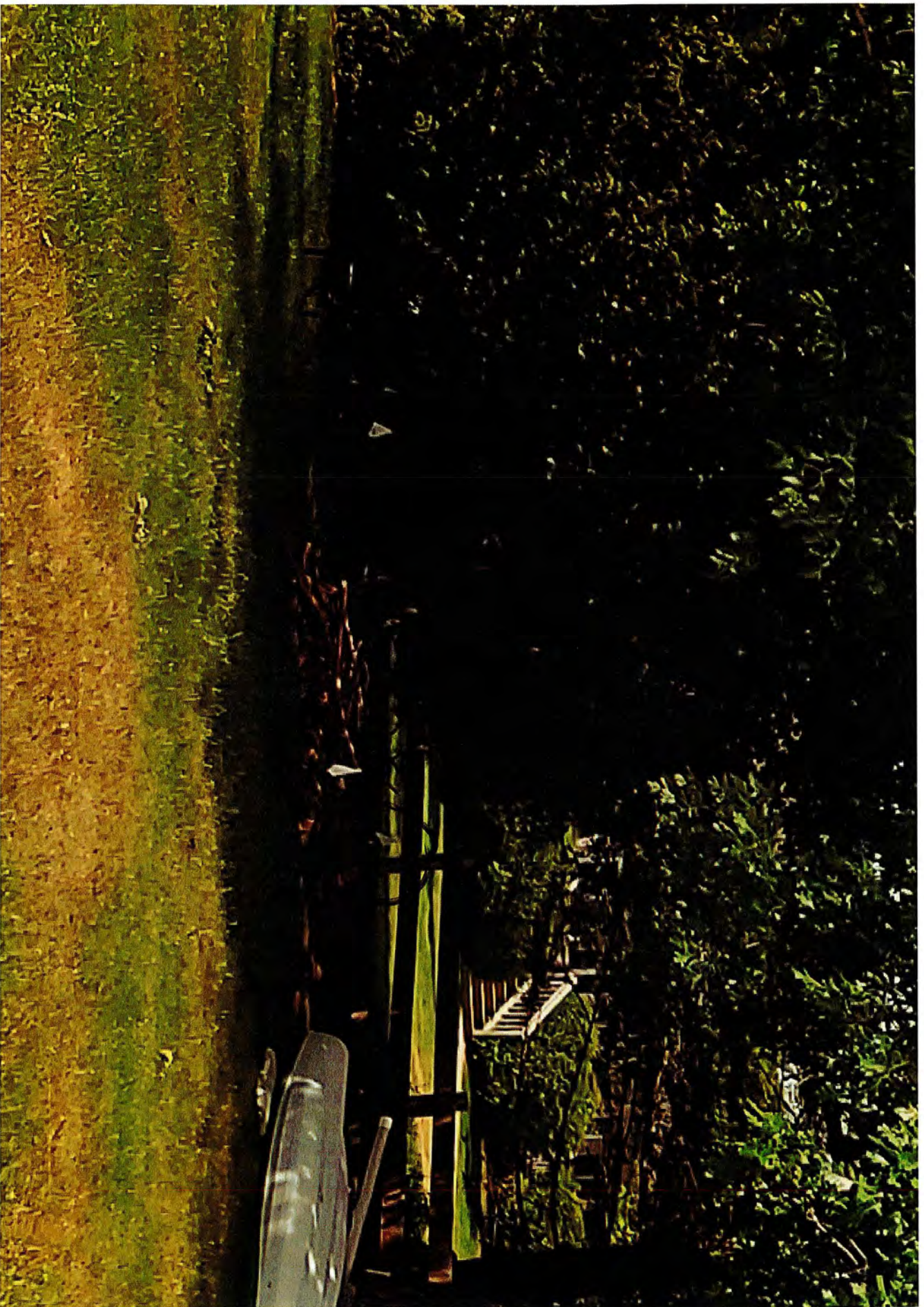
TOTAL LOT COVERAGE (.56Ac (+/-))	23,800		
ALLOWABLE IMPERVIOUS @ 25%	5,950		
ALLOWABLE IMPERVIOUS @ 15%	3,570		
		EXISTING	PROPOSED
Dwelling		1778	1778
Garage		252	252
Concrete Patio		80	80
Asphalt		850	850
Driveway		1615	1615
Proposed shed	10x12		120
		4575	4695
		19.22%	19.73%



2' to side & 33' to CHW



Proposed location





Similar shed location
+
previous variance

Example of Neighbor Variance
(2 properties west)
663864

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 663864

November 22, 2019 at 9:41 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Loyle Raymond & Janet Raymond

ORDER OF VARIANCE

REQUEST: Request a variance for a detached garage to be 31 feet
from the ROW and 24 ft. in height.

Or

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of
November 2019, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the
following described property:

Tax ID number: 19.1743.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED

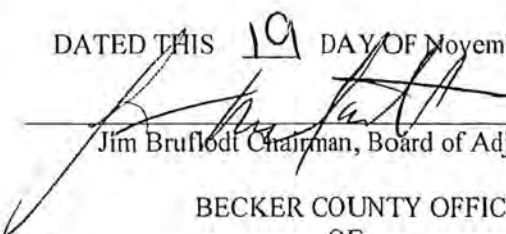
Request a variance to construct a detached garage to be located at thirty-one (31) feet from the road right of way of a
county highway, deviating from the required setback of forty-five (45) feet from the ROW of a county highway, due
to setback issues and substandard lot size. Also requesting to construct 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.

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

Approve, as presented, to construct a detached garage to be located at thirty-one (31) feet from the
road right of way of a county highway, deviating from the required setback of forty-five (45) feet
from the ROW of a county highway. Also, approving a variance 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 in the shoreland district, all due to setback issues and substandard lot size, due
to the fact the request does not negatively impact any neighbors and it is in line with the general
character of the neighborhood.

The Variance shall become null and void on November 14th, 2021 if a site permit has not been obtained
and construction began.

DATED THIS 19 DAY OF November, 2019


Jim Brufford Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING



191745000

**Minnesota Pollution Control Agency**520 Lafayette Road North
St. Paul, MN 55155-4194

✓

Compliance Inspection Form**Existing Subsurface Sewage Treatment Systems (ESST)**

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

RECEIVED
For local tracking purposes:
SEP 09 2019
ZONING

SCANNED**System Status**System status on date (mm/dd/yyyy): 9-8-19
☒ **Compliant - Certificate of Compliance**
 (Valid for 9 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 InformationProperty address: 24454 Coffey 22Parcel ID# or Sec/Twp/Range: 191745000Property owner: Gloria DouvilleReason for inspection: County Request

or

Owner's phone: 218-234-5330

Owner's representative:

Representative phone:

Local regulatory authority: Becker County ZoningRegulatory authority phone: 218-846-7314Brief system description: Septic Tank, Lift Station & Drainfield

Comments or recommendations:

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

Certification number:

Business name: Vareberg Backhoe ServiceLicense number: 1910Inspector signature: [Signature]Phone number: 218-847-7372**Necessary or Locally Required Attachments**☐ Soil boring logs☐ System/As-built drawing☐ Forms per local ordinance☐ Other information (list):

Property address: 24454 Co Hwy 22

Inspector Initials/Date: PU 9-8-19
(mm/)

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

Compliance criteria:

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

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

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

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

Comments/Explanation:

Verification method(s):

- ☒ Searched for surface outlet
- ☒ Searched for seeping in yard/backup in home
- ☐ Excessive ponding in soil system/D-boxes
- ☐ Homeowner testimony (See Comments/Expl.)
- ☐ "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/Exp.)

2. Tank Integrity - Compliance component #2 of 5

Compliance criteria:

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

Seepage pits meeting 7080.R850 may be compliant if allowed in local ordinance.

Sewage tank(s) leak below their designed operating depth. ☐ Yes ☒ No
If yes, which sewage tank(s) leaks:

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

Comments/Explanation:

Verification method(s):

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

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
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. ☐ Yes* ☒ No
***System is an imminent threat to public health and safety.**

Explain:

- a. 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	< 2'
B. Periodically saturated soil/bedrock	> 5'
C. System separation	> 3'
D. Required compliance separation*	3'

*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 groundwater, 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, 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.

CERTIFICATE OF COMPLIANCE
SEWAGE SYSTEM

This certificate has been issued this 11 day of AUGUST 19 87,

to certify compliance with regulations of Zoning Ordinance, Becker County, Minnesota.

The premises covered by this certificate are legally described as: SHADY BEACH

Lake No. 3-359 Sec. 20 Twp. 138± Range 41 Twp. Name LAKE VIEW
SEPTIC TANK SEEPAGE BED

CAPACITY	1000 GLS	375 SF
DISTANCE FROM NEAREST WELL	90 F	75 F
DISTANCE FROM LAKE OR STREAM	200 F	200 F
DISTANCE FROM OCCUPIED BUILDING	50 F	50 F
DISTANCE FROM PROPERTY LINE	10 F	10 F
DISTANCE FROM BOTTOM TO WATER TABLE		+4 F

Owner: Name DENNIS DOUVILLE

Address 1212 REEVES DRIVE GRAND FORKS, ND

Zip No. 58201

Permit No. SP 12-16,056-35

14 YD. ROCK, SANDY SUB SOIL.

Signed by: Floyd Sweeney

Zoning Administrator
Becker County, Minnesota

BECKER COUNTY

Permit Number 12-16056-35 Date 8-10-87

Building _____ Sewage System 375 sq. ft.

Township Lake View Sec. 20 Description T138 R⁰ 41

Shady Beach SW Cor Lot 6 Th NE 93' AL S LN Lot 6 & 7 +

Work Authorized _____

Septic Tank 1000 gals.

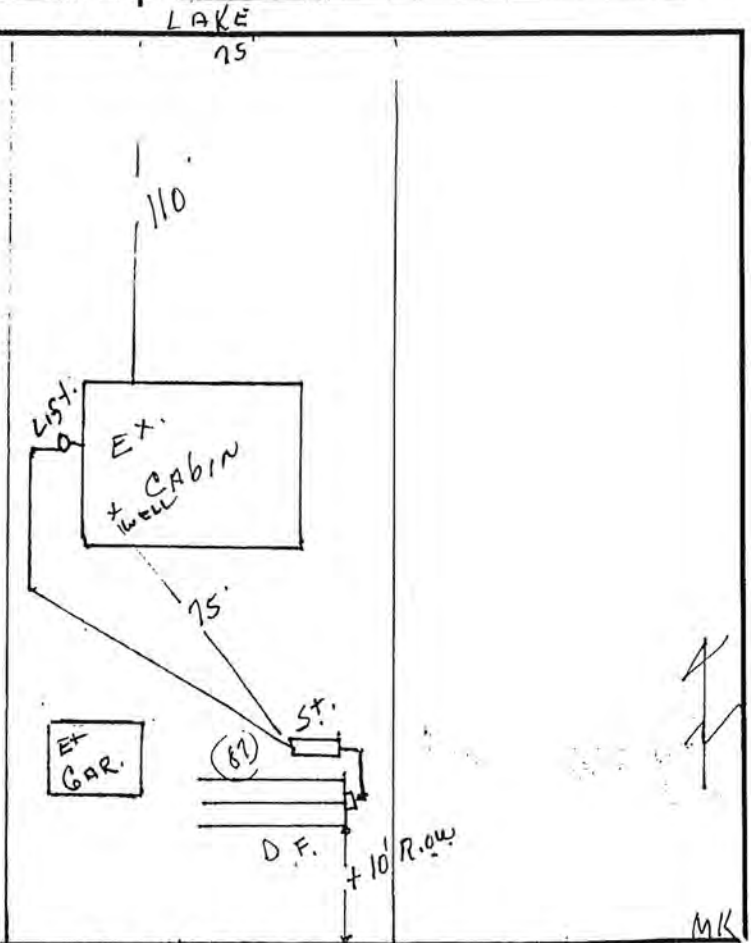
'Seepage Bed' 375 sq ft.

Issued to: Name Dennis Douville

Address: 1212 Reeves Drive Town Grand Forks

State ND Zip 58201

Sketch



1 Inch = _____ Feet

NOTE: This card must be placed in a conspicuous place not more than 12 feet above grade on the premises on which work is to be done, and must be maintained there until completion of such work. Notify Becker County Zoning Administrator (847-4427) before building footings have been completed. No part of the sewage system shall be covered until it has been inspected and approved. Notify the Zoning Administrator 24 hours before the job is ready for inspection.

Floyd Swanby
Becker County Zoning Administrator

BECKER COUNTY
DETROIT LAKES, MN 56501

APPLICATION FOR BUILDING OR SEWAGE PERMIT AND CERTIFICATE OF OCCUPANCY

LEGAL DESCRIPTION AND LOCATION	<u>SHADY BRACK #1114</u> <u>Beq. At SW Cor Lot 6, Th NE 93' AL S LN Lot 56 & 7</u> <u>N 268.32' to pt 13.84' NE of NW Cor Lot 8 SW to pt 12.5' NE of NW Cor Lot 6 & SE to Beq.</u>										
Lake No.	<u>SALLIP</u>	Lake Name	<u>GO</u>	Lake Classif.	<u>20</u>	Sec.	<u>138</u>	Range	<u>4</u>	TWP Name	<u>LAKE VILLAG</u>

IDENTIFICATION: Please Print All Information

Last Name	First	Initial	Mailing Address— No. Street, City and State	Zip No.	Tel. No.
Owner	<u>DOUVILLE</u>	<u>DENNIS</u>	<u>1212 REEVE'S DRIVE</u> <u>GRAND FORKS, N.D. 58201</u>		
Contractor	Name				

TYPE OF IMPROVEMENT:	RESIDENTIAL PROPOSED USE:	NON-RESIDENTIAL PROPOSED USE:
() New Building Other <u>sewer system</u>	() Alteration <input checked="" type="checkbox"/> One Family Dwelling () Multiple Dwelling _____ Units	Specify: _____ Size: _____

ESTIMATED COST OF IMPROVEMENT \$

Construction Starting Date:

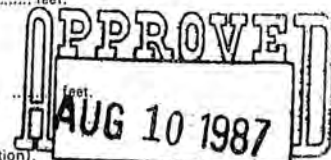
PRINCIPAL TYPE OF FRAME:	TYPE OF SEWAGE DISPOSAL:	DIMENSIONS:
() Masonry () Wood Frame () Structural Steel () Other — Specify _____	() Public <input checked="" type="checkbox"/> Individual Septic Tank, etc. WATER SUPPLY: () Public <input checked="" type="checkbox"/> Individual Well MECHANICAL EQUIPMENT: Elevator: () Yes () No Air Conditioning: () Yes () No () Central () Unit	Basement: () Yes () No Stories above basement: _____ Sq. feet (outside dimension) _____ Bedrooms <u>3</u> Baths _____ HEATING: () Electric () Gas () Oil () Coal () None Other: <u>Boiler</u>
Type of Roof: _____		

SEWAGE DISPOSAL SYSTEM DATA:	SEPTIC TANK	SEEPAGE PITS	DRAIN FIELD
Capacity	<u>1000</u> Gls.	<u>375</u> Sq. Ft.	Sq. Ft.
Distance from nearest well	<u>90</u> Ft.	<u>75</u> Ft.	Ft.
Distance from lake or stream	<u>200</u> Ft.	<u>200</u> Ft.	Ft.
Distance from occupied building <u>LIFT PUMP SYSTEM</u>	<u>50</u> Ft.	<u>50</u> Ft.	Ft.
Distance from property line	<u>10</u> Ft.	<u>10</u> Ft.	Ft.
Distance from bottom to Water Table	<u>—</u> Ft.	<u>74</u> Ft.	Ft.

All distances are shortest distance between nearest points

CHARACTERISTICS:

Lot Area is _____ square feet. Water frontage is 75 feet.
Building set back from high water mark is 110 feet. (Building Line)
Land height above high water mark at building line is 6 feet
Building set back from State highway is _____ feet — from road or street is _____ feet.
Side yard is 110 and 110 feet. Rear yard is _____ feet.
Building will be located 110 feet from septic tank (Sewage System Permit must be obtained before installation).
Building will be located 110 feet from soil absorption system (Cesspool, Drainfield, etc.).



Agreement: I hereby certify that the information contained herein is correct and agree to do the proposed work in accordance with the description above set forth and according to the provisions of the ordinances of Becker County, Minnesota. I further agree that any plans and specifications submitted herewith shall become a part of this permit application. I also understand that this permit is valid for a period of six (6) months. Applicant further agrees that no part of the sewage system shall be covered until it has been inspected and accepted. It shall be the responsibility of the applicant for the permit to notify the County Zoning Administrator, 48 hours before the job is ready for inspection.

Dated

8-7-87

Signature of Owner

When signed and approved by the Zoning Administration this becomes your permit. Permission is hereby granted to the above named applicant to perform the work described in the above statement and/or as shown on the sketch. This permit is granted upon the express condition that the person to whom it is granted, and his agent, employees and workmen shall conform in all respects to the ordinances of Becker County, Minnesota. This permit may be revoked at any time upon violation of said ordinances.

MUST BE POSTED AT THE BUILDING SITE

Dated

8-10-87

Becker County Zoning Administrator


Permit Fee \$ 30.00State Surcharge \$.50



Cormorant Surcharge \$ _____

Comments: _____

Becker County Parcel Information

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

Summary		
Parcel Number:	191745000	GIS Map 
Property Address:	24454 CO HWY 22 DETROIT LAKES	
Owner Name:	TRENT DUDA & DANA DUDA	
Owner Address:	409 LIBERTY CIR HORACE ND 58047	
Legal Description:	Section 20 Township 138 Range 041 SHADY BEACH 138 41 BEG AT SW COR LOT 6, TH NE 93' AL S LN LOTS 6 & 7 N 268.32' TO PT 13.84' NE OF NW COR LOT 8 SW TO PT 12.5' NE OF NW COR LOT 6 & SE TO BEG	

Valuation & Taxation				top ▲
Tax Assessment Year	2021 Values	2020 Values	2019 Values	
Estimated Building & Improvements Value	\$117,700	\$104,300	\$104,300	
Estimated Land Value	\$440,900	\$407,500	\$407,500	
Estimated Machinery Value				
Total Estimated Value	\$558,600	\$511,800	\$511,800	
Tax Payable Year		2021 Payable	2020 Payable	
Taxable Market Value		\$511,800	\$511,800	
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement	

Total Tax Levied	\$4,280.00	\$4,372.00
Total Payments	-\$2,140.00	-\$4,372.00
Unpaid Balance	\$2,140.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Non-Homestead	\$558,600

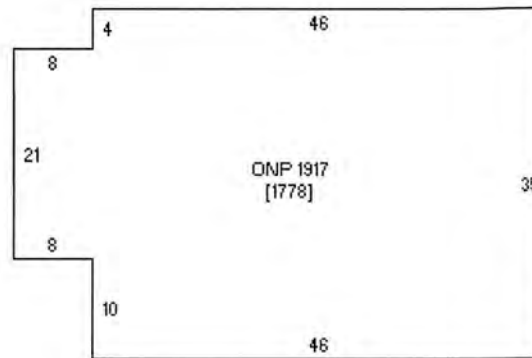
Zoning Information top ▲	
Zoning District	
Township	Lake View
Zoning District	Agricultural
Other Descriptions	Plat of Shady Beach
Imaged Files	
Document Type	Available Years
Septic	2020*
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>	

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
	101		0.56
Description	Flags	Size	
190523 SALLIE K&B LK SITE		1 UT	
190524 FF-SAL-KENNY&BEAT-GO		101 FF	

601420 WATER/SEWER/ELEC		1 UT
999997 LAKE SHORE NO VALUE		0.56 AC

Residential Buildings top ▲	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1917
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1778 SqFt
Condition	Very Good
Basement	Pier Only
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Piers
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1945
Style	Det Frame
Area SF	252
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
Full Bath	1

Fireplace		
Descr	Story Ht	Count
Gas-Vertical	1 Story	1

Decks & Patios	
Style	Area SF
Concrete Patio-Low	80

Wood Deck-Med

320

Yard Items

top ▲

Yard Item # 1 details:

Descr	Paving - Asphalt
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	850 Square Feet
Pricing	Average
Lighting	None

Sales Information

top ▲

Sale Date: 7/29/2020 - Property Type: Residential (< 4 Units)

Buyer	DUDA TRENT & DANA	Seller	DOUVILLE PAUL & TAMMY M
Sale Price	\$580,000	Ins Type	Warranty Deed
Adj Sale Price	\$580,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

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

PIN: 19.1745.000
BILL NUMBER: 177678
LENDER:
OWNER NAME: DUDA TRENT

TAXPAYER(S):

TRENT DUDA & DANA DUDA
409 LIBERTY CIR
HORACE ND 58047

\$\$\$

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
24454 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-7001/21 1B & C 61.30
S-1010/15 SOLID V 40.00
S-7301/21 STORM 33.62
Principal 134.92
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2020	2021
	Estimated Market Value:	511,800	511,800
	Homestead Exclusion:	0	0
	Taxable Market Value:	511,800	511,800
	New Improvements:		
Property Classification:	Res Hstd	Res Non-Hstd	
	Sent in March 2020		
Step 2	PROPOSED TAX		4,184.00
Sent in November 2020			
Step 3	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2021			\$2,140.00
Second half taxes due 10/15/2021			\$2,140.00
Total taxes due in 2021			\$4,280.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
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.	\$4,218.49	
	3. Property taxes before credits	\$4,218.49	\$4,145.08
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$4,218.49	\$4,145.08
	6. BECKER COUNTY	A. County	\$1,891.94
	7. LAKE VIEW		\$445.56
	8. State General Tax		\$0.00
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$592.65
		B. Other local levies	\$1,222.21
	10. Special Taxing Districts	A. BC EDA	\$10.66
		B. Others	\$55.47
		C. TIF	\$0.00
	11. Non-school voter approved referenda levies		\$0.00
	12. Total property tax before special assessments	\$4,218.49	\$4,145.08
	13. Special assessments	\$153.51	\$134.92
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$4,372.00	\$4,280.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 19.1745.000
AIN:
BILL NUMBER: 177678
TAXPAYER(S):

Paid By _____

TRENT DUDA & DANA DUDA
409 LIBERTY CIR
HORACE ND 58047

Total Property Tax for 2021 \$4,280.00
2nd Half Tax Amount \$2,140.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$2,140.00
Balance Good Through 10/15/2021
Res Non-Hstd

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.1745.000
AIN:
BILL NUMBER: 177678
TAXPAYER(S):

Paid By _____

TRENT DUDA & DANA DUDA
409 LIBERTY CIR
HORACE ND 58047

Total Property Tax for 2021 \$4,280.00
1st Half Tax Amount \$2,140.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$2,140.00
Balance Good Through 05/15/2021
Res Non-Hstd

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

No delinquent taxes and transfer
entered August 3, 2020

Mary E. Hendrickson
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 19.1745.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 670241

August 3, 2020 at 11:54 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By JD Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 1,914.00
Receipt # 745820
Becker County Auditor/Treasurer

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
245177 Form 10.1.5 (2013)

ECRV# 1127874
DEED TAX DUE: \$1,914.00

DATE: 7/29/2020

FOR VALUABLE CONSIDERATION, David J. Baer and Denise Baer, married to each other and Clay T. Loeffler and Kimberly Jo Loeffler, married to each other and Joseph A. Wech, IV and Deborah Wech, married to each other and Paul Douville and Tammy M. Douville, married to each other ("Grantor"), hereby conveys and warrants to Trent Duda and Dana Duda, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

All that part of Lot Eight and of the East 8 feet of Lot Seven, all in Shady Beach Subdivision and according to plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota, described as follows, to-wit: Beginning at a point on the Southeasterly line of Lot Seven of said "Shady Beach", which point is located 8.0 feet Southwesterly from the Southeast corner of said Lot Seven; thence running Northeasterly 1.0 feet on and along the Southeasterly line of the said Lot Seven to an iron stake; thence running Northerly 268.32 feet in a straight line to a point on the Northwestern line of Lot Eight of said "Shady Beach" and which point is located 13.84 feet Northeasterly from the Northwest corner of Lot Eight of said "Shady Beach"; thence running Southwesterly on the Northwestern line of Lot Eight of said "Shady Beach" to an iron stake at the Northwest corner thereof; thence running Southwesterly on a tangent with the last course 8.0 feet on and along the Northwestern line of Lot Seven of said "Shady Beach" to a point; thence running Southwesterly in a straight line to the point of beginning and there terminating.

AND

Lot Six EXCEPT: Beginning at the Southeasterly corner of Lot Five of said "Shady Beach"; thence proceeding North 04°07'33" West 263 feet, more or less, to the shore of Lake Sallie; thence Southwesterly along the shore line of Lake Sallie to the northwesterly corner of Lot Six; thence South along the west line of said Lot Six to the point of beginning.

AND

Lot Seven EXCEPT the East 8 feet thereof, "Shady Beach".

chg _____
paid x _____
well _____

440432

No delinquent taxes and transfer entered this

25 day of June 19 98

Keith A. Brekken
County Auditor, Becker Co.

By DeW 19.1744.000 Deputy
19.1745.000

BECKER COUNTY RECORDER-STATE OF MN

Document No. 440432

Date JUN 26 1998 11 00 a.m.

I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.

M. M. Martinson
County Recorder

BOUNDARY LINE AGREEMENT

This agreement made this 6th day of January, 1998, by and between Gloria F. Douville, a single person, hereinafter "Douville" and Kanwar A. Badar and Farzana Badar, husband and wife, hereinafter "Badar".

RECITALS

I.

Douville is the owner of the following described property in Becker County, Minnesota, to-wit:

All that part of Lot 8 and of the East 8 ft. of Lot 7, all in Shady Beach Subdivision and according to plat thereof on file and of record in the office of the Register of Deeds in and for Becker County, Minnesota, described as follows, to-wit:

Beginning at a point on the SE'ly line of Lot No. 7 of said "Shady Beach", which point is located 8.0 feet SW'ly from the SE corner of said Lot No. 7; thence running NE'ly 1.0 ft. on and along the SE'ly line of the said Lot No. 7 to an iron stake; thence running N'ly 268.32 ft. in a straight line to a point on the NW'ly line of Lot No. 8 of said "Shady Beach" and which point is located 13.84 feet NE'ly from the NW corner of Lot No. 8 of said "Shady Beach"; thence running SW'ly on the NW'ly line of Lot No. 8 of said "Shady Beach" to an iron stake at the NW corner thereof; thence running SW'ly on a tangent with the last course 8.0 feet on and along the NW'ly line of Lot No. 7 of said "Shady Beach" to a point; thence running SW'ly in a straight line to the point of beginning and there terminating.

Charge ☒
Paid ☒
Numerical ☒
Tract ☒
Grantor ☒
Grantee ☒
Compared ☒

Beeson

AND Lot No. 6 EXCEPT: Beginning at the SE corner of Lot 5, Shady Beach on the County Road, which is the point of beginning, thence in a N'y direction to the Surveyor's stake on the NE corner of Lot 5, Shady Beach; thence along the shoreline of Lake Sallie a distance of 12 ft. 6 inches; thence in a S'y direction to the point of beginning. This piece of land being triangular and a part of Lot 6, Shady Beach according to plat.

AND, Lot No. 7 EXCEPT the East 8 feet thereof, ... Shady Beach

II.

Badars are the owners of the following described property in Becker County, Minnesota, to-wit:

Lots Numbered Four (4) and Five (5) and the East Half of Lot Numbered Three (3) except that part thereof described as follows:

Commencing at the southerly corner between Lots 3 and 4 of Shady Beach, thence in a straight line to a point that is the center of the northerly boundary of Lot 3; thence in a southerly direction to a point that is the center of the southerly boundary of said Lot; thence easterly direction on the southerly boundary of said Lot 3 to the southeast corner of said Lot 3 to place of beginning, said described ground being part of Lot 3, to Shady Beach in Lot 2 of Sec. 20 in Twp. 138N., of Rge. 41 West;

AND

Beginning at the Southeast corner of Lot 5, Shady Beach of the County Road, which is the point of beginning, thence in a Northerly direction to the Surveyor's new stake on the Northeast corner of Lot 5, Shady Beach; thence along the shoreline of Lake Sallie a distance of 12 feet 6 inches; thence in a southerly direction to the point of beginning. This piece of land being triangular and part of Lot 6, Shady Beach, according to the certified Plat on file and of record in the office of the County Recorder in and for Becker County, Minnesota, ALL IN SHADY BEACH, in Becker County, Minnesota.

Discrepancies in surveys and in the chains of title for the Douville and Badar tracts of land have resulted in uncertainties with respect to the common line between the Douville and Badar tracts of land and the

parties hereto have agreed to establish between themselves the common boundary line hereinafter described:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, it is agreed as follows:

1. The common boundary line between the parties respective tracts of lands is hereby established to be as follows:

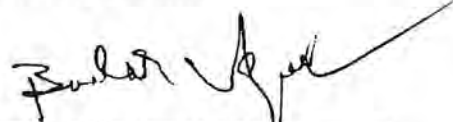
Commencing at the SE'ly corner of Lot 5 of said Shady Beach; thence proceeding North 04 degree 07 minutes 33 seconds West 263 feet more or less to the shore of Lake Sallie and there terminating.


2. Douville does hereby quit claim to the Badars that part of Lot 6 of said Shady Beach lying westerly of said common line and the Badars do hereby quit claim to Douville all that part of said Lot 6 lying easterly of said common line.

3. This agreement shall be binding upon the parties hereto and their respective heirs, representatives, successors and assigns and shall run with the lands described herein.

IN WITNESS WHEREOF, the parties have executed this agreement as of the day and year first above written.

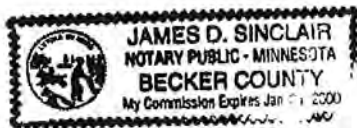

Gloria F. Douville

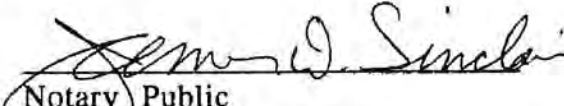

Kanwar A. Badar


Farzana Badar

STATE OF MINNESOTA)
)ss
COUNTY OF BECKER)

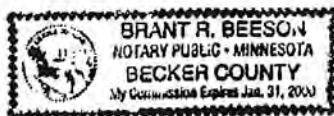
On this 6 day of ^{January} ~~December~~, 1997 ¹⁹⁹⁸ before me a Notary Public within and for said County and State, personally appeared Gloria Douville, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

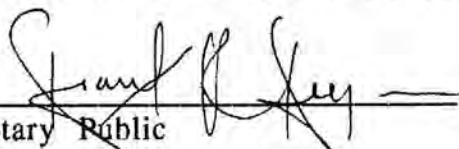



Notary Public
My commission expires: _____

STATE OF MINNESOTA)
)ss
COUNTY OF BECKER)

On this 19th day of ^{June} ~~December~~, 1997 ¹⁹⁹⁸ before me a Notary Public within and for said County and State, personally appeared Kanwar A. Badar and Farzana Badar, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.




