



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, August 12<sup>th</sup>, 2021 @ 6:00 P.M.  
Commissioner's Room-Becker County Courthouse  
Detroit Lakes, MN 56501

**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. Tabled from the July 8th, 2021, Hearing.

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

#### Replies/Comments:

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

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [rachel.bartee@co.becker.mn.us](mailto: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/](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: <b>Public/Township Rd - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: <b>50+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Eunice (Lake Eunice) [GD]</b> River Name: na	
Side setback: - Dwelling: <b>15+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>43' Variance needed</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: <b>Garage to Garage</b> - Setback of LEFT like structure: <b>130'</b> - Setback of RIGHT like structure: <b>80'</b>
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

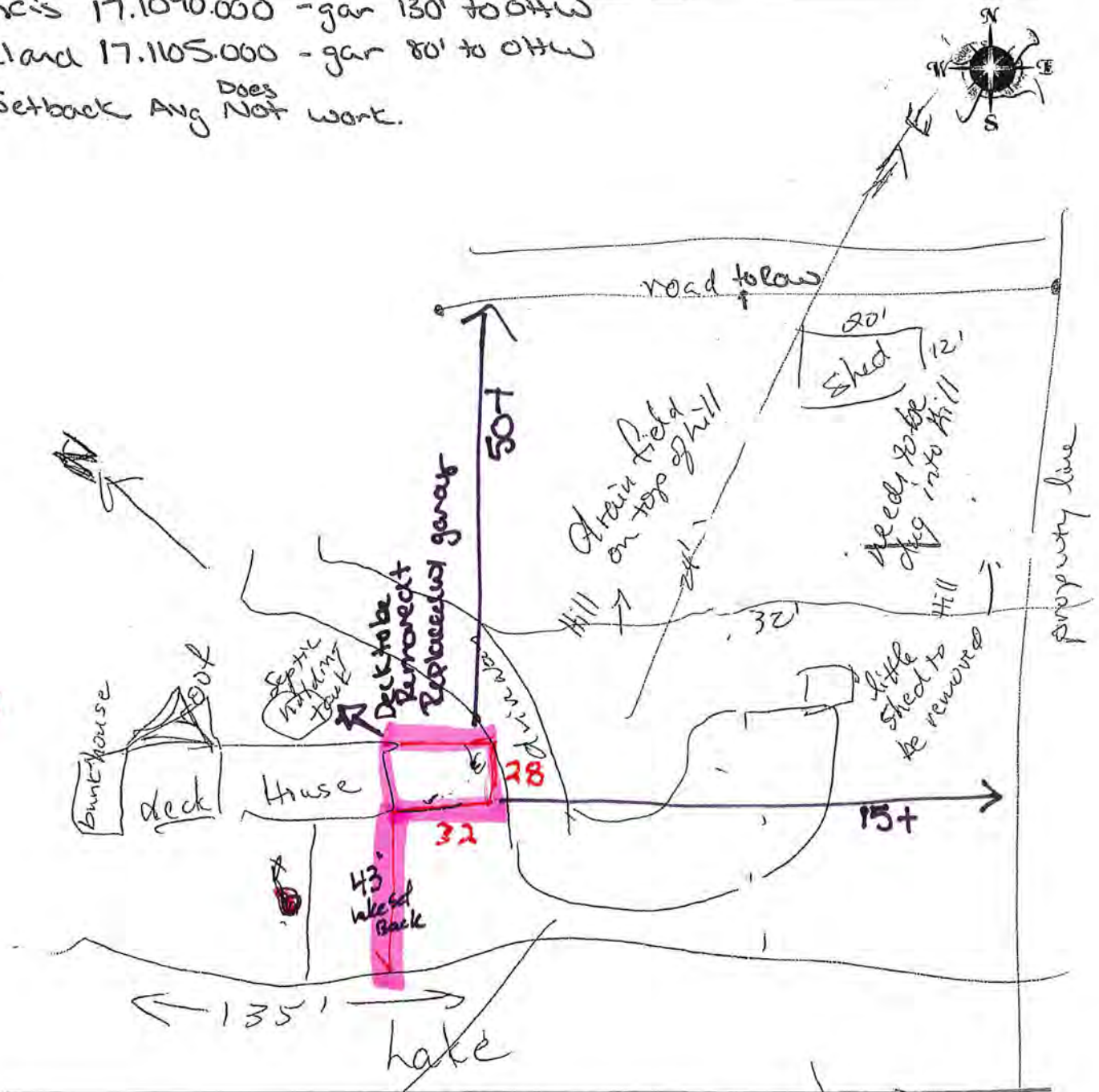
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% 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 OHLW

Haaland 17.1105.000 - gar 80' to OHLW

Setback Avg <sup>Does</sup> 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

Patricia Swenson, County Recorder  
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  $34^{\circ} 45'$  West 153.7 feet on and along the Southeasterly 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  $40^{\circ} 16'$  East 216.0 feet, South  $17^{\circ} 09'$  East 233.0 feet, South  $39^{\circ} 57'$  East 311.0 feet, South  $33^{\circ} 33'$  East 233.0 feet and South  $15^{\circ} 51'$  East 172.0 feet; thence running North  $79^{\circ} 15'$  East 209.0 feet; thence running by the following seven courses to the point of beginning, viz: North  $11^{\circ} 36'$  East 235.9 feet, North  $33^{\circ} 45'$  West 236.1 feet, North  $42^{\circ} 43'$  West 264.9 feet, North  $22^{\circ} 39'$  West 297.2 feet, North  $45^{\circ} 27'$  West 222.7 feet, North  $48^{\circ} 36'$  West 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. 1956.

Witnesses:

*John A. Bergquist*  
John A. Bergquist

*Eva A. Bergquist*  
Eva A. Bergquist

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

On this 3 day of JUNE A. D. 1956,

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.

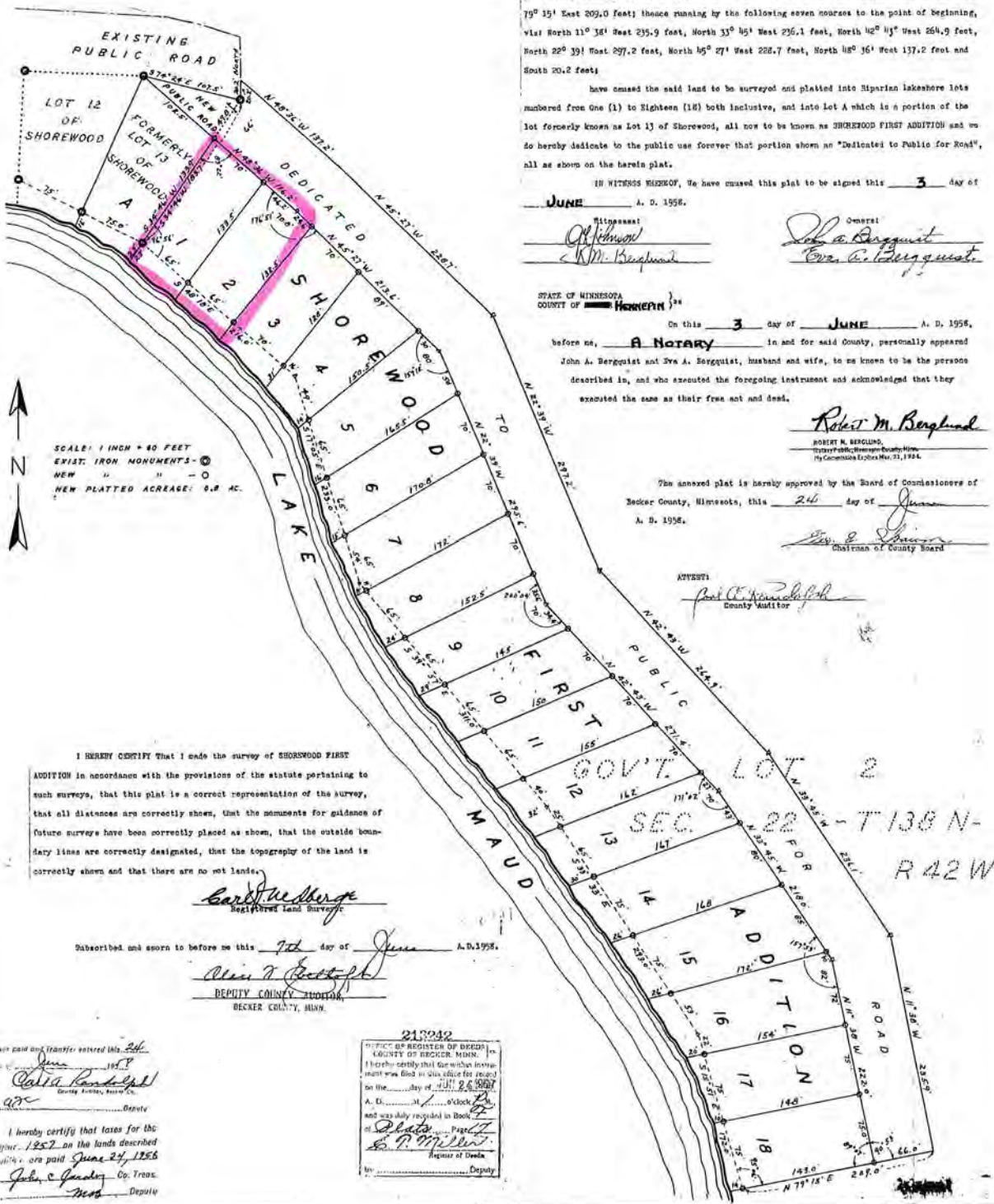
*Robert M. Berglund*  
ROBERT M. BERGLUND,  
Notary Public, Minnesota, Expires Mar. 31, 1958.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 24 day of June A. D. 1956.

*Edw. E. Schuman*  
Chairman of County Board

ATTEST:

*Paul C. Gundlach*  
County Auditor





**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:

MAY 12 2017

### 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.

☐ Yes ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes ☒ No***Any "yes" answer above indicates the system is an imminent threat to public health and safety.***

Comments/Explanation:

**Verification method(s):**☒ Searched for surface outlet☒ Searched for seeping in yard/backup in home☐ Excessive ponding in soil system/D-boxes☒ Homeowner testimony (See Comments/Explanation)☐ "Black soil" above soil dispersal system☐ System requires "emergency" pumping☐ Performed dye test☐ Unable to verify (See Comments/Explanation)☐ Other methods not listed (See Comments/Explanation)**2. Tank Integrity – Compliance component #2 of 5****Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit.

☐ Yes ☒ No*Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.*

Sewage tank(s) leak below their designed operating depth.

☐ Yes ☒ No

If yes, which sewage tank(s) leaks:

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

Comments/Explanation:

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 ☐ Unknownb. 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: 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:****Any "no" answer above indicates the system is failing to protect groundwater.****Indicate depths or elevations**

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation\*

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

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

Is the system operated under an Operating Permit?

☐ Yes ☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP?

☐ Yes ☐ No

If "yes", B below is required

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

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

a. Operating Permit number: \_\_\_\_\_

Have the Operating Permit requirements been met?

☐ Yes ☐ No

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

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

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

# BECKER COUNTY

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

Building \_\_\_\_\_ Sewage System 1000 gls  
400 SF

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

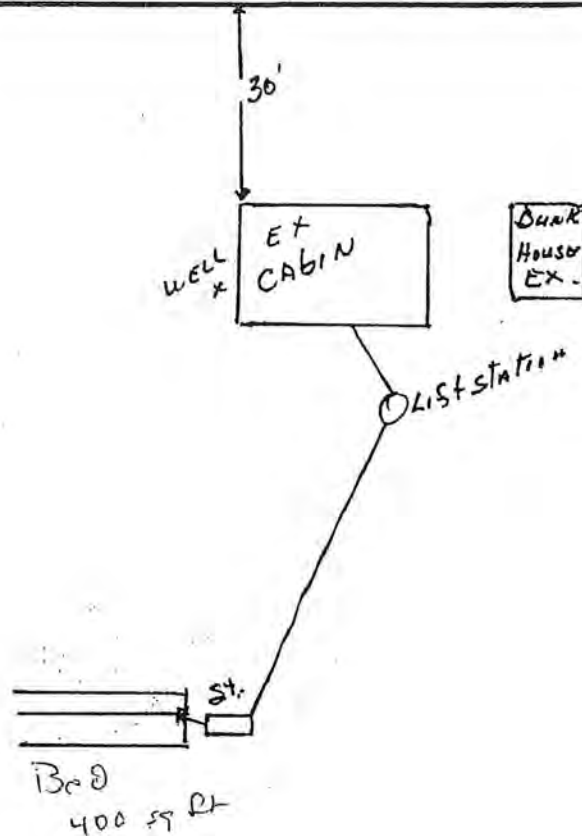
Work Authorized Sewer System. 1000 gal Septic  
Tank 400 SF Seepage Bed w/Lift Pump  
System.

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.



Steve Aronby  
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 <a href="#">GIS Map</a> 
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 <span style="float: right;">top ▲</span>			
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*	
* 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	
	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

Site plan showing the layout of the property with various structures and their dimensions:

- Top Left:** A rectangular area labeled "BY THE ROAD" with dimensions 20 (width) and 12 (height). Below it is a "SHED [240]" with dimensions 20 (width) and 12 (height).
- Top Right:** A "SHED [96]" with dimensions 12 (width) and 8 (height).
- Center:** A large rectangular area labeled "OCS 1957 [720]" with dimensions 24 (width) and 30 (height). To its left is an "OPEN PORCH [392]" with dimensions 14 (width) and 28 (height). Below the porch is a "BUNKHOUSE [264]" with dimensions 12 (width) and 22 (height). Below the bunkhouse is a "SHED [42]" with dimensions 7 (width) and 6 (height).
- Bottom Right:** A "DECK [304]" with dimensions 12 (width) and 20 (height). Below it is a rectangular area with dimensions 10 (width) and 8 (height).

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

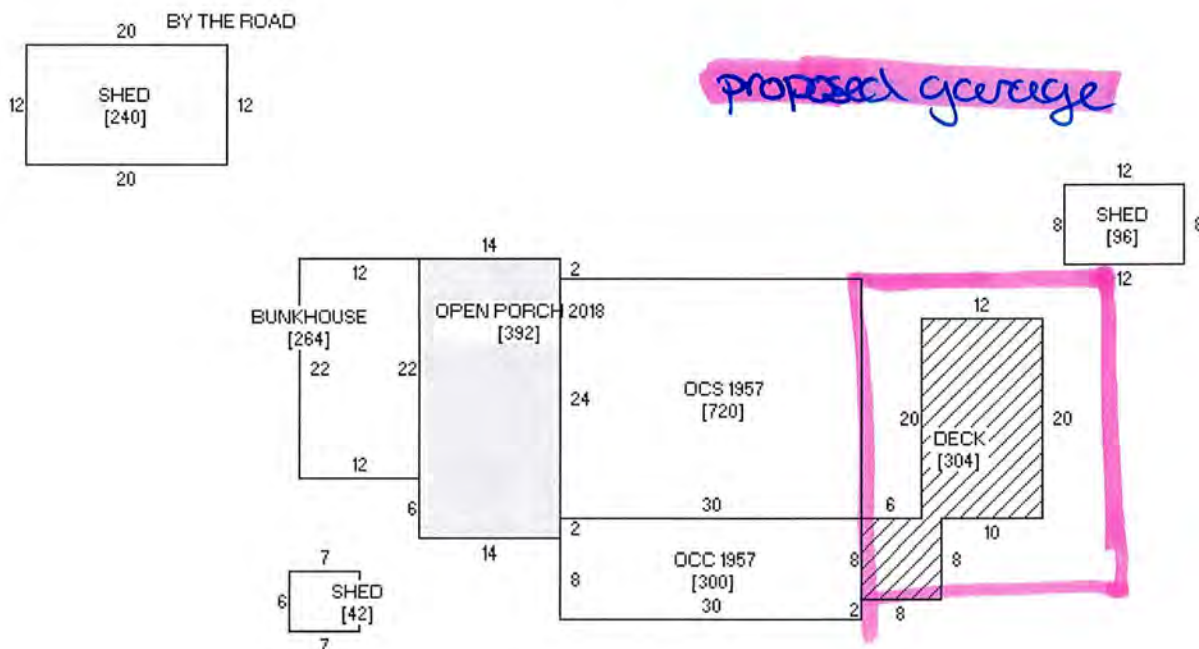
Porch # 1	
Area SF	392
Style	2S Frame Open
Bsmnt SF	0
Qtrs Style	Frame

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 (&lt; 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.

Ann Hixson  
Ann Hixson, Trustee, Grantor

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

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

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

Date: 5/28/2021

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

Becker County





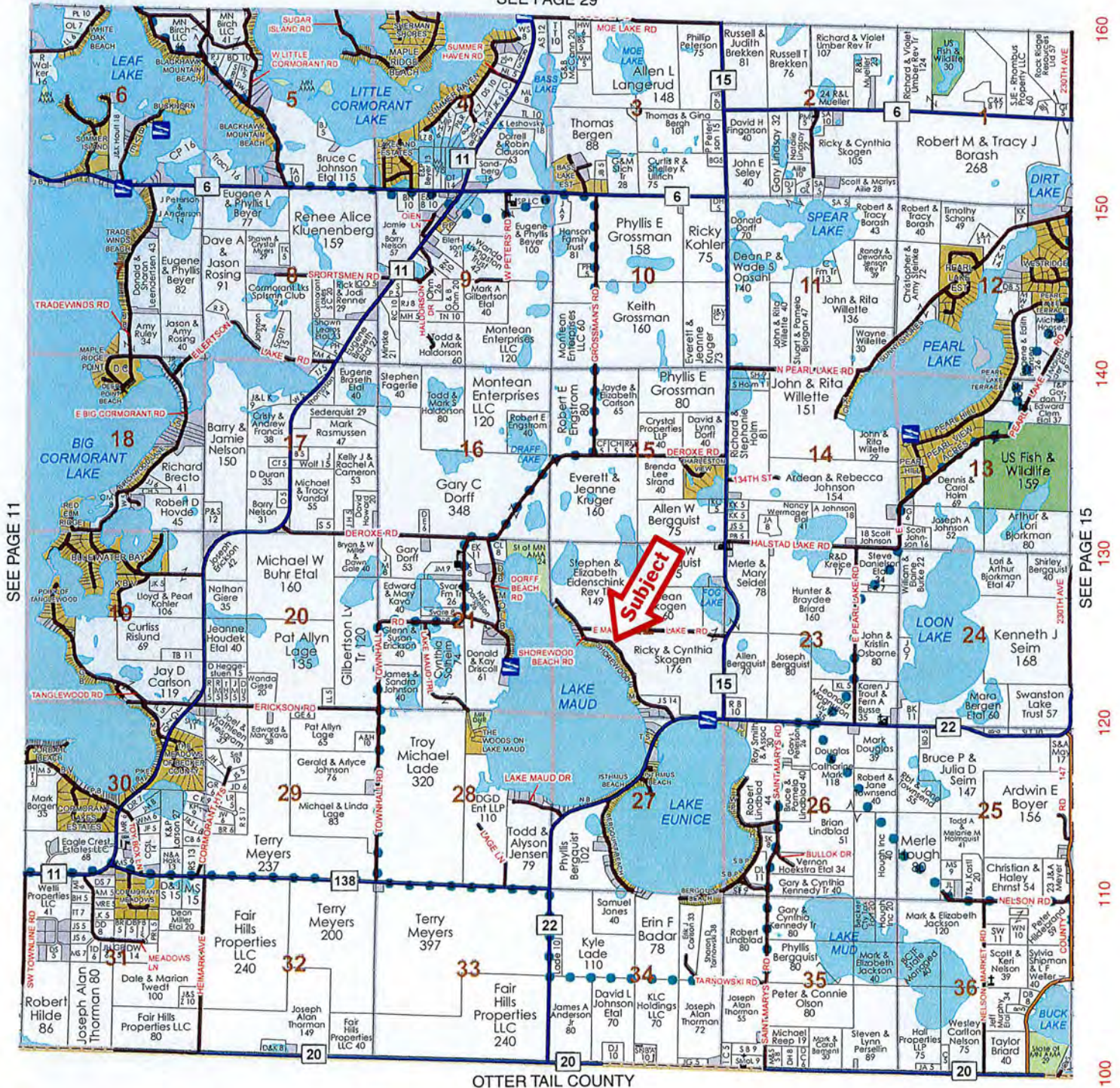


## Lake Eunice

## Township 138N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 29



OTTER TAIL COUNTY





# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

---

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, August 12<sup>th</sup>, 2021 @ 6:00 P.M.

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

**Applicant:** David B. & Mary Jane Keller TTEES  
32289 Two Inlets Dr  
Park Rapids, MN 56470

**Project Location:** 31671 Co Hwy 50 Park Rapids, MN 56470

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling related structure to be located at forty-nine (49) feet from the centerline of a county road, deviating from the required setback of ninety-five (95) feet from the centerline of a county easement road within the shoreland district, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 34.0085.000; Two Inlets Lake

Section 13 Township 141 Range 036; LOT 2 EX .25 AC IN SW COR & BEG AT SW COR LOT 1 TH E 364' N 771' W TO SEC LINE & S 684' TO BEG & 4.5 AC IN SW COR OF SE1/4 OF NW1/4; Two Inlets Township.

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

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

EMAIL: [rachel.bartee@co.becker.mn.us](mailto: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/](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 # VAR2021-177

### Property and Owner Review

Parcel Number(s): 340085000

Owner: KELLER FAMILY REVOCABLE LIVING TRUST Township-S/T/R: TWO INLETS-13/141/036

Mailing Address:

KELLER FAMILY REVOCABLE LIVING TRUST  
32289 TWO INLETS DR  
PARK RAPIDS MN 56470

Site Address: 31671 CO HWY 50

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: 2021-79142

Legal Descr: LOT 2 EX .25 AC IN SW COR & BEG AT SW COR LOT 1 TH E 364' N 771' W TO SEC LINE & S 684' TO BEG & 4.5 AC IN SW COR OF SE1/4 OF NW1/4

### 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: Our proposed project will update and add a second story to an existing building on our property. In addition, we will update the sewer and well - as well as move the building back 10 feet from the county road. Finally, we are requesting to square the footprint of the building to simplify the floor plan. Request a variance to be located at forty-nine (49) feet from the centerline of a county road, deviating from the required setback of ninety-five (95) feet from the centerline of a county easement road within the shoreland district.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 49' from the centerline

Road Type: County

Existing Imp. Surface Coverage: Less than 25%

Proposed Imp. Surface Coverage: Less than 25%

Existing Structure Sq Ft: 1640

Proposed Structure Sq Ft: 2000 sq ft footprint (two stories)

Existing Structure Height: 10.5

Proposed Structure Height: 24

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? Yes

Change to main structural framework? Yes

### Other Questions Review

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

Explain: This variance request is in harmony with the purpose and intent of the ordinance, as it improves overall safety, environmental impact of the building and overall aesthetic look of the building. We are meeting all other setbacks. We are well under the allowed 25% coverage.