Notary Public
My commission expires: _____

Drafted by:

Brant R. Beeson
Thorwalsen, Beeson, Malmstrom & Sorum
1105 Highway 10 East/P O Box 1599
Detroit Lakes, MN 56502
(218) 847-5646

BR.db.25082



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: 6/2/2021

Becker County



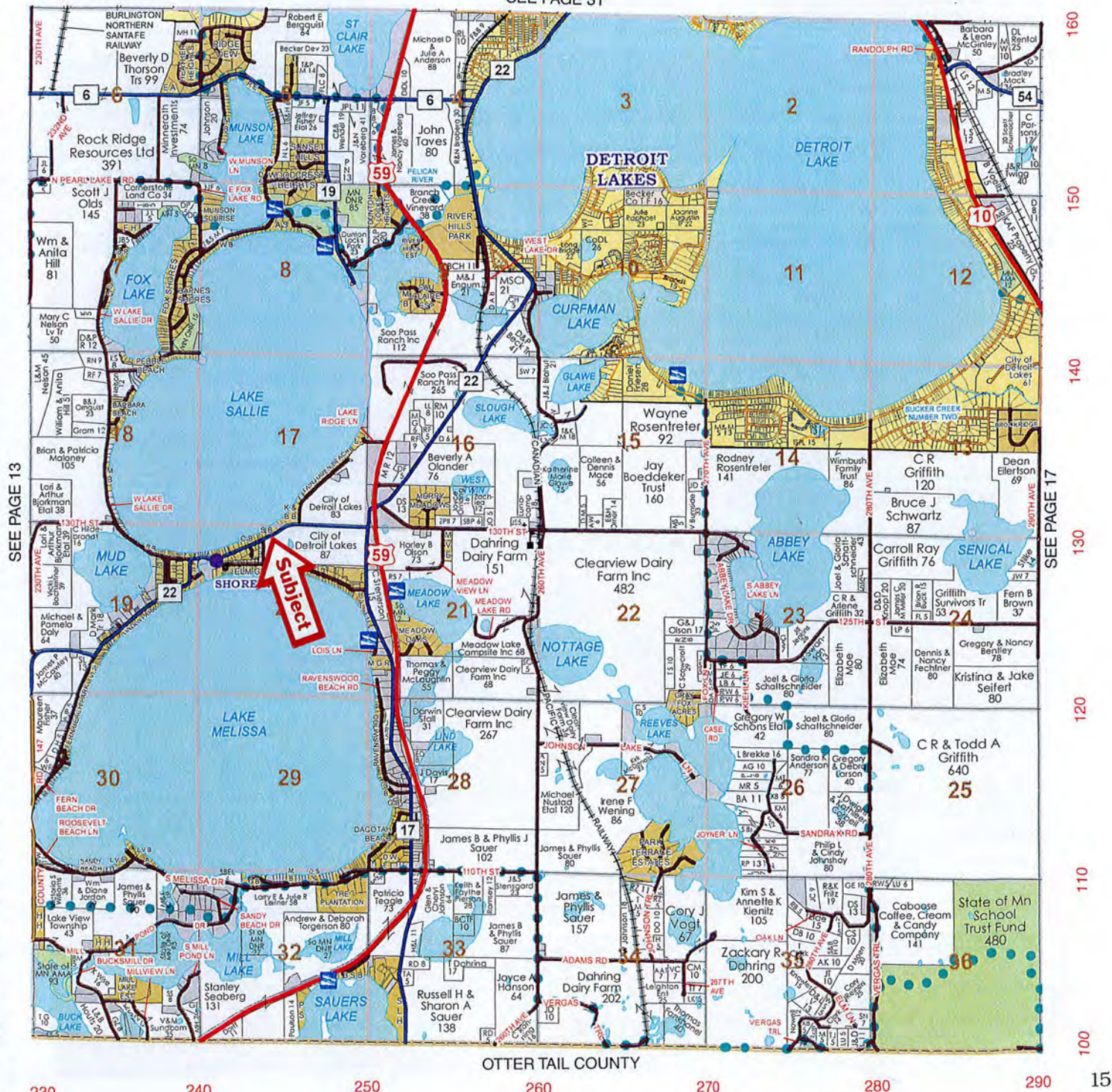


Lake View

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

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Andrea Lunn Rockswold
5529 58th St S
Fargo, ND 58104

Project Location: 24903 Sauers Lake Ln Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located at fifty (50) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0847.000; Sauers Lake

Section 32 Township 138 Range 041; BROLIN SAUERS BEACH; LOT 2 EX TRI IN W PT; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-162

Property and Owner Review

Parcel Number(s): 190847000

Owner: ANDREA ROCKSWOLD

Township-S/T/R: LAKE VIEW-32/138/041

Mailing Address:
ANDREA ROCKSWOLD
5529 58TH ST S
FARGO ND 58104

Site Address: 24903 SAUERS LAKE LN

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: site2021-78450

Legal Descr: BROLIN SAUERS BEACH LOT 2 EX TRI IN W PT

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 a variance to construct a deck to be located at fifty (50) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, deviating from the required setback of one hundred (100) feet due to the placement of the existing house.**

OHW Setback: 50' to deck

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 14.54%

Proposed Imp. Surface Coverage: 14.54%

Existing Structure Sq Ft: 168sf deck

Proposed Structure Sq Ft: 336sf + 224sf deck

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **This property is not a "lot of record" so we were not able to make the setback averaging rule work for this deck because adding the 20' onto the average of the neighbors put us at 73.5' which is in the middle of the house. No change in impervious. This is a minimal request. Meeting all other setbacks.**

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

Explain: **Adding the pervious deck does not change the lot coverage percentage at all, still remains below 15%.**

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

Explain: **Same use as it has been, just proposing a larger deck. The proposed deck is within reason of the neighboring decks.**

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

Explain: **The placement of this house when built in the 70's is at 68' from the OHW, so it does not allow us to construct a deck on the lakeside and be able to meet the 100' setback from the OHW.**

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

Explain: **Residential neighborhood and the neighbors on each side have similar decks. Will not effect the essential character at all.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1371****Property and Owner Review**

Parcel Number: 190847000	Inspector Notes:
Owner: ANDREA ROCKSWOLD	
Township-S/T/R: LAKE VIEW-32/138/041	
Site Address: 24903 SAUERS LAKE LN	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): N/A - Not a dwelling - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Attached Garage (1B): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): Deck - Pervious - Existing Dimensions: 12'x14' - Proposed Dimensions: 14'x16' + 12'x28' - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info: We tried the setback averaging rule, but this parcel is not a lot of record so we would have to add on 20' and that would not work, so we are applying for a variance.
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: - Dwelling: 50+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Sauer (Lake View & Otter Tail Co.) [RD] River Name:	
Side setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 50' to deck- Variance required - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
- Structure type used: **Deck to Deck**
- Setback of LEFT like structure: **79'**
- Setback of RIGHT like structure: **28'**

Any other impervious surface coverage not noted on application?

Rockswold PARCELS 19.0847.000			
TOTAL LOT COVERAGE	22,811		
ALLOWABLE IMPERVIOUS @ 25%	5,703		
		<u>EXISTING</u>	<u>PROPOSED</u>
Dwelling		832	832
Attached Garage		624	624
Driveway		1476	1476
Shed (192+192)		384	384
Existing Deck to be removed	12x14	168	
Proposed Deck	14x16 & 12x28		560
		3316	3316
		14.54%	14.54%

* No change in impervious decks only

(19.0847.000)

Road

146'

Drive
way
(1,476)

40(+)

135.18

196.62

shed
(192)

shed
(192)

20(+)

Existing House
(832)

Existing
Attached
Garage
(624)

New
Deck
14' x 16'

New
Deck
12' x 28'

68'
OHW
to
House

50'
OHW
to
Deck

135'

Sauer Lake



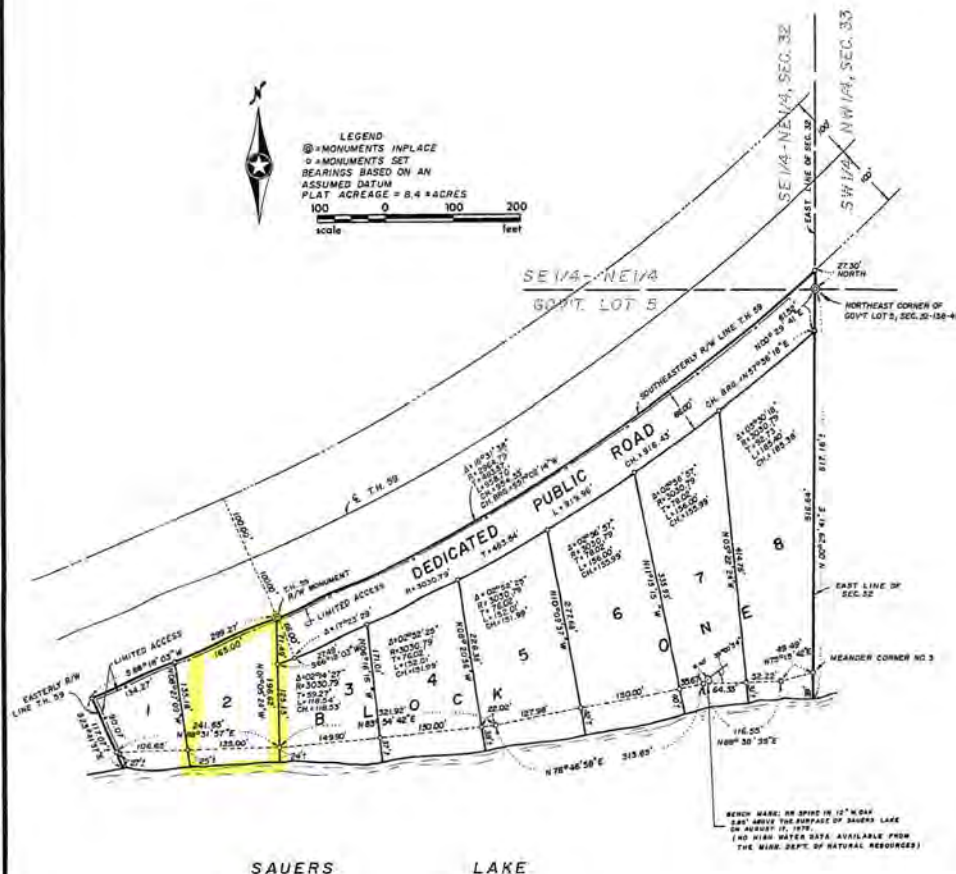
Deck to be replaced with
a (14x16) in front of house portion
+ (12x28) in front of garage area



less 25'

BROLIN SAUERS BEACH

IN GOV'T LOT 5 AND THE SE 1/4 - NE 1/4, SECTION 32, T138N, R41W
BECKER COUNTY, MINNESOTA



KNOW ALL MEN BY THESE PRESENTS: That Robert L. Brolin and Ariel Brolin, husband and wife, and James B. Sauer and Phyllis Sauer, husband and wife, are the owners and proprietors of that part of Government Lot 5 and that part of the Southeast Quarter of the Northeast Quarter, all in Section 32, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at the northeast corner of said Government Lot 5; thence North 27.30 feet on an assumed bearing along the east line of said Section 32 to the southeasterly right-of-way line of Trunk Highway No. 59; thence southeasterly on a curve, concave to the northwest, having a central angle of 18 degrees 31 minutes 38 seconds and a radius of 2964.79 feet for a distance of 958.70 feet (chord bearing South 57 degrees 02 minutes 14 seconds West) along the southeasterly line of said Trunk Highway No. 59; thence South 56 degrees 18 minutes 03 seconds West 299.27 feet continuing along the southeasterly right-of-way line of said Trunk Highway No. 59; thence South 23 degrees 41 minutes 57 seconds East 117.07 feet, more or less, along the easterly right-of-way line of said Trunk Highway No. 59 to the waters edge of Sauers Lake; thence westerly along the waters edge of said Sauers Lake to the east line of said Section 32; thence North 00 degrees 29 minutes 41 seconds East 41.16 feet, more or less, along the east line of said Section 32 to the point of beginning;

and have caused the said land to be surveyed and platted as BROLIN SAUERS BEACH and do hereby donate and dedicate to the public, for public use forever, the Dedicated Public Road, as shown on the herein plat. Lots 1 through 8, inclusive, or Block 1 extend to the waters edge of said Sauers Lake. SUBJECT to easements and reservations of record, if any.

IN WITNESS WHEREOF said Robert L. Brolin and Ariel Brolin, husband and wife and James B. Sauer and Phyllis Sauer, husband and wife, have hereunto set their hands and seals this 7 day of Oct, 1972.

IN PRESENCE OF:

Paul A. Johnson
Arthur E. Johnson

OWNERS:

Robert L. Brolin
Ariel Brolin
James B. Sauer
Phyllis Sauer

ARTHUR E. JOHNSON
Notary Public, BECKER CO., MINN.
My Commission Expires JULY 25, 1977

State of Minnesota } ss
County of Becker }

On this 7 day of Oct, 1972, before me, a Notary Public, personally appeared Robert L. Brolin and Ariel Brolin, husband and wife, and James B. Sauer and Phyllis Sauer, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

Arthur E. Johnson
Notary Public Oct 7, 1972
My Commission Expires

I, Donald D. Busker, a Registered Land Surveyor, do hereby certify that I have made the survey and plat of BROLIN SAUERS BEACH; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown thereon.

Donald D. Busker
Minnesota Registration No. 7203

State of Minnesota } ss
County of Becker }

Above certificate, subscribed and sworn to before me, a Notary Public, this 16 day of Oct, 1972.

Wayne H. Benson
Notary Public, Becker County, Minnesota
My Commission Expires, June 15, 1977

This is hereby approved by the Becker County Planning Commission, this 24 day of Oct, 1972.

Arthur E. Johnson
Chairman

Paul A. Johnson
Secretary

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 24 day of Oct, 1972.

Paul A. Johnson
County Auditor

John A. Johnson
Chairman of County Board

285746

ORIGINAL

Office of Registrar or Deput, BECKER COUNTY, MINN. (a)
I hereby certify that the within instrument, was filed in this of-
fice for record on JAN 29 1973 at 10:00 AM
and was duly recorded in Book 20 at Page 285746
By D. P. Miller Register of Deeds
Doyle

By following

These Mon and Transfer entered this 29
day of January 1973
Paul A. Johnson
County Auditor

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 08/01/20XX 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), Andrea Rockswold 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): 19.0847.000 Physical Site Address: 24903 Sauers Lake LN

Legal Description: Brolin Sauers Beach Lot 2 ex Tri in D.L. W. PT

Section: 32 Township: 138 Range: 41 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 13600 E Pearl Lake Rd D.L. MN

Agent phone #(s): 218-849-4834 City: _____ State: _____ Zip Code: _____

Agent email address: joyceholm@hotmail.com

Andrea Rockswold 5.22.21
Property Owner(s)/Signature(s) Date

State of Minnesota
County of Becker

On this 22 day of May before me personally appeared Andrea Rockswold

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)

RYAN WARWICK
Notary Public
State of North Dakota
My Commission Expires Feb. 14, 2024

Ryan Warwick
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____

CERTIFICATE OF COMPLIANCE
SEWAGE SYSTEM

This certificate has been issued this _____ day of _____, 19____,

to certify compliance with regulations of Zoning Ordinance, Becker County, Minnesota.

The premises covered by this certificate are legally described as:

Lake No. _____ Sec. _____ Twp. _____ Range _____ Twp. Name _____

Owner: Name _____

Address _____

Zip No. _____

Permit No. SP _____

Signed by: _____

Zoning Administrator
Becker County, Minnesota



190847000

19.0847.000

BECKER COUNTY

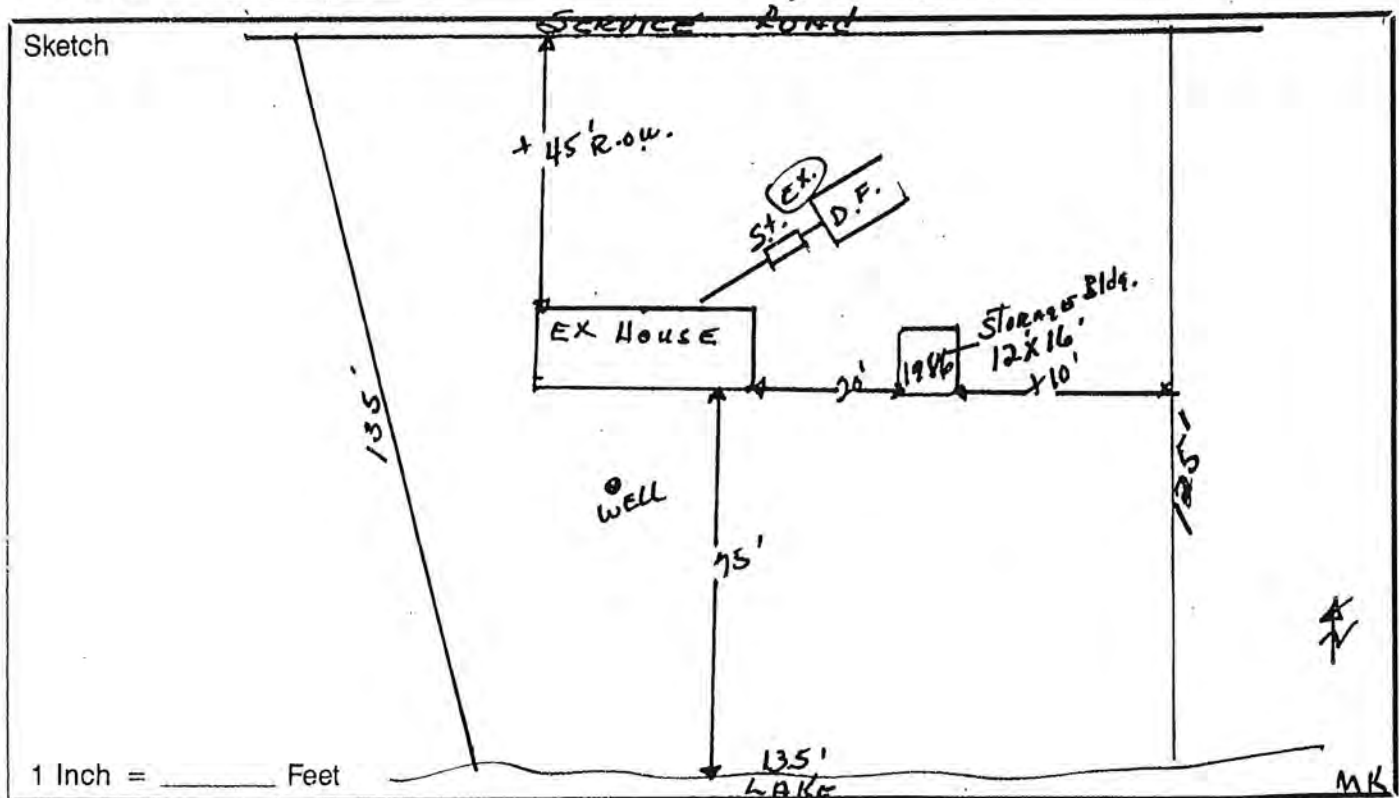
Permit Number 11-14,929-35 Date 7-24-86

Building Other Bldg. Sewage System 19.0847.000

Township Lakeview Sec. 32 Description T138N R41W
Brolin - Saucer Beach Lot 2

Work Authorized Storage Bldg.
12X16'

Issued to: Name Doug Quiering
Address: RR5 Box 494 Town Detroit Lks.
State MN Zip 56501



NOTE: This card must be placed in a conspicuous place not more than 12 feet above grade on the premises on which work is to be done, and must be maintained there until completion of such work. Notify Becker County Zoning Administrator (847-4427) before building footings have been completed. No part of the sewage system shall be covered until it has been inspected and approved. Notify the Zoning Administrator 24 hours before the job is ready for inspection.

[Signature]
Becker County Zoning Administrator

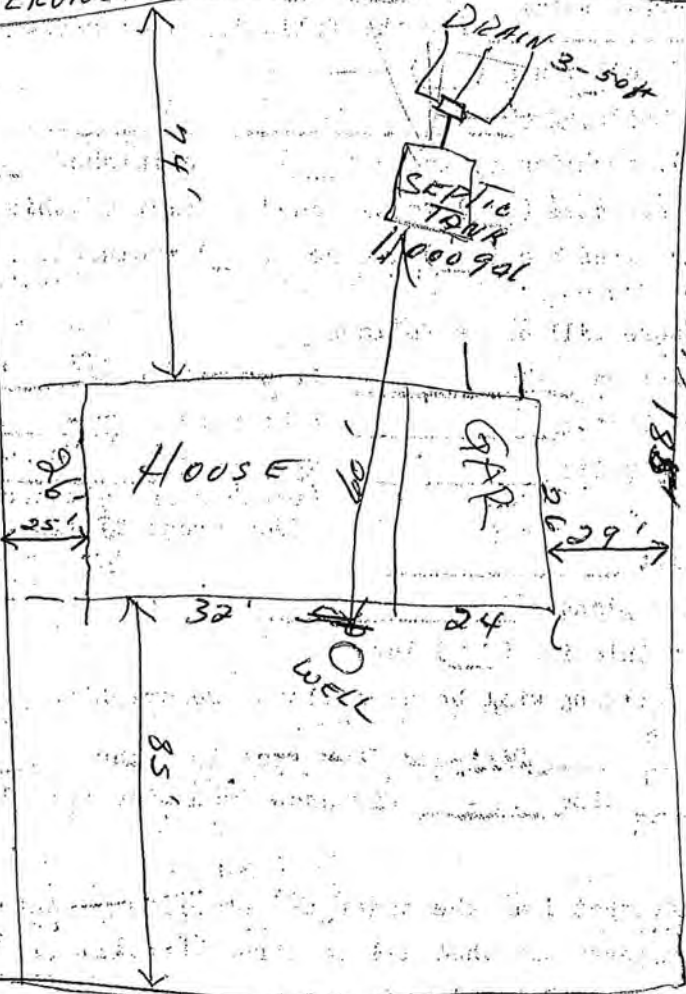
BECKER COUNTY
DETROIT LAKES, MN 56501

HY WAY-59

SERVICE Rd. 110'

EXISTING
HOUSE

60'





SAUER LAKE

Becker County Parcel Information

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

Summary	
Parcel Number:	190847000 GIS Map 
Property Address:	24903 SAUERS LAKE LN DETROIT LAKES
Owner Name:	ANDREA LYNN ROCKSWOLD
Owner Address:	5529 58TH ST S FARGO ND 58104
Legal Description:	Section 32 Township 138 Range 041 BROLIN SAUERS BEACH LOT 2 EX TRI IN W PT

Valuation & Taxation top ▲			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$136,600	\$120,800	\$121,600
Estimated Land Value	\$99,200	\$106,200	\$102,300
Estimated Machinery Value			
Total Estimated Value	\$235,800	\$227,000	\$223,900
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$227,000	\$223,900
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement
Total Tax Levied		\$1,852.00	\$1,864.00
Total Payments		-\$926.00	-\$1,864.00

Unpaid Balance	\$926.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$235,800

Zoning Information			top ▲
Zoning District			
Township	Lake View		
Zoning District	Residential		
Other Descriptions	Plat of Brolin Sauer Beach		
Zoning Permits			
Type	Status	Details	
Land Alteration	Approved: 10/01/18	<ul style="list-style-type: none">• Project Type: Reclaim/Riprap/Sandblanket• Purpose: Riprap/Sandblanket	
Imaged Files			
Document Type	Available Years		
Septic	2020*		
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.			

Land Information top ▲			
<p>*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.</p>			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	135		
Description	Flags	Size	

191101 SAUERS LAKE SITE		1 UT
601420 WATER/SEWER/ELEC		1 UT
191104 FF-SAUERS LAKE-GOOD		135 FF

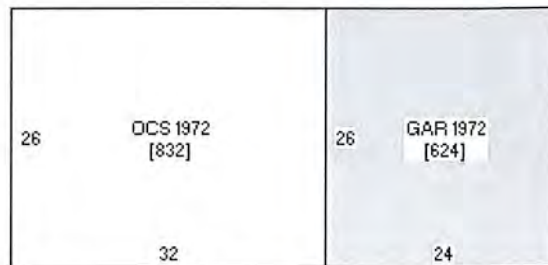
Residential Buildings

[top ▲](#)

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1972
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	832 SqFt
Condition	Very Good
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Hip/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Garage # 1

Year Built	1976
Style	Att Frame
Area SF	624
Condition	Very Good
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing

Style	Count
Full Bath	1

Decks & Patios

Style	Area SF
Wood Deck-Med	168

Yard Items

top ▲

Yard Item # 1 details:

Descr	Shed
Year Built	1990
Item Count	1
Condition	Very Good
Type	Frame
Pricing	High
Width	12.00
Length	16.00
Area	192 Square Feet
Yard Item # 2 details:	
Descr	Paving - Asphalt
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,044 Square Feet
Pricing	Average
Lighting	None
Yard Item # 3 details:	
Descr	Shed
Year Built	2018
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	12.00
Length	16.00
Area	192 Square Feet

Sales Information top ▲			
Sale Date: 8/26/2008 - Property Type: Seasonal Rec. Residential			
Buyer	ROCKSWOLD, JASON D & ANDREA	Seller	KETTERLING, LARRY & LINDA
Sale Price	\$170,000	Ins Type	Warranty Deed
Adj Sale Price	\$170,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 3/25/2004 - Property Type: Residential (< 4 Units)			
Buyer	KETTERLING, LARRY & LINDA	Seller	MCGILLIVARY, WILLARD & BETTY
Sale Price	\$170,000	Ins Type	Warranty Deed
Adj Sale Price	\$162,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 6/14/1994 - Property Type: Seasonal Rec. Residential			
Buyer	MCGILLIVARY, WILLARD & BETTY	Seller	KOOPMAN, GERDA
Sale Price	\$48,000	Ins Type	Warranty Deed
Adj Sale Price	\$48,000	Q/U	Q
Adj Reason		Q/U Reason	Old sale

Becker County

Auditor-Treasurer Office

915 Lake Avenue

Detroit Lakes, MN 56501

218-846-7311

www.co.becker.mn.us

AIN:

PIN: 19.0847.000

BILL NUMBER: 178499

LENDER: CORELOGIC RE TAX SERVICE UNK MORTGA

OWNER NAME: ROCKSWOLD ANDREA LYNN

TAX STATEMENT**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
Step 1	Estimated Market Value:	223,900 227,000
	Homestead Exclusion:	0 0
	Taxable Market Value:	223,900 227,000
	New Improvements:	2,700
	Property Classification:	Seasonal Seasonal
<i>Sent in March 2020</i>		
Step 2	PROPOSED TAX	
	<i>Sent in November 2020</i>	
		1,828.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$926.00
	Second half taxes due 10/15/2021	\$926.00
	Total taxes due in 2021	\$1,852.00

TAXPAYER(S):

ANDREA LYNN ROCKSWOLD

5529 58TH ST S

FARGO ND 58104

\$\$\$**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 ADDRESS24903 SAUERS LAKE LN
DETROIT LAKES, MN 56501**DESCRIPTION**Section 32 Township 138 Range 041
SubdivisionName BROLIN SAUERS
BEACH SubdivisionCd 19011**Line 13 Detail**

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

Tax Detail for Your Property:		2020	2021
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	\$0.00
	3. Property taxes before credits	\$1,824.00	\$1,812.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,824.00	\$1,812.00
	6. BECKER COUNTY	\$823.27	\$822.56
	7. LAKE VIEW	\$193.88	\$196.76
	8. State General Tax	\$321.05	\$313.87
	9. SCHOOL DISTRICT 0022	\$257.89	\$248.01
	A. Voter approved levies	\$223.27	\$226.29
	B. Other local levies	\$4.64	\$4.51
	10. Special Taxing Districts	\$0.00	\$0.00
	A. BC EDA	\$0.00	\$0.00
	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	\$1,824.00	\$1,812.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,864.00	\$1,852.00
Tax Amount Paid			\$0.00

2**2nd Half Payment Stub - Payable 2021**

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

To avoid penalty, pay on or before October 15, 2021.

PIN: 19.0847.000

AIN:

BILL NUMBER: 178499

TAXPAYER(S): ANDREA LYNN ROCKSWOLD
5529 58TH ST S
FARGO ND 58104

Paid By _____

Total Property Tax for 2021 \$1,852.00
2nd Half Tax Amount \$926.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$926.00
Balance Good Through 10/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

1**1st Half Payment Stub - Payable 2021**

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

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.0847.000

AIN:

BILL NUMBER: 178499

TAXPAYER(S): ANDREA LYNN ROCKSWOLD
5529 58TH ST S
FARGO ND 58104

Paid By _____

Total Property Tax for 2021 \$1,852.00
1st Half Tax Amount \$926.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$926.00
Balance Good Through 05/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

627648

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 627648

September 11, 2015 at 8:58 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered
this 10th day of Sept. 2015

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

19.0847.000

Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Individual(s)

eCRV number: n/a

DEED TAX DUE: \$1.65 *exempt due to divorce

DATE: 9/8/15

FOR VALUABLE CONSIDERATION, Jason Dean Rockswold, a single person, ("Grantor"), hereby conveys and quitclaims to Andrea Lynn Rockswold ("Grantee"), a single person, real property in Becker County, Minnesota, legally described as follows:

Lot Two, in Block One, Brolin Sauers Beach, Becker County, Minnesota; excepting that part of Lot Two, in Block One, of Brolin Sauers Beach, Becker County, Minnesota described as follows: Beginning at the northwest corner of said Lot 2; thence North 66°18'03" East 25.00 feet along the northwesterly line of said Lot 2; thence South 01°12'12" West 143.79 feet to a point on the westerly line of said Lot 2; thence North 08°27'09" West 135.18 feet along the westerly line of said Lot 2 to the point of beginning.

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

together with all hereditaments and appurtenances belonging thereto. Total consideration for this transfer is \$500.00 or less.

Check applicable box:

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

Grantor

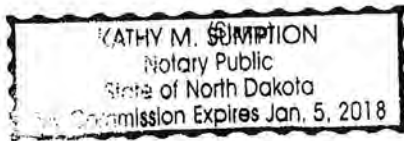
Jason Dean Rockswold

BECKER COUNTY DEED TAX

AMT. PD. \$ -0-

Receipt # exempt
Becker County Auditor/Treasurer

chg
paid
well

State of North Dakota, County of CassThis instrument was acknowledged before me on this 5th day of September, 2015, by Jason Dean Rockswold, a single person.Kathy M. Sumpston
(signature of notary officer)Title (and Rank): notary publicMy commission expires: 1/5/2018
(month/day/year)✓ THIS INSTRUMENT WAS DRAFTED BY:
Leah Warner

2275144.1

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Andrea Lynn Rockswold
5529 58th Street South
Fargo, North Dakota 58104



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Date: 6/3/2021

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

Becker County



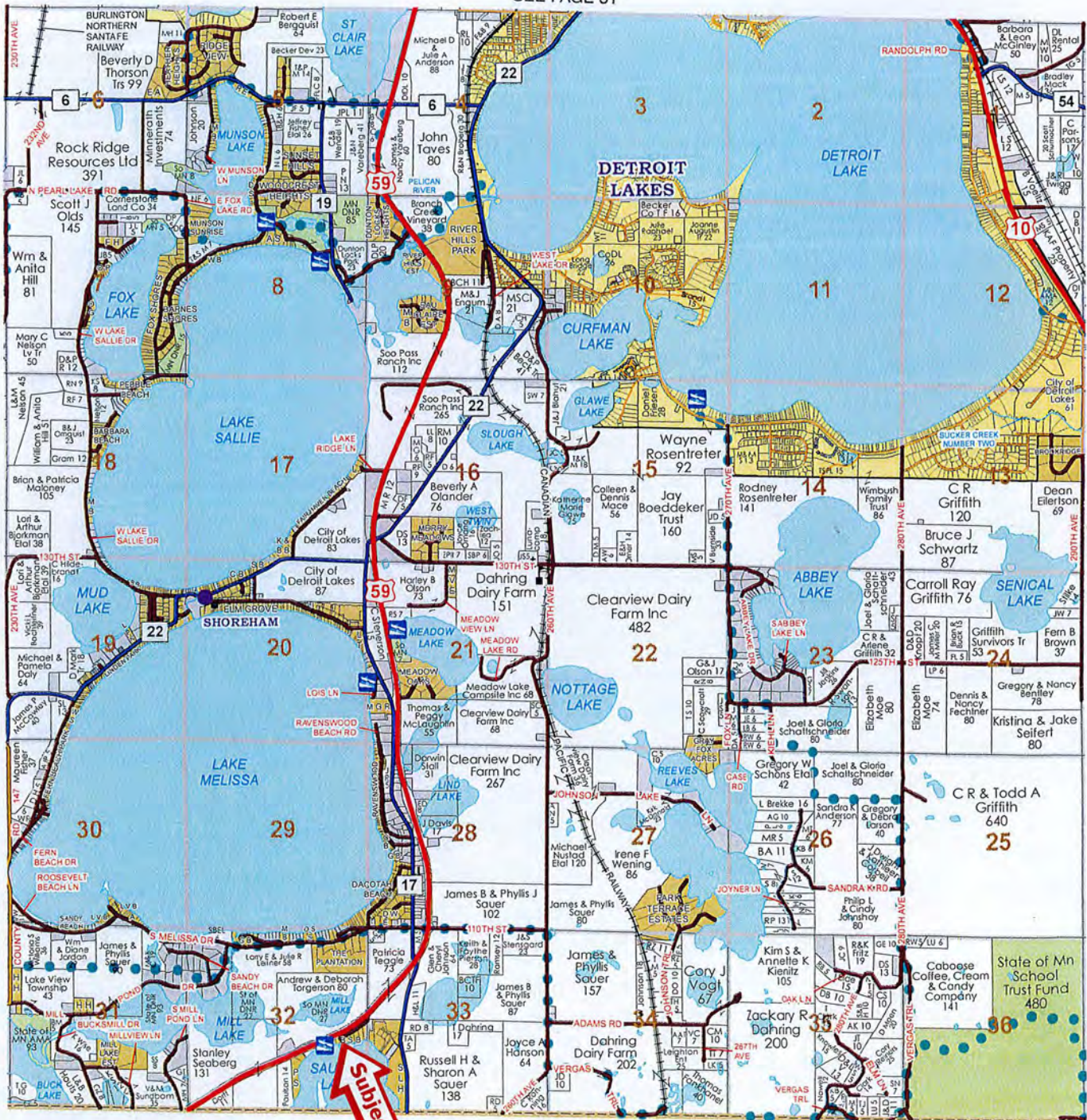
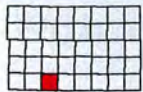


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY

230

240

250

260

270

...