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

Explain: This project is consistent with the Becker County Comprehensive Plan, in that it addresses all four areas noted in the plan. Development: The proposed project is simply a replacement of a building that already exists on our resort property. Economic Development: The proposed project will allow us more space and facilities to serve our guests. It will also allow us to hire and house more employees.



**Transportation:** The proposed project will move the existing building back 10 feet from the County Road.  
**Natural Resources:** The proposed project will include an update to the septic, well and drainage systems for the building. By doing this, we will be in compliance with updated regulations.

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

**Explain:** The proposed project is a reasonable use of the space, as it is not changing or altering the way the space has been used - but is simply replacing an aged building with a more modern, updated structure and utilities. Currently we are only using 1/3 of the structure, the rest of it is deteriorating past reasonable use.

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

**Explain:** Our property is unique in that we are a very large, owner-operated resort. We bring thousands of visitors to Becker County each summer and employ dozens of staff each summer. This space will help our business run more efficiently and allow us the infrastructure we need to keep our business successful. The upper floor of the building will be staff quarters. The lower floor will be laundry, storage, utility rooms and an owner office space so we can get the book keeping out of our homes in in a central location. It will also house a location for group activities during inclement weather.

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

**Explain:** This project will not only maintain the essential character of the locality, but improve it by modernizing an almost 100 year old building that is very visible from the county road. This project will not increase any traffic or activity to the area.

**Field Review Form (Pre-Insp)****Permit # SITE2021-1404****Property and Owner Review**Parcel Number: **340085000**Owner: **KELLER FAMILY REVOCABLE LIVING TRUST**Township-S/T/R: **TWO INLETS-13/141/036**Site Address: **31671 CO HWY 50**

Inspector Notes:

Does posted address sign match site address? **Y** **N****Dwelling Proposed Review**Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions: **50'4"x 40'= 1640'** (it is indented 50x22=1100+ 17x30=510)
- Proposed Dimensions: **50' x 40'=2000** (replacing squaring it out, moving 10' back and adding a second story)
- 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: **na**
- Proposed Dimensions: **5'x24'- Stairway to second story**
- 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 are hoping to remake an old staff housing building into a two story building that would include staff housing, resort laundry, guest laundry, and an office for the owners. This old building is only being partially used due to disrepair. We would like to put in a new well and a new sewer for this project as well. Septic will be replaced, working with Thelens to put in a whole new system**

Inspector Notes:

**Non-Dwelling Proposed Review**

Non-dwelling related project (2A):

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

Non-dwelling related project (2B):

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

Non-dwelling related project (2C):

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

Additional non-dwelling related projects/info:

Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>County Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)</b>	
Road setback: - Dwelling: <b>49' (Variance Needed)</b> - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Two Inlets (Two Inlets) [RD]</b> River Name: <b>Hay Creek</b>	
Side setback: - Dwelling: <b>600'</b> - Non-dwelling: <b>600'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>Yes</b>	
Rear setback: - Dwelling: <b>600'</b> - Non-dwelling: <b>540'</b>	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: <b>325'</b> - Non-dwelling: <b>365'</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling: <b>10+</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling: <b>20+</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: <b>3+</b> - Non-dwelling: <b>3+</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

### Other Information Review

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

Any other impervious surface coverage not noted on application?

#### 4. Zoning Review Impervious Surface and Land Alt [Edit]

Last updated: 7/12/2021 10:18:15 AM and saved

##### Property Size

80 acres

Inspector Property Size  
Calculation:

80 acres

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

Standard Riparian Lot

##### Review Impervious Surface List

##### Owners Impervious Calculation

Link to Parcel Information  
page:

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

Resort is calculated lot density- Increasing coverage by 390  
sq ft. Existing size 50x22=1100 & 17x30=510 sq ft Proposed  
50x40=2000 sq ft Building footprint will be nearly the same,  
just adding living area above.

Inspector Total Impervious  
Sq Feet

less than 25%

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

less than 25%

Is Impervious Surface  
Mitigation Required?

No



They are working with Thelen's to install a new septic and will be putting in a new well as well.

## Water and Septic Information [\[Edit\]](#)

---

*Last updated: 6/15/2021 5:56:59 PM and sa*

Onsite Water Supply      New Well to be Installed

Well Depth      50+'

Onsite Sewage Treatment System Type      Proposed New or Corrected Septic application submitted

If 'Other,' please explain      We are planning a new septic for this building.

If existing septic system,  
date of installation:

Last Date Certified

If new septic or correction to septic is proposed, name and number of Contractor:      Thelen's Septic 218-732-0015

If you have your last  
Certificate of Compliance,  
you may upload it here:

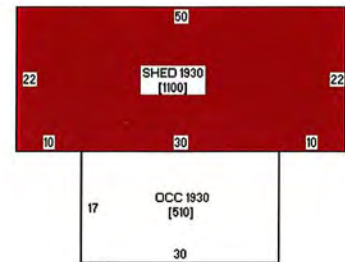
**There are no attached documents.**

... or you may submit the  
Certificate of Compliance via  
email attachment:

**Res Bldg # 28 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1930
Bldg Style	1 Story Frame
Arch Style	Walkout
Area	510 SqFt
Condition	Above Normal
Basement	Slab
Heating	No
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Softwood
Floor	Carpet
Rms Above Ground	4
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:

[Open sketch in new window ⇒](#)



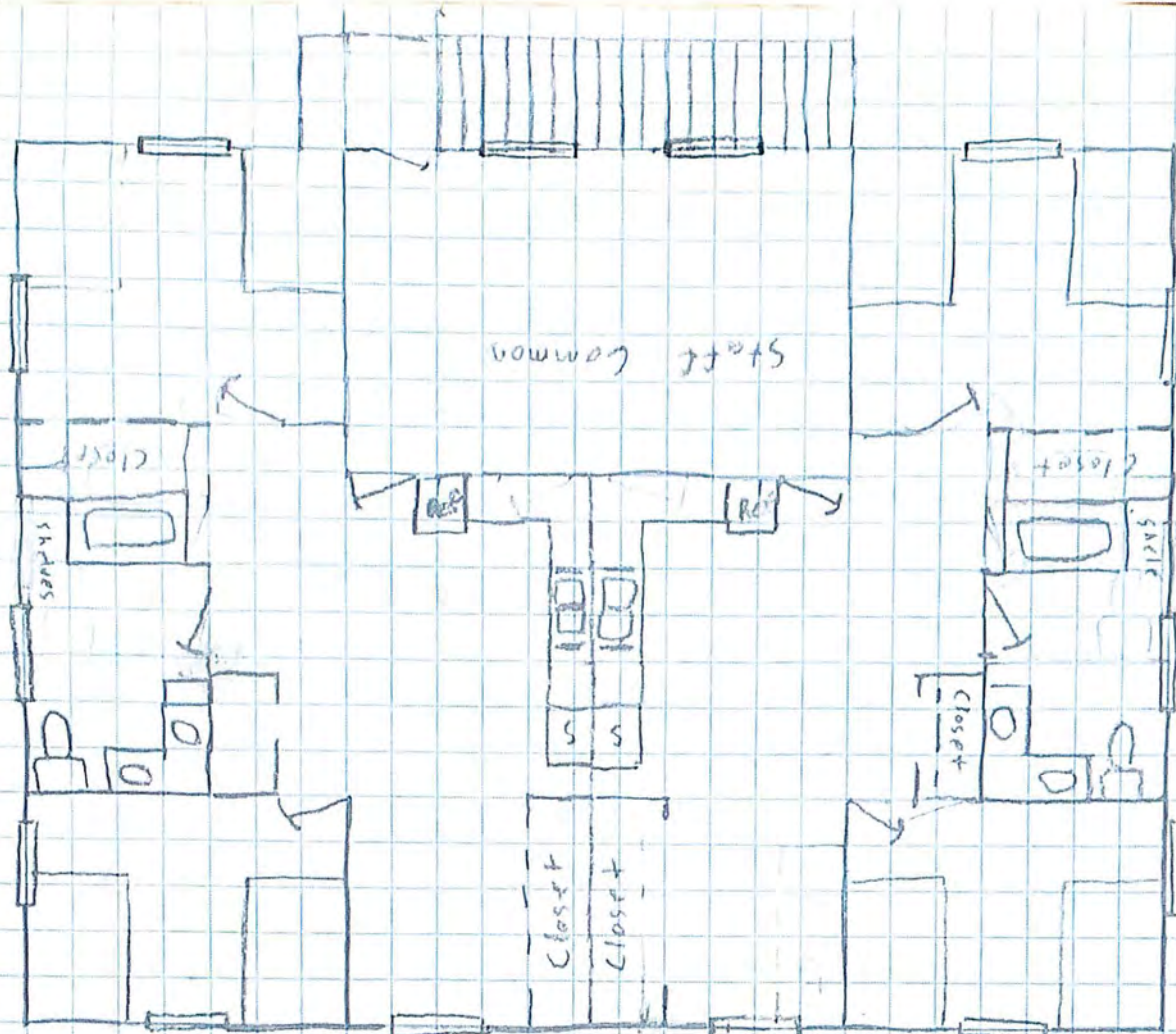


49' to CC 08 CO Rd 50

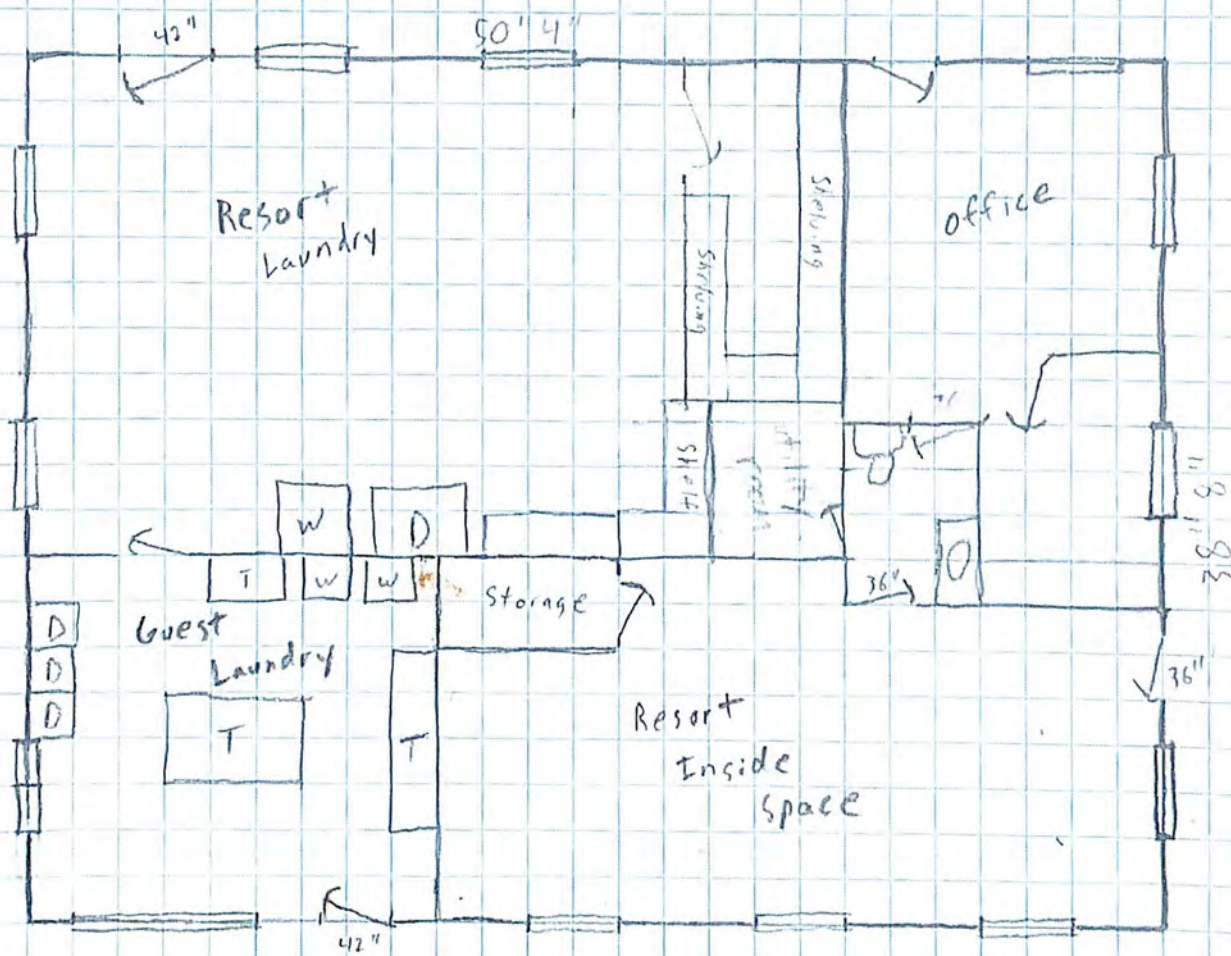




49' Centerline  
325' Lake



Upper Level



Lower Level



















2018 Variance  
on same lot

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 653955**  
September 26, 2018 at 10:43 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

### ORDER OF VARIANCE

## DENIAL OF VARIANCE

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

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

PIN: 34.0085.000  
BILL NUMBER: 182619  
LENDER:  
OWNER NAME: KELLER FAMILY REVOCABLE LIVING TR

**TAXPAYER(S):**

DAVID B & MARY JANE KELLER TTEES  
32289 TWO INLETS DR  
PARK RAPIDS MN 56470



**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**

31671 CO HWY 50  
PARK RAPIDS, MN 56470

**DESCRIPTION**

Acres: 35.24 Section 13 Township 141  
Range 036  
LOT 2 EX. 25 AC IN SW COR & BEG

Line 13 Detail  
SOLID WASTE 1,380.00  
S-1010/15 SOLID V 40.00  
Principal 1,420.00  
Interest 0.00

**TAX STATEMENT**

**2021**

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	Taxes Payable Year: 2020	2021
<b>Step 1</b>	Estimated Market Value:	2,600,300 2,588,300
	Homestead Exclusion:	8,300 8,500
	Taxable Market Value:	2,592,000 2,579,800
	New Improvements:	2,000
	Property Classification:	Seasonal Comm Rel Res Hstd Res Non-Hstd Seasonal Comm Rel Res Hstd Res Non-Hstd
<i>Sent in March 2020</i>		
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	<i>Sent in November 2020</i>	
		18,032.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/31/2021	\$9,728.00
	Second half taxes due 10/15/2021	\$9,728.00
	Total taxes due in 2021	\$19,456.00

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 \$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	\$18,483.88 \$18,054.95
	4. Credits that reduce property taxes	A. Agricultural and rural land credits \$17.88 \$18.95
	B. Other credits	\$0.00 \$0.00
Property Tax by Jurisdiction	5. Property taxes after credits	\$18,466.00 \$18,036.00
	6. BECKER COUNTY	A. County \$8,609.05 \$8,443.74
	7. TWO INLETS	\$2,242.12 \$2,205.55
	8. State General Tax	\$500.65 \$481.09
	9. SCHOOL DISTRICT 0309	A. Voter approved levies \$2,176.10 \$2,085.54
		B. Other local levies \$4,889.56 \$4,773.78
	10. Special Taxing Districts	A. BC EDA \$48.52 \$46.30
		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	\$18,466.00 \$18,036.00
	13. Special assessments	\$620.00 \$1,420.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$19,086.00 \$19,456.00
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: 34.0085.000

AIN:

BILL NUMBER: 182619

TAXPAYER(S):

DAVID B & MARY JANE KELLER TTEES  
32289 TWO INLETS DR  
PARK RAPIDS MN 56470

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

Total Property Tax for 2021	\$19,456.00
2nd Half Tax Amount	\$9,728.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$9,728.00
Balance Good Through	10/15/2021
Seasonal Comm Rel Res Hstd 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 31, 2021.  
If your tax is \$100.00 or less, pay the entire tax by May 31, 2021.

PIN: 34.0085.000

AIN:

BILL NUMBER: 182619

TAXPAYER(S):

DAVID B & MARY JANE KELLER TTEES  
32289 TWO INLETS DR  
PARK RAPIDS MN 56470

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

Total Property Tax for 2021	\$19,456.00
1st Half Tax Amount	\$9,728.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$9,728.00
Balance Good Through	05/31/2021
Seasonal Comm Rel Res Hstd Res Non-Hstd	

**MAKE CHECKS PAYABLE TO:**

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



641267

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 641267**

April 10, 2017 at 12:57 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 10<sup>th</sup> day of April, 2017

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

### WARRANTY DEED

Individual to Trustee

STATE DEED TAX  
DUE HEREON: \$1.65

Dated: November 20, 2013

FOR VALUABLE CONSIDERATION, DAVID B. KELLER and MARY JANE KELLER, husband and wife, Grantors, hereby convey and warrant to DAVID B. KELLER AND MARY JANE KELLER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KELLER FAMILY REVOCABLE LIVING TRUST DATED THE 20TH DAY OF NOVEMBER, 2013, AND ANY AMENDMENTS THERETO, Grantee, real property in Becker County, Minnesota, described as follows:

See attached Exhibit A.

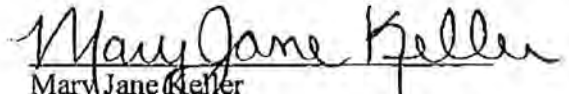
Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements, restrictions, reservations and covenants of record.

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 1645588  
Becker County Auditor/Treasurer

chg  
paid  
well

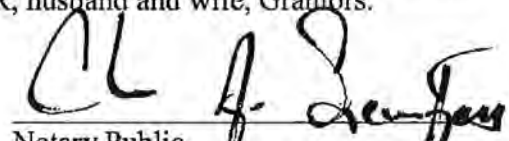


  
David B. Keller

  
Mary Jane Keller

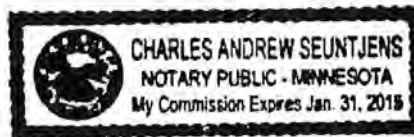
STATE OF MINNESOTA           )  
  ) ss.  
COUNTY OF HUBBARD        )

The foregoing instrument was acknowledged before me this 20th day of November, 2013, by DAVID B. KELLER and MARY JANE KELLER, husband and wife, Grantors.

  
Notary Public

THE TOTAL CONSIDERATION FOR THIS TRANSFER  
IS \$500.00 OR LESS.

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



DAVID B. KELLER and  
MARY JANE KELLER, TTEE  
32289 Two Inlets Drive  
Park Rapids, MN 56470

PSR&K Substitute Form 1099-S Not Needed

NIL  
To:

*This instrument was drafted by:*  
**PEMBERTON, SORLIE, RUFER & KERSHNER, PLLP**  
903 Washington Avenue, P.O. Box 1409  
Detroit Lakes, MN 56502-1409  
Telephone: 218-847-4858  
[www.pemlaw.com](http://www.pemlaw.com)

Exhibit A  
Becker County - Warranty Deed

34.0085.

Government Lot 2, Section 13, Township 141 North, Range 36 West, EXCEPT the following described tract:

Beginning at a point 33 feet from the center of road on East and West quarter line, running West 137 feet to Two Inlets Lake, thence in a northeasterly direction along lakeshore 157 feet to Hay Creek, thence East along Hay Creek 73 feet to point 33 feet from center of road, thence South 150 feet to point of beginning.

AND

34.0091.

Lot 1, Section 13, Township 141 North, Range 36 EXCEPT that part thereof lying South and West of public road as now located over and across said premises.

AND

34.0095.

That part of Government Lot 1, Section 14, Township 141 North, Range 36, containing 3.50 acres, more or less, lying and being East of public road as now located over and across said premises.

AND

34.0085.

That part of Government Lot 1, Section 13, Township 141 North, Range 36, containing 2.75 acres, more or less, bounded and described as follows:

Beginning at the point of intersection of the West line of said Section 13 and the North sixteenth line forming the South boundary of said Lot 1 and running thence East on the sixteenth line a distance of 364 feet, more or less, to the center of public road as now located over and across said premises, thence northwesterly following the center line of said road, a distance of 771 feet, more or less, to a point on the West line of said Section 684 feet North of the point of beginning, thence South on the Section line to the point of beginning.

AND

34.0095.

That part of Government Lot 1, Section 14, Township 141 North, Range 36, containing approximately  $\frac{1}{2}$  acre, more or less, bounded and described as follows:

Beginning at a point on the East line of said Section 14, 1200 feet South of the Northeast corner thereof, thence West parallel with the North Section line of said Section 14 a distance of 238 feet, more or less, to the water's edge of Two Inlets Lake, thence in a southeasterly direction on and along the water's edge a distance of 365 feet, more or less, to the East line of said Section 14, thence northerly on and along said Section line a distance of 211 feet, more or less, to the point of beginning.

AND

That part of Government Lot 4 and that part of Government Lot 5 of Section 11, Township

141 North, Range 36 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeast corner of said Government Lot 4; thence S.  $00^{\circ}32'04''$  W. 705.22 ft. on an assumed bearing along the east line of said Government Lot 4 to the centerline of an existing public road; thence S.  $74^{\circ}41'22''$  W. 168.81 ft. along the centerline of said existing public road; thence southwesterly continuing along the centerline of said existing public road on a curve concave to the southeast, having a central angle of  $26^{\circ}21'02''$  and a radius of 546.79 ft., for a distance of 251.47 ft. (chord bearing S.  $61^{\circ}30'51''$  W.); thence S.  $48^{\circ}20'20''$  W. 167.84 ft. continuing along the centerline of said existing public road; thence S.  $45^{\circ}26'56''$  W. 209.17 ft. continuing along the centerline of said existing public road to the point of beginning; thence N.  $45^{\circ}26'56''$  E. 202.70 ft. along the centerline of said existing public road; thence S.  $61^{\circ}52'03''$  E. 39.17 ft. to an iron monument; thence continuing S.  $61^{\circ}52'03''$  E. 138.29 ft. to an iron monument; thence S.  $19^{\circ}29'07''$  E. 463.26 ft. to an iron monument; thence continuing S.  $19^{\circ}29'07''$  E. 20 ft., more or less to the water's edge of Two Inlets Lake; thence westerly along the water's edge of said Two Inlets Lake to the intersection with a line which bears S.  $21^{\circ}57'54''$  E. from the point of beginning; thence N.  $21^{\circ}57'54''$  W. 30 ft., more or less, to an iron monument; thence continuing N.  $21^{\circ}57'54''$  W. 467.21 ft. to an iron monument; thence continuing N.  $21^{\circ}57'54''$  W. 43.68 ft. to the point of beginning. the above described tract contains 4.0 acres, more or less.

SUBJECT TO an easement for public road purposes over, under and across that part of the above tract which lies within 33.00 feet of the centerline of said existing public road.