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Daniel D & Joelle L. Staller
7342 15th St S
Fargo, ND 58104

Project Location: 14708 Tradewinds Rd Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling and deck to be located at fifty-two (52) feet from a lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.1298.000; Big Cormorant Lake

Section 07 Township 138 Range 042; TRADE WINDS BEACH; LOT 54 & NELY 1/2 OF LOT 53; Lake Eunice Township

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".**

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-168

Property and Owner Review

Parcel Number(s): **171298000**

Owner: **DANIEL STALLER**

Township-S/T/R: **LAKE EUNICE-07/138/042**

Mailing Address:

DANIEL STALLER

7342 15TH ST S

FARGO ND 58104

Site Address: **14708 TRADEWINDS RD**

Lot Recording Date:

Original Permit Nbr: **site2021-78405**

Legal Descr: **TRADE WINDS BEACH LOT 54 & NELY 1/2 OF LOT 53**

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: **Variance from OHWL to 52 feet from 82 foot requirement as measured by survey.**

OHW Setback: **52**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **16**

Proposed Imp. Surface Coverage: **24.9**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **4097**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **1230**

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 request is in alignment with the intent of the ordinance. The proposed structure replaces an existing cabin that is located within 10 feet of the OHWL. The existing structure is usable but in disrepair. There is not a permanent foundation or a well on the property. To remodel this structure would be cost prohibitive and also would not meet requirements. The new structure would be placed outside the shoreline impact area and would align with the surrounding property structures. The new structure will meet all other setback and impervious requirements. The request for variance is similar to what has been approved recently in the area.**

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

Explain: **The variance is consistent with the Becker County Comprehensive Plan. It allows for enjoyable use of the property without mismanagement or haphazard development. The proposed structure is outside the shoreline impact area, replacing a structure located within that zone. Furthermore, the design will include modern and acceptable water and sewage facilities. Finally, there is a net positive economic impact to replacing the existing seasonal cabin structure with a permanent year-round home.**

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

Explain: **Based on current area development, a permanent, year-round home is a feasible use for this property. The proposed home, with proper water and sewage utilities, will replace an old cabin structure that does not meet many of the current usage requirements. The set back request will align the current structures and will create a more enjoyable environment for the surrounding neighbors, whose homes are currently set back to the 50-60 foot area. Without the variance, it would not be feasible to replace this cabin with a permanent home as the lot size and topography, as well as other characteristics of the lot and surrounding properties, create challenges to that development.**

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

Explain: **There are several unique characteristics of the property that have led to this variance request: 1. The existing structure is in the shoreline impact area and is not feasible to be remodeled or moved. 2. To place the new structure at the require setback from the OHWL the garage would be 20 feet from the road right of way. This creates a dangerous situation when exiting the garage and does not allow parking in the driveway for trucks or SUV. 3. The natural topography, with the existing hill structure, creates a natural slope that lends to a walkout basement structure. The walkout will be located in alignment with this natural slope. If the structure was built at the 82 foot line, it would create a cliff affect that would cause soil to be brought into the property and likely affect the 50 foot shoreline management area. 4. If the structure is placed at the 82 foot line, it would require that the septic/mound system would be located on the lake side. Due to a well located on the adjacent property to the south, a septic system would not meet setback requirements and would not be feasible on the lake side. 5. The design of the structure located at 52 feet would allow ample room on the road side of the property to include a proper septic system with mound and meet all setback requirements. Any other location does not make this project feasible.**

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

Explain: **The variance request does maintain the general character of the area. The lot size is consistent with most of the local lake shore. Big Cormorant continues to experience a transition from seasonal cabin structure to permanent year-round structures. The location at 52 feet from the OHWL places the cabin natural alignment with the structures located on either side and does not create any visual or usage issues. This request is consistent with similar projects approved and will meet all other setback and impervious requirements.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1378****Property and Owner Review**

Parcel Number: 171298000	Inspector Notes:
Owner: DANIEL STALLER	
Township-S/T/R: LAKE EUNICE-07/138/042	
Site Address: 14708 TRADEWINDS RD	Does posted address sign match site address? Y N

Dwelling Proposed ReviewDwelling/related structure (1A): **New Home-Onsite Construction**

- Existing Dimensions: **720 sq ft**
- Proposed Dimensions: **1310 sq ft**
- Proposed Roof Changes? **N/A**

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

- Existing Dimensions: **No**
- Proposed Dimensions: **640**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1C): **Driveway**

- Existing Dimensions:
- Proposed Dimensions: **912 sq ft**
- Proposed Roof Changes?

Other dwelling related improvements (1D): **Deck - Pervious**

- Existing Dimensions:
- Proposed Dimensions: **16X16**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info: **New home construction per submitted plans to include 2 story home with walkout basement. Two stall attached garage. Includes approx 27X16 patio and 16X16 deck.**

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: - Dwelling: 54.6 ft - Non-dwelling: 20 ft	Pre-Inspection: - Dwell: - Non:	Lake Name: Big Cormorant (Lake Eunice & Cormorant) [RD] River Name:	
Side setback: - Dwelling: 10 ft - Non-dwelling: 10 ft	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 52 ft- Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 20 ft - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20 ft - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable): - Structure type used: House to House - Setback of LEFT like structure: 42.22 - Setback of RIGHT like structure: 81.43
Any other impervious surface coverage not noted on application?

Staller PARCELS 17.1298.000			
TOTAL LOT COVERAGE	13,060		
ALLOWABLE IMPERVIOUS @ 25%	3,265		
		EXISTING	PROPOSED
Dwelling		720	1310
Attached Garage		-	640
Entry Stoop		54	54
Driveway/walk		912	912
Patio		1296	262
Shed		80	
Deck	16x16		256
		3062	3178
		23.45%	24.33%

Mitigated Required

Lake Setback (100-52=48)	48
Impervious (25%-15%=10%*5cr=50cr)	50
Required Credits to Earn	98

Mitigation Credits Earned Removing from the SIZ

House	720
Pavers (42x12) and (6x20)	624
	1344
(5 cr per 50 sq ft)	26.88
Credits Earned	134.4

Mitigation Credits Earned by Moving Back

1 credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.	28
Credits Earned	28

Will be over mitigated by 64.4 Credits

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Daniel & Joelle Staller **Parcel #:** 17.1298.000

Legal Description: 07-138-42 Trade Winds Beach Lot 54 & NELY ½ of Lot 53

Lake Name: Cormorant Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 82.5 **Depth Side 1:** 159.63 (+/-)

Lakeside Width: 76.27 **Depth Side 2:** 182.16 (+/-)

Total Lot Area: 13,060 Sq Feet

DETERMINING THE LAKE SETBACK

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

Standard Required Setback: 100

Proposed Setback: -- 52

Difference: = 48 **Credit Units Required for Mitigation**

VARIANCE REQUESTED

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.

FI / Credit Units gained: 28

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

APP	Mitigation
YEAR	2021

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.

(_____ % 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 _____

****1280 sq ft (House) of Surface Area Diverted to water retention areas.**

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: _____

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 = 134.4 Credits

House (720 sq ft) & Pavers (12x42) & (6x20) 624 sq ft= **Total is 1344 sq ft removed from SIZ**

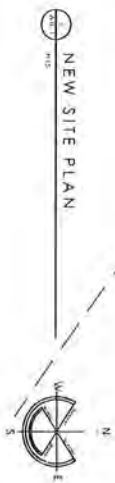
1344/50=26.88

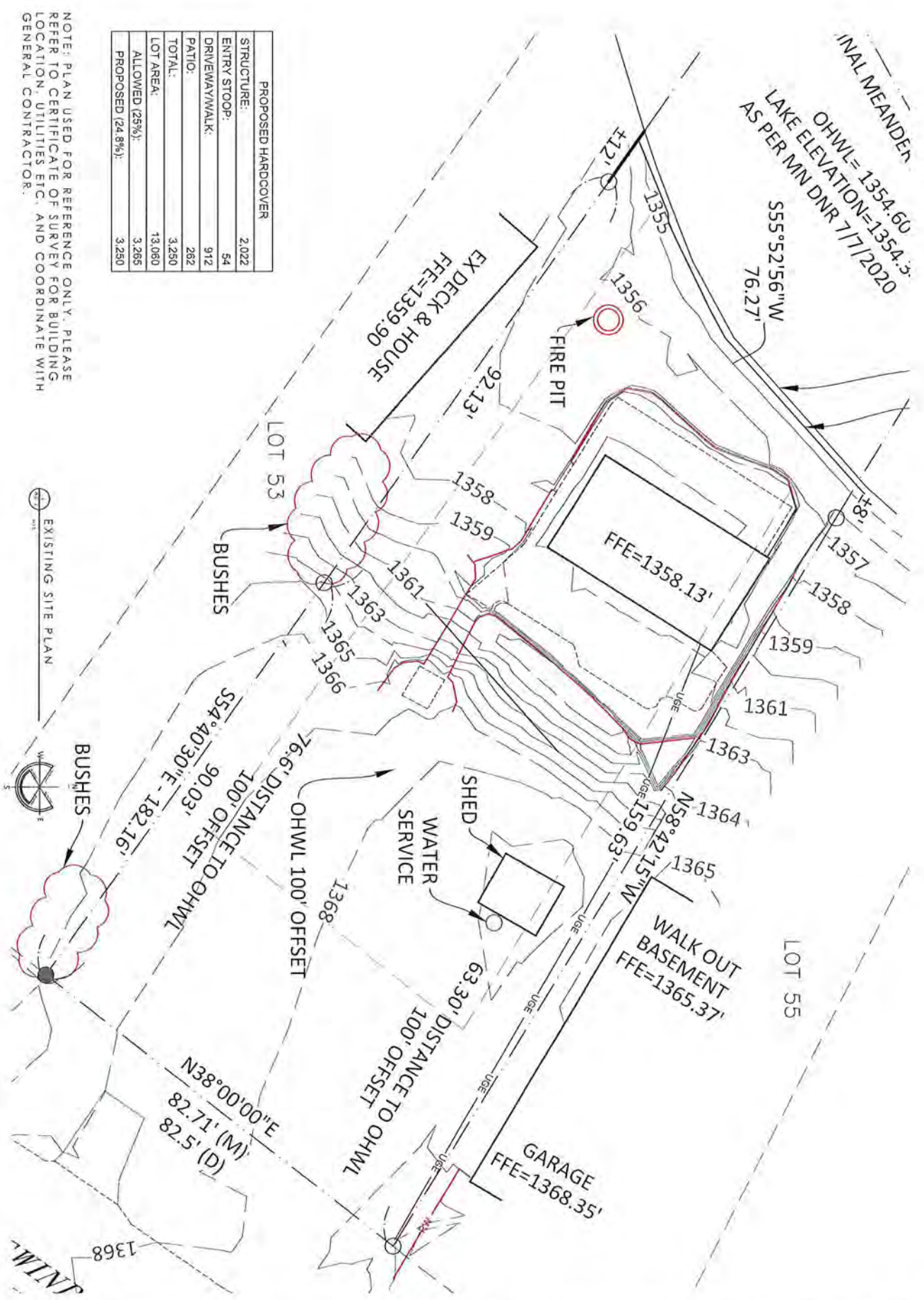
26.88x5=134.4

**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 _____

NOTE: PLAN USED FOR REFERENCE ONLY. PLEASE REFER TO CERTIFICATE OF SURVEY FOR BUILDING LOCATION, UTILITIES ETC. AND COORDINATE WITH GENERAL CONTRACTOR.





OHWL= 1
AKE ELEVATION= 1
AS PER MN DNR 7/7/12
BIG CORN MORANT
LAKE
S 52° 56' W
76.27'



PROPOSED HARDCOVER	
STRUCTURE:	2,022
ENTRY STOOP:	54
DRIVEWAY/WALK:	912
PATIO:	262
TOTAL:	3,250
LOT AREA:	13,060
ALLOWED (25%):	3,265
PROPOSED (24.8%):	3,250

NOTE: PLAN USED FOR REFERENCE ONLY. PLEASE REFER TO CERTIFICATE OF SURVEY FOR BUILDING LOCATION, UTILITIES ETC. AND COORDINATE WITH GENERAL CONTRACTOR.

Stack

BIG

COMBINED SITE
PLAN

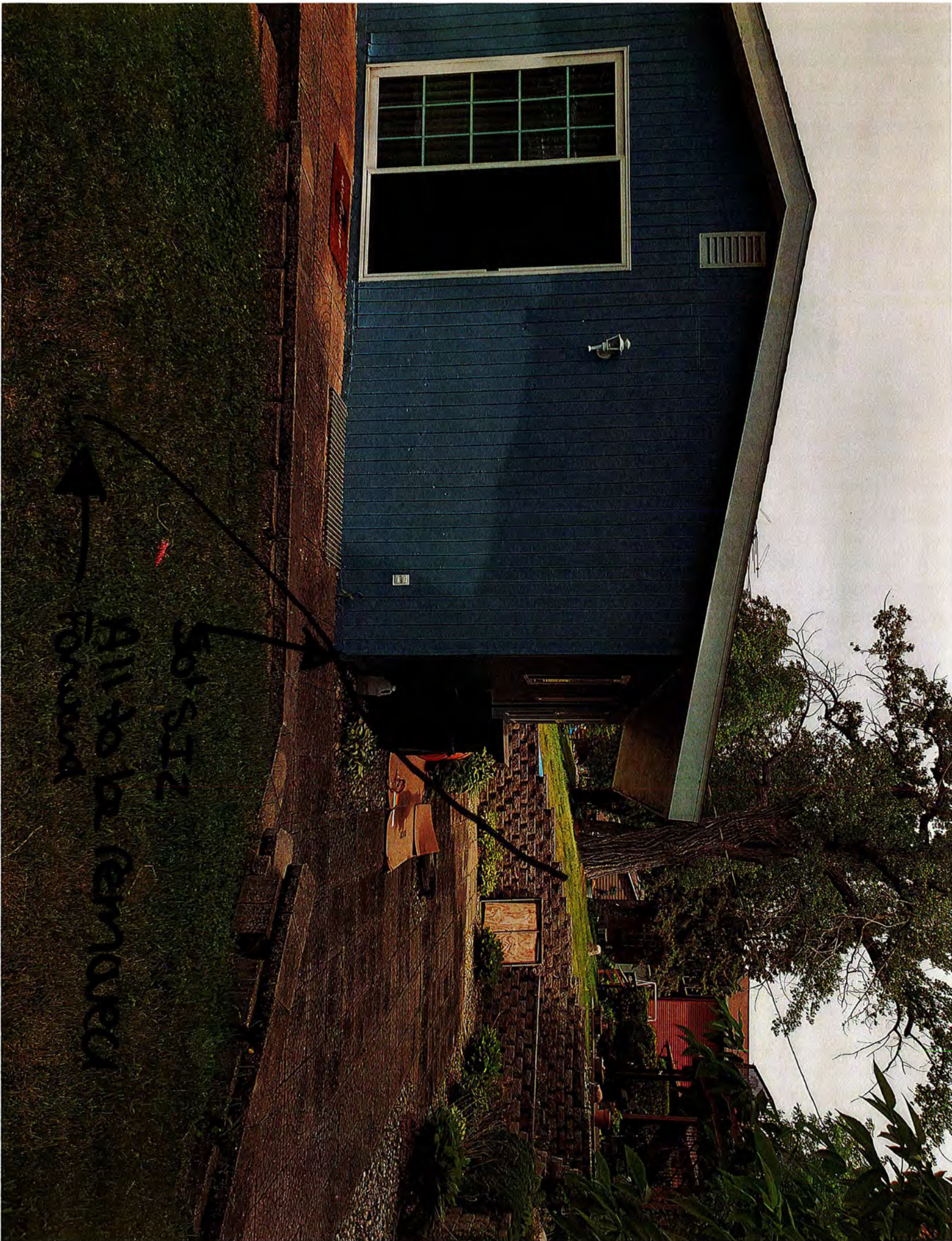
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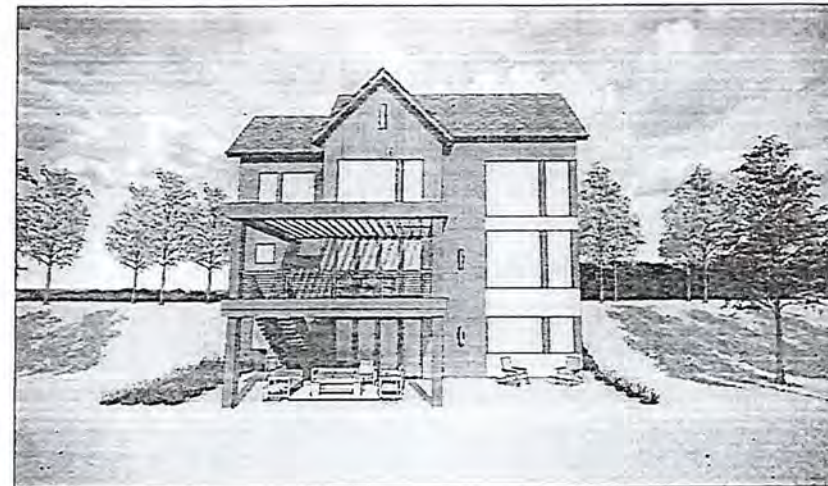








501 SITE
All to be removed
forward



RENDERING

NOTE: 3D RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. IT DOES NOT REFLECT FINAL BUILD DETAILS AND BY NO MEANS SHALL BE USED AS DESIGN GUIDE FOR CONSTRUCTION. REFER TO THE DRAWINGS & OUTLINE SPEC. FOR ALL CONSTRUCTION INFORMATION.

GENERAL NOTES

1. IF ANY DISCREPANCIES EXIST BETWEEN ARCHITECTURE AND OTHER DRAWINGS CONSULT WITH ARCHITECT BEFORE COMMENCING WITH CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. IF ADDITIONAL DIMENSIONS ARE REQUIRED CONTACT ARCHITECT.
3. CONTRACTORS SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO COMMENCING WITH WORK AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
4. CONTRACTORS SHALL VERIFY AND INSURE ALL UTILITIES ARE LOCATED IN FIELD AND COORDINATE AS NECESSARY WITH NEW WORK.
5. CONTRACTORS SHALL PERFORM WORK IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES AND LAWS.
6. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS AND NOTES. CONTRACTOR SHALL BE HELD TO COMPLY WITH THE MORE STRINGENT REQUIREMENTS.
7. REQUIRED MEANS OF EGRESS AND SECURITY TO SPACE SHALL BE MAINTAINED DURING CONSTRUCTION.
8. ROUGH CARPENTRY CONTRACTOR SHALL COORDINATE & INSTALL ALL NECESSARY BLOCKING, SHIMS AND BACKING FOR FIXTURES, EQUIPMENT, AND ACCESSORIES RELATED TO THE SCOPE OF WORK.
9. SUBMIT ALL COLOR SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ALLOW AMPLE TIME FOR SELECTIONS AND APPROVALS.
10. EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF FOUNDATION (FACE OF CONCRETE).
11. INTERIOR DIMENSIONS ARE EITHER TO FACE OF FRAMING OR CENTER OF WALL.

PROJECT DIRECTORY

ARCHITECTURE

STROM ARCHITECTURE

CONTACT: JACKSON STROM
PHONE: 701.446.6347
EMAIL: JACKSON@STROMARCH.COM

PROJECT SQUARE FOOTAGE

LOWER LEVEL FINISHED: 3,047 SF
LOWER LEVEL UNFINISHED: 163 SF
TOTAL LOWER LEVEL: 1,230 SF

MAIN LEVEL: 1,310 SF
GARAGE: 640 SF
TOTAL MAIN LEVEL: 1,950 SF

UPPER LEVEL FINISHED: 917 SF
TOTAL UPPER LEVEL: 917 SF

OVERALL TOTAL: 6,097 SF

CONTRACTOR

RADIANT HOMES

CONTACT: DAVID REID
PHONE: 701.478.4000
EMAIL: DAVID@RADIANTCREATIVEHOMES.COM

SITE INFORMATION

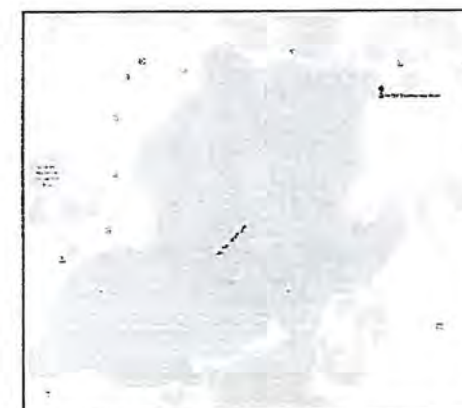
ZONING: R1A

SETBACKS:
FRONT: 82'-0"
SIDE YARDS: 10'-0"
REAR: 20'-0"

MAXIMUM LOT COVERAGE: 25%

STALLER CABIN

BIG CORMORANT LAKE, MN



SITE LOCATION MAP



STROM ARCHITECTURE

CONTACT:

JACKSON STROM

TOP WORKSHEET

STROM ARCHITECTURE

SHEET NO.

STALLER CABIN UNIT 2

1/2" = 1'-0" (NOT TO SCALE)

DATE: 01/11/2023

SHEET PRICE:

1/2" = 1'-0" (NOT TO SCALE)

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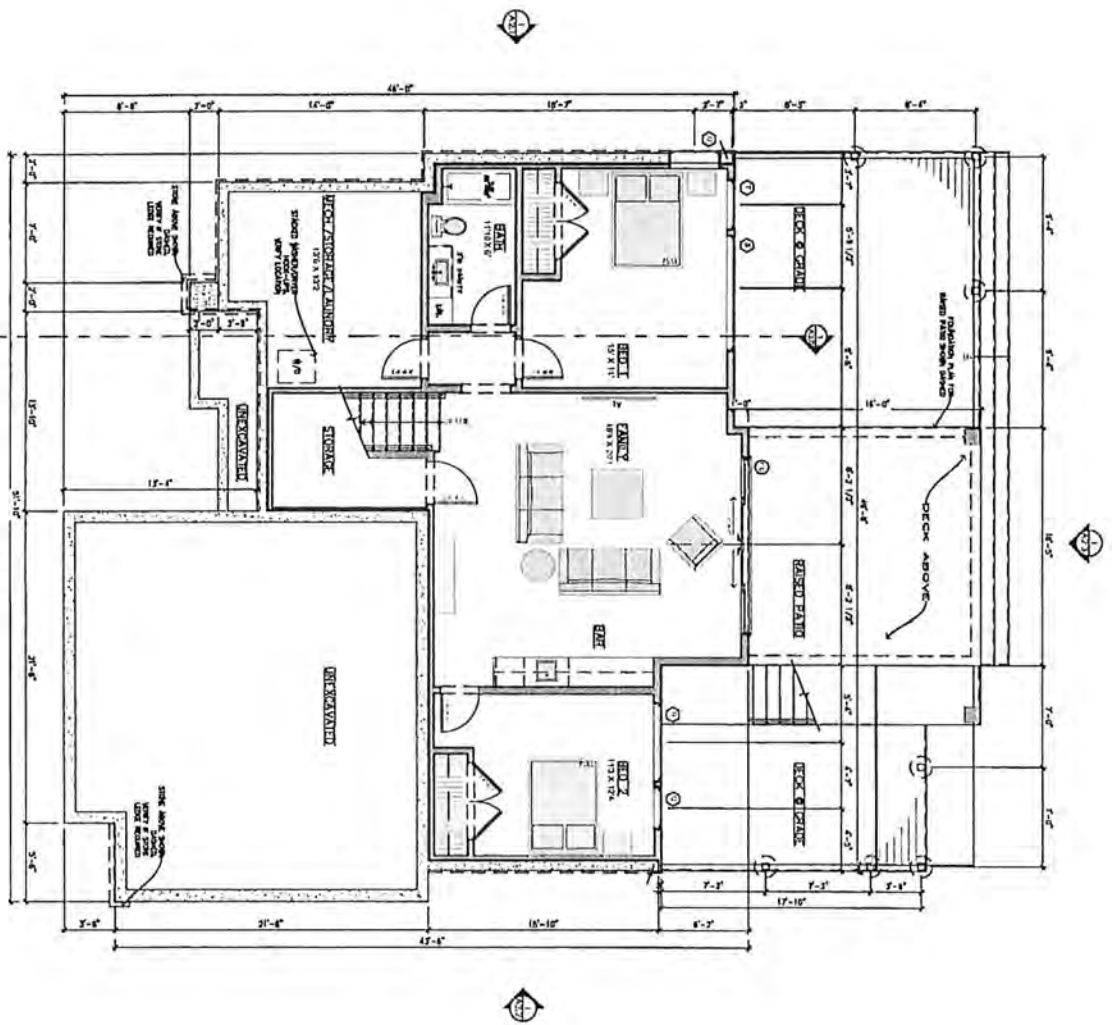
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LOWER LEVEL PLAN

OWNER	MR. & MRS. J. L. HARRIS
ARCHITECT	JOHN W. HARRIS
DATE	1970

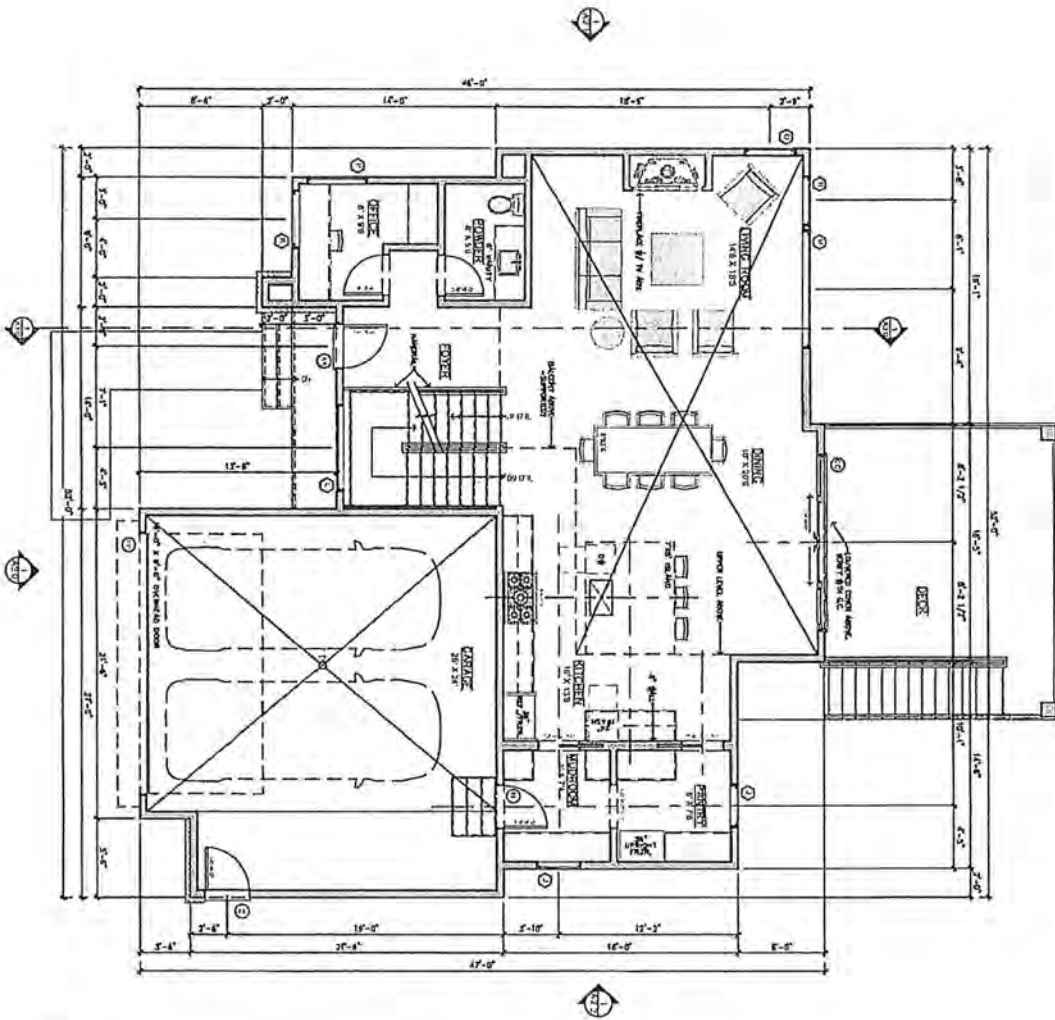
PROPOSED DESIGN OF:

Staller Cabin

BIG CORMORANT LAKE, MN

10/10/70

A1.0



MAIN LEVEL PLAN

PROPOSED DESIGN OF:

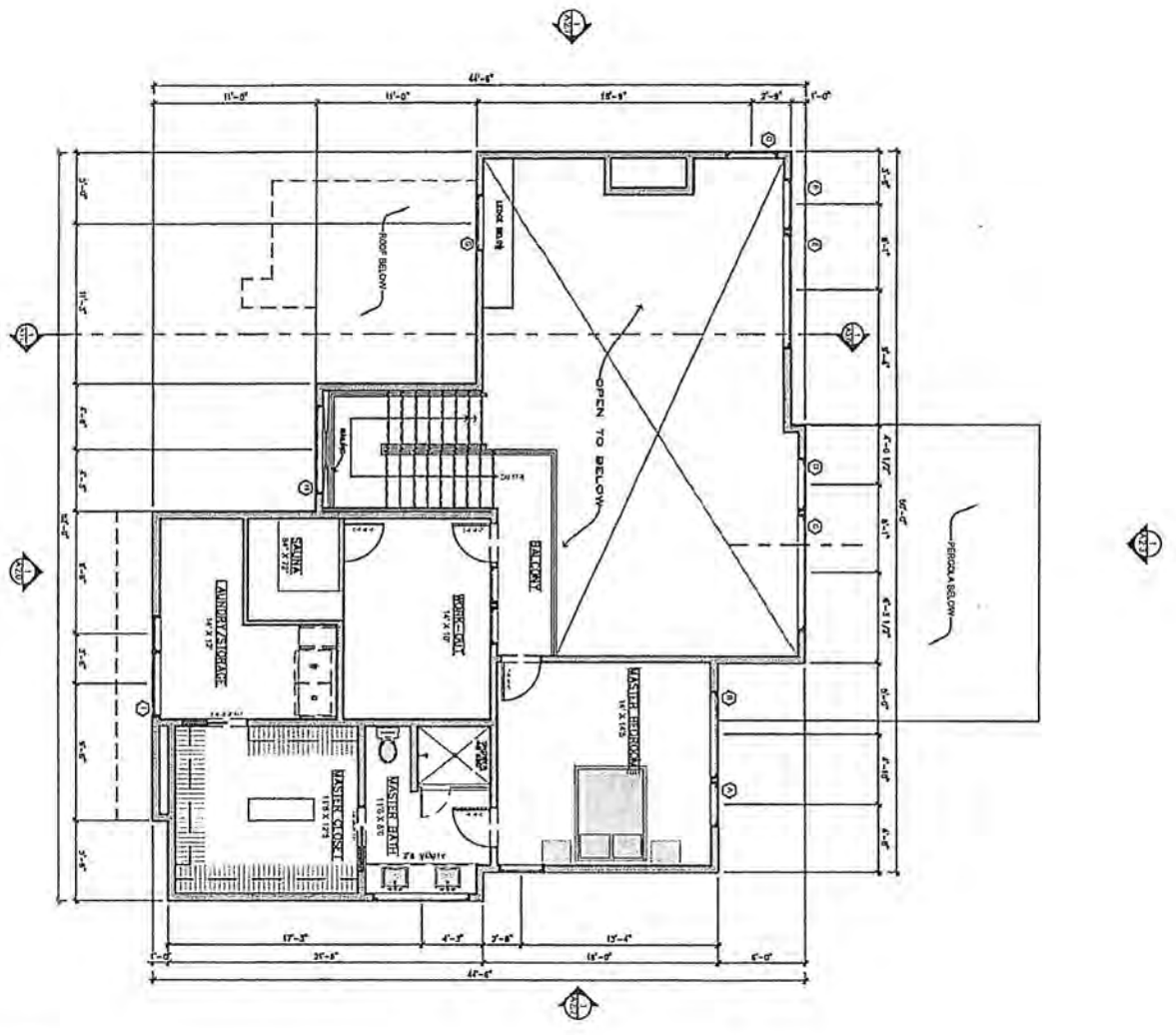
Staller Cabin

BIG CORMORANT LAKE, MN

DATE: 11/11/11

BY: [Signature]