Driveway easement for tract 2

That part of Government Lot 4 of Section 11, Twp. 141 N., Range 36 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeast corner of said Government Lot 4; thence S.  $00^{\circ}32'04''$  W. 705.22 ft. on an assumed bearing along the east line of said Government Lot 4 to the centerline of an existing public road; thence S.  $74^{\circ}41'22''$  W. 168.81 ft. along the centerline of said existing public road; thence southwesterly continuing along the centerline of said existing public road on a curve concave to the southeast, having a central angle of  $26^{\circ}21'02''$  and a radius of 546.79 ft., for a distance of 251.47 ft. (chord bearing S.  $61^{\circ}30'51''$  W.); thence S.  $48^{\circ}20'20''$  W. 139.26 ft. continuing along the centerline of said existing public road to the point of beginning of the driveway easement to be described; thence continuing S.  $48^{\circ}20'20''$  W. 28.58 ft. along the centerline of said existing public road; thence S.  $45^{\circ}26'56''$  W. 6.47 ft. continuing along the centerline of said existing public road; thence S.  $61^{\circ}52'03''$  E. 39.17 feet to an iron monument; thence continuing S.  $61^{\circ}52'03''$  W. 138.29 ft. to an iron monument; thence N.  $19^{\circ}29'07''$  W. 48.96 ft.; thence N.  $61^{\circ}52'03''$  W. 129.50 ft. to the point of beginning of said driveway easement.

AND

84.0062.005

That part of Government Lot 4 and that part of Government Lot 5 in Section 11, Township 141 North, Range 36 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwest corner of said Government Lot 4 from which the west line of said Government Lot 4 bears North 00 degrees 59 minutes 09 seconds East on an assumed bearing; thence South 00 degrees 59 minutes 09 seconds West 7.21 feet to an iron monument; thence South 41 degrees 48 minutes 48 seconds East 299.89 feet to the centerline of an existing public road; thence North 53 degrees 11 minutes 01 second East 250.40 feet along the centerline of said existing public road; thence North 53 degrees 26 minutes 47 seconds East 108.71 feet continuing along the centerline of said existing public road to the point of beginning; thence continuing North 53 degrees 26 minutes 47 seconds East 92.40 feet along the centerline of said existing public road; thence northeasterly continuing along the centerline of said existing public road on a curve concave to the northwest, having a central angle of 07 degrees 59 minutes 51 seconds and a radius of 1500.00 feet, for a distance of 209.37 feet (chord bearing North 49 degrees 26 minutes 52 seconds East); thence North 45 degrees 26 minutes 56 seconds East 10.57 feet continuing along the centerline of said existing public road; thence South 21 degrees 57 minutes 54 seconds East 43.68 feet to an iron monument; thence continuing South 21 degrees 57 minutes 54 seconds East 467.21 feet to an iron monument; thence continuing South 21 degrees 57 minutes 54 seconds East 30 feet, more or less, to the water's edge of Two Inlets Lake; thence southwesterly along the water's edge of said Two Inlets Lake to the intersection with a line which bears South 27 degrees 08 minutes 25 seconds East from the point of beginning; thence North 27 degrees 08 minutes 25 seconds West 15 feet, more or less, to an iron monument; thence continuing North 27 degrees 08 minutes 25 seconds West 368.77 feet to an iron monument; thence continuing North 27 degrees 08 minutes 25 seconds West 33.69 feet to the point of beginning. The above described tract contains 3.0 acres, more or less.

SUBJECT TO an easement for public road purposes over, under, and across that part of the above tract which lies within 33.00 feet of the centerline of said existing public road.

AND



34,0062.000

The S½ NW¼ and Government Lot 4 in Section 11, Twp. 141 North, Range 36 West and all that part of Government Lot 5, said Section, Township and Range aforesaid, lying Easterly of the following described line: Commencing at the northwest corner of Government Lot 4 of Section 11, Twp. 141 North, Range 36 W. of the 5th P.M. in Becker Co., Minn.; thence S. 00°59'09" W. 1334.86 ft. on an assumed bearing along the West line of said Government Lot 4 to the point of beginning of the line to be described; thence S. 00°59'09" W. 7.21 ft.; thence S. 41°48'48" E. 562.87 ft.; more or less to the water's edge of Two Inlets Lake and there terminating.

LESS the following described tracts:

That part of Government Lot 4 and that part of Government Lot 5, Section 11, Twp. 141 North, Range 36 W. of the 5th P.M. in Becker Co., Minn., described as follows: Commencing at an iron monument which designates the NE corner of said Government Lot 4; thence S. 00°32'04" W. 705.22 ft. on an assumed bearing along the east line of said Government Lot 4 to the centerline of an existing Public Road, said point is the point of beginning; thence S. 74°41'22" W. 168.81 ft. along the centerline of said existing Public Road; thence southwesterly continuing along the centerline of said existing Public Road on a curve, concave to the southeast, having a central angle of 26°21'02" and a radius of 546.79 ft., for a distance of 251.47 ft. (chord bearing S. 61°30'51" W.); thence S. 48°20'20" W. 167.84 ft. continuing along the centerline of said existing Public Road; thence S. 45°26'56" W. 209.17 ft. continuing along the centerline of said existing Public Road; thence S. 21°57'54" E. 43.68 ft. to an iron monument; thence continuing S. 21°57'54" E. 467.21 ft. to an iron monument; thence continuing S. 21°57'54" E. 30 ft., more or less, to the water's edge of Two Inlets Lake; thence in a northeasterly direction along the water's edge of said Two Inlets Lake to the intersection with the East line of the SW¼ of said Sec. 11; thence N. 00°32'04" E. 28 ft., more or less, along the East line of said SW¼ to a found iron monument on the East line of said Government Lot 4; thence continuing N. 00°32'04" E. 333.12 ft. along the East line of said Government Lot 4 to an iron monument; thence continuing N. 00°32'04" E. 133.22 ft. along the East line of said Government Lot 4 to an iron monument; thence continuing N. 00°32'04" E. 114.01 ft. along the East line of said Government Lot 4 to the point of beginning.

AND

That part of Government Lot 5 of Sec. 11, Twp. 141 North, Rge. 36 West of the 5th P.M. in Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the southwest corner of Government Lot 4 of said Sec. 11 from which the west line of said Government Lot 4 bears North 00° 59' 09" East on an assumed bearing; thence South 00° 59' 09" West 7.21 feet to an iron monument; thence South 41° 48' 48" East 299.89 feet to the centerline of an existing public road; thence North 53° 11' 01" East 190.84 feet along the centerline of said existing public road to the point of beginning; thence continuing North 53° 11' 01" East 59.56 feet along the centerline of said existing public road; thence North 53° 26' 47" East 108.71 feet continuing along the centerline of said existing public road; thence South 27° 08' 25" East 33.69 feet to an iron monument; thence continuing South 27° 08' 25" East 368.77 feet to an iron monument; thence continuing South 27° 08' 25" East 15 feet, more or less, to the water's edge of Two Inlets Lake; thence W'ly along the water's edge of said Two Inlets Lake to the intersection with a line which bears South 31° 45' 46" East from the point of beginning; thence North 31° 45' 46" West 25 feet, more or less, to an iron monument; thence continuing North 31° 45' 46" West 245.84 feet to an iron monument; thence continuing North 31° 45' 46" West 33.49 feet to the point of beginning.

AND

That part of Government Lot 5 of Sec. 11, Twp. 141 North, Rge. 36 West of the 5th P.M. in Becker County, Minn, described as follows: Commencing at an iron monument which designates the Southwest corner of Gov't. Lot 4 of said Sec. 11 from which the west line of said Gov't. Lot 4 bears North 00° 59' 09" East on an assumed bearing; thence South 00° 59' 09" West 7.21 ft. to an iron monument; thence South 41° 48' 48" East 299.89 ft. to the centerline of an existing public road, said point is the point of beginning; thence North 53° 11' 01" East 190.84 ft. along the centerline of said existing public road; thence South 31° 45' 46" East 33.49 ft. to an iron monument; thence continuing South 31° 45' 46" East 245.84 ft. to an iron monument; thence continuing South 31° 45' 46" East 25 ft., more or less, to the water's edge of Two Inlets Lake; thence W'y along the water's edge of said Two Inlets Lake to the intersection with a line which bears South 41° 48' 48" East from the point of beginning; thence North 41° 48' 48" West 15 ft., more or less, to an iron monument; thence continuing North 41° 48' 48" West 211.20 ft. to an iron monument; thence continuing North 41° 48' 48" West 33.13 ft. to the point of beginning.

AND

That part of Government Lot 4 and that part of Government Lot 5 in Section 11, Township 141 North, Range 36 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the southwest corner of said Government Lot 4 from which the west line of said Government Lot 4 bears North 00 degrees 59 minutes 09 seconds East on an assumed bearing; thence South 00 degrees 59 minutes 09 seconds West 7.21 feet to an iron monument; thence South 41 degrees 48 minutes 48 seconds East 299.89 feet to the centerline of an existing public road; thence North 53 degrees 11 minutes 01 second East 250.40 feet along the centerline of said existing public road; thence North 53 degrees 26 minutes 47 seconds East 108.71 feet continuing along the centerline of said existing public road to the point of beginning; thence continuing North 53 degrees 26 minutes 47 seconds East 92.40 feet along the centerline of said existing public road; thence northeasterly continuing along the centerline of said existing public road on a curve concave to the northwest, having a central angle of 07 degrees 59 minutes 51 seconds and a radius of 1500.00 feet, for a distance of 209.37 feet (chord bearing North 49 degrees 26 minutes 52 seconds East); thence North 45 degrees 26 minutes 56 seconds East 10.57 feet continuing along the centerline of said existing public road; thence South 21 degrees 57 minutes 54 seconds East 43.68 feet to an iron monument; thence continuing South 21 degrees 57 minutes 54 seconds East 467.21 feet to an iron monument; thence continuing South 21 degrees 57 minutes 54 seconds East 30 feet, more or less, to the water's edge of Two Inlets Lake; thence southwesterly along the water's edge of said Two Inlets Lake to the intersection with a line which bears South 27 degrees 08 minutes 25 seconds East from the point of beginning; thence North 27 degrees 08 minutes 25 seconds West 15 feet, more or less, to an iron monument; thence continuing North 27 degrees 08 minutes 25 seconds West 368.77 feet to an iron monument; thence continuing North 27 degrees 08 minutes 25 seconds West 33.69 feet to the point of beginning.





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

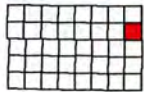
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:9,028	Date: 6/24/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County