SCALE: 1/8" = 1'-0"



UPPER LEVEL PLAN

OWNER	STALLER COTTAGE
ARCHITECT	STALLER ARCHITECTURE
DATE	10/10/10
SCALE	1/4" = 1'-0"

PROPOSED DESIGN OF:

Staller Cabin

BIG CORMORANT LAKE, MN

STALLER ARCHITECTURE

1000 S. 1ST AVE. SUITE 100
MINNEAPOLIS, MN 55404
612.338.1111
www.stallerarchitecture.com

A1.2

UPPER LEVEL
10/10/10

10/10/10



A2.0



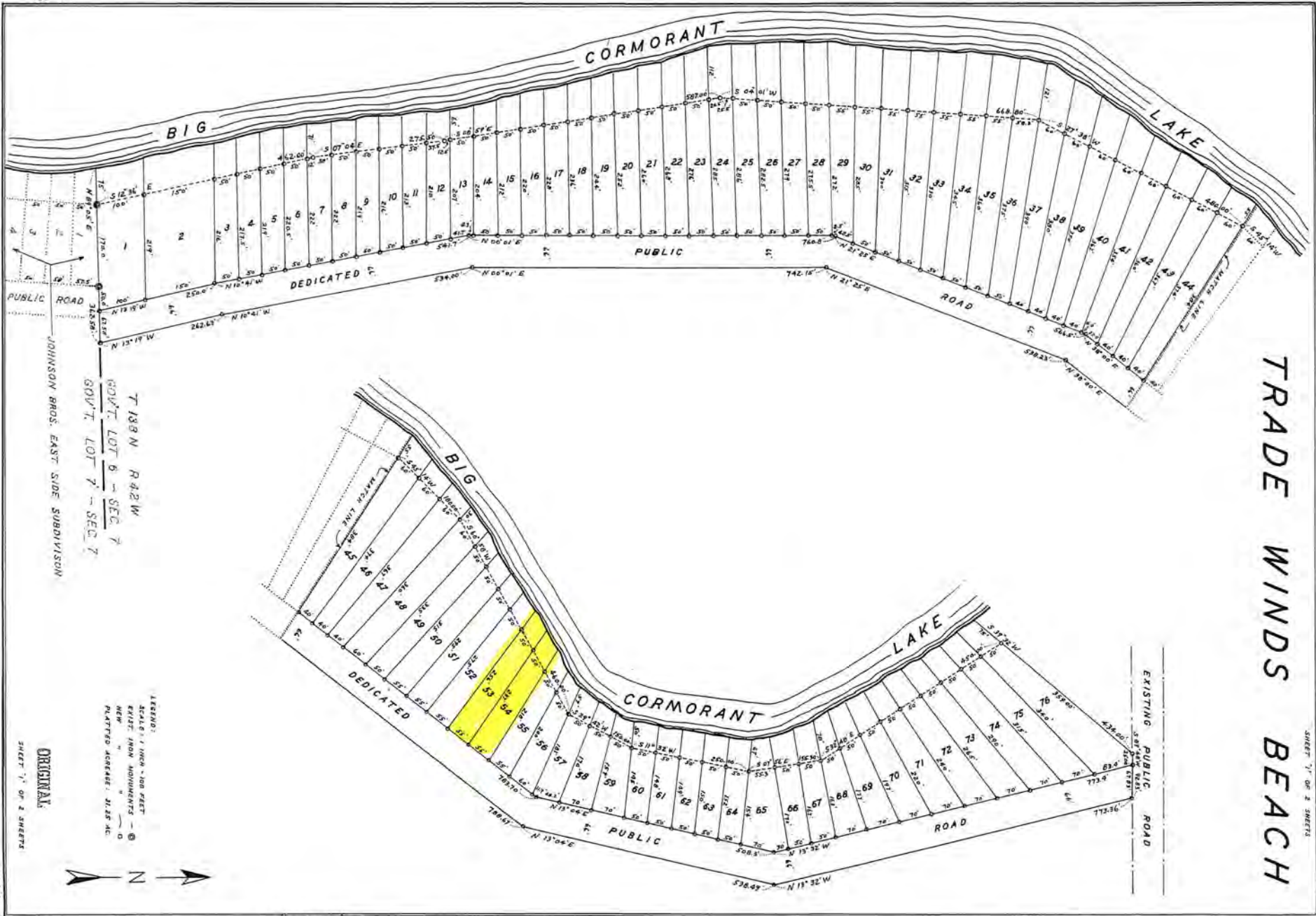




For a full and complete description of the program, see the program manual.

[illegible]

TRADE WINDS BEACH



ORIGINAL

SHEET 1 OF 2 SHEETS

TC 681

28-5-11

TRADE WINDS BEACH

BE IT KNOWN THAT The Cormorant Development Company, a Minnesota corporation, and Leo Lobner and Lambert Lobner, both single men, owners and proprietors of that certain land in Government Lots Three (3), Four (4) and Six (6) in Section Seven (7), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian described as follows, to-wit:

Beginning at the Northeast corner of Lot numbered One (1) of JOHNSON BROS. EAST SIDE SUBDIVISION, plat of which is on file and of record in the office of the Register of Deeds, Becker County, Minnesota; thence running by the following ten courses to the water's edge of Big Cormorant Lake, viz: North 89° 05' East 117.58 feet, North 13° 19' West 262.63 feet, North 10° 41' West 534.00 feet, North 00° 01' East 742.15 feet, North 21° 25' East 538.23 feet, North 38° 00' East 788.67 feet, North 13° 04' East 538.69 feet, North 13° 32' West 773.36 feet, South 89° 08' West 92.83 feet and South 39° 32' West 434.0 feet, more or less, to the said water's edge; thence running by Southeasterly, Southwesterly and Southerly courses along the water's edge of said Lake to a point which bears South 89° 05' West 245.0 feet, more or less, from the point of beginning; thence running North 89° 05' East 245.0 feet, more or less, to the point of beginning;

have caused the said land to be surveyed and platted into seventy-six (76) Riparian lakeshore lots and a roadway, which roadway is hereby dedicated to the public use forever; all to be known as TRADE WINDS BEACH and all as shown on the herein plat.

IN WITNESS WHEREOF, We, Leif D. Thrane and Jerome D. Lenz, President and Secretary respectively of the said Cormorant Development Company and Leo Lobner and Lambert Lobner, both single men, have caused this plat to be signed this 19th day of May, A.D. 1960.

Witnesses:

Leif D. Thrane
Jerome D. Lenz
Leo Lobner
Lambert Lobner

State of Minnesota } ss
 County of Becker }

On this 19th day of May, 1960, before me, a Register of Deeds within and for said County, personally appeared Leif D. Thrane 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 the seal affixed to said instrument is the corporate seal of the Corporation, that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and Leif D. Thrane and Jerome D. Lenz acknowledge said instrument to be the free act and deed of said Corporation.

State of Minnesota } ss
 County of Becker }

On this 19th day of May, 1960, before me, a Register of Deeds within and for said County, personally appeared Leo Lobner and Lambert Lobner, both single men, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

I HEREBY CERTIFY that I made the survey of TRADE WINDS BEACH 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.

E. T. Miller
 E. T. MILLER
 REGISTER OF DEEDS,
 District Lakes, Becker Co., Minn.

Subscribed and sworn to before me this 19th day of May, A.D. 1960.

E. T. Miller
 E. T. MILLER
 REGISTER OF DEEDS,
 District Lakes, Becker Co., Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 24th day of May, A.D. 1960.

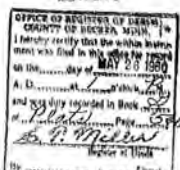
ATTEST:

Paul E. Fendley
 County Auditor

Helge R. Anderson
 Chairman of County Board

COPY

215114





May 24
Carl S. Rindley
 470
 I hereby certify that these are the correct copies of the original plat as shown to me by the parties thereto on this day of May, 1960.
John J. Jolly
 County Clerk

COPY

Becker County Parcel Information

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

Summary	
Parcel Number:	171298000 GIS Map 
Property Address:	14708 TRADEWINDS RD AUDUBON
Owner Name:	DANIEL D & JOELLE L STALLER
Owner Address:	7342 15TH ST S FARGO ND 58104
Legal Description:	Section 07 Township 138 Range 042 TRADE WINDS BEACH LOT 54 & NELY 1/2 OF LOT 53

Valuation & Taxation top ▲			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$55,400	\$48,700	\$43,800
Estimated Land Value	\$336,200	\$306,800	\$306,800
Estimated Machinery Value			
Total Estimated Value	\$391,600	\$355,500	\$350,600
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$355,500	\$350,600
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement
Total Tax Levied		\$2,722.00	\$2,744.00
Total Payments		-\$2,722.00	-\$2,744.00

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

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$391,600

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Tradewinds Beach	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

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	
	75			
Description	Flags		Size	
170103 BIG CORM LAKE SITE (RD)			1 UT	
170104 FF-BIG CORM GOOD			75 FF	
601420 WATER/SEWER/ELEC			1 UT	

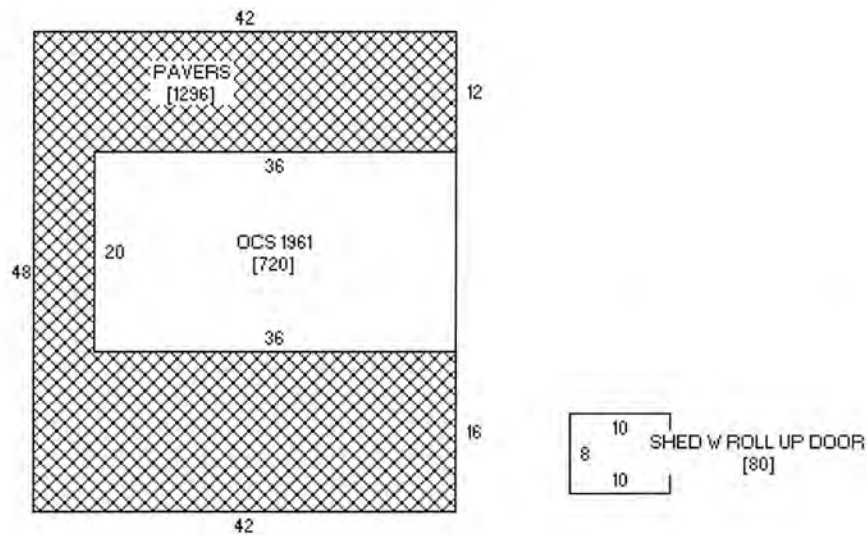
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1961
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	720 SqFt
Condition	Above Normal
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Plywood
Int Walls	Drywall
Floor	Laminate/carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Plumbing

Style

Count

Full Bath

1

Decks & Patios

Style

Area SF

Brick/Blk Patio-Low

1296

Yard Items

top ▲

Yard Item # 1 details:

Descr	Shed
Year Built	2004
Item Count	1
Condition	Normal
Type	Frame
Pricing	High

Width	8.00
Length	10.00
Area	80 Square Feet

Sales Information top ▲			
Sale Date: 9/18/2017 - Property Type: Seasonal Rec. Residential			
Buyer	STALLER DANIEL D & JOELLE L	Seller	SOFTING THERESA & ANTHONY
Sale Price	\$347,500	Ins Type	Warranty Deed
Adj Sale Price	\$347,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale

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

PIN: 17.1298.000

BILL NUMBER: 176451

LENDER:

OWNER NAME: STALLER DANIEL D

TAXPAYER(S):

DANIEL D & JOELLE L STALLER
7342 15TH ST S
FARGO ND 58104

\$\$\$

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

14708 TRADEWINDS RD
AULDUBON, MN 56511

DESCRIPTION

Section 07 Township 138 Range 042
SubdivisionName TRADE WINDS
BEACH SubdivisionCd 17067

Line 13 Detail

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	350,600 355,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	350,600 355,500
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2020	
Step 2	PROPOSED TAX	
	Sent in November 2020	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$1,361.00
	Second half taxes due 10/15/2021	\$1,361.00
	Total taxes due in 2021	\$2,722.00

Tax Detail for Your Property:		2020	2021
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	\$0.00
	3. Property taxes before credits	\$2,704.00	\$2,682.00
	4. Credits that reduce property taxes		
Property Tax by Jurisdiction	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$2,704.00	\$2,682.00
	6. BECKER COUNTY	\$1,288.98	\$1,288.51
	7. LAKE EUNICE	\$336.01	\$327.95
	8. State General Tax	\$549.12	\$536.36
	9. SCHOOL DISTRICT 2889	\$332.53	\$328.51
	A. Voter approved levies	\$134.35	\$140.68
	B. Other local levies	\$7.26	\$7.06
	10. Special Taxing Districts	\$55.75	\$52.93
	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	\$2,704.00	\$2,682.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$2,744.00	\$2,722.00
Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before October 15, 2021.

PIN: 17.1298.000

AIN:

BILL NUMBER: 176451

TAXPAYER(S):

DANIEL D & JOELLE L STALLER
7342 15TH ST S
FARGO ND 58104

Paid By _____

Total Property Tax for 2021 \$2,722.00

2nd Half Tax Amount \$1,361.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

2nd Half Total Amount Due \$1,361.00

Balance Good Through 10/15/2021

Seasonal

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 17.1298.000

AIN:

BILL NUMBER: 176451

TAXPAYER(S):

DANIEL D & JOELLE L STALLER
7342 15TH ST S
FARGO ND 58104

Paid By _____

Total Property Tax for 2021 \$2,722.00

1st Half Tax Amount \$1,361.00

Penalty, Interest, Fee Amount \$0.00

Amount Paid \$0.00

1st Half Total Amount Due \$1,361.00

Balance Good Through 05/15/2021

Seasonal

MAKE CHECKS PAYABLE TO:

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

645350

CERTIFICATE OF REAL
ESTATE VALUE FILED #014874

No delinquent taxes and transfer entered
this 20th day of Sept. 20 17

Mariette Hendrickson
Becker County Auditor/Treasurer

By *[Signature]* Deputy

17.1298.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 645350

September 20, 2017 at 11:01 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

WARRANTY DEED

(Individual to Joint Tenants)

eCRV: 720951

DEED TAX DUE: \$1,146.75

Date: Sept. 18, 2017

BECKER COUNTY DEED TAX

AMT. PD. \$ 1146.75

Receipt # 4400236
Becker County Auditor/Treasurer

FOR VALUABLE CONSIDERATION, Theresa Softing and Anthony Softing, wife and husband, Nancy Whaley and Robert Whaley, wife and husband, and Suzanne Cook and Gregory Cook, wife and husband, GRANTORS, hereby convey and warrant to Daniel D. Staller and Joelle L. Staller, GRANTEES, as joint tenants, real property in Becker County, Minnesota, described as follows:

All of Lot 54 and that part of Lot 53, Trade Winds Beach, Becker County, Minnesota, described as follows:

Lot 53 less the following: Begin at the most Southerly corner of Lot 53, thence North 38° East a distance of 27.5 feet, thence Northwesterly to a point that is North 60°58' East a distance of 25 feet from the most Westerly corner of Lot 53, thence continuing Northwesterly on the projection of the last mentioned course to the waters edge of Big Cormorant Lake, thence Southwesterly along the waters edge of Big Cormorant Lake to the Southwesterly line of Lot 53, thence Southeasterly along the Southwesterly line of Lot 53 to the point of beginning and there terminating.

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

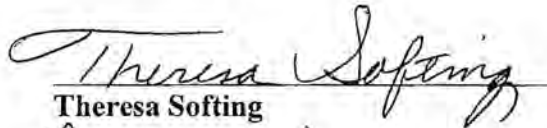
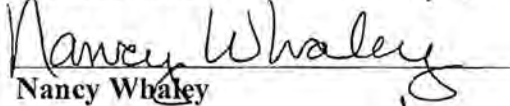
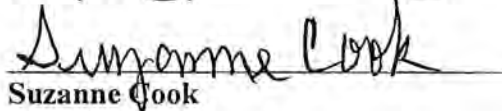
Check box if applicable:

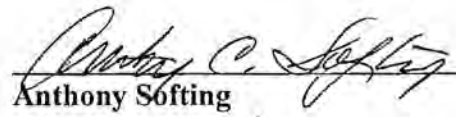
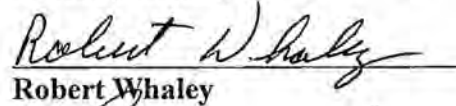
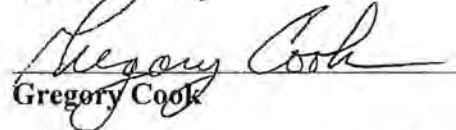
- ☒ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or had been electronically filed. (If electronically filed, insert WDC number _____.)
- ☐ I am familiar with the property described in this instrument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

chg
paid
well

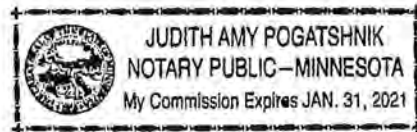
To: Clay County Abstract Co Inc
Mhd mn

Anthony Softing, Robert Whaley, and Gregory Cook claim no ownership interest in the real property being conveyed and they executing this Warranty Deed solely to release and convey their marital interests, if any, in the real property.

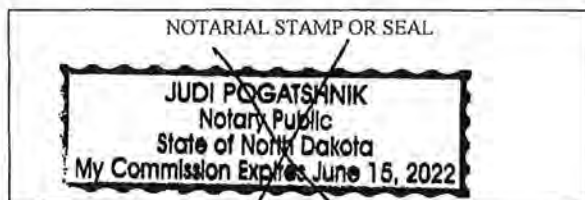

Theresa Softing

Nancy Whaley

Suzanne Cook


Anthony Softing

Robert Whaley

Gregory Cook

STATE OF MINNESOTA)
) ss.
COUNTY OF CLAY)



The instrument was acknowledged before me on Sept 18, 2017, by Theresa Softing and Anthony Softing, wife and husband, Nancy Whaley and Robert Whaley, wife and husband, and Suzanne Cook and Gregory Cook, wife and husband, Grantors.




SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY:

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

TAX STATEMENTS TO:

Daniel D. Staller
Joelle L. Staller
7342 15th St S
Fargo, ND 58104



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.

1:1,128		Date: 6/8/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

Becker County



The seal of Becker County, Minnesota, featuring a circular design with the words "FORESTRY", "INDUSTRY", "AGRICULTURE", and "TOURISM" around the perimeter. The center of the seal depicts a landscape with a lighthouse, a ship, and a building.



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

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Jeremy Danielson
2920 5th St W #A
West Fargo, ND 58078

Project Location: 21090 Co Hwy 32 Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck to be located at thirty-seven (37) feet from the centerline and construct a porch onto an existing non-conforming dwelling, to be located at sixty (60) feet from the centerline of a county highway, deviating from the required setback of seventy-eight (78) feet from the centerline of a county highway on a sixty-six (66) foot wide county highway easement road. Also requesting a variance for two porches to be located at four (4) feet and a deck to be located at two (2) feet from the side lot line, deviating from the allowed setback of six (6) feet on a sixty (60) foot wide lot of record. Also requesting a deck to be located at ten (10) feet from the OHW of a lake, deviating from the required setback of one hundred (100) feet, due to setback issues and lot size. Also requesting to be at 35% lot coverage on the back lot, deviating from the allowed coverage of 25%.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0030.000; Cotton Lake

Section 03 Township 139 Range 040; PT LOT 6 BEG 845.7' W & 634.7' N OF SE COR LOT 6 TH S 60' E 269' N 60' AL LK & W 265' TO BEG; Erie Township.

**** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".**

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-171

Property and Owner Review

Parcel Number(s): **100030000**

Owner: **JEREMY DANIELSON**

Township-S/T/R: **ERIE-03/139/040**

Mailing Address:

JEREMY DANIELSON

2920 5TH ST W #A

WEST FARGO ND 58078

Site Address: **21090 CO HWY 32**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1235**

Legal Descr: **PT LOT 6 BEG 845.7' W & 634.7' N OF SE COR LOT 6 TH S 60' E 269' N 60' AL LK & W 265' TO BEG**

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:

Need a variance to be at 35% coverage.

Description of Variance Request: **Request a variance to construct a deck to be located at thirty-seven (37) feet from the centerline and construct a porch onto an existing non-conforming dwelling, to be located at sixty (60) feet from the centerline of a county highway, deviating from the required setback of seventy-eight (78) feet from the centerline of a county highway on a sixty-six (66) foot wide county highway easement road. Also requesting a variance for two porches to be located at four (4) feet and a deck to be located at two (2) feet from the side lot line, deviating from the allowed setback of six (6) feet on a sixty (60) foot wide lot of record. Also requesting a deck to be located at ten (10) feet from the OHW of a lake, deviating from the required setback of one hundred (100) feet, due to setback issues and lot size. Also requesting to be at 35% lot coverage on the back lot, deviating from the allowed coverage of 25%. For this permit i would like to replace my gravel driveway and widen it to be able to have two cars side by side so I would like to put down a 63' long by 22' wide concrete driveway. Additionally I would like a open concrete front porch in front of the house that would be 10' by 24'. (Inspector note- NO VARIANCE NEEDED TO COMPLETE THIS PORTION) I would also like to have a concrete porch poured in the back of the house that would be 9' by 27'. The last item I would like to do add to the permit is putting a deck on the front and side of the shed down by the water so there is a platform when getting down the stairs from the road. The deck would come out 10" to the north from the shed and would extend 6' past the shed on the east side. The L shaped deck would provide a landing spot plus an area to sit by the water and help access the shed.**

OHW Setback: **Deck to be located at 10' from OHW**

Side Lot Line Setback: **Deck to be located 2' from side lot line & Both porches to be 4' from side lot line**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **Front porch to be 60' from Co Hwy CL and Deck to be 37' from Co Hwy CL**

Road Type: **County**

Existing Imp. Surface Coverage: **30.22% Roadside/Back lot & 3.84% on Lakeside**

Proposed Imp. Surface Coverage: **34.77% Roadside/Back lot & 3.84% on Lakeside**

Existing Structure Sq Ft: **3415 Roadside/Back lot & 96 on Lakeside**

Proposed Structure Sq Ft: **3929 Roadside/Back lot & 96 on Lakeside**

Existing Structure Height: **no change**

Proposed Structure Height: **no change**

Existing Basement Sq Ft: na	Proposed Basement Sq Ft: na
Change to roofline? N/A	Change to main structural framework? N/A
Other Questions Review	
<p>1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: Yes we are in harmony with the Ordinance. The required setback from a 66' wide twp road to centerline is only fifty-three feet if the setback was the same for a 66' county road I would not need a variance to the CL for the porch. There is topography to allow for a WOS on this lot. I currently only have a 96 (8x12) sq ft structure/shed, I am allowed to have up to a 120 sq ft WOS, I would like to have more than, 120 sq ft but not increase the impervious.</p>	
<p>2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: Yes the road side is under impervious and the road side has topography to allow for a WOS. The decking on the lake side will not increase the impervious on the lake side of the lot or negatively impact the lake in anyway. We want a safe way to access and enjoy the lake side of the lot and access the shed safely. We are not negatively impacting anyones enjoyment of the lake or causing any safety hazards.</p>	
<p>3. Does the proposal put the property to use in a reasonable manner? Yes Explain: The property will be used for seasonal residential use. We would like to have deck on the lake side to be able to better access the shed and safely enjoy the lake side on a level surface. The front and back porches will be used to enjoy the outside area on the lot, to have a place to put a table and chairs on level ground.</p>	
<p>4. Are there circumstances unique to the property? Yes Explain: This lot was created in June of 1966 with the combination of two legals. See attached deeds. In 1966 the lot was made larger when it acquired an additional 60'x75' (4500 sq. ft.) section on the back of the property (behind the house). Even with the addition this lot was created well before Becker County Zoning setbacks and lot size standards existed. The house was built back in 1961 and did not have a porch on the front or back of the house. It was built closer to the road at the time because the house was built before the land was acquired in 66' on the backside of the lot. The house was also built closer to the side property line. We want the front and back porches to be in line with the existing house, no closer that what is existing. The porches would be 4' instead of the allowed 6' from the side property line. This County Hwy is 66' wide not 100' like other County Hwy's allowing us to be at 78' from the CL instead of 95'. We are asking for a minimal request from this. We have The request is for a porch not for a garage to be closer. There is ample parking space that is well off the ROW. We did not realize we were over the impervious coverage and that the Ordinance required us to count the area on each side of the road separately. Also there was a permit pulled in the 2013 and the lot coverage was calculated to be at 17%, using the total lot area of 16,020 on both sides of the road.</p>	
<p>5. Will the variance maintain the essential character of the locality? Yes Explain: Yes there are other similar structures in this area.</p>	

Field Review Form (Pre-Insp)**Permit # SITE2021-1235****Property and Owner Review**

Parcel Number: 100030000	Inspector Notes:
Owner: JEREMY DANIELSON	
Township-S/T/R: ERIE-03/139/040	
Site Address: 21090 CO HWY 32	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **N/A - Not a dwelling**

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

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

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

Other dwelling related improvements (1C): **Driveway**

- Existing Dimensions: **63' x 16"- gravel**
- Proposed Dimensions: **63' x 22"- paved (no permit required for this project)**
- Proposed Roof Changes? **N/A**

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

- Existing Dimensions: **No previous front porch or back porch**
- Proposed Dimensions: **front porch 10' x 24' and 10x24 back porch**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info: **For this permit i would like to replace my gravel driveway and widen it to be able to have two cars side by side so I would like to put down a 63' long by 22' wide concrete driveway. Additionally I would like a open concrete front porch in front of the house that would be 10' by 24'. I would also like to have a concrete porch poured in the back of the house that would be 9' by 27'. The last item i would like to do add to the permit is putting a deck on the front and side of the shed down by the water so there is a platform when getting down the stairs from the road. the deck would come out 10" to the north from the shed and would extend 6' past the shed on the east side. The L shaped deck would provide a landing spot plus an area to sit by the water and help access the shed.**

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Other**

- Existing Dimensions: **na**
- Proposed Dimensions: **Deck on lake side 10x10=100 & 6x22=132**
- 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:
Public/Township Rd - Centerline

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

Road setback: Pre-Inspection:
- Dwelling: **60' from the Co Hwy CL to the Proposed front porch** - Dwell:
- Non-dwelling: **37' from the Co Rd CL to the deck** - Non:

Lake Name:
Cotton (Erie & Holmesville) [RD] River Name: **NA**

Side setback: Pre-Inspection:
- Dwelling: **4' from the Proposed front & rear porch** - Dwell:
- Non-dwelling: **2' from the side lot line to the deck** - Non:

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

Rear setback: Pre-Inspection:
- Dwelling: **40+ feet to rear porch** - Dwell:
- Non-dwelling: **100+ to deck** - Non:

OHW setback: Pre-Inspection:
- Dwelling: **100+ to porches** - Dwell:
- Non-dwelling: **10' to deck-variance needed** - Non:

Septic tank setback: Pre-Inspection:
- Dwelling: **50 feet** - Dwell:
- Non-dwelling: **50 feet** - Non:

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

Drainfield setback: Pre-Inspection:
- Dwelling: **60 feet** - Dwell:
- Non-dwelling: **60 feet** - Non:

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

Well setback: Pre-Inspection:
- Dwelling: **5 feet** - Dwell:
- Non-dwelling: **5 feet** - Non:

Inspector Notes:

Other Information Review

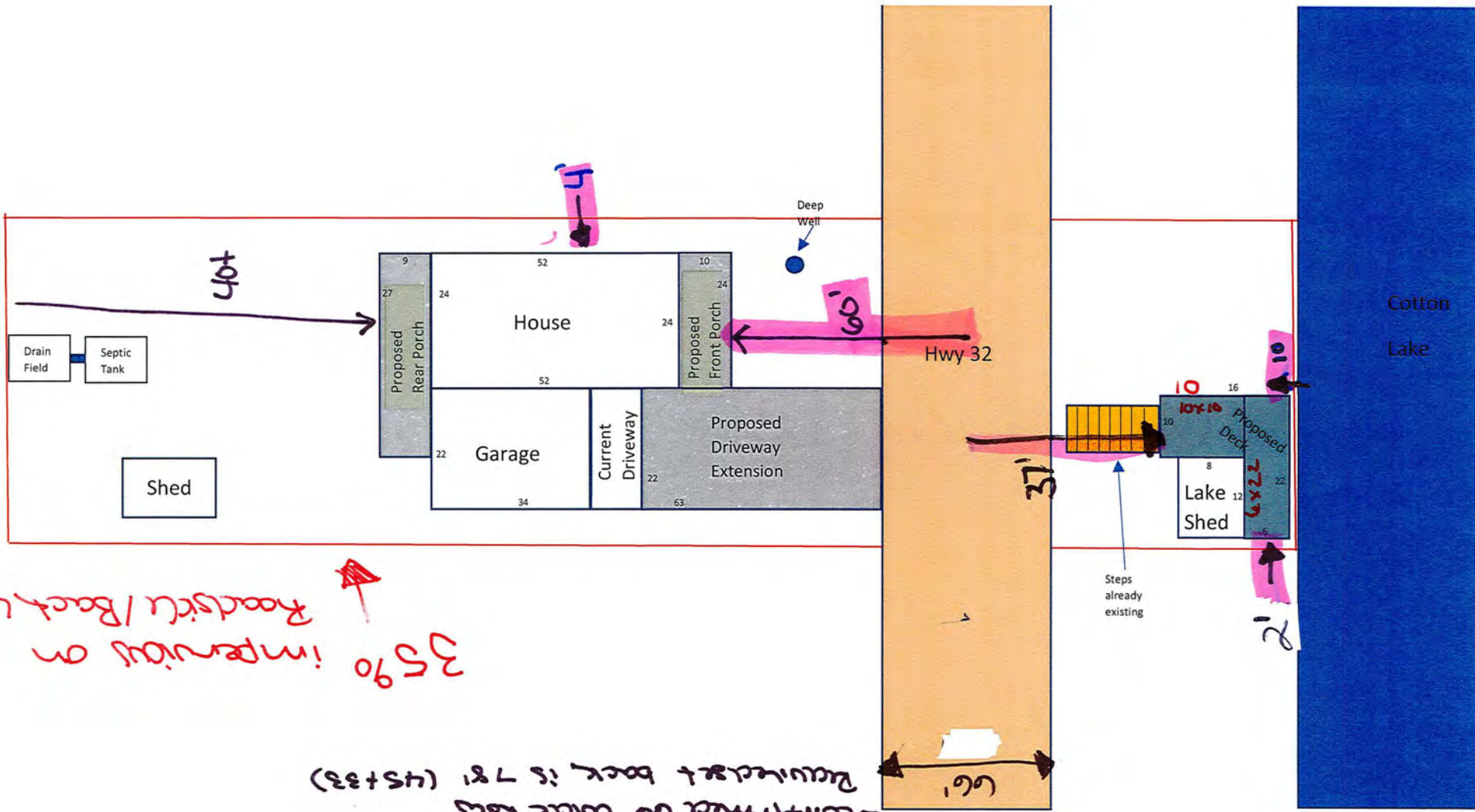
Setback Averaging (if applicable):

- Structure type used: **Shed to Shed**
- Setback of LEFT like structure: **3 feet**
- Setback of RIGHT like structure: **3 feet**

Any other impervious surface coverage not noted on application?