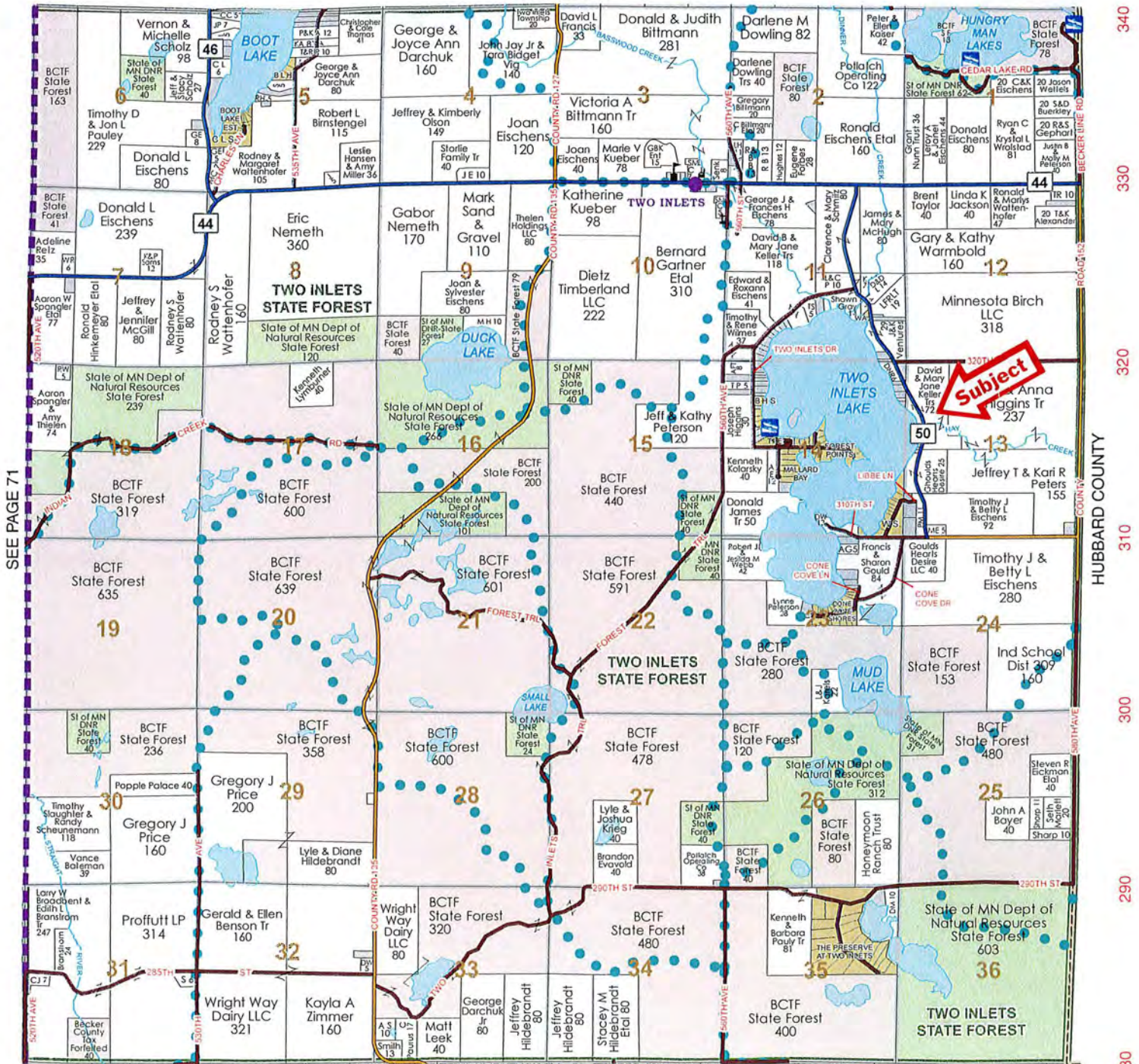


Two Inlets

Township 141N - Range 36W

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SEE PAGE 55

SEE PAGE 57

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# 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, August 12<sup>th</sup>, 2021 @ 6:00 P.M.

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

**Applicant:** Andrew & Lisa S. Finsness  
1235 Yale Place Apt 610  
Minneapolis, MN 55403

**Project Location:** 23788 S Melissa Dr Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a garage to be located at fifty-six (56) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from a general development lake. Also request a variance to construct a garage to be located at ten (10) feet from the road ROW, deviating from the required setback of twenty (20) feet from the road ROW of a platted road on a riparian lot, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 19.0592.000; Lake Melissa

Section 31 Township 138 Range 041; PT LOT 7 BEG 1509.55' E, 99.93' S & 119.22' SE OF N1/4 COR SEC TH SE 137.96' NE 133.35' TO LK NW AL LK 132.08' & SW 125.76' TO BEG; Lake View Township.

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

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

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto: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/](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 # VAR2021-174

### Property and Owner Review

Parcel Number(s): 190592000

Owner: ANDREW & LISA S FINSNESS

Township-S/T/R: LAKE VIEW-31/138/041

Mailing Address:

ANDREW & LISA S FINSNESS  
1235 YALE PLACE APT 610  
MINNEAPOLIS MN 55403

Site Address: 23788 S MELISSA DR

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2021-1412  
CHNG2021-80039

Legal Descr: PT LOT 7 BEG 1509.55' E, 99.93' S & 119.22' SE OF N1/4 COR SEC TH SE 137.96' NE 133.35' TO LK NW AL LK 132.08' & SW 125.76' 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: OUR ORIGINAL REQUEST WAS TO MAINTAIN THE EXISTING GARAGE'S FOOTPRINT AND BUILD A SECOND STORY FOR A STUDIO AND BATHROOM SPACE FOR OUR SPECIAL NEEDS DAUGHTER TO ENGAGE WITH HER CAREGIVER. WE ALSO WANTED TO BUILD A WOAS (water orientated accessory structure). THE EXISTING GARAGE IS SUB-STANDARD AND DOES NOT MEET SETBACK REQUIREMENTS FROM THE ROW SINCE OUR LOT IS A NON-CONFORMING LOT. ADDING SPACE TO ACCOMMODATE OUR DAUGHTER'S NEEDS IS ESSENTIAL AND GIVEN OUR LOT WILL NEVER MEET ZONING REQUIREMENTS THE ONLY OPTION IS TO GO UP. WE ALSO NEED STORAGE SPACE IN THE ENLARGED GARAGE IN LIEU OF A WOAS.

OHW Setback: 56'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 10'

Road Type: Township

Existing Imp. Surface Coverage: 14.43%

Proposed Imp. Surface Coverage: 15.38%

Existing Structure Sq Ft: 400

Proposed Structure Sq Ft: 528

Existing Structure Height: 12'

Proposed Structure Height: 22'

Existing Basement Sq Ft: NO

Proposed Basement Sq Ft: NO

Change to roofline? Yes

Change to main structural framework? Yes

### Other Questions Review

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

Explain: WE ARE CONSTRUCTING THE ACCESSORY STRUCTURE WITHIN THE ORDINANCES REQUIREMENTS. WE ARE ALSO NOT EXCEEDING THE IMPERVIOUS SURFACE CALCULATIONS.

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

Explain: WE ARE REPLACING A SUB STANDARD BUILDING WITH A NEW STRUCTURE BUILT TO TODAY'S CODES.



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

Explain: **STORAGE AND BENEFITS TO THE OWNERS OF A NEW BUILDING TO ACCOMODATE THEIR DAUGHTERS SPECIAL NEEDS.**

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

Explain: **THE NON CONFORMING LOT AND THE LIMITED SETBACKS DUE TO THE ROAD ROW. THE LOSS OF APPROXIMATELY 20-25' OF LOT DUE TO THE CHANGE IN OHWL SINCE THE ORIGINAL PLATTING OF THE LOT.**

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

Explain: **THE AREA ON SOUTH MELISSA WHERE THE PROPERTY IS LOCATED IS MADE UP OF SMALL QUIANT COTTAGES AND ACCESSORY STRUCTURES. THE REPLACEMENT STRUCTURE WILL BE DESIGNED TO BLEND IN WITH THAT CHARACTER AND ELIMINATE A SUB STANDARD BUILDING. See attached multiple variances in this area by many neighbors asking for similar setbacks.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1412****Property and Owner Review**Parcel Number: **190592000**Owner: **ANDREW & LISA S FINSNESS**Township-S/T/R: **LAKE VIEW-31/138/041**Site Address: **23788 S MELISSA DR**

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): **Detached Garage**

- Existing Dimensions: **20' x 20'=400 sq ft**
- Proposed Dimensions: **22'x24'=528 sq ft**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

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

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

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

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

Additional non-dwelling related projects/info:

Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Centerline</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>10' to ROW-Variance needed</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Melissa (Lake View) [GD]</b> River Name:	
Side setback: - Dwelling: - Non-dwelling: <b>15'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: <b>56' to OHW-Variance needed</b>	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: <b>47'</b>	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: - Non-dwelling: <b>5'</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable): - Structure type used: <b>Garage to Garage</b> - Setback of LEFT like structure: <b>36'</b> - Setback of RIGHT like structure: <b>40'</b>
Any other impervious surface coverage not noted on application?



Finsness PARCELS 19.0592.000			
TOTAL LOT AREA (not including twp rds)	13,500		
ALLOWABLE IMPERVIOUS @ 25%	3,375		
		EXISTING	PROPOSED
Dwelling (898+122)		1020	1020
Deck 527+100=627 sq ft not pervious			
Sidewalks		108	108
Garage: Existing (20x20=400) Proposed (22x24=528)		400	528
Shed	8x21	168	168
Driveway	12x21	252	252
		1948	2076
		14.43%	15.38%

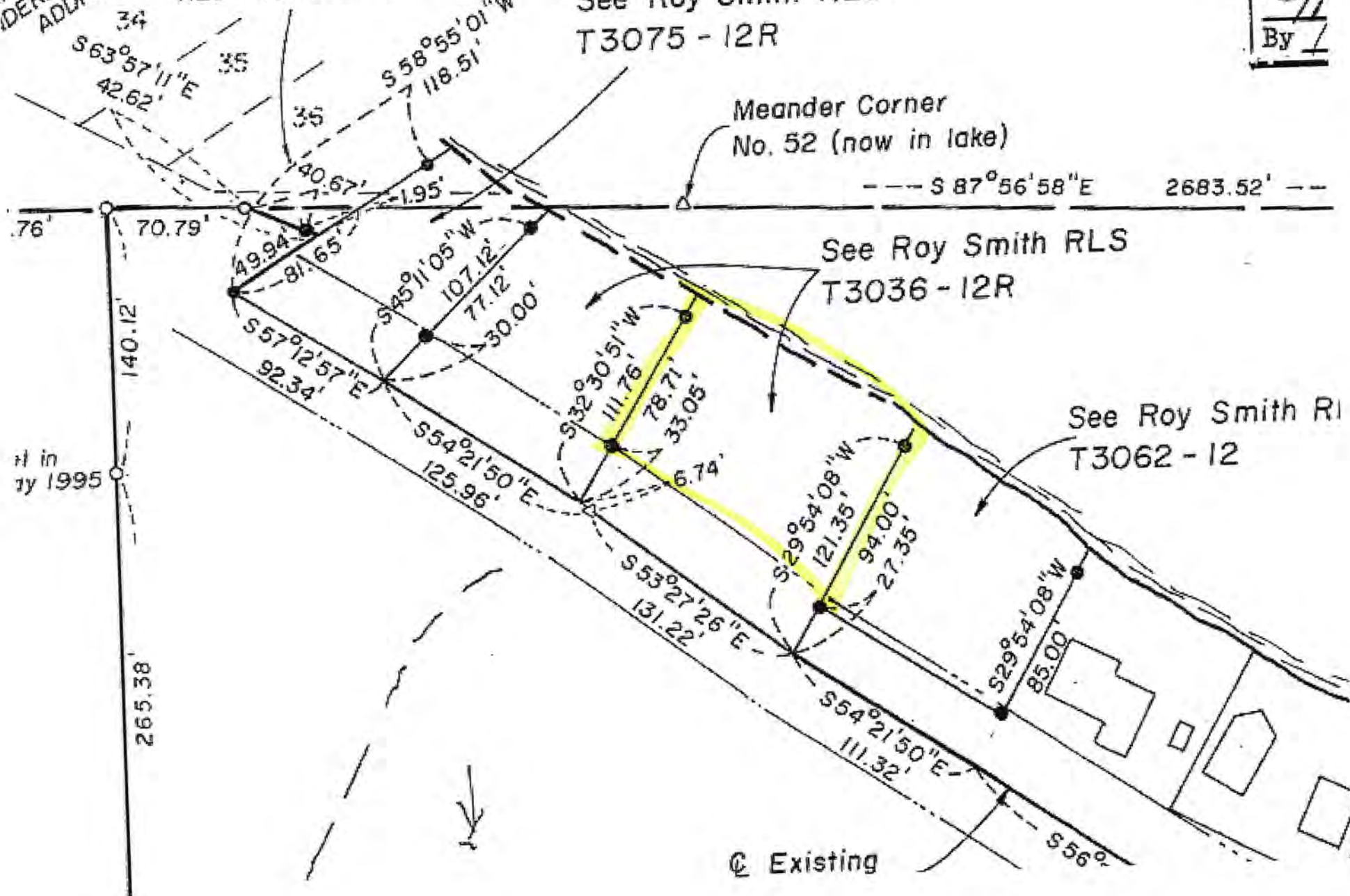
10' from ROW  
56' from ROW



See Roy Smith R  
T3062-12

C Existing

file JU  
and  
of         
        
By       



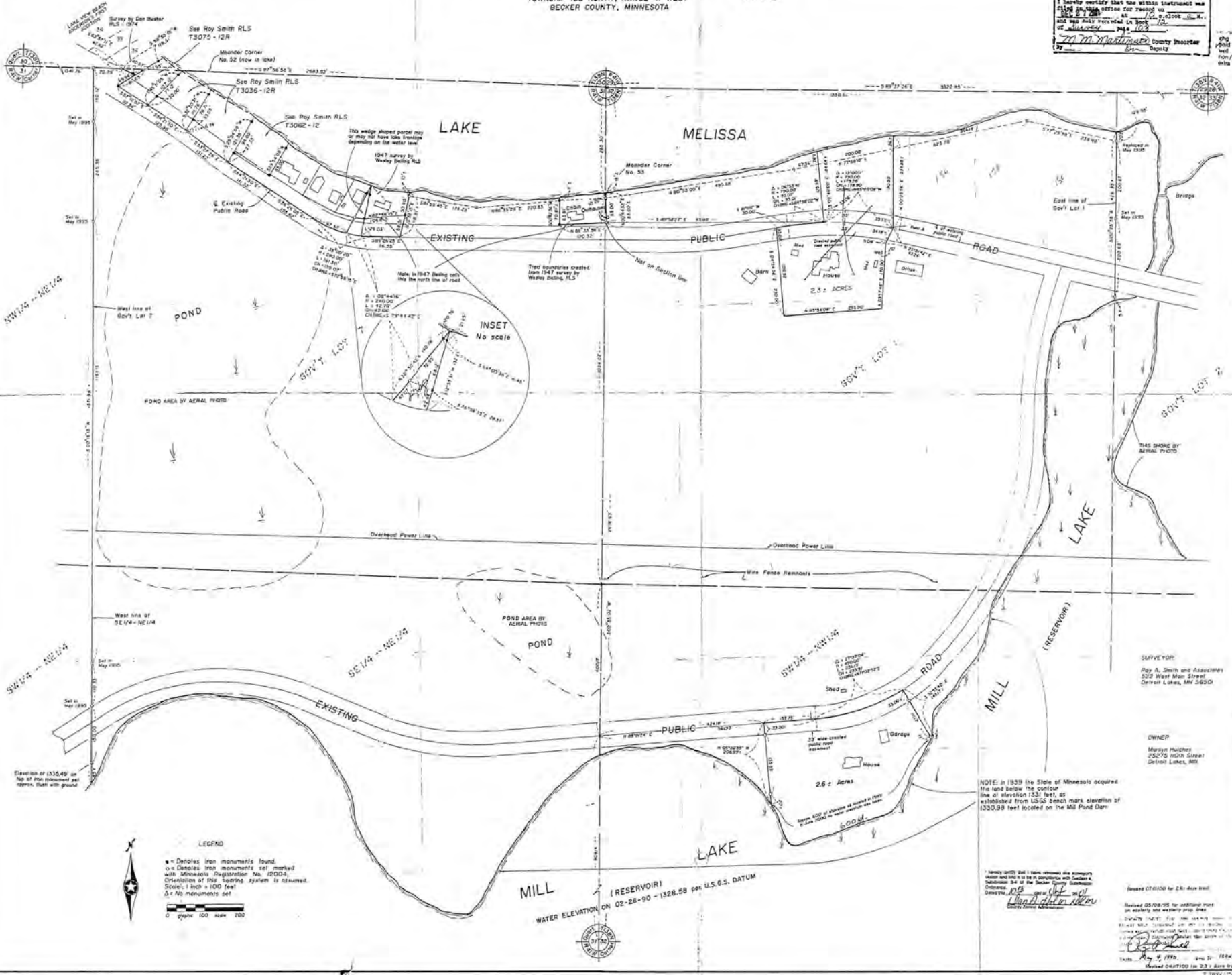


CERTIFICATE OF SURVEY  
IN SECTIONS 31 AND 32  
TOWNSHIP 138 NORTH, RANGE 41 WEST  
BECKER COUNTY, MINNESOTA

477403

477403

OFFICE OF COUNTY RECORDS, BECKER COUNTY, MINN.  
I hereby certify that the within instrument was  
filed in the office for record on  
May 5, 1999 at 1:00 P.M. and was duly received in Book  
100, Page 103.  
J. M. Westman County Recorder



SURVEYOR  
Roy A. Smith and Associates  
522 West Main Street  
Detroit Lakes, MN 56501

OWNER  
Marjorie Hultgren  
25275 120th Street  
Detroit Lakes, MN

NOTE: in 1959 the State of Minnesota acquired the land below the contour line at elevation 1331 feet, as established from USGS bench mark elevation of 1330.98 feet located on the Mill Pond Dam

I hereby certify that I have returned the necessary  
data and that it is in accordance with Section 4,  
Subsection 34 of the Becker County Statute  
Chapter 100A.  
J. M. Westman  
County Recorder

Revised 07/01/00 for 24x36 inch

Revised 05/08/99 for additional tract  
on water and water prop. line

Surveyor's Note: See the survey  
notes and plat for details.  
The plat was prepared on May 10, 1999.  
The survey was conducted on May 10, 1999.  
The survey was conducted on May 10, 1999.  
The survey was conducted on May 10, 1999.

Surveyed May 5, 1999. 477403

Revised 04/27/00 for 24x36 inch

Surveyed May 5, 1999. 477403

Revised 04/27/00 for 24x36 inch

Surveyed May 5, 1999. 477403

(4 lots south)

July 18, 2013 at 11:29 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Darlene Maneval, County Recorder  
By SKS Deputy

19.0589.000

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

ORDER OF VARIANCE  
OR  
DENIAL OF VARIANCE

**Tax ID Number:** 19.0589.000. Complete Legal Description on Attachment A.

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

**A Variance has been approved** to allow a dwelling forty-two and one-half (42.5) feet from the ordinary high water mark of the lake and twenty (20) feet from the road right of way based on the fact that the lot is a substandard size lot which the required setbacks cannot be met with the stipulation that the boat ramp be removed, swales and berms be installed to contain run off and the home be guttered and the down spouts be directed into the swale and berm areas. The original request has been denied.

DATED THIS 11th DAY OF July, 2013

Jim Brufodt, Chairman, Board of Adjustment

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Patricia L. Swenson, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order **GRANTING (DENYING)** a Variance with the Original Record



(5 lots south)

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 Conv and Order (GRANTING) (~~DENYING~~)



7 lots south

Order 8 Dpt. 1  
19,0587.000

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

## ORDER OF VARIANCE

OR

~~DENIAL OF VARIANCE~~

Beg at Pt 936.7 Ft from SE Cor Lot 7 Th S 85 Deg 52 Min W N 85 Ft to Lk E & N Al Lk to E Line Lot 7 & S 91 Ft to Beg; Section 31, TWP 138, Range 41; Lake View Township. Complete Legal Description on Reverse Side.

Request a Variance to construct a garage thirty-four (34) feet from the centerline of the Township Road and five (5) feet from the side lot line on the above described property.

A Variance to construct a garage thirty-four (34) feet from the centerline of the Township Road and three (3) feet from the side property line has been granted on the above described property based on the topography of the lot (lot lower than the Township road); and the size of the lot limiting a space for garage location.

**MUST OBTAIN ALL REQUIRED BUILDING PERMITS.**

DATED THIS 8th DAY OF September , 19 99 .

Charles Rew  
CHARLES REW, Chairman Board of Adjustment

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 Conv and Order (GRANTING) (~~DENYING~~)



BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 662762**

October 17, 2019 at 9:25 AM  
I hereby certify that the within  
instrument was recorded in this office.  
Patricia Swenson, County Recorder  
By SKS Deputy

(5 lots north)

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Duey Holm and Rence Holm

### ORDER OF VARIANCE

**REQUEST:** Request a variance to construct a dwelling to be located at 37.5 feet and an attached garage to be located at seventy (70) feet from the ordinary highwater mark of the lake and a dwelling to be located at ten (10) feet and an attached garage to be located at zero (0) feet from the road right of way.

Or

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 10<sup>th</sup> day of October 2019, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Tax ID number:** 19.0766.00 Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:** Request a variance to construct a dwelling to be located at thirty-seven and a half (37.5) feet and an attached garage to be located at seventy (70) feet from the ordinary highwater mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake due to setback issues and lot coverage. Also requesting a dwelling to be located at ten (10) feet and an attached garage to be located at zero (0) feet from the road right of way, deviating from the required setback of twenty (20) feet from the ROW of township road on a riparian lot due to setback issues and lot coverage.

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

Approve as modified, to construct a dwelling to be located at thirty-seven and a half (37.5) feet and an attached garage to be located at seventy (70) feet from the ordinary highwater mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. Also, requesting a dwelling to be located at ten (10) feet and an attached garage to be located at five feet, modified from the requested zero (0) feet, from the road right of way, deviating from the required setback of twenty (20) feet from the ROW of a township road on a riparian lot. Also modified to allow the lot to have 27.9% impervious coverage, deviating from the required lot coverage of 25%. All requests due to setback issues and lot coverage, due to the fact, they are becoming more conforming moving out of the shore impact zone, out of the ROW, meeting the side property line setbacks, and reducing the overall impervious coverage, with the stipulations that they have to remove the current shed and control all stormwater runoff.

The Variance shall become null and void on October 10<sup>th</sup>, 2021 if a site permit has not been obtained and construction began.

DATED THIS , DAY OF October 2019

Jim Brufford Chairman, Board of Adjustment

STATE OF MINNESOTA)  
                              ) SS

BECKER COUNTY OFFICE  
OF



Business 19.0592.000





BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 680059

May 27, 2021 at 2:40 PM

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

Patricia Swenson, County Recorder

By TKS Deputy

(North on other side of the level)

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Mary Leikas & Keith Leikas

### ORDER OF VARIANCE

**REQUEST:** Construct a shed 1' from the ROW and 8' from the rear property line.

OR

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 13<sup>th</sup> 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: 19.0585.000** Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:**

Request a variance to construct a shed to be at one (1) foot from a dedicated township ROW, deviating from the required setback of twenty (20) feet from a dedicated township ROW for a detached structure. Also requesting to construct a shed to be located at eight (8) feet from the rear property line, deviating from the required setback of twenty (20) feet from the rear property line for a detached structure, due to topography and setback issues.

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

**APPROVE** a variance, to construct a shed to be at one (1) foot from a dedicated township ROW, deviating from the required setback of twenty (20) feet from a dedicated township ROW for a detached structure. Also approving a request to construct a shed to be located at eight (8) feet from the rear property line, deviating from the required setback of twenty (20) feet from the rear property line for a detached structure, due to lot size, topography, and setback issues, with the stipulation the shed be on skids and anchored at the back.

The Variance shall become null and void on May 13<sup>th</sup>, 2023 if a site permit has not been obtained and construction began.

DATED THIS 20 DAY OF May 2021

C Roger Barton

Chairman, Roger Boatman, Board of Adjustment

STATE OF MINNESOTA) ) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

## Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

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

I (we), Andrew & Elizabeth Finsness (landowner-print name) hereby authorize Jon Anderson (agent-print name) to act as my (our) agent on the following item(s): appropriate box(es)

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

on my (our) property located at

Tax Parcel Number(s): 190592000 Physical Site Address: 23788 S. Melusa Dr. DL MN

Legal Description: Section 31 Township 138 Range 041 S6501

Section: 31 Township: Lake View Range: 41 Lot: 7 Block: \_\_\_\_\_ Plat Name: n/a

### Agent Contact Information

Agent address: 41335 225th Ave Pelican Rapids MN 56572

Agent phone #(s): 701-238-8226 Agent fax #: \_\_\_\_\_

Agent email address: dreambuilder16@gmail.com

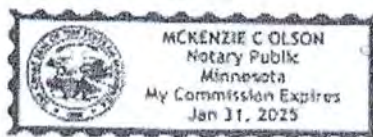
Elizabeth Finsness  
Property Owner(s) Signature(s)

6/16/21  
Date

State of Minnesota  
County of Becker

On this 16 day of June 2021 before me personally appeared Elizabeth Finsness  
Andrew Finsness  
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that He/She executed the same as her/his free act and deed.