35'90" impervious on
Roadside/Back lot.

Note:
- confirmed 66' wide ROW
- driveway + back is 78' (45+33)

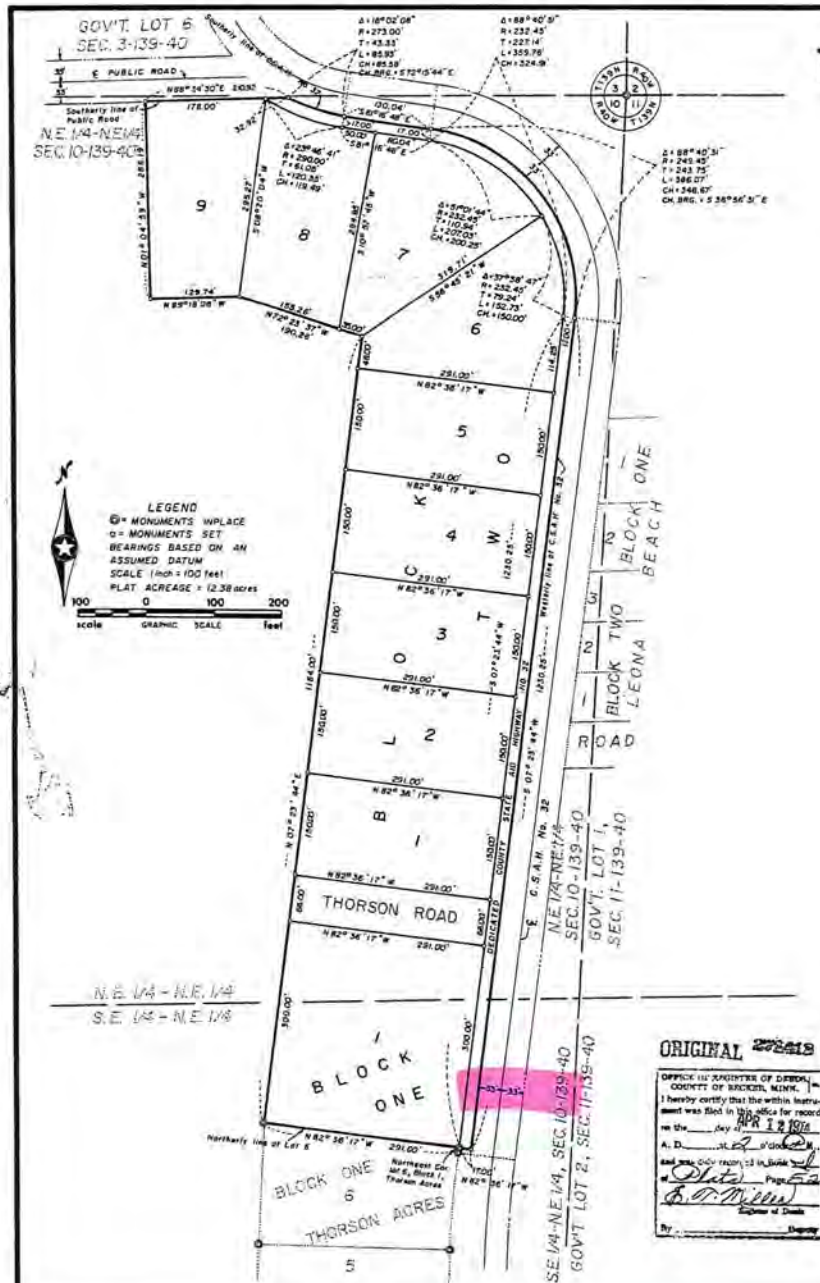


Danielson PARCELS 10.0030.000- House Side			
TOTAL LOT COVERAGE	11,300		
ALLOWABLE IMPERVIOUS @ 25%	2,825		
		EXISTING	PROPOSED
Dwelling (96+960+192)		1248	1248
Attached Garage (528+220)		748	748
Shed	8x8	64	64
Proposed Driveway concrete	63x22		1386
Old Driveway gravel	63x15	945	
Old Driveway concrete	10x22	220	
Old Driveway sidewalk	5x14	70	
Old Front/Roadside porch rock and sidewalk	5x24	120	
Proposed Porch Front/Roadside Rear	10x24		240
Proposed Porch Roadside	9x27		243
		3415	3929
		30.22%	34.77%

Danielson PARCELS 10.0030.000 - LAKESIDE			
TOTAL LOT COVERAGE	2,500		
ALLOWABLE IMPERVIOUS @ 25%	625		
		EXISTING	PROPOSED
Shed	8x12	96	96
Proposed Deck (10x10=100) & (6x22=132)			232
Deck does not increase impervious		96	96
		3.84%	3.84%

*Mitigation to be set by BOA.

THORSON ACRES FIRST ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Lawrence C. Thorson and Orpha M. Thorson, husband and wife, are the owners and proprietors of those parts of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of Section 10, Township 139 North, Range 10 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 6, Block 1, THORSON ACRES, plat of which is on file and of record in the office of the Register of Deeds of said Becker County; thence North 82 degrees 36 minutes 17 seconds West 291.00 feet on an assumed bearing along the northerly line of said Lot 6; thence North 07 degrees 23 minutes 14 seconds East 1154.00 feet; thence North 72 degrees 23 minutes 37 seconds West 190.26 feet; thence North 89 degrees 18 minutes 08 seconds West 129.74 feet; thence North 01 degree 04 minutes 59 seconds West 266.19 feet to the southerly line of a Public Road; thence North 88 degrees 34 minutes 30 seconds East 210.92 feet along the southerly line of said Public Road to the southerly line of County State Aid Highway No. 32; thence southeasterly on a curve, concave to the north, having a central angle of 15 degrees 02 minutes 00 seconds and a radius of 273.00 feet, for a distance of 85.93 feet, (shord bearing South 72 degrees 15 minutes 14 seconds East) along the southerly line of said County State Aid Highway No. 32; thence South 01 degree 16 minutes 10 seconds East 130.04 feet along the southerly line of said County State Aid Highway No. 32; thence southeasterly on a curve, concave to the southeast, having a central angle of 88 degrees 40 minutes 31 seconds and a radius of 240.45 feet, for a distance of 366.07 feet (shord bearing South 36 degrees 50 minutes 31 seconds East) along the southerly line of said County State Aid Highway No. 32; thence South 07 degrees 23 minutes 14 seconds West 1230.25 feet along the westerly line of said County State Aid Highway No. 32; thence North 02 degrees 36 minutes 17 seconds West 17.00 feet to the point of beginning;

and have caused the said land to be surveyed and platted as THORSON ACRES FIRST ADDITION and do hereby donate and dedicate to the public, for public use forever, Dedicated County State Aid Highway No. 32 and Thorson Road as shown on the herein plat.

IN WITNESS WHEREOF said Lawrence C. Thorson and Orpha M. Thorson, husband and wife, have hereunto set their hands and seals this 21 day of March, 1974.

Lawrence C. Thorson
 Lawrence C. Thorson

Orpha M. Thorson
 Orpha M. Thorson

State of Minnesota)
 County of Becker)
 The foregoing instrument was acknowledged before me this 21 day of March, 1974 by Lawrence C. Thorson and Orpha M. Thorson, husband and wife.



Roy A. Smith
 Roy A. Smith
 Notary Public, BECKER COUNTY, MINN.
 My Commission Expires April 15, 1980

I, Donald D. Bunker, a Registered Land Surveyor, do hereby certify that I have made the survey and plat of THORSON ACRES FIRST ADDITION; that this is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown thereon.

Donald D. Bunker
 Minnesota Registration No. 7203

State of Minnesota)
 County of Becker)
 Above certificate subscribed and sworn to before me, a Notary Public, this 15th day of March, 1974.



Roy A. Smith
 Roy A. Smith
 Notary Public, BECKER COUNTY, MINNESOTA
 My Commission Expires April 15, 1980

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 30 day of April, 1974.

Attest:
 Paul E. Randolph
 County Auditor

W. B. Borge
 Chairman of County Board

This plat is hereby approved by the Becker County Planning Commission this 26 day of March, 1974.

Chairman

Secretary

This plat is hereby approved by the Town Board of Erie, Minnesota, this 21 day of March, 1974.

Clark

Chairman

This plat is hereby approved by the County Engineer of Becker County, Minnesota, this 21st day of March, 1974.

County Engineer

the delinquent
 Taxes paid and Transfer entered the 11th
 day of April 1974
 Paul E. Randolph
 County Auditor, Becker County

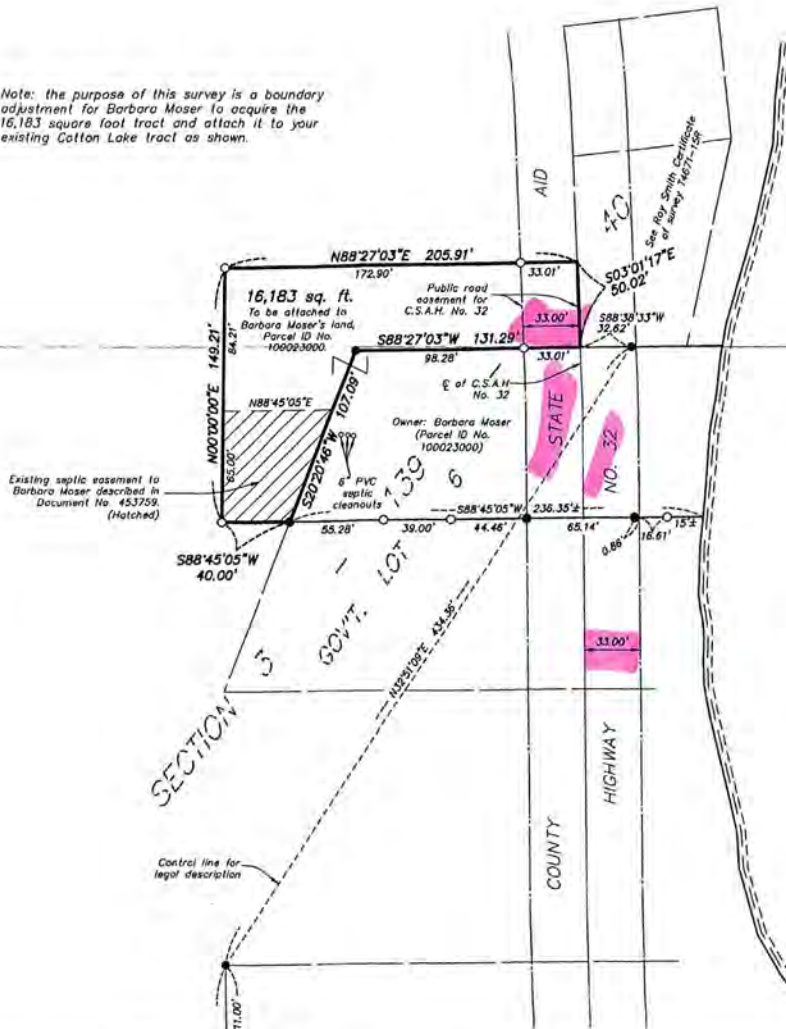
to the south of lot 10.00 30.00
 confirmed 66' wide Rd.

CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 6
SECTION 3-139-40
BECKER COUNTY, MINNESOTA

2019 Survey 2 doors up - 66' wide Road

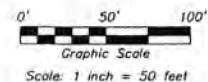
Note: the purpose of this survey is a boundary adjustment for Barbara Moser to acquire the 16,183 square foot tract and attach it to her existing Cotton Lake tract as shown.



Orientation of bearing
system is assumed.

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.



South quarter corner
of Section 3-139-40



1823.72'

N89°59'53\"W 2669.56'

845.84'

South line of
Section 3-139-40

Southwest corner of
Section 3-139-40
(Cast iron monument)



I hereby certify that I have reviewed this surveyor's sketch and find it to be in compliance with the Becker County Zoning Ordinance.

Dated this 3rd day of December, 2019
Scott R. Wolz
County Survey Administrator

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. Wolz
Print Name
Scott R. Wolz
Signature
November 26, 2019
Date
50320
License #

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:

BARBARA MOSER
21126 COUNTY HIGHWAY 32
ROCHERT MN, 56578

COMP FILE:	03SECTION(COCO)
CRD FILE:	03SECTION(COCO)
DWG FILE:	03MOSER_COS
COMP BY:	JSL
DRAWN BY:	JSL



DRAWING NUMBER: T9612-15



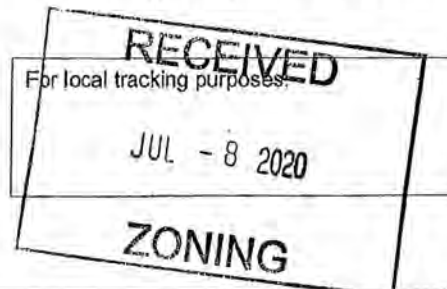
100030000

**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**

**System Status**System status on date (mm/dd/yyyy): 6/30/2020☒ **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 InformationParcel ID# or Sec/Twp/Range: 100030000Property address: 21090 Cty Rd 32, Rochert, MN 56578Reason for inspection: County RequestProperty owner: Jamie StensethOwner's phone: 701-799-2978

or

Owner's representative: _____

Representative phone: _____

Local regulatory authority: Becker CountyRegulatory authority phone: 218-846-7314Brief system description: 1000 gal. tank, gravity flow to trench drainfield.

Comments or recommendations:

Certification

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

Inspector name: Phil StollCertification number: 7526Business name: Stoll InspectionsLicense number: 2982Inspector signature: Phil StollPhone number: 218-839-1849**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 5Date 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.

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:**

Soils verified by Becker County LGU, see attached info

Indicate depths or elevations

A. Bottom of distribution media	35"
B. Periodically saturated soil/bedrock	>71"
C. System separation	>36"
D. Required compliance separation*	36"

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

Any "no" answer above indicates the system is failing to protect groundwater.**5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5** ☒ Not applicableIs the system operated under an Operating Permit? ☐ Yes ☐ No If "yes", A below is requiredIs 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.**

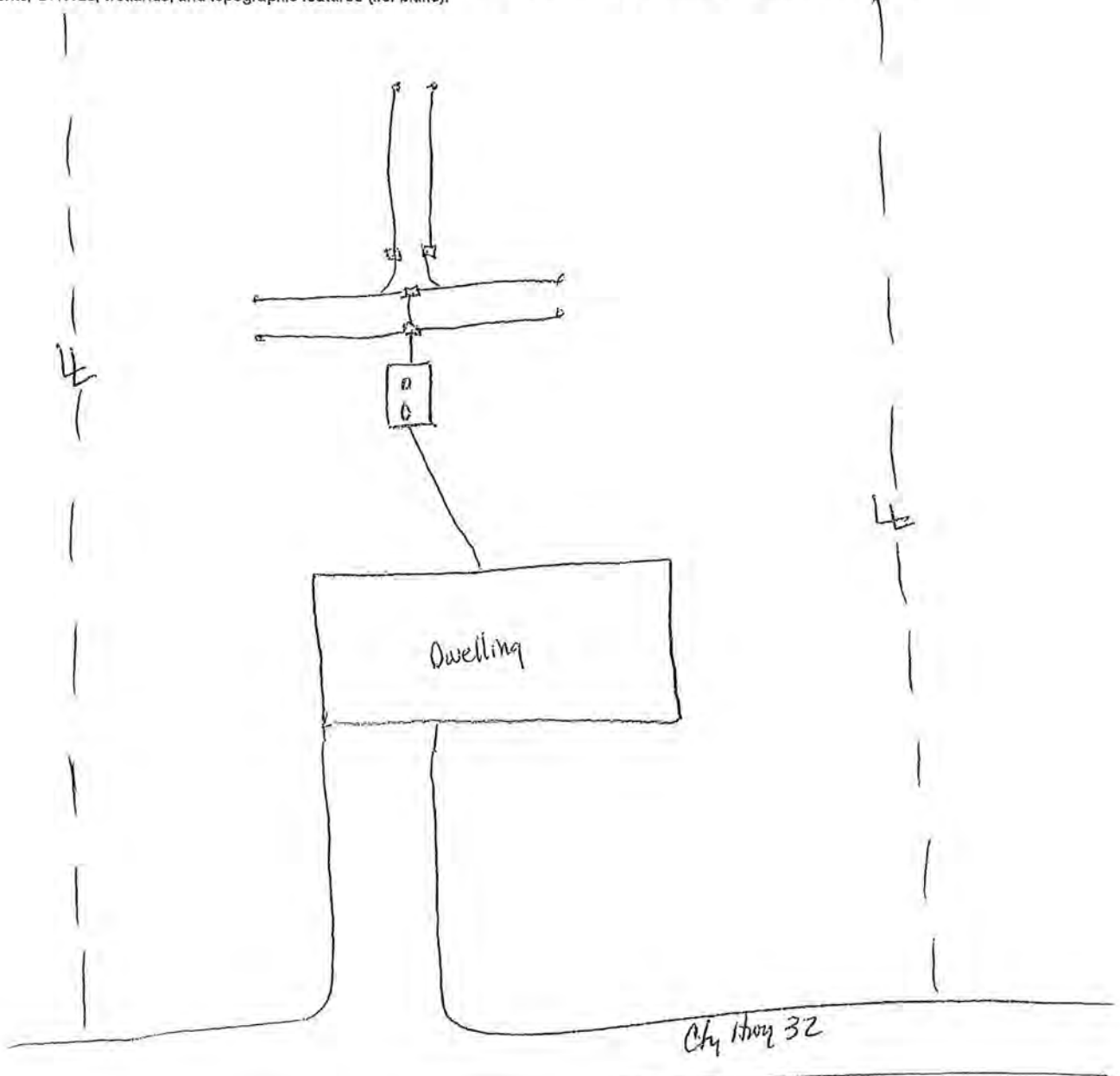
Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water,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

Parcel Number: 100030000

Date & Initial: 6/30/20 PJB

System Drawing

The system drawing which includes and identifies a graphic scale in feet or indicates all setback distances, all septic/holding/lift tanks, drainfields, wells within 100 feet of system (indicate depth of wells), dwelling and non-dwelling structures, lot lines, road right-of-ways, easements, OHWLs, wetlands, and topographic features (i.e. bluffs).



Additional Comments: Septic in Compliance

Becker County Restrictive Layer Verification

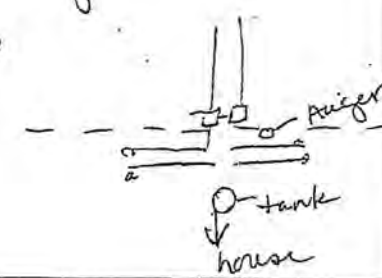
Client: <u>Jamie Stenseth</u>		Parcel: <u>100030000</u>	Date: <u>10/23/19</u>
Address: <u>21090 Co Hwy 32</u>			
Vegetation: <u>Lawn</u>			
Weather Conditions/Time of Day: <u>Cloudy 9:30</u>		Observation#/Location/Method: <u>auger</u>	
Depth (in)	Texture	Matrix Color(s)	Mottle Color(s)

72"	loamy sand	10yr 4/5	None
-----	------------	----------	------

Comments/Notes:

72" - Depth of auger excavation - no limiting layer

- Bottom of distribution medium is 35"



P-tank
house

fence

Certified Statement: I hereby certify that I have completed this work in accordance with all applicable ordinance, rules and laws.			
(Designer)	(Inspector) <u>Denise Gubrud</u>	(License #) <u>C8952</u>	(Date) <u>10/23/19</u>

+ Kyle Vaneberg

Jamie Stenseth

**APPLICATION
FOR SEWAGE SYSTEM
CERTIFICATE OF COMPLIANCE
With The Becker County Zoning Ordinance**

Application Number
9173
Tax Parcel Number
10.0030.000
Fire Number of Project Location

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.) Millner, George		2. Authorized Agent (If applicable)	
3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code)			
4. Day Phone	5. Evening Phone	6. Section 3	7. Township ERIC

B. PROPERTY DESCRIPTION

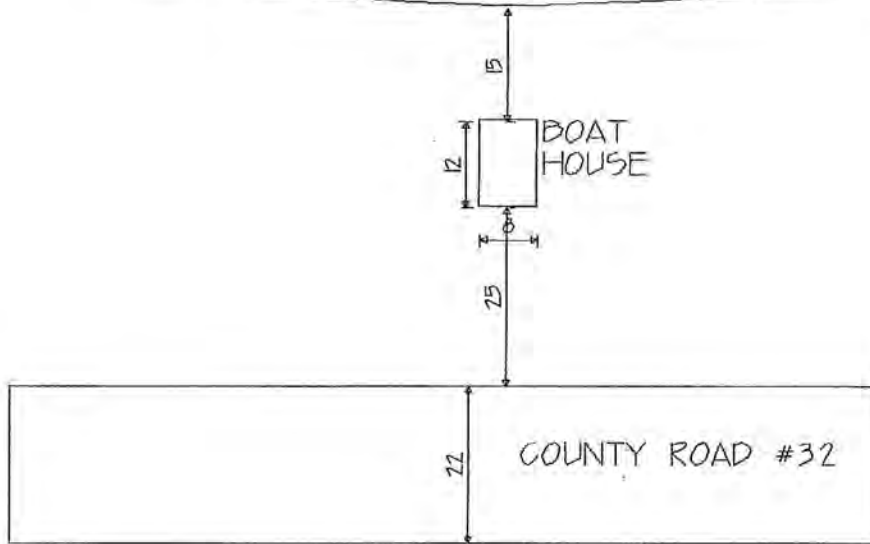
1. Lot(s), Block, Subdivision Name Pl Lot 6 Bq 845.7'W + 634.7'N of SECOR Lot 6 Th S		7. Note: If the property is a lot and bounds description, check here [] and attach a copy of the exact legal description.																															
SEWAGE SYSTEM DATA Anticipated Use a. <input checked="" type="checkbox"/> Single Family b. <input type="checkbox"/> Multiple Family c. <input type="checkbox"/> Commercial d. <input type="checkbox"/> Agricultural e. <input type="checkbox"/> Other (specify) Type of System a. <input type="checkbox"/> Septic Tank Only b. <input type="checkbox"/> Drainfield Only c. <input checked="" type="checkbox"/> Septic Tank & Drainfield d. <input type="checkbox"/> Holding Tank e. <input type="checkbox"/> Alternative System (specify) Type of Drainfield a. <input checked="" type="checkbox"/> Standard System b. <input type="checkbox"/> Mound (pressure distribution) c. <input type="checkbox"/> Mound (gravity distribution) Well Data a. Depth: 50' b. Diameter: 2" Type of Well a. <input type="checkbox"/> Drilled b. <input checked="" type="checkbox"/> Sand Point		1 Inch Equals DESIGN <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"><thead><tr><th></th><th>Tank</th><th>Drainfield</th></tr></thead><tbody><tr><td>Distances to Well:</td><td>30</td><td>100</td></tr><tr><td>Distance to Building:</td><td>20</td><td>30</td></tr><tr><td>Distance to Property Line:</td><td>10</td><td>5</td></tr><tr><td>Distance to Suction Line:</td><td>50</td><td>50</td></tr></tbody></table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"><thead><tr><th></th><th>Tank</th><th>Drainfield</th></tr></thead><tbody><tr><td>Distance to Pressure Line:</td><td>NA</td><td>NA</td></tr><tr><td>Tank Capacity (gal.) & Area of Drainfield (ft. 2):</td><td>1000</td><td>300</td></tr><tr><td>Distance to Ordinary High Water Level:</td><td>100</td><td>100</td></tr><tr><td>Drainfield Separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:</td><td></td><td>4'</td></tr></tbody></table>			Tank	Drainfield	Distances to Well:	30	100	Distance to Building:	20	30	Distance to Property Line:	10	5	Distance to Suction Line:	50	50		Tank	Drainfield	Distance to Pressure Line:	NA	NA	Tank Capacity (gal.) & Area of Drainfield (ft. 2):	1000	300	Distance to Ordinary High Water Level:	100	100	Drainfield Separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:		4'
	Tank	Drainfield																															
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Distance to Ordinary High Water Level:	100	100																															
Drainfield Separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:		4'																															
Tony Stenger, Installer I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct:		Signature of Applicant Tony Stenger Date																															

TO BE COMPLETED BY ZONING OFFICE

[] CERTIFICATE IS HEREBY DENIED: (See Back For Reasons)
[x] CERTIFICATE IS HEREBY GRANTED: Based upon the application, addendum form, plans, specifications and all other supporting data. With proper maintenance this system can be expected to function satisfactorily, however this is not a guarantee.

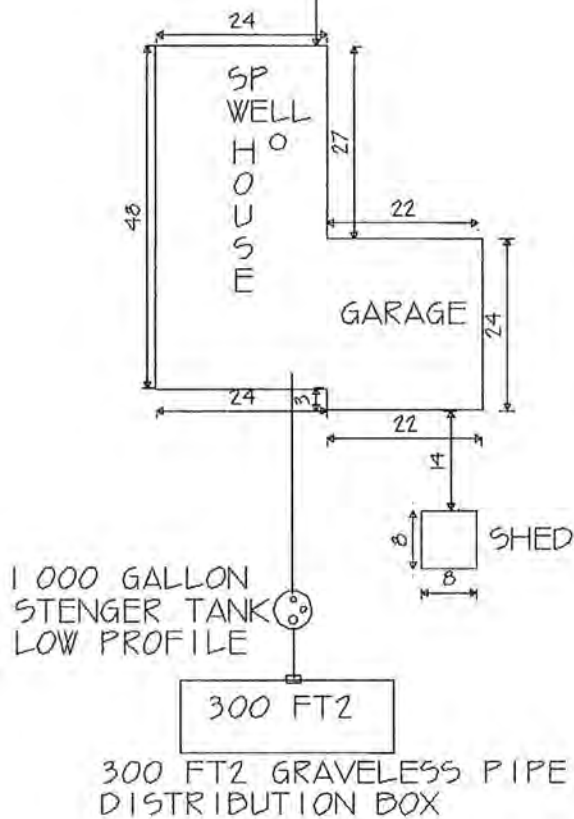
BECKER COUNTY ZONING OFFICE
Johnnie Evans
Signature
Planning Technician
Title
9-11-25
Date

COTTON LAKE




10.0030.000
GEORGE MILLNER
COTTON LAKE
ALONG HIGHWAY #32




JASON FLATAU, INSPECTOR
BECKER COUNTY
7-21-94



Becker County Parcel Information

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

Summary	
Parcel Number:	100030000 GIS Map 
Property Address:	21090 CO HWY 32 ROCHERT
Owner Name:	JEREMY DANIELSON
Owner Address:	2920 5TH ST W #A WEST FARGO ND 58078
Legal Description:	Section 03 Township 139 Range 040 PT LOT 6 BEG 845.7' W & 634.7' N OF SE COR LOT 6 TH S 60' E 269' N 60' AL LK & W 265' TO BEG

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$115,800	\$101,900	\$102,400
Estimated Land Value	\$111,200	\$111,200	\$111,200
Estimated Machinery Value			
Total Estimated Value	\$227,000	\$213,100	\$213,600
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$213,100	\$213,600	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$1,588.00	\$1,662.00	
Total Payments	-\$794.00	-\$1,662.00	

Unpaid Balance	\$794.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$227,000

Zoning Information		top ▲
Zoning District		
Township	Erie	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.		

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	
0.35	60			
Description	Flags		Size	
100103 COTTON LAKE SITE			1 UT	
601420 WATER/SEWER/ELEC			1 UT	
100105 FF-COTTON LAKE-AVG			60 FF	

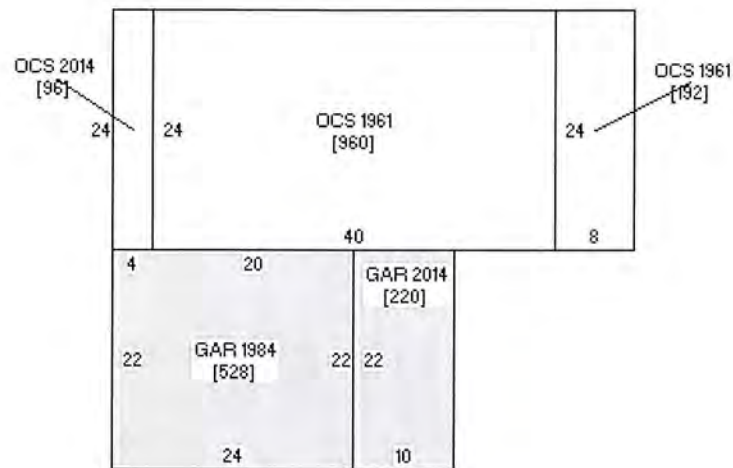
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1961
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1248 SqFt
Condition	Above Normal
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Panel
Floor	Laminate
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1961
Style	1 Story Frame
Area SF	192
Condition	Above Normal
Bsmnt SF	0
Heat	Elec - Basebd
AC	No
Attic SF	0

Addition # 2

Year Built	2014
Style	1 Story Frame
Area SF	96
Condition	Normal
Bsmnt SF	0
Heat	Elec - Basebd
AC	No

Attic SF	0
Garage # 1	
Year Built	1984
Style	Att Frame
Area SF	528
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Garage # 2	
Year Built	2014
Style	Att Frame
Area SF	220
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
Full Bath	2

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	

Year Built	1900
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	8.00
Length	8.00
Area	64 Square Feet

Yard Item # 2 details:

Descr	Paving - Concrete
Year Built	2014
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	220 Square Feet
Pricing	Average
Lighting	None

Yard Item # 3 details:

Descr	Shed
Year Built	2014
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	8.00
Length	12.00
Area	96 Square Feet

Sales Information top ▲			
Sale Date: 10/29/2020 - Property Type: Seasonal Rec. Residential			
Buyer	DANIELSON JEREMY	Seller	STENSETH JAMIE T & RENA L
Sale Price	\$361,000	Ins Type	Warranty Deed
Adj Sale Price	\$361,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 6/17/2013 - Property Type: Residential (< 4 Units)			
Buyer	STENSETH, JAMIE T & RENA L	Seller	NNBR PROPERTIES LLC
Sale Price	\$167,000	Ins Type	Warranty Deed
Adj Sale Price	\$163,800	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 4/8/2010 - Property Type: Residential (< 4 Units)			
Buyer	NNBR PROPERTIES	Seller	CITI FINANCIAL SERVICES
Sale Price	\$73,500	Ins Type	Limited Warranty
Adj Sale Price	\$73,500	Q/U	Q
Adj Reason		Q/U Reason	Forced sale
Sale Date: 8/26/1997 - Property Type: Residential (< 4 Units)			
Buyer	MOEN, OPAL & TRACY B.	Seller	MILLNER, GEORGE & LORRAINE
Sale Price	\$56,200	Ins Type	Warranty Deed
Adj Sale Price	\$54,600	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

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

PIN: 10.0030.000
BILL NUMBER: 171982
LENDER: GATE CITY BANK
OWNER NAME: DANIELSON JEREMY

TAXPAYER(S):

JEREMY DANIELSON
2920 5TH ST W #A
WEST FARGO ND 58078

\$\$\$

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

PROPERTY ADDRESS
21090 CO HWY 32
ROCHERT, MN 56578

DESCRIPTION
Acres: 0.35 Section 03 Township 139
Range 040
PT LOT 8 BEG 845.7' W & 834.7' N OF
Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	213,600 213,100
	Homestead Exclusion:	0 0
	Taxable Market Value:	213,600 213,100
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	<i>Sent in March 2020</i>	
Step 2	PROPOSED TAX	
	<i>Sent in November 2020</i>	1,560.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$794.00
	Second half taxes due 10/15/2021	\$794.00
	Total taxes due in 2021	\$1,588.00

Tax Detail for Your Property:		2020	2021
Tax and Credits	Taxes Payable Year:		
	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	\$0.00
	3. Property taxes before credits	\$1,622.00	\$1,548.00
	4. Credits that reduce property taxes		
Property Tax by Jurisdiction	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,622.00	\$1,548.00
	6. BECKER COUNTY	\$785.29	\$772.55
	7. ERIE	\$243.60	\$258.87
	8. State General Tax	\$302.46	\$289.96
	9. SCHOOL DISTRICT 0023	\$43.13	\$46.36
	A. Voter approved levies		
	B. Other local levies	\$243.10	\$176.03
	10. Special Taxing Districts		
	A. BC EDA	\$4.42	\$4.23
	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	\$1,622.00	\$1,548.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,662.00	\$1,588.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 10.0030.000
AIN:
BILL NUMBER: 171982
TAXPAYER(S): JEREMY DANIELSON
2920 5TH ST W #A
WEST FARGO ND 58078

Paid By _____

Total Property Tax for 2021 \$1,588.00
2nd Half Tax Amount \$794.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$794.00
Balance Good Through 10/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 10.0030.000
AIN:
BILL NUMBER: 171982
TAXPAYER(S): JEREMY DANIELSON
2920 5TH ST W #A
WEST FARGO ND 58078

Paid By _____

Total Property Tax for 2021 \$1,588.00
1st Half Tax Amount \$794.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$794.00
Balance Good Through 05/15/2021
Seasonal

MAKE CHECKS PAYABLE TO:

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

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

673466

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 673466

November 2, 2020 at 1:39 PM

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

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered

this 2nd day of Nov, 2020

Mary E Hendrickson

Becker County Auditor/Treasurer

By SKS Deputy

10.0030.000

chg
paid
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 1191.30

Receipt # 754283

Becker County Auditor/Treasurer

WARRANTY DEED

Dated: October 29 2020

eCRV No.: 1173864

FOR VALUABLE CONSIDERATION, **Jamie T. Stenseth and Rena L. Stenseth**, husband and wife, Grantors, hereby convey and warrant to **Jeremy Danielson**, Grantee, real property in Becker County, Minnesota, described as follows:

A tract of land in Government Lot 6 (Fract'l. SE $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 3, Township 139 North, Range 40 West of the 5th P.M. in Becker County, Minnesota, described as follows, to-wit: Beginning at a point (iron stake) located as follows: Commencing at the SE corner of said Section 3; thence proceeding West 770.7 feet on the South line of said Section 3; thence proceeding 634.7 feet North at right angles to the said point of beginning; thence running South 60 feet on the last described line; thence running East at right angles 194 feet, more or less, to the water's edge of Cotton Lake; thence running northerly 60 feet more or less, along the water's edge of Cotton Lake to a point located 60 feet North when measured at right angles from the last described line; thence running West 190 feet, more or less, to the point of beginning and there terminating.

SUBJECT TO an easement for public road purposes over and across that portion where the County Road is now located and established.

AND

A tract of land in Government Lot 6 (Frac'l. SE $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 3, Township 139 North, Range 40 West of the 5th P.M. in Becker County, Minnesota, described as follows, to-wit: Beginning at a point (survey iron) which point is located as follows: Commencing at the SE corner of said Section 3; thence proceeding West 770.7 feet on the South line

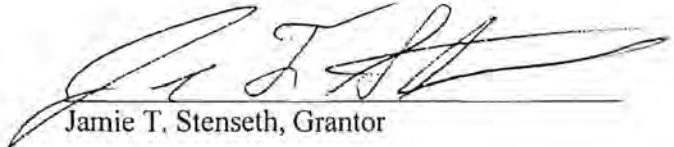
10.00800

of said Section 3; and thence proceeding North 574.7 feet, at right angles to the said point of beginning; thence running by the following courses and distances viz: West 75.0 feet, at right angles, to an iron stake; North 60.0 feet, at right angle, to an iron stake; East 75.0 feet, at right angle to an iron stake; and South 60.0 feet, at right angle, to the point of beginning and there terminating.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, rights-of-way and other encumbrances of record.

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

- ☐ 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.


Jamie T. Stenseth, Grantor

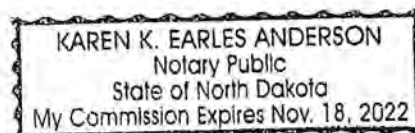

Rena L. Stenseth, Grantor

STATE OF NORTH DAKOTA

COUNTY OF CASS

The foregoing instrument was acknowledged before me this 29 day of October, 2020, by Jamie T. Stenseth and Rena L. Stenseth, husband and wife.


Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

NILLES LAW FIRM
1800 Radisson Tower
201 North Fifth Street
P.O. Box 2626
Fargo, North Dakota 58108

Tax Statements for the Real Property described in
this instrument should be sent to:

NAME AND ADDRESS:

Jeremy Danielson

2920-54th St. W. # A
West Fargo, ND 58078

STATE DEED TAX

DUE HEREON: \$ 1,191.30

1966 Deed

239801

WARRANTY DEED.
Individual to Individual

Form No. 1
Minnesota Uniform Conveyancing Blanks

DEWALD PUBLISHING CO., NEW ULM, MINN.

This Indenture, Made this 27th day of April, 1966,
between Richard M. Moller and Muriel M. Moller, husband and wife,

of the County of Hennepin and State of Minnesota,
parties of the first part, and Joseph Cleveland Tomlinson

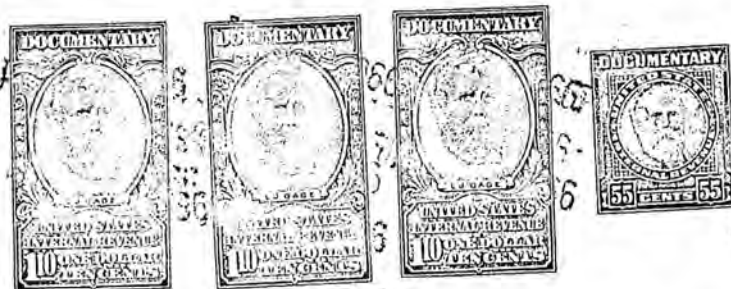
of the County of Cass and State of North Dakota,
parties of the second part,

Witnesseth, That the said parties of the first part, in consideration of the
sum of -One Dollar and other valuable consideration DOLLARS,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby
acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the
second part, himself, his heirs and assigns, Forever, all the tract or parcel
of land lying and being in the County of Becker and State of Minnesota,
described as follows, to-wit:

A 0.25 acre tract of land in Government Lot Six (6) (frac'1 SE $\frac{1}{4}$ SE $\frac{1}{4}$)
in Section Three (3), Township One Hundred Thirty-nine (139) North of
Range Forty (40) West of the 5th P.M., in Becker County, Minnesota,
described as follows, to-wit:

Beginning at a point (iron stake) located as follows: Commencing at the
Southeast corner of said Section 3; thence proceeding West 770.7 feet
on the South line of said Section 3; thence proceeding 634.7 feet North
at right angles, to the said point of beginning; thence running South
60.0 feet on the last described line; thence running East at right
angles 194.0 feet, more or less, to the water's edge of Cotton Lake;
thence running Northerly 60.0 feet, or more, along the water's edge of
Cotton Lake to a point located 60.0 feet North when measured at right
angles from the last described line; thence running West 190.0 feet,
more or less, to the point of beginning and there terminating; the herein
described tract is subject to an easement for public road purposes over
and across that portion where the County Road is now located and
established.

The Grantors certify that there
is due hereon as State Deed Tax
\$3.85



Revenue Stamps \$3.85



To Have and to Hold the Same, Together with all the hereditaments and appurtenances
thereunto belonging or in anywise appertaining, to the said parties of the second part, his
heirs and assigns, Forever, And the said Richard M. Moller and Muriel M. Moller,
husband and wife, parties of the first part, for themselves, their heirs, executors and administrators, do covenant
with the said parties of the second part, himself, his heirs and assigns, that
they are well seized in fee of the lands and premises aforesaid, and have a good right to sell and
convey the same in manner and form aforesaid, and that the same are free from all incumbrances,

State of Minnesota, } ss.
 County of Becker

On this 27th day of April, 1966, before me,
 a Notary Public within and for said County, personally appeared
 Richard M. Moller and Muriel M. Moller, husband and wife,
 to me known to be the persons described in and who executed the foregoing instrument,
 and acknowledged that they executed
 the same as their free act and deed.



Carl G. Buck, Jr.
 Carl G. Buck, Jr.
 Notary Public Becker County, Minn.

My commission expires July 10, 1967

State of Minnesota, } ss.
 County of _____

On this _____ day of _____, 19____, before me,
 a _____ within and for said County, personally appeared

 to me known to be the person described in and who executed the foregoing instrument,
 and acknowledged that he executed
 the same as _____ free act and deed.

Notary Public _____ County, Minn.

My commission expires _____, 19____.

Charge _____
 Paid _____
 Notarized _____
 Tied _____
 Counter _____
 Grantee _____
 Compared _____

0.10 Acres added on 6-16-66 & confirmed
Lot of Record

WARRANTY DEED.

Form No. 1

DEWALD PUBLISHING CO., NEW ULM, MINN.

Individual to Individual

Minnesota Uniform Conveyancing Blanks

241235

This Indenture, Made this 16th day of June, 1966,

between Albert Moser and Ethel Moser, husband and wife

of the County of Becker and State of Minnesota
parties of the first part, and Joseph Cleveland Tomlinson

of the County of Becker and State of Minnesota
party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One Hundred and No/100- - - - - DOLLARS, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, his heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of Becker and State of Minnesota, described as follows, to-wit:

A 0.10 acre tract of land in Government Lot Six (frac'1 SE $\frac{1}{4}$ SE $\frac{1}{4}$) in Section Three (3), Township One Hundred Thirty-nine (139) North, Range Forty (40) West of the Fifth (5th) Principal Meridian, described as follows, to-wit:

Beginning at a point (survey iron) which point is located as follows: Commencing at the southeast corner of said Section 3; thence proceeding West 770.7 feet in the south line of said Section 3; and thence proceeding North 574.7 feet, at right angles, to the said point of beginning; thence running by the following courses and distances, viz: West 75.0 feet, at right angles, to an iron stake; North 60.0 feet, at right angle, to an iron stake; East 75.0 feet, at right angle, to an iron stake; and South 60.0 feet, at right angle, to the point of beginning and there terminating.

Transfer Tax hereon due \$ 1.¹⁰

Signed J. Sanford
(for) Grantor

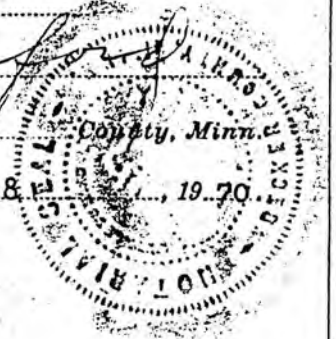


To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, his heirs and assigns, Forever, And the said Albert Moser and Ethel Moser, husband and wife parties of the first part, for themselves, their heirs, executors and administrators, do covenant with the said party of the second part, his heirs and assigns, that they are well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances, except none whatsoever,

State of Minnesota, } ss.
County of Becker

On this 16th day of June, 1966, before me,
a Notary Public within and for said County, personally appeared
Albert Moser and Ethel Moser, husband and wife
to me known to be the person described in and who executed the foregoing instrument,
and acknowledged that they executed
the same as their free act and deed.

P. E. SANFORD
Notary Public, Becker
My commission expires March 8, 1970
COUNTY, MINN.
My commission expires March 8, 1970



State of Minnesota, } ss.
County of

On this day of 19, before me,
a within and for said County, personally appeared
to me known to be the person described in and who executed the foregoing instrument,
and acknowledged that he executed
the same as free act and deed.

Notary Public County, Minn.

My commission expires 19


Chase
Paid
Mentioned
True
Garter
Garter
Compared



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

1:2,113	Date: 6/4/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



FORESTRY • INDUSTRY • AGRICULTURE • TOURISM



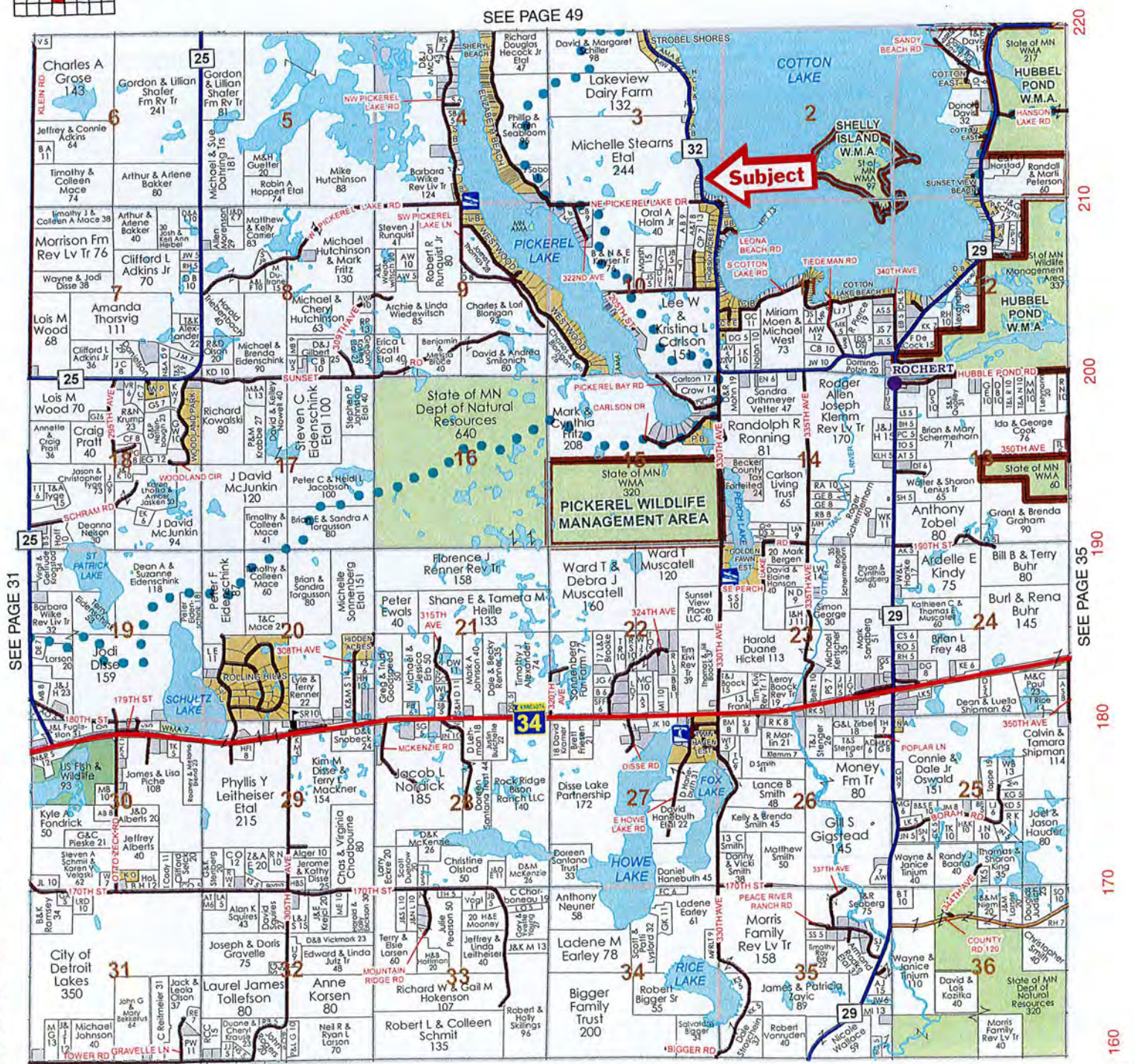
Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17

290

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350

360



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Michael D. Schumann & Min S Xu
4830 Yorktown Ln N
Plymouth, MN 55442

Project Location: 36541 Co Hwy 35 Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a patio to be located at sixty-six (66) feet from the centerline of a county highway, deviating from the required setback of seventy-eight (78) feet from a county highway centerline on a sixty-six (66) foot wide county highway within the shoreland district, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 09.0168.000; Little Bemidji Lake

Section 24 Township 142 Range 039; PT LOT 5 BEG 300 FT S & 1079.52 FT NE OF NW COR TH NELY 193.37 FT S 240.89 FT TO LAKE W AL LAKE TO PT S OF BEG TH N 133.93 FT TO BEG; Eagle View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 494 427 921# (Tour) 295 851 203# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-172

Property and Owner Review

Parcel Number(s): 090168000

Owner: MICHAEL D & MIN S XU SCHUMANN

Township-S/T/R: EAGLE VIEW-24/142/039

Mailing Address:

MICHAEL D & MIN S XU SCHUMANN
4830 YORKTOWN LN N
PLYMOUTH MN 55442-2210

Site Address: 36541 CO HWY 35

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2021-1390

Legal Descr: PT LOT 5 BEG 300 FT S & 1079.52 FT NE OF NW COR TH NELY 193.37 FT S 240.89 FT TO LAKE W AL LAKE TO PT S OF BEG TH N 133.93 FT TO BEG

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 patio be located at sixty-six (66) feet from the centerline of a county hwy, deviating from the required setback of seventy-eight (78) feet from a county highway centerline within the shoreland district, due to setback issues.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): 66' CL OF CO HWY

Bluff Setback:

Road Setback:

Road Type: County

Existing Imp. Surface Coverage: 8.72%

Proposed Imp. Surface Coverage: 25.33%

Existing Structure Sq Ft: na

Proposed Structure Sq Ft: 12x24=288 sq ft

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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, we are not over the 25%. We have a plan to control the stormwater on the lot. see attached. We are meeting all other setbacks. SBA will be used to approve the lake side patio. If the request was outside of the shoreland district we would not need a variance. Setback from ROW on a non-shoreland lot is 30 not 45. On a 66' wide road the setback from the CL would be 33+30=63' to the CL. We are requesting to be at 66', 3' further than what is allowed on a non-shoreland lot.

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

Explain: Yes, we are not negatively impacting anyone's views or enjoyment of the lake. We are well away from the road, our request for a patio would not cause any safely hazards.

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

Explain: This lot will be used for residential use. We would like to use it year-round. These would be helpful for snow removal (paving). These changes would enhance the use of the property. The breezeway will help with weather conditions to access the garage into the house.

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

Explain: **Yes this lot was created before lot size standards and current setbacks were established. The house was built before setbacks to the road were established. We are right at the top of the hill and the land in front of us is higher and directs the water into the house. We have had water issues in the past seeping into the basement. The breezeway would help divert the water from the house. Admin note- NO variance is needed for the patio. It is allowed with setback averaging. The lakeside patio is needed to create a level seating area to place a table and chairs to enjoy the view of the lake. We have friends extended family that come and visit (37 family members) frequently along with neighbors in the neighborhood. We would like to have a nice space to gather.**

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

Explain: **Yes there is parcels that have similar setbacks. There is a resort to the east that has structures much closer. In same section (24) about 1/2 mile away; Parcel 09.0162.000 had a variance 1994 (Doc 409826) to have a deck 63' from the lake. These lots are substandard.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1390****Property and Owner Review**

Parcel Number: 090168000	Inspector Notes:
Owner: MICHAEL D & MIN S XU SCHUMANN	
Township-S/T/R: EAGLE VIEW-24/142/039	
Site Address: 36541 CO HWY 35	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): Addition or Repairs to Existing Home - Existing Dimensions: Dwelling (720+288+432) - Proposed Dimensions: Breezeway between house and garage 6x12=72 sq ft - Proposed Roof Changes? N/A
Attached Garage (1B): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): Driveway - Existing Dimensions: 16ft by 50ft gravel - Proposed Dimensions: 14ft by 110ft concrete=1540 sq ft & Westside Down hill concrete Driveway 10x50=500 sq ft & Concrete Apron 18x30=540 sq ft - Proposed Roof Changes?
Other dwelling related improvements (1D): Home Patio - Existing Dimensions: - Proposed Dimensions: Proposed Concrete Patio House Front to Breezeway 12x24=288 sq ft; Proposed Eastside Concrete walk patio to deck ramp 8x34=272 sq ft; Under Deck Concrete Patio 16x40= 640 sq ft & Under Deck Concrete Patio Extension 14x40=560 sq ft - Proposed Roof Changes? N/A
Additional dwelling related projects/info: CONCRETE DRIVEWAY (14x110) 1540 sq ft CONCRETE BREEZEWAY BETWEEN HOUSE & GAR (12x6) 72 sq ft CONCRETE GARAGE APRON (18x30) 540 sq ft CONCRETE PATIO HOUSE FRONT TO BREEZEWAY (12x24) 288 sq ft EAST SIDE CONCRETE WALK PATIO TO DECK RAMP (34x8) 272 sq ft WEST SIDE DOWN HILL CONCRETE DRIVEWAY (50x10) 500 sq ft UNDER DECK CONCRETE PATIO (40x16) 640 sq ft (this is 0 addition to impervious surface as under deck) UNDER DECK CONCRETE PATIO EXTENSION (40x14) 560 sq ft
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:
County Rd - Centerline

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

Road setback:
- Dwelling:
- Non-dwelling: **66' to front patio-
Variance needed**

Pre-Inspection:
- Dwell:
- Non:

Lake Name:
Little Bemidji (Eagle View) [RD]River Name:

Side setback:
- Dwelling:
- Non-dwelling: **11'**

Pre-Inspection:
- Dwell:
- Non:

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

Rear setback:
- Dwelling:
- Non-dwelling: **100'**

Pre-Inspection:
- Dwell:
- Non:

OHW setback: Pre-Inspection:
- Dwelling: - Dwell:
- Non-dwelling: **88' feet- Setback Avg-** Non:

Septic tank setback:
- Dwelling:
- Non-dwelling: **25'**

Pre-Inspection:
- Dwell:
- Non:

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

Drainfield setback:
- Dwelling:
- Non-dwelling: **more than 300 ft**

Pre-Inspection:
- Dwell:
- Non:

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

Well setback:
- Dwelling:
- Non-dwelling: **40'**

Pre-Inspection:
- Dwell:
- Non:

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used: **Deck to Deck**
- Setback of LEFT like structure: **80 ft**
- Setback of RIGHT like structure: **40ft**

Any other impervious surface coverage not noted on application?

Schuamm PARCELS 09.0168.000

TOTAL LOT COVERAGE	26,136		
ALLOWABLE IMPERVIOUS @ 25%	6,534		
		EXISTING	PROPOSED
Dwelling (720+288+432)		1440	1440
Attached Garage		576	576
Deck (pervious) 16x50=800 sq ft	16x50		
Shed		192	192
Proposed Breezeway between house and garage	6x12	72	72
Concrete Apron	18x30	270	540
Driveway	14x110	1016	1540
Westside Down hill concrete Driveway	10x50	500	500
Proposed Concrete Patio House Front to Breezeway	12x24		288
Proposed Eastside Concrete walk patio to deck ramp	8x34		272
Proposed Under Deck Concrete Patio	16x40		640
Proposed Under Deck Concrete Patio Extension	14x40		560
		4066	6620
		15.56%	25.33%

APP	Mitigation
YEAR	2021

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.

(_____ % 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

Divert a min of 1750 sq ft into water retention areas.

(dwelling + attached garage)

50 *Credit Units Gained*

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 50

Total Mitigation Credit Units Gained: _____

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

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Michael Schumann & Min S. Xu **Parcel #:** 09.0168.000

Legal Description: 24-142-39 PT LOT 5 BEG 300 FT S & 1079.52 FT NE OF NW COR TH NELY 193.37 FT S 240.89 FT TO LAKE W AL LAKE TO PT S OF BEG TH N 133.93 FT TO BEG

Lake Name: Little Bemidji Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: _____ *Depth Side 1:* _____

Lakeside Width: _____ *Depth Side 2:* _____

Total Lot Area: .6 Ac/26,136 sq ft (+/-) _____ Sq Feet

DETERMINING THE LAKE SETBACK

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

Standard Required Setback: 100

Proposed Setback: -- 76

Difference: = 24 **Credit Units Required for Mitigation**

VARIANCE REQUESTED

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.

Ft / Credit Units gained: 28

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

North

Concrete Surfaces

New

GARAGE
APRON

FRONT
PATIO
12x24

WALK TO DECK

DRIVEWAY DOWN HILL
10 x 50

Septic Tank

Pat. Under Deck
4'0" x 16"

Patio Extension
New 4'0" x 14"

* Set back =
Avg No
var. needed
for ratio
 $41.5 + 91 = 132.5$
 $132.5 \div 2 = 66.25$ SBA
(Lot of Records)

- New permit needed
- New - No permit needed

Lake South Lake
Little Bemidji Lake



Image printed on 6/18/2021 at 3:48 PM

Parcel: 09.0168.000, Photo 2 of 4

Taken: 06/24/2016, Last edit: 09/12/2016

Notes:



Rachel D. Bartee

From: Brian D. Shepard
Sent: Monday, June 21, 2021 8:02 AM
To: Rachel D. Bartee
Subject: RE: Co Hwy 35-Eagle View Township

Yes that entire north-south segment is 66' wide.

Brian

From: Rachel D. Bartee <rachel.bartee@co.becker.mn.us>
Sent: Friday, June 18, 2021 1:37 PM
To: Brian D. Shepard <brian.shepard@co.becker.mn.us>
Cc: Jeff D. Rusness <jeff.rusness@co.becker.mn.us>
Subject: Co Hwy 35-Eagle View Township

Good afternoon,

I am trying to determine the width of Co Hwy 35 at 36541 Co Hwy 35, Waubun (parcel number 09.0168.000)

I found a plat to the north about a ½ a mile showing it is 66' wide (I attached plat)

Can you confirm the width at the point above.

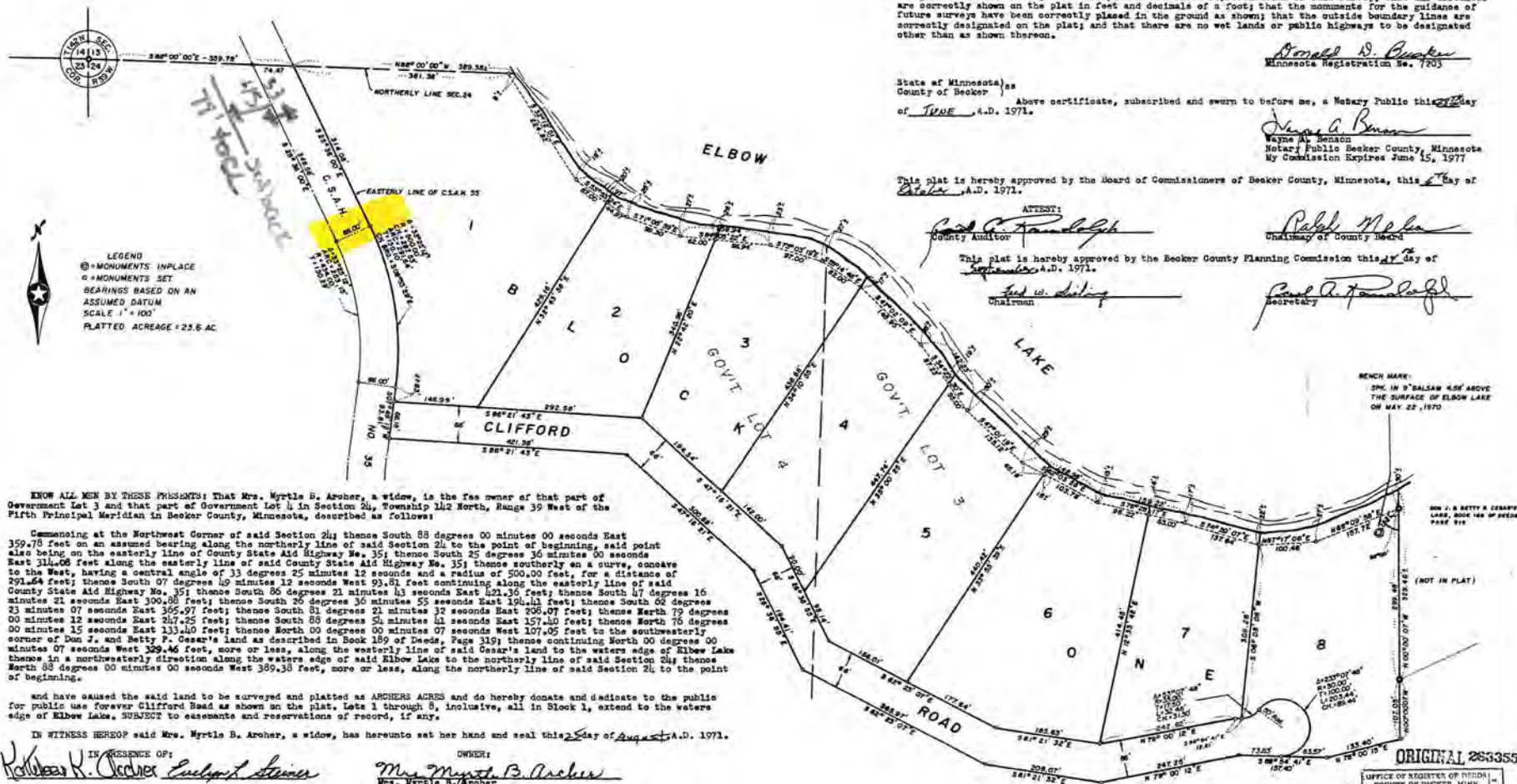
Thanks!!

Rachel Bartee
Zoning Tech/E911 Coordinator
Becker County Zoning Office
915 Lake Ave
Detroit Lakes, MN 56501
Office: 218.846.7314 Ext. 7251
rdbarte@co.becker.mn.us

Verify 66' wide Rd.

ARCHERS ACRES

IN GOV'T. LOTS 3 & 4, SEC. 24, T142N, R39W



KNOW ALL MEN BY THESE PRESENTS: That Mrs. Myrtle B. Archer, a widow, is the fee owner of that part of Government Lot 3 and that part of Government Lot 4 in Section 24, Township 142 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the Northwest Corner of said Section 24; thence South 88 degrees 00 minutes 00 seconds East 359.78 feet on an assumed bearing along the northerly line of said Section 24 to the point of beginning, said point also being on the easterly line of County State Aid Highway No. 35; thence South 25 degrees 36 minutes 00 seconds East 314.06 feet along the easterly line of said County State Aid Highway No. 35; thence southerly on a curve, concave to the West, having a central angle of 33 degrees 25 minutes 12 seconds and a radius of 500.00 feet, for a distance of 291.44 feet; thence South 07 degrees 10 minutes 12 seconds West 93.81 feet continuing along the easterly line of said County State Aid Highway No. 35; thence South 86 degrees 21 minutes 43 seconds East 421.36 feet; thence South 47 degrees 16 minutes 21 seconds East 300.88 feet; thence South 26 degrees 36 minutes 55 seconds East 194.41 feet; thence South 62 degrees 23 minutes 07 seconds East 305.97 feet; thence South 81 degrees 21 minutes 32 seconds East 236.07 feet; thence North 79 degrees 00 minutes 12 seconds East 217.25 feet; thence South 88 degrees 00 minutes 41 seconds East 157.40 feet; thence North 78 degrees 00 minutes 12 seconds East 133.40 feet; thence North 00 degrees 00 minutes 41 seconds West 107.05 feet to the southwesterly corner of Don J. and Betty P. Cesar's land as described in Book 159 of Deeds, Page 319; thence continuing North 00 degrees 00 minutes 07 seconds West 309.46 feet, more or less, along the westerly line of said Cesar's land to the waters edge of Elbow Lake thence in a northwesterly direction along the waters edge of said Elbow Lake to the northerly line of said Section 24; thence North 88 degrees 00 minutes 00 seconds West 389.30 feet, more or less, along the northerly line of said Section 24 to the point of beginning.

and have caused the said land to be surveyed and platted as ARCHERS ACRES and do hereby donate and dedicate to the public for public use forever Clifford Head as shown on the plat. Lots 1 through 8, inclusive, all in Block 1, extend to the waters edge of Elbow Lake. SUBJECT to easements and reservations of record, if any.

IN WITNESS WHEREOF said Mrs. Myrtle B. Archer, a widow, has hereunto set her hand and seal this 25 day of August, A.D. 1971.

IN PRESENCE OF:
 Katherine K. Archer, Eulalia L. Linder

OWNER:
 Mrs. Myrtle B. Archer

State of Minnesota
 County of Becker

On this 25 day of August, A.D. 1971, before me, a Notary Public, personally appeared Mrs. Myrtle B. Archer, a widow, to me known to be the person described in and who executed the foregoing instrument and she acknowledged the same as her free act and deed.

Notary Public
 My Commission Expires Jan 11, 1972

I, Donald D. Guaker, a Registered Land Surveyor, do hereby certify that I have made the survey and the plat of ARCHERS ACRES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown thereon.

Donald D. Guaker
 Minnesota Registration No. 7203

State of Minnesota
 County of Becker

Above certificate, subscribed and sworn to before me, a Notary Public this 25 day of JUNE, A.D. 1971.

Notary Public
 My Commission Expires June 15, 1977

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 25 day of JUNE, A.D. 1971.

ATTEST:
 County Auditor

This plat is hereby approved by the Becker County Planning Commission this 25 day of JUNE, A.D. 1971.

Chairman

Chairman of County Board

Secretary

Don J. & Betty P. Cesar's
 Land, Book 159 of Deeds,
 Page 319

(NOT IN PLAT)

ORIGINAL 263355

SURVEY OF REGISTER OF DEEDS
 COUNTY OF BECKER, MINN. I
 I hereby certify that the within instru-
 ment was filed in this office for record
 on the 25 day of AUGUST, 1971
 A. D. 1971
 and was duly recorded in Book 159
 of Deeds, Page 319
 B. P. Miller
 Register of Deeds
 Deputy

No delinquency
 Taxes paid and Transfer entered this 25 day of JUNE, 1972
 County Auditor, Becker Co.



090168000

CATION GE SYSTEM

CERTIFICATE OF COMPLIANCE
With The Becker County Zoning Ordinance

Application Number

7974

Tax Parcel Number

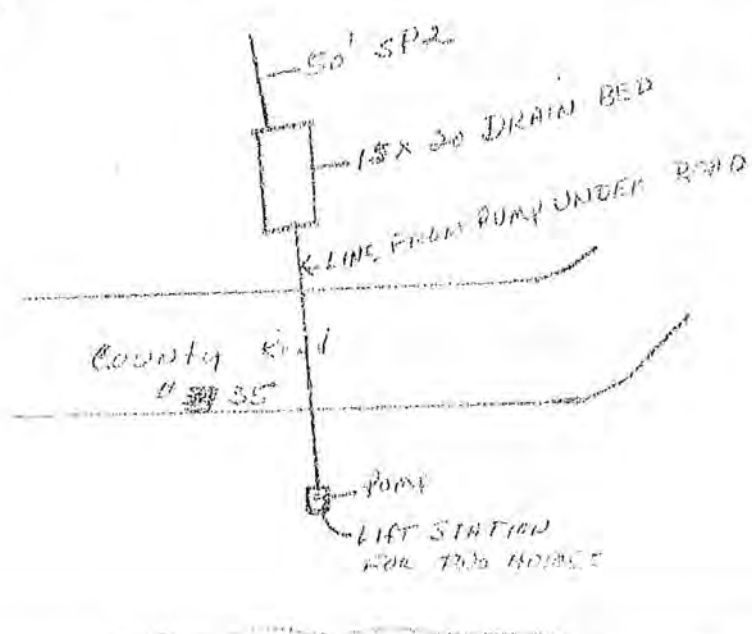
09.0169.000

Fire Number of Project Location

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.) Schumann, Donald and Gary Schumann		2. Authorized Agent (If applicable) Share drainfield	
3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code) Rt 2 Box 239 Waubun, MN 56589			
4. Day Phone	5. Evening Phone	6. Section 24	7. Township Eagle View

B. PROPERTY DESCRIPTION

1. Lot(s), Block, Subdivision Name Pt Lot 5 Beg 215.04' S and 975' E of W 1/4 Sec Cor Th E			
7. Note: If the property is a metes and bounds description, check here [] and attach a copy of the exact legal description.			
SEWAGE SYSTEM DATA Anticipated Use a. <input checked="" type="checkbox"/> Single Family b. <input type="checkbox"/> Multiple Family c. <input type="checkbox"/> Commercial d. <input type="checkbox"/> Agricultural e. <input type="checkbox"/> Other (specify) Type of System a. <input type="checkbox"/> Septic Tank Only b. <input checked="" type="checkbox"/> Drainfield Only c. <input type="checkbox"/> Septic Tank & Drainfield d. <input type="checkbox"/> Holding Tank e. <input checked="" type="checkbox"/> Alternative System (specify) LIFT PUMP Type of Drainfield a. <input checked="" type="checkbox"/> Standard System b. <input type="checkbox"/> Mound (pressure distribution) c. <input type="checkbox"/> Mound (gravity distribution) Well Data a. Depth: _____ b. Diameter: _____ Type of Well a. <input type="checkbox"/> Drilled b. <input type="checkbox"/> Sand Point		1 Inch Equals No Scale DESIGN  Show Distance Between Sewage System And Buildings, Property Lines, Lake, Roads And All Wells Within 125 Feet.	
Distances to Well:	Tank - 450' K	Drainfield - 450'	Distance to Pressure Line:
Distance to Building:	- 450'	- 450'	Tank Capacity (gal.) & Area of Drainfield (ft. 2):
Distance to Property Line:	- 450'	- 450'	Distance to Ordinary High Water Level:
Distance to Suction Line:	- 450'	- 450'	Drainfield Separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:
*SEE APPLICATION FOR PERMIT I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct: _____ <div style="display: flex; justify-content: space-between;"> Signature of Applicant Date </div>			

TO BE COMPLETED BY ZONING OFFICE

[] CERTIFICATE IS HEREBY DENIED: (See Back For Reasons)

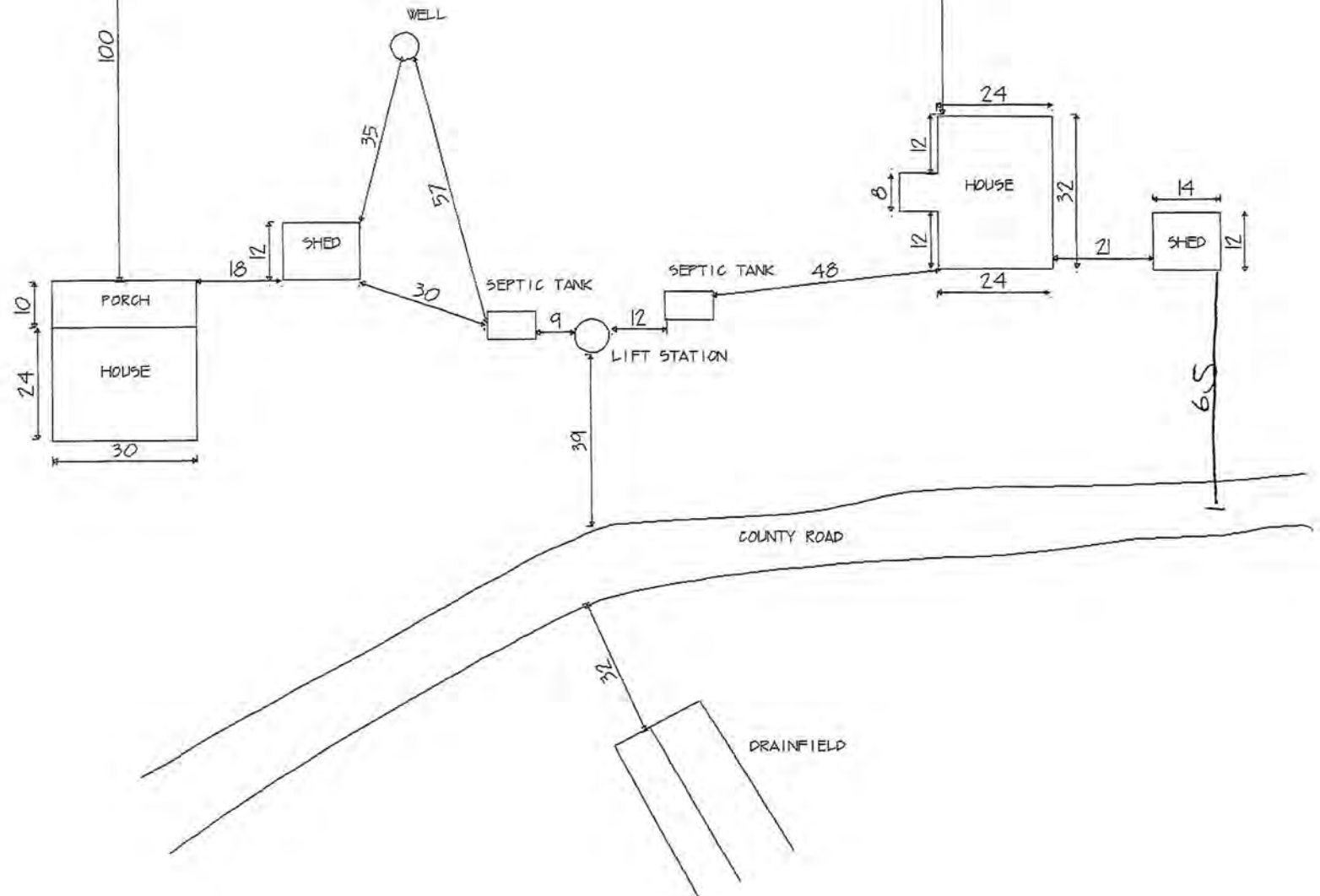
[A] CERTIFICATE IS HEREBY GRANTED; Based upon the application, addendum form, plans, specifications and all other supporting data. With proper maintenance this system can be expected to function satisfactorily, however this is not a guarantee.

BECKER COUNTY ZONING OFFICE

[Signature]
Signature
[Signature]
Title
 11-2-74
Date

LITTLE DEMUI LAKE

09.01 68.000 AND 09.01 69.000
GARY SCHUMANN AND DONALD SCHUMANN
LITTLE DEMUI LAKE
INSPECTED BY JASON FLATAU
BECKER COUNTY
6-27-95



09.0168.000

GARY SCHUMANN

THE SYSTEM IS JOINED TOGETHER WITH THE NEIGHBORS. THEY EACH
HAVE THERE IN OWN LIFT STATION AND THE SEWAGE IS PUMPED ACROSS
THE RAOD.


INSPECTED BY JASON FLATAU

Becker County Parcel Information

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

[New Search](#)

Summary

Parcel Number:	090168000	GIS Map 
Property Address:	36541 CO HWY 35 WAUBUN	
Owner Name:	MICHAEL D SCHUMANN & MIN S XU	
Owner Address:	4830 YORKTOWN LN N PLYMOUTH MN 55442-2210	
Legal Description:	Section 24 Township 142 Range 039 PT LOT 5 BEG 300 FT S & 1079.52 FT NE OF NW COR TH NELY 193.37 FT S 240.89 FT TO LAKE W AL LAKE TO PT S OF BEG TH N 133.93 FT TO BEG	

Valuation & Taxation

[top](#) 

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$128,700	\$97,500	\$92,800
Estimated Land Value	\$102,900	\$102,900	\$102,900
Estimated Machinery Value			
Total Estimated Value	\$231,600	\$200,400	\$195,700
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$200,400	\$195,700	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$1,612.00	\$1,642.00	
Total Payments	-\$806.00	-\$1,642.00	
Unpaid Balance	\$806.00	\$0.00	

No prior years unpaid.

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$231,600

Zoning Information			top ▲
Zoning District			
Township	Eagle View		
Zoning District	Agricultural		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
Site	Approved: 10/15/19	<ul style="list-style-type: none">• Addition or Repairs to Existing Home (18' x 24' (addition size))	
Site	Approved: 05/03/19	<ul style="list-style-type: none">• Deck/Patio: Deck/Decks (50*16)• Other Item: Water Oriented Structure (12x10)	
Imaged Files			
Document Type	Available Years		
Septic	2020*		
* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.			

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
0.6	134		0.6
Description	Flags		Size
090303 LT BEMIDJI LK SITE (RD)			1 UT
601420 WATER/SEWER/ELEC			1 UT
090304 FF-LT BEMIDJI LK-GOOD			134 FF

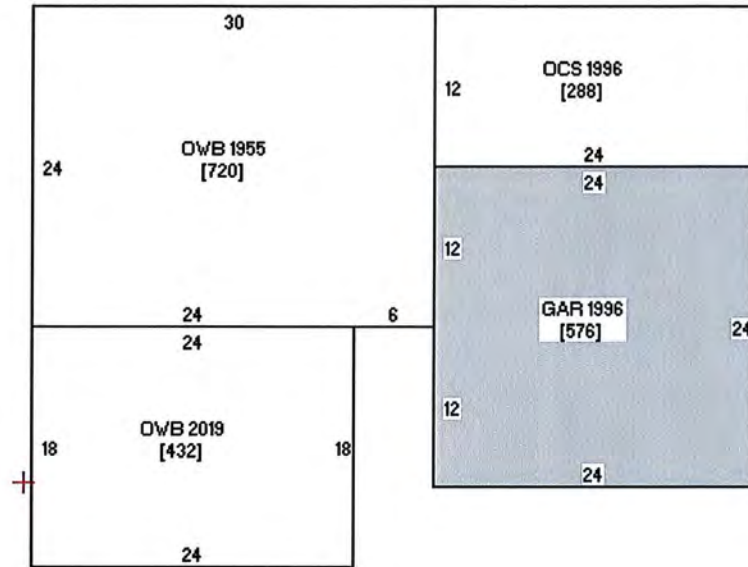
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1955
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1440 SqFt
Condition	Above Normal
Basement	Full
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Addition # 1

Year Built	1996
Style	1 Story Frame
Area SF	288
Condition	Above Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	No
Attic SF	0

Addition # 2

Year Built	2019
Style	1 Story Frame
Area SF	432
Condition	Normal
Bsmnt SF	432
Heat	FHA-Propane Gas
AC	No
Attic SF	0

Garage # 1	
Year Built	1996
Style	Att Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
Full Bath	1
Toilet Room	1
Extra Fixture	2

Basement Finish		
Type	Range	Area SF
Walk-Out	Low	1

Decks & Patios	
Style	Area SF
Wood Deck-Med	800

Yard Items top ▲	
Yard Item # 1 details:	
Descr	Shed
Year Built	2001
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average

Width	12.00
Length	16.00
Area	192 Square Feet

Sales Information top ▲			
Sale Date: 12/1/2016 - Property Type: Residential (< 4 Units)			
Buyer	SCHUMANN MICHAEL D	Seller	SCHUMANN GARY A & BARBARA A
Sale Price	\$195,000	Ins Type	Warranty Deed
Adj Sale Price	\$195,000	Q/U	U
Adj Reason		Q/U Reason	Payoff CD
Sale Date: 10/25/2016 - Property Type: Residential (< 4 Units)			
Buyer	SCHUMANN MICHAEL D	Seller	SCHUMANN GARY A & BARBARA A
Sale Price	\$195,000	Ins Type	Contract for Deed
Adj Sale Price	\$195,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale
Sale Date: 6/4/1999 - Property Type: Residential (< 4 Units)			
Buyer	SCHUMANN, GARY A & BARBARA A.	Seller	SCHUMANN, ALVINA A.
Sale Price	\$30,000	Ins Type	Warranty Deed
Adj Sale Price	\$30,000	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: 09.0168.000

BILL NUMBER: 171638

LENDER:

OWNER NAME: SCHUMANN MICHAEL D & MIN S XU

AIN:

TAXPAYER(S):

MICHAEL D SCHUMANN & MIN S XU
4830 YORKTOWN LN N
PLYMOUTH MN 55442-2210

\$\$\$

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

36541 CO HWY 35
WAUBUN, MN 56589

DESCRIPTION

Acres: 0.60 Section 24 Township 142
Range 039
PT LOT 5 BEG 300 FT S & 1079.52 FT

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

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	195,700 200,400
	Homestead Exclusion:	0 0
	Taxable Market Value:	195,700 200,400
	New Improvements:	7,500
2	Property Classification:	Seasonal Seasonal
	Sent in March 2020	
3	PROPOSED TAX	
	Sent in November 2020	
	1,598.00	
	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$806.00
	Second half taxes due 10/15/2021	\$806.00
	Total taxes due in 2021	\$1,612.00

Tax Detail for Your Property:		2020	2021
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	\$1,602.00	\$1,572.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
Property Tax by Jurisdiction	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,602.00	\$1,572.00
	6. BECKER COUNTY	\$718.93	\$726.09
	7. EAGLE VIEW	\$223.94	\$229.33
	8. State General Tax	\$270.02	\$267.82
	9. SCHOOL DISTRICT 0435	\$298.00	\$253.67
	A. Voter approved levies	\$87.06	\$91.11
	B. Other local levies	\$4.05	\$3.98
	C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
12. Total property tax before special assessments		\$1,602.00	\$1,572.00
13. Special assessments		\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,642.00	\$1,612.00
Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 09.0168.000

AIN:

BILL NUMBER: 171638

TAXPAYER(S):

MICHAEL D SCHUMANN & MIN S XU
4830 YORKTOWN LN N
PLYMOUTH MN 55442-2210

Paid By _____

Total Property Tax for 2021	\$1,612.00
2nd Half Tax Amount	\$806.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$806.00
Balance Good Through	10/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 09.0168.000

AIN:

BILL NUMBER: 171638

TAXPAYER(S):

MICHAEL D SCHUMANN & MIN S XU
4830 YORKTOWN LN N
PLYMOUTH MN 55442-2210

Paid By _____

Total Property Tax for 2021	\$1,612.00
1st Half Tax Amount	\$806.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$806.00
Balance Good Through	05/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:

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

638504

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 638504

CERTIFICATE OF REAL
ESTATE VALUE FILED # 013855

December 2, 2016 at 11:05 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 2nd day of Dec, 2016

Mary E. Hendrickson
Becker County Auditor/Treasurer

By SKS Deputy

09.0168.000

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

BECKER COUNTY DEED TAX
AMT. PD. \$ 643.50
Receipt # 1631234
Becker County Auditor/Treasurer

chg
paid
well

STATE DEED TAX DUE HEREON: \$643.50

eCRV # 597416

Date: December 1, 2016

Parcel # 09.0168.000

FOR VALUABLE CONSIDERATION, Gary A. Schumann and Barbara A. Schumann, husband and wife, Grantors, hereby convey and warrant to Michael D. Schumann and Min S. Xu, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 5, Section 24, Township 142 North, Range 39 West of the 5th Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found 1 1/2" capped iron monument which designates the Northwest corner of said Government Lot 5; thence South 300.00 feet on an assumed bearing along the West line of said Section 24; thence North 82 degrees 41 minutes 01 second East 1079.52 feet to an iron monument on the Southeasterly line of an existing public road, said point is the point of beginning; thence Northeasterly along the Southeasterly line of said existing public road on a curve, concave to the Northwest, having a central angle of 30 degrees 40 minutes 34 seconds and a radius of 293.00 feet, for a distance of 156.87 feet (chord bearing North 49 degrees 28 minutes 23 seconds East) to an iron monument; thence North 88 degrees 31 minutes 21 seconds East 36.50 feet to an iron monument; thence South 01 degree 28 minutes 39 seconds East 188.89 feet to an iron monument; thence continuing South 01 degree 28 minutes 39 seconds East 52 feet, more or less, to the water's edge of Little Bemidji Lake; thence Westerly along the water's edge of said Little Bemidji Lake to the intersection with a line which bears South 10 degrees 49 minutes 27 seconds East from the point of beginning; thence North 10 degrees 49 minutes 27 seconds West 16 feet, more or less, to a found iron monument; thence continuing North 10 degrees 49 minutes 27 seconds West 117.93 feet to the point of beginning.

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

Covenants, Easements and Restrictions of Record, if any.

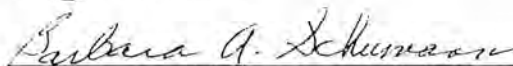
BCT# 32024

5-M WARRANTY DEED

Individual(s) to Joint Tenants

THIS DEED IS GIVEN IN FULFILLMENT OF GRANTORS' OBLIGATIONS UNDER THAT CONTRACT FOR DEED DATED OCTOBER 25, 2016, AND RECORDED OCTOBER 28, 2016, AS BECKER COUNTY RECORDER'S DOCUMENT NO. 637588.


Gary A. Schumann

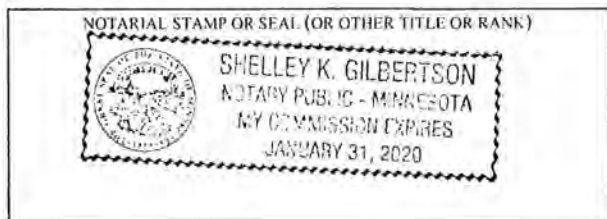

Barbara A. Schumann

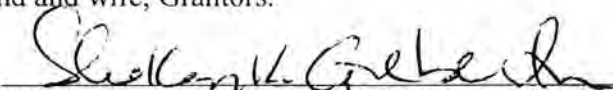
STATE OF MINNESOTA)

)ss:

COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 1st day of December, 2016, by Gary A. Schumann and Barbara A. Schumann, husband and wife, Grantors.




SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 32024-1 - sg/AMS

Michael D. Schumann
Min S. Xu
4830 Yorktown Lane N.
Plymouth, MN 55442-2210

(Top 3 inches reserved for recording data)

WELL DISCLOSURE OF GRANTEE IN DEED
Pursuant to Contract for Deed

Minnesota Uniform Conveyancing Blanks
Form 10.7.1 (2010)

DATE: December 1, 2016
(month/day/year)

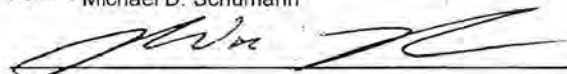
Check applicable box:

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

Grantee



(signature) Michael D. Schumann



(signature) Min S. Xu



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.

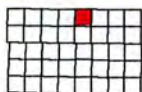
1:2,113

Date: 6/18/2021

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

Becker County

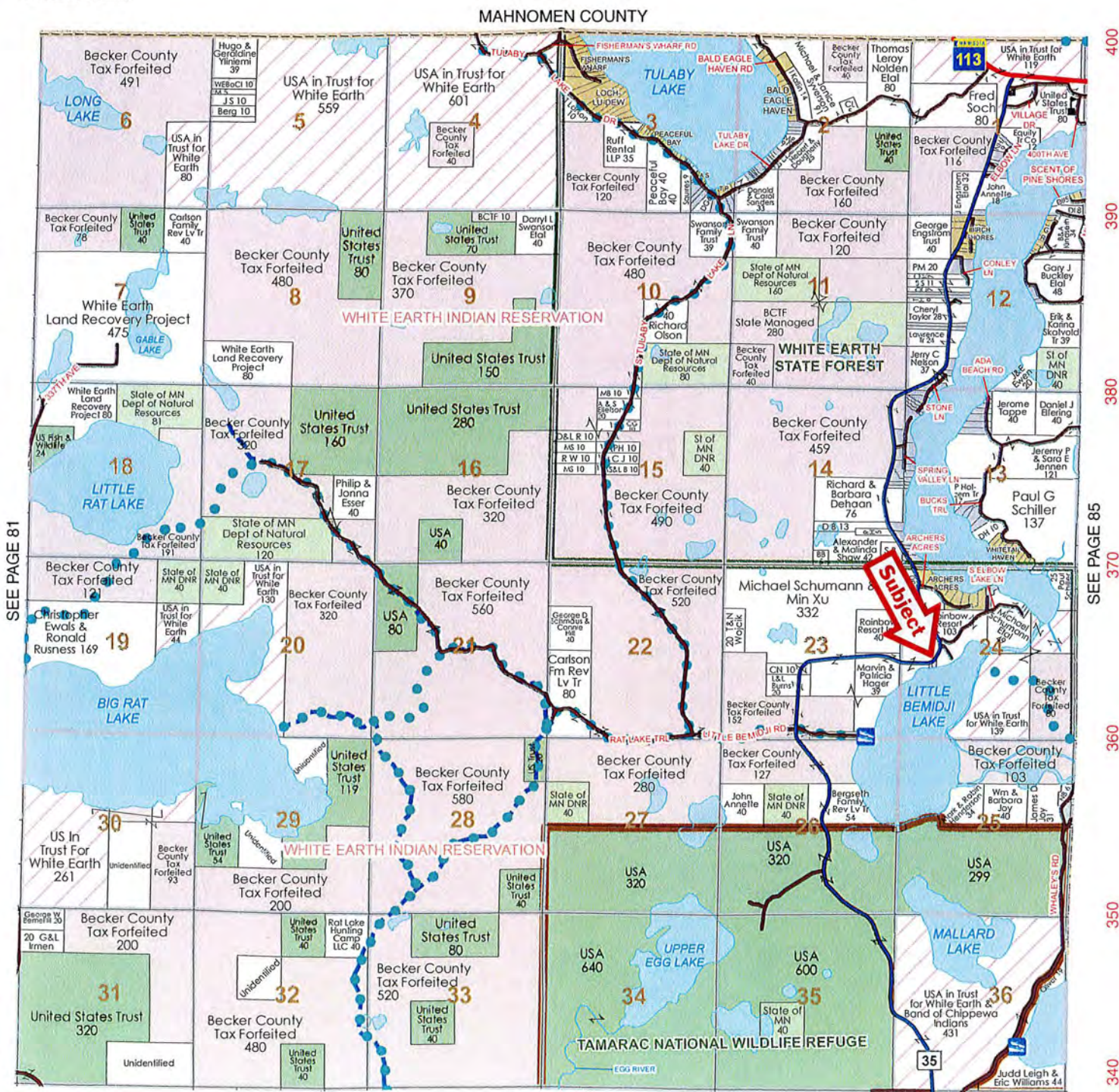




Eagle View

Township 142N - Range 39W

Copyright © 2019 Mapping Solutions





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, July 8th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Bradley J Beaton
2402 18th St S #2
Fargo, ND 58103

Project Location: 35263 325th Ave Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling to be located at forty-nine (49) feet, a deck to be located at thirty-seven (37) feet and a shed to be located at fifty-one (51) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also requesting a variance to construct a dwelling to be located at eleven (11) feet from the ROW, deviating from the required setback of thirty-six and a half (36.5) feet from a thirty-three (33) foot wide dedicated public road on a riparian lot. Also requesting a variance to construct a shed to be located at three (3) feet from the side lot line, all due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 20.0396.000; Strawberry Lake

Section 26 Township 142 Range 040; 26-142-40 PT GOVT LOT 6: COMM S LN GOVT LOT 6 & MC #23, W 225.97', N 293' TO POB; N 75', SELY 92.74' TO STRAWBERRY LK, S AL LK TO PT E OF POB, W 83.94' TO POB.; Maple Grove Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the July 1st Tour & July 8th, 2021 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **494 427 921#** (Tour) **295 851 203#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote or public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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 # VAR2021-173

Property and Owner Review

Parcel Number(s): **200396000**

Owner: **BRADLEY BEATON**

Township-S/T/R: **MAPLE GROVE-26/142/040**

Mailing Address:

Site Address: **35263 325TH AVE**

**BRADLEY BEATON
2402 18TH ST S # 2
FARGO ND 58103**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1416**

Legal Descr: **26-142-40 PT GOVT LOT 6: COMM S LN GOVT LOT 6 & MC #23, W 225.97', N 293' TO POB; N 75', SELY 92.74' TO STRAWBERRY LK, S AL LK TO PT E OF POB, W 83.94' 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: **Request a variance to construct a dwelling to be located at forty-nine (49) feet, a deck to be located at thirty-seven (37) feet and a shed to be located at fifty-one (51) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet of a recreational development lake. Also requesting a variance to construct a dwelling to be located at eleven (11) feet from the ROW, deviating from the required setback of thirty-six and a half (36.5) feet from a thirty-three (33) foot wide dedicated public road on a riparian lot. Also requesting a variance to construct a shed to be located at three (3) feet from the side lot line, all due to setback issues.**

OHW Setback: **37' to deck, 49' to dwelling, & 51' to shed**

Side Lot Line Setback: **3' to shed**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **11' to dwelling**

Road Type: **Township**

Existing Imp. Surface Coverage: **6.7%**

Proposed Imp. Surface Coverage: **15.5%**

Existing Structure Sq Ft: **na**

Proposed Structure Sq Ft: **780 sq ft dwelling & Shed
140 sq ft Deck 360 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **19'**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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, we are well under the allowed lot coverage of 25%, we will be at 15%. We are doing our best to construct a minimal structure that meets both the road and lake setbacks. Lot is only about 86' deep on one side.**

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

Explain: **Yes, we are not negatively impacting anyone's enjoyment or views of the lake. Being closer to road will not generate any safety concerns. This road is minimally traveled and dead ends 3 houses to the**

south.

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

Explain: **Yes, will be used for seasonal, residential purposes. We would like a shed to be able to store lake toys and yard equipment. A shed would clean up the lot and make it more aesthetically pleasing. We would like to improved the site and make a year round residence. A cabin is safer to during poor weather and will be a great improvement to the site. We have friends and extended family that visit and we would like a larger place to accommodate them. the deck will be used for a level area to place a table and chairs to enjoy the lake side. Trying to create a useful purpose to the lot.**

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

Explain: **Yes, these lots were created and developed well before Becker County Lot size standards and setback requirements were established. It would be impossible to meet both the Lake and ROW setbacks on this lot. This is a minimal request. This Road is more of a cartway, it is only 10' wide, although it is surveyed to be 33'. There are only 3 dwellings past our lot, Rich and Cindy, Cindy's mother, and sister Belinda. They are all in favor of the request and have also received similar variance requests in the past. Please see attached examples of similar variances over the last 20' years in this area.**

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

Explain: **Yes, this is a very similar request to what has been granted by the BOA in the past, see attached examples or previous variances.**

Field Review Form (Pre-Insp)**Permit # SITE2021-1416****Property and Owner Review**

Parcel Number: 200396000	Inspector Notes:
Owner: BRADLEY BEATON	
Township-S/T/R: MAPLE GROVE-26/142/040	
Site Address: 35263 325TH AVE	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): New Home-Onsite Construction	
- Existing Dimensions: Exiting is an RV	
- Proposed Dimensions: 26x30=780 sq ft	
- Proposed Roof Changes? N/A	
Attached Garage (1B): N/A	
- Existing Dimensions:	
- Proposed Dimensions:	
- Proposed Roof Changes?	
Other dwelling related improvements (1C): Deck - Pervious	
- Existing Dimensions: 10x18=180 sq ft on RV	
- Proposed Dimensions: 12x30=360 sq ft	
- Proposed Roof Changes? N/A	
Other dwelling related improvements (1D): N/A	
- Existing Dimensions:	
- Proposed Dimensions:	
- Proposed Roof Changes?	
Additional dwelling related projects/info: already has a 10x20=200 grass parking area	
Inspector Notes:	

Non-Dwelling Proposed Review

Non-dwelling related project (2A): Storage Shed	
- Existing Dimensions:	
- Proposed Dimensions: 10x14=140 sq ft shed	
- 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): Fence	
- Existing Dimensions:	
- Proposed Dimensions: 20 liniar feet of fencing	
- 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 11' TO DWELLING- Variance needed - Non-dwelling: 27 TO SHED	Pre-Inspection: - Dwell: - Non:	Lake Name: Strawberry (Sugar Bush W & Maple Grove) [RD] River Name: na	
Side setback: - Dwelling: 21 TO DWELLING - Non-dwelling: 3' TO SHED- Variance needed	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 37' to deck & 49' to dwelling- variance needed - Non-dwelling: 51' to shed- Variance needed	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 8'- proposed- will need to get a septic variance- seperate request on septic form - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling: 3+	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?

Road

33' wide

Cabin is 22 ft to Center of Road

- 21 -
Cabin is From Property Line South

HOUSE
26 x 30

Shed

27 to Road

Septic

6 ft between Septic and shed

Cabin is 22 ft from North Property Line

Shed
Wood Floor

6' high? here

Deck 12 x 30

Tree

Tree

Tree

37 to Lake from Deck

37 to Deck

39 to Lake from Deck

51

Lake

20'

Variances Section 26 Maple Grove Twp

Parcel	Year	Request
20.0365.000	9/14/2006	A variance has been approved to replace existing dwelling with dimensions submitted with application, along with a 12 x 20 pervious deck due to the topography of the parcel. The existing shoreline must be left in natural vegetation regardless of current or future ownership.
20.0380.000	6/11/2003	A variance to construct a garage twenty (20) feet from the ROW has been granted on the above described property based on the topography of the lot with the stipulation that the storage shed closest to the lake be removed upon completion of the garage.
20.0381.000	8/13/2003	A variance to allow a recreational vehical in the current location and a maximum twelve (12) foot by twenty-four (24) foot three (3) season porch with the stipulation that the porch be removed from the property when the recreational vehicle is removed based on the fact this this would give the proerty reasonable use.
20.0384.000	6/13/2019	Approve as proposed, to construct a deck to be located at sixty-six (66) feet and a 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 on an recreational development lake, due to setback issues, based on the fact the request is in the best placement on the lot and is in harmony with the rest of the neighborhood.
20.0385.000	9/9/2003	Variance to intensify the nonconforming cabin by allowing the foundation and twelve (12) foot by ten (10) foot addition as it is located behind the string line.
20.0391.000	6/13/2019	Approve as presented, to construct a detached garage, to be located at fifty-four (54) feet from the ordinary high water mark of the lake and to be located fifty-one (51) feet from the centerline of a township road, deviating from the required setback of one hundred (100) feet from the OHW and fifty-three (53) feet from the centerline for a township road, due to setback issues and lot size, due to the fact that the request is not excessive and is in the best placement on the lot.
20.0393.000	7/12/2007	A Variance has been denied to construct a dwelling 50 feet from the OHW of the lake based on the fact that there is no hardship of the propoerty to grant the lake setback Variance; AND APPROVE a Variance to construct a dwelling 30 feet from the road right of way due to the size and depth of the lot.
20.0396.000	6/11/2003	A Variance to place a dwelling twenty (20) feet from the road and sixty (60) feet from the OHW of the lake has been granted on the above described property based on the size and shape of the lot of record.
20.0399.000	7/9/2020	Approve a variance, to construct a detached garage to be located at ten (10) feet, modified from the requested five (5) feet from the ROW of a township road, deviating from the required setback of twenty (20) feet from the ROW on a dedicated township road and to be eighty-seven (87) feet, modified from the requested ninety-one (91) feet from the OHW, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues and lot size, due to the fact it is a reasonable request, it is on the best placement of the lot, and the proposal conforms with the neighborhood, with the stipulation stormwater is controlled with gutters, to downspouts, to french drains.

Parcel	Year	Request
20.0402.000	5/13/2021	APPROVE a variance, as presented, to construct a patio onto an existing non-conforming dwelling to be located at eighty (80) feet and a deck to be located at thirty-five (35) from the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also approve a variance for the patio to be located at zero (0) feet to the dedicated public road right of way, deviating from the required setback of twenty (20) feet from the ROW of a dedicated public road, due to the fact it is a minimal request, and it fits within the character of the locality, with the stipulation to install gutters to downspouts to water retention areas, due to setback issues.
20.0402.000	8/11/2004	A Variance has been granted on the above described propoerty to construct a dwelling fifty (50) feet from the OHW of the lake, twenty (20) feet from the centerline of the road and allow the use of a recreational vehicle until construction begins based on the fact that the lot is a substandard size lot of record adn the structure will be out of the shore impact zone.
Ziegler, Greg	2/9/1994	A request for a variance to construct a dwelling twenty-four (24) feet from the center of the roadway and eighty-six (86) feet from the high water mark of strawberry lake on the above described propoerty has been granted subject to the following stipulations: 1) the dwelling with attached garage will be rotated on the lot to be parallel with the lake and not the road 2) the closest part of the house will be one hundred (100) feet from the high water mark of strawberry lake and a deck may be placed fourteen (14) feet out in front of the house being eighty-six (86) feet from the high water mark of the lake,
Christian, Gary	6/10/1992	A variance has been granted to construct a dwelling twenty-seven (27) feet from the high water mark of strawberry lake and forty (40) feet from the center line of the township road on the above described prooperty because of the limited lot size.
Brubaker	5/8/1991	A variance has been granted to locate a mobile home fifty-nine (59) feet from the high water mark of Strawberry Lake on the above described property.
Leroy, Meier	6/2/1980	Request to build a garage five (5) feet from the propoerty line.
Kohrm Glen	6/2/1980	Because of the size of the lot and the topography of the land, the variance to build a dwelling forty-six (46) feet from the high water mark of Strawberry Lake and twenty-four (24) feet from the ROW is granted.

201282020

200374000

200365000

200377000

200365000

355TH ST

UNNAMED

325TH AVE

200384006

200508000

200384002

200384003

200384005

200384004

200384001

200384000

WATER

Strawber

20.0380.000

20.0381.000

2006

20.0385.000 / 2003

20.0391.000 / 2019

20.0399.000 / 2020

20.0393.000 / 2007

20.0396.000 (2003)

20.0392.000 (2004 + 2021)

20.0384.000 - 2019

497785

BECKER COUNTY RECORDER-STATE OF MN
Document No. 497785
Date JUN 23 2003 4 00 p.m.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
Darlene Maxner
County Recorder

Previous Variance - 2003
Previous owner

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Harriet Wangberg

ORDER OF VARIANCE

REQUEST : Variance to place a dwelling 20 feet from the road
And 60 feet from the OHW of the lake

-OR-
-DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 11th day
of June, 20 03, on a Petition for a Variance pursuant to the Becker County Zoning
Ordinance, for the following described property:

Pt Lot 6, Beg 226.9 ft W & 292.3 ft N of SW Cor Lot 6 Th SE 87.8 ft NE Al Lk 75 ft NW 100 ft
& SW 75 ft to Beg - Life Est to Harriet Wangberg; Section 26, TWP 142, Range 40, Maple
Grove Township. Complete Legal Description on Reverse Side. PID No. 20.0396.000.

VARIANCE REQUESTED:

Request a Variance to place a dwelling twenty (20) feet from the road and sixty (60) feet
from the ordinary high water mark of the lake.

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

A Variance to place a dwelling twenty (20) feet from the road and sixty (60) feet from the
ordinary high water mark of the lake has been granted on the above described property based n
the size and shape of the lot of record.

DATED THIS 11th DAY OF June, 20 03.

Harry Johnston
Harry Johnston, Vice Chairman Board of Adjustment

STATE OF MINNESOTA)

BECKER COUNTY OFFICE

) SS

OF

COUNTY OF BECKER)

PLANNING AND ZONING

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

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota,
in the County of Becker on the 11th DAY OF June, 20 03.

Patricia L. Johnson
Patricia L. Johnson, Zoning Administrator

To: DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

chg
✓paid
well
non/std
extra

680047

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 680047

May 27, 2021 at 2:33 PM

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

Patricia Swenson, County Recorder

By TKS Deputy

1 lot to the south

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Richard M. Hulswit & Cindy R. Hulswit

ORDER OF VARIANCE

REQUEST: Construct a patio to be 80' from the OHW and 0' from
the ROW and a deck to be 35' from the OHW.

OR

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 13th day of May 2021, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

LEGAL LAND DESCRIPTION: 20.0402.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED:

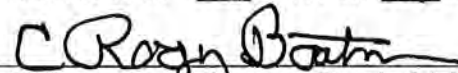
Request a variance to construct a patio onto an existing non-conforming dwelling to be located at eighty (80) feet and a deck to be located at thirty-five (35) from the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also requesting for the patio to be located zero (0) feet to the dedicated public road right of way, deviating from the required setback of twenty (20) feet from the ROW of a dedicated public road, with mitigation to include gutters to downspouts to water retention areas, due to setback issues.

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

APPROVE a variance, as presented, to construct a patio onto an existing non-conforming dwelling to be located at eighty (80) feet and a deck to be located at thirty-five (35) from the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also approve a variance for the patio to be located at zero (0) feet to the dedicated public road right of way, deviating from the required setback of twenty (20) feet from the ROW of a dedicated public road, due to the fact it is a minimal request, and it fits within the character of the locality, with the stipulation to install gutters to downspouts to water retention areas, due to setback issues.

The Variance shall become null and void on May 13th, 2023 if a site permit has not been obtained and construction began.

DATED THIS 20 DAY OF May 2021



Chairman, Roger Boatman, Board of Adjustment

1 lot to the South

County Recorder by ko Deputy

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

669706

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 669706

July 17, 2020 at 10:38 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By __SKS____ Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Sharon Wilhelmi & Dale Wilhelmi

ORDER OF VARIANCE

REQUEST: Request a variance for a garage to be 91' from the OHW
& 5' from the ROW.

OR

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 9th day of July
2020, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following
described property:

LEGAL LAND DESCRIPTION: 20.0399.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED:

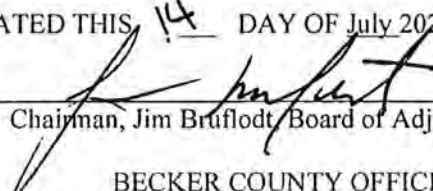
Request a variance to construct a detached garage to be located at five (5) feet from the ROW of a township road, deviating from the required setback of twenty (20) feet from the ROW on a platted township road and to be ninety-one (91) feet from the OHW, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues and lot size.

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

Approve a variance, to construct a detached garage to be located at ten (10) feet, modified from the requested five (5) feet from the ROW of a township road, deviating from the required setback of twenty (20) feet from the ROW on a dedicated township road and to be eighty-seven (87) feet, modified from the requested ninety-one (91) feet from the OHW, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues and lot size, due to the fact it is a reasonable request, it is on the best placement of the lot, and the proposal conforms with the neighborhood, with the stipulation stormwater is controlled with gutters, to downspouts, to french drains.

The Variance shall become null and void on July 9th, 2022 if a site permit has not been obtained and construction began.

DATED THIS 14 DAY OF July 2020


Chairman, Jim Brufodt, Board of Adjustment

STATE OF MINNESOTA)
) SS

BECKER COUNTY OFFICE
OF

661134

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 661134

August 19, 2019 at 2:09 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By JD _____ Deputy

20-0384-000
STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Brian Donley and Belinda Donley

ORDER OF VARIANCE

REQUEST: Request a variance to construct a deck to be located at sixty-six (66) feet and a dwelling to be located at seventy-six (76) feet from the OHW mark of the lake.

Or
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 13th day of June, 2019, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

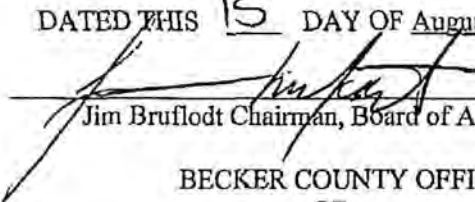
✓ 20-0384-000
Tax ID number: 17-0320-001 Complete Legal Description on Attachment A.

VARIANCE REQUESTED: Request a variance to construct a deck to be located at sixty-six (66) feet and a 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 on an recreational development lake, due to setback issues.

It is ordered that a Variance **(NOT) BE GRANTED** upon the following conditions or reasons:
Approve as proposed, to construct a deck to be located at sixty-six (66) feet and a 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 on an recreational development lake, due to setback issues, based on the fact the request is in the best placement on the lot and is in harmony with the rest of the neighborhood.

The Variance shall become null and void on June 13th, 2021 if a site permit has not been obtained and construction began.

DATED THIS 15 DAY OF August 2019


Jim Brufodt Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Kyle Vareberg, Planning and Zoning Administrator, certify that I have compared the foregoing

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 659791

June 26, 2019 at 12:26 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Diane F. Beaton

ORDER OF VARIANCE

REQUEST: Request a variance to construct a detached garage, to be located at fifty-four (54) feet from the ordinary high water mark of the lake and to be located fifty-one (51) feet from the centerline of a township road.

Or

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 13th day of June, 2019, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: 20.0391.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED: Request a variance to construct a detached garage, to be located at fifty-four (54) feet from the ordinary high water mark of the lake and to be located fifty-one (51) feet from the centerline of a township road, deviating from the required setback of one hundred (100) feet from the OHW and fifty-three (53) feet from the centerline for a township road, due to setback issues and lot size.

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

Approve as presented, to construct a detached garage, to be located at fifty-four (54) feet from the ordinary high water mark of the lake and to be located fifty-one (51) feet from the centerline of a township road, deviating from the required setback of one hundred (100) feet from the OHW and fifty-three (53) feet from the centerline for a township road, due to setback issues and lot size, due to the fact that the request is not excessive and is in the best placement on the lot.

The Variance shall become null and void on June 13th, 2021 if a site permit has not been obtained and construction began.

DATED THIS 17th DAY OF June 2019

Jim Bruflodt Chairman, Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Kyle Vareberg, Planning and Zoning Administrator, certify that I have compared the foregoing Copy and Order GRANTING –(DENYING) a Variance with the Original Record preserved in the Zoning

By HB Deputy

20-0393-000

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Bruce Brubaker**

ORDER OF VARIANCE

REQUEST: Request a Variance to construct a dwelling 30 ft from the right of way of a township road and 50 ft from the lake.

OR
~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 12th day of July, 20 07, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: R200393000, Strawberry Lake Pt Govt Lot 6 (complete legal description attached) Section 26, TWP 142, Range 40; Maple Grove Township.

VARIANCE REQUESTED:

Request a Variance to construct a dwelling 30 ft from the right of way of a township road and 50 ft from the Ordinary High Water Mark of the lake due to the substandard sized lot of record. This deviates from the 45 ft setback for a dwelling from a public road right of way and 100 ft from the ordinary high water mark of the lake.

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

A Variance has been denied to construct a dwelling 50 feet from the ordinary high water mark of the lake based on the fact that there is no hardship of the property to grant the lake setback Variance; AND APPROVE a Variance to construct a dwelling 30 feet from the road right of way due to the size and depth of the lot.

DATED THIS 12th DAY OF July, 2007.

~~Jim Brufodt, Chairman, Board of Adjustment~~

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia L. Swenson, Zoning Administrator for the County of Becker, with and in for

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 540712

September 22, 2006 at 12:39 PM
I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Larry Hlavincka

ORDER OF VARIANCE

REQUEST: Request a Variance to construct a dwelling 32 feet from the center line of a township road.

OR

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of September, 20 06, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: R 20.0365.000 PT Govt Lot 1 Comm NE Cor Govt Lot 1 TH W 935.88 to
POB TH S497.31 to N Ln Rd Section 26, TWP 142, Range 40 Maple Grove Township.
Strawberry Lake


VARIANCE REQUESTED:

Request a Variance to construct a dwelling 32 feet from the center line of a township road and 75 feet from the ordinary high water mark of the lake due to the topography of the parcel.

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

A variance has been approved to replace existing dwelling with dimensions submitted with application, along with a 12 x 20 pervious deck due to the topography of the parcel. The existing shoreline must be left in natural vegetation regardless of current or future ownership.

DATED THIS 14th DAY OF September, 20 06.


Harry Johnston, Chairman, Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

BECKER COUNTY RECORDER-STATE OF MN

Document No. 502699

Date. SEP 26 2003 9 00 a m.

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

Charlene Mameval
County Recorder by klw Deputy

20.0385066

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Dale Kriewald

REQUEST: Variance to intensify a nonconforming structure 32ft from the OHW

ORDER OF VARIANCE
OR
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 9th day of September, 20 03, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Pt Lot 7 Beg 142' N of SE Cor Lot 7 th NW 98.4' Rec NE 81' Al Rd SE 120' SW al LK 71' of NW 14' to Beg; Section 26 TWP 142 Range 40; Maple Grove, PID# 20.0385.000 Complete legal description on reverse side

VARIANCE REQUESTED: Variance to intensify a nonconforming structure thirty two (32) feet from the Ordinary High Water mark of the lake has been filed for the above described property.

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

Variance to intensify the nonconforming cabin by allowing the foundation and twelve (12) foot by ten (10) foot addition to remain as it is located behind the string line.

MUST OBTAIN ALL REQUIRED BUILDING PERMITS.

DATED THIS 9th DAY OF September, 20 03 .

Naomi Champ
Naomi Champ, Chairperson Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia L. Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order (GRANTING) of

BECKER COUNTY RECORDER-STATE OF MN
Document No. 500896

Document No. 500896
Date AUG 22 2003 2 O'c 2 M.

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

County Recorder by _____ ^{KD} Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: David & Robert Caspers

ORDER OF VARIANCE

REQUEST : to allow a RV & deck 27ft from the township rd & 41ft from OHW

OR

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 13th day of August, 20 03, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

✓ R 20.0381.000 Strawberry Lake
W 50' of E 100' of lot 2 S; Section 26, TWP 142, Range 40, Maple Grove Township
Complete legal description on back

VARIANCE REQUESTED:

A Variance to allow a RV and deck twenty seven (27) feet from the township road and forty one (41) feet from the ordinary high water mark of the lake has been filed for the above described property.

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

A variance to allow a recreational vehicle remain in the current location and a maximum twelve (12) foot by twenty four (24) foot three (3) seasons porch with the stipulation that the porch be removed from the property when the recreational vehicle is removed based on the fact that this would give the property reasonable use.

DATED THIS 13th DAY OF August, 20 03.

Naomi Champ
Naomi Champ, Chairperson Board of Adjustment

STATE OF MINNESOTA)) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

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

497783

BECKER COUNTY RECORDER-STATE OF MN

Document No. 497783

Date JUN 23 2003 4 O'c P. M.

I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.

Darlene Marnival
County Recorder klw Cpl.

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Wallace & Carol Johnson

ORDER OF VARIANCE

REQUEST : Variance to construct a garage 30 feet from the
Centerline of the TWP road

~~OR~~

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 11th day
of June, 20 03, on a Petition for a Variance pursuant to the Becker County Zoning
Ordinance, for the following described property:

Pt Govt Lot 2; Section 26, TWP 142, Range 40, Maple Grove Township. Complete Legal
Description on Reverse Side. PID No. 20.0380.000.

VARIANCE REQUESTED:

Request a Variance to construct a garage thirty (30) feet from the centerline of the
Township road.

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

A Variance to construct a garage twenty (20) feet from the road right of way has been granted on
the above described property based on the topography of the lot with the stipulation that the
storage shed closest to the lake be removed upon completion of the garage.

DATED THIS 11th DAY OF June, 20 03.

Harry Johnston
Harry Johnston, Vice Chairman Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING



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

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota,

 Becker County Parcel Information

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

Summary	
Parcel Number:	200396000 GIS Map 
Property Address:	35263 325TH AVE OGEMA
Owner Name:	BRADLEY J BEATON
Owner Address:	2402 18TH ST S # 2 FARGO ND 58103
Legal Description:	Section 26 Township 142 Range 040 26-142-40 PT GOVT LOT 6: COMM S LN GOVT LOT 6 & MC #23, W 225.97', N 293' TO POB; N 75', SELY 92.74' TO STRAWBERRY LK, S AL LK TO PT E OF POB, W 83.94' TO POB.

Valuation & Taxation top ▲			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$15,500	\$14,900	\$14,900
Estimated Land Value	\$88,000	\$84,300	\$84,300
Estimated Machinery Value			
Total Estimated Value	\$103,500	\$99,200	\$99,200
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$99,200	\$99,200
Tax Details - <i>please see statement</i>		 2021 Statement	 2020 Statement
Total Tax Levied		\$740.00	\$762.00

Total Payments	-\$370.00	-\$762.00
Unpaid Balance	\$370.00	\$0.00
No prior years unpaid.		

MN Allocation Information top ▲		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$103,500

Zoning Information			top ▲
Zoning District			
Township	Maple Grove		
Zoning District	Agricultural		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
RV	Approved: 06/16/17	<ul style="list-style-type: none">RV Type: Pull Behind (28)Disposal: Off Premesis	
RV	Approved: 06/06/16	<ul style="list-style-type: none">RV Type: Pull Behind (28)Disposal: Off Premesis	

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
0.16	75		
Description	Flags		Size
200303 STRAWBERRY LK SITE			1 UT
200304 FF-STRAWBERRY-GOOD			75 FF

Yard Items

top ▲

Yard Item # 1 details:

Descr	WOOD DECK
Year Built	2017
Item Count	1
Condition	Normal
Type	Wood Deck
Pricing	Average
Width	0.00
Length	0.00
Quantity	180 Square Feet

Yard Item # 2 details:

Descr	WILDWOOD TRAVEL TRAILER
Year Built	2011
Item Count	1 $8 \times 36 = 288$
Condition	Normal
Quantity	1.00
Units	Each
Height	0

Sales Information

top ▲

Sale Date: 12/17/2015 - Property Type: Season Rec. - bare land

Buyer	BEATON, DIANE F	Seller	WANGBERG, PAUL D & WENDA
Sale Price	\$47,500	Ins Type	Warranty Deed
Adj Sale Price	\$47,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale

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

PIN: 20.0396.000

BILL NUMBER: 178586

LENDER:

OWNER NAME: BEATON BRADLEY J

TAXPAYER(S):

BRADLEY J BEATON
2402 18TH ST S # 2
FARGO ND 58103

\$\$\$

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

35263 325TH AVE
OGEMA, MN 56569

DESCRIPTION

Acre: 0.16 Section 26 Township 142
Range 040
26-142-40 PT GOVT LOT 6. COMM S

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	99,200
	Homestead Exclusion:	0
	Taxable Market Value:	99,200
	New Improvements:	
	Property Classification:	Seasonal
	<i>Sent in March 2020</i>	
Step 2	PROPOSED TAX	
	<i>Sent in November 2020</i>	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$370.00
	Second half taxes due 10/15/2021	\$370.00
	Total taxes due in 2021	\$740.00

Tax Detail for Your Property:		2020	2021
	Taxes Payable Year:		
	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.		
	3. Property taxes before credits	\$762.00	\$740.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$762.00	\$740.00
	6. BECKER COUNTY	A. County	\$364.35
	7. MAPLE GROVE		\$58.31
	8. State General Tax		\$96.40
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$151.02
		B. Other local levies	\$44.12
	10. Special Taxing Districts	A. BC EDA	\$2.05
		B. Others	\$45.75
		C. TIF	\$0.00
	11. Non-school voter approved referenda levies		\$0.00
	12. Total property tax before special assessments	\$762.00	\$740.00
	13. Special assessments		\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$762.00	\$740.00
Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before October 15, 2021.

PIN: 20.0396.000

AIN:

BILL NUMBER: 178586

TAXPAYER(S):

BRADLEY J BEATON
2402 18TH ST S # 2
FARGO ND 58103

Paid By _____

Total Property Tax for 2021	\$740.00
2nd Half Tax Amount	\$370.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$370.00
Balance Good Through	10/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

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

To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 20.0396.000

AIN:

BILL NUMBER: 178586

TAXPAYER(S):

BRADLEY J BEATON
2402 18TH ST S # 2
FARGO ND 58103

Paid By _____

Total Property Tax for 2021	\$740.00
1st Half Tax Amount	\$370.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$370.00
Balance Good Through	05/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:

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

650731

No delinquent taxes and transfer entered
this 23rd day of May, 2018

Mary E. Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

20.0396.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 650731

May 24, 2018 at 8:02 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

Quitclaim Deed

RECORDING REQUESTED BY

Diane F. Beaton

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

AND WHEN RECORDED MAIL TO:

Receipt # 682871

Becker County Auditor/Treasurer

Bradley F. Beaton, Grantee(s)

3402 18th St So, #2

Fargo, ND 58103

Consideration: \$ 1.00 plus other considerations

Property Transfer Tax: \$ 1.65

Assessor's Parcel No.: 80.0396.000

PREPARED BY: Diane F. Beaton

certifies herein that he or she has prepared

this Deed.

Diane F. Beaton
Signature of Preparer

May 10, 2018
Date of Preparation

Diane F. Beaton
Printed Name of Preparer

chg
paid
well

THIS QUITCLAIM DEED, executed on May 10th, 2018 in the County of

Cass, State of North Dakota

by Grantor(s), Diane F. Beaton single

whose post office address is 2127 57th Ave So, Fargo, ND 58104

to Grantee(s), Bradley F. Beaton

whose post office address is 3402 18th St So, #2, Fargo, ND 58103

WITNESSETH, that the said Grantor(s), Diane F. Beaton

for good consideration and for the sum of \$1.00 plus other Considerations

(\$1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Benton, State of Minnesota and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Diane F Beaton

Signature of Grantor

Diane F Beaton

Print Name of Grantor

Jennifer Arends

Signature of First Witness to Grantor(s)

Jennifer Arends

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Jeffrey S Zander

Signature of Second Witness to Grantor(s)

JEFFREY S. ZANDER

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Brad Beaton

Signature of Grantee

Brad Beaton

Print Name of Grantee

Jennifer Arends

Signature of First Witness to Grantee(s)

Jennifer Arends

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Jeffrey S Zander

Signature of Second Witness to Grantee(s)

JEFFREY S. ZANDER

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of ND

County of Cass

On 5/19/18, before me, Austin Wicklund, a notary public in and for said state, personally appeared, Diane Beaton, Brad Beaton, Jennifer Arends, & Jeffrey Zander

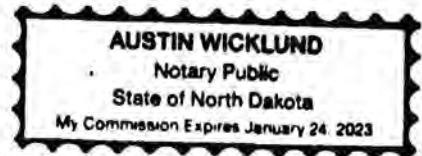
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Austin Wicklund
Signature of Notary

Affiant Known ✓ Produced ID ✓

Type of ID Driver's License



(Seal)

Drafted by:
Diane Beaton
2127 57th Ave SE
Fargo, ND 58104

Tax Statements to:
Bradley Beaton
To: 2402 18th St SE, #2
Fargo, ND 58103

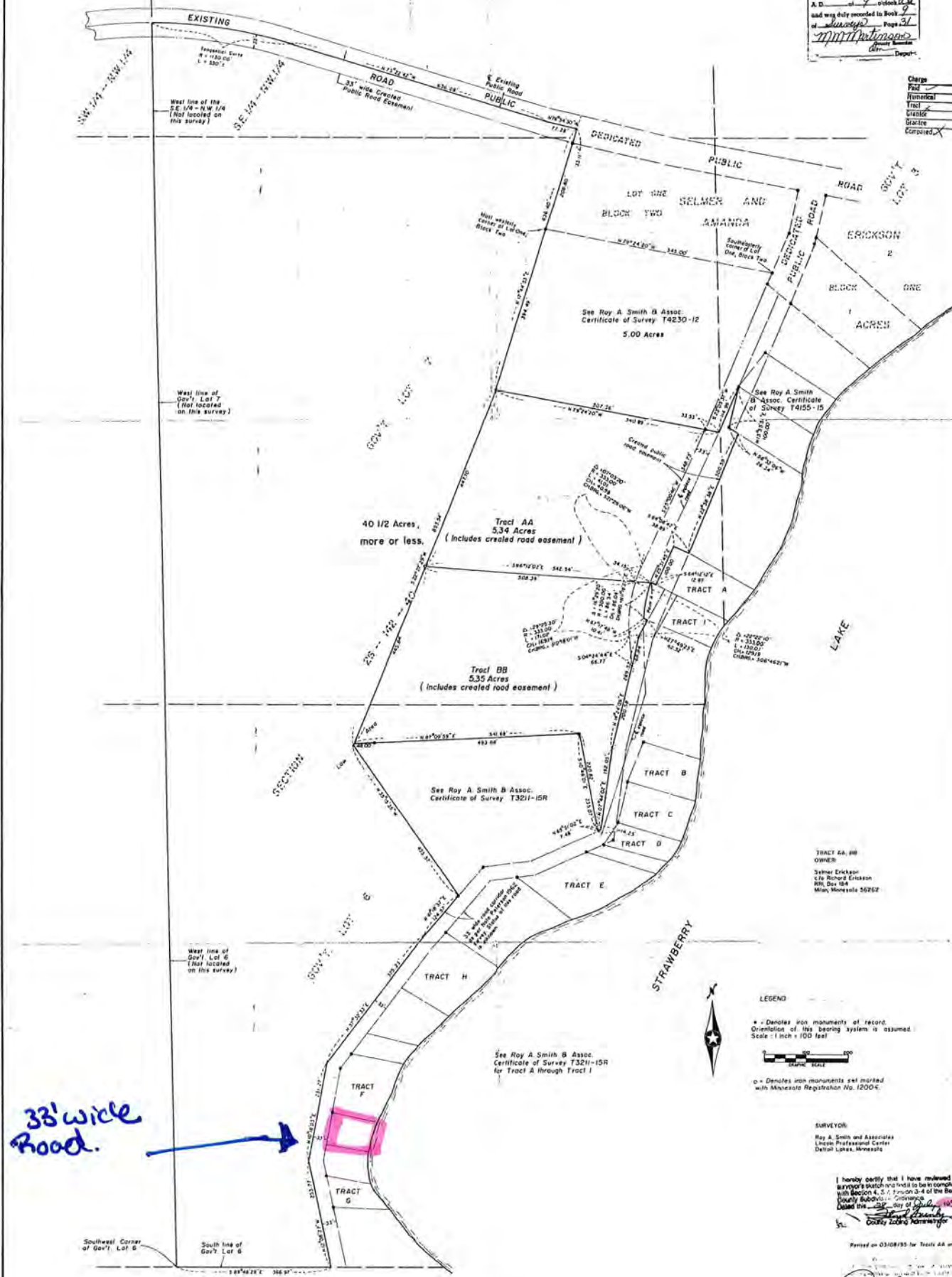
Exhibit A

That part of Government Lot 6 in Section 26, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument on the south line of said Government Lot 6 which designates Meander Corner No. 23; thence North 89 degrees 48 minutes 29 seconds West 225.97 feet on an assumed bearing along the south line of said Government Lot 6 to an iron monument; thence North 12 degrees 08 minutes 27 seconds West 254.43 feet; thence North 10 degrees 18 minutes 03 seconds East 38.57 feet to an iron monument, said point is the point of beginning; thence continuing North 10 degrees 18 minutes 03 seconds East 75.00 feet to an iron monument; thence South 78 degrees 53 minutes 47 seconds East 83.74 feet to an iron monument; thence continuing South 78 degrees 53 minutes 47 seconds East 9 feet, more or less, to the water's edge of Strawberry Lake; thence southerly along the water's edge of said Strawberry Lake to the intersection with a line which bears South 80 degrees 39 minutes 17 seconds East from the point of beginning; thence North 80 degrees 39 minutes 17 seconds West 7 feet, more or less, to an iron monument; thence continuing North 80 degrees 39 minutes 17 seconds West 76.94 feet to the point of beginning,

412934

Charge
Paid ✓
Numerical
Trial ✓
Grantee
Grantee
Completed X



33' wide
Road.

I hereby certify that I have reviewed the surveyor's sketch and find it to be in compliance with Section 4, 3-1, from 3-4 of the Backe County Subdiv. Ordinance.
Dated this 28 day of July, 1999
Edward J. Frady
County Zoning Administrator

Revised on 03/08/95 for Topics AA and BB

By P. Smith
April 14, 1991

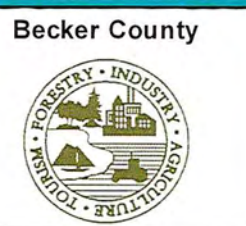
April 14, 1991

1000-51



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.

1:1,056	Date: 6/21/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



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