(Notary Stamp)



[Signature]  
Notary Public

Office Use Only:

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





190592000

**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

JUL 30 2020  
For local tracking purposes:**ZONING****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): 7/8/20☒ **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)**

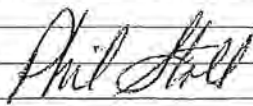
- ☐ Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- ☐ Other Compliance 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: 190592000Property address: 23788 S Melissa Dr. Detroit Lakes, MN 56501Reason for inspection: Owner RequestProperty owner: Andrew FinsnessOwner's phone: 612-219-4639or  
Owner's representative: \_\_\_\_\_

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

Local regulatory authority: Becker CountyRegulatory authority phone: 218-846-7314Brief system description: 1500 gal. Holding Tank

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: Phone 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 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:**

Holding Tank Only

**Indicate depths or elevations**

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation\*

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

**5. Operating Permit and Nitrogen BMP\* – Compliance component #5 of 5** ☒ Not 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

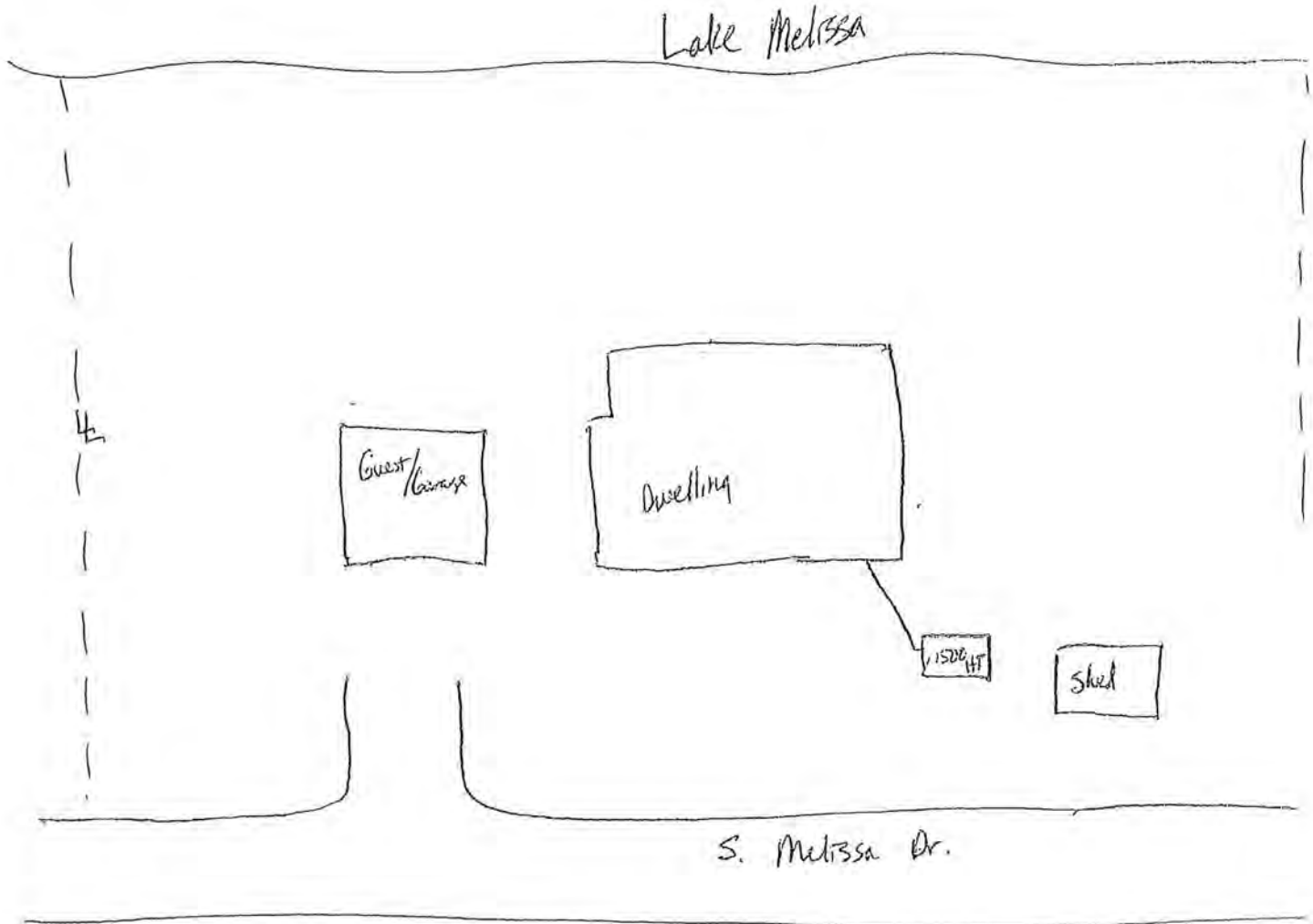
**If the answer to both questions is "no", this section does not need to be completed.****Compliance criteria**a. Operating Permit number: \_\_\_\_\_ ☐ Yes ☐ No  
Have the Operating Permit requirements been met?b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No**Any "no" answer 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: 190592000  
Date & Initial: 7/8/20

### 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, OHVWLs, wetlands, and topographic features (i.e. bluffs).







Additional Comments: Septic in Compliance



## Becker County Parcel Information

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

Summary	
Parcel Number:	190592000 <a href="#">GIS Map</a> 
Property Address:	23788 S MELISSA DR DETROIT LAKES
Owner Name:	ANDREW & LISA S FINSNESS
Owner Address:	1235 YALE PLACE APT 610 MINNEAPOLIS MN 55403
Legal Description:	Section 31 Township 138 Range 041 PT LOT 7 BEG 1509.55' E,99.93' S & 119.22' SE OF N1/4 COR SEC TH SE 137.96' NE133.35' TO LK NW AL LK 132.08' & SW 125.76' TO BEG

Valuation & Taxation <span style="float: right;"><a href="#">top</a> </span>			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$82,700	\$68,100	\$73,900
Estimated Land Value	\$419,200	\$378,700	\$370,300
Estimated Machinery Value			
Total Estimated Value	\$501,900	\$446,800	\$444,200
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$446,800	\$444,200
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$3,834.00	\$3,910.00
Total Payments		-\$1,917.00	-\$3,910.00

Unpaid Balance	\$1,917.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span style="float: right;">top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$501,900

Zoning Information <span style="float: right;">top ▲</span>	
Zoning District	
Township	Lake View
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 <span style="float: right;">top ▲</span>			
*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
0.4	132		0.139
Description	Flags	Size	
190423 MELISSA S LK SITE		1 UT	
190425 FF-LK MELISSA-S-AVG		132 FF	
601420 WATER/SEWER/ELEC		1 UT	
604714 PRIMITIVE SITE-RE		1 UT	



999999 ROAD

0.139 AC

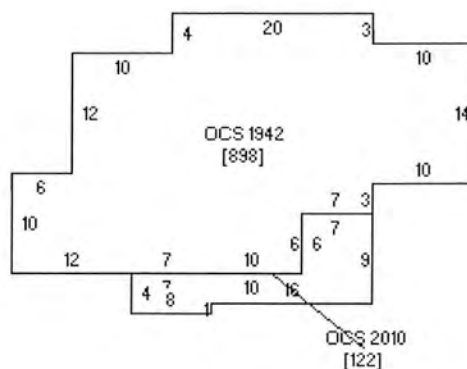
**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1942
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1020 SqFt
Condition	Above Normal
Basement	Crawl
Heating	No
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Softwood
Floor	Softwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:

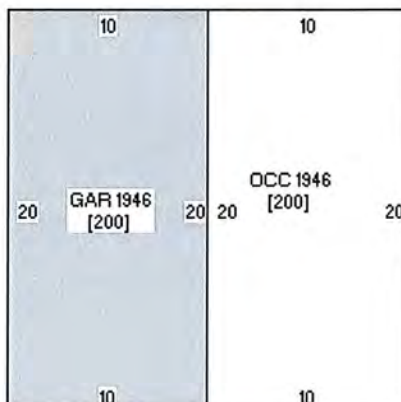


Addition # 1		
Year Built	2010	
Style	1 Story Frame	
Area SF	122	
Condition	Normal	
Bsmnt SF	0	
Heat	No	
AC	No	
Attic SF	0	
Plumbing		
Style	Count	
Full Bath	1	
Fireplace		
Descr	Story Ht	Count
Masonry	1 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-Low	527	



Wood Deck-Min	100
<b>Res Bldg # 2 details:</b>	
Occupancy	Single-Family / Owner Occupied
Year Built	1946
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	200 SqFt
Condition	Below Normal
Basement	Slab
Heating	No
AC	No
Attic	None
Foundation	None
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Knotty Pine
Floor	Softwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1946
Style	Att Frame
Area SF	200
Condition	Below Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
No Bathroom	1

Yard Items <span style="float: right;">top ▲</span>	
Yard Item # 1 details:	
Descr	Shed
Year Built	1950



Item Count	1
Condition	Above Normal
Type	Frame
Pricing	Average
Width	8.00
Length	21.00
Area	168 Square Feet

Sales Information <span style="float: right;">top ▲</span>			
<b>Sale Date: 7/31/1998 - Property Type: Seasonal Rec. Residential</b>			
Buyer	FINSNESS, ANDREW & LISA	Seller	WILHELM PROPERTIES
Sale Price	\$104,500	Ins Type	Warranty Deed
Adj Sale Price	\$104,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale
<b>Sale Date: 8/8/1996 - Property Type: Seasonal Rec. Residential</b>			
Buyer	WILHELM, DON	Seller	KELLY, SEAN W. & CHERYL A.
Sale Price	\$90,000	Ins Type	Warranty Deed
Adj Sale Price	\$90,000	Q/U	Q
Adj Reason		Q/U Reason	Physical change
<b>Sale Date: 7/20/1993 - Property Type: Seasonal Rec. Residential</b>			
Buyer	SEAM W & CHERYL A KELLY	Seller	DAVID A & SUSAN D MIDDAUGH
Sale Price	\$65,000	Ins Type	Warranty Deed
Adj Sale Price	\$60,050	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: 19.0592.000

AIN:

BILL NUMBER: 177461

LENDER: BECKER COUNTY & AUTOMATIC PAYMENT

OWNER NAME: FINSNESS ANDREW & LISA S

**TAXPAYER(S):**

ANDREW & LISA S FINSNESS  
1235 YALE PLACE APT 610  
MINNEAPOLIS MN 55403

\$\$\$

**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**

23788 S MELISSA DR  
DETROIT LAKES, MN 56501

**DESCRIPTION**

Acres: 0.40 Section 31 Township 138  
Range 041  
PT LOT 7 BEG 1509.55' E, 99.93' S &

**Line 13 Detail**

S-7001/21 1B & E 70.64  
S-1010/15 SOLID Y 40.00  
S-7301/21 STORM 33.62  
Principal 144.26  
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:	444,200 446,800
	Homestead Exclusion:	0 0
	Taxable Market Value:	444,200 446,800
	New Improvements:	
	Property Classification:	Seasonal Seasonal
Sent in March 2020		
2	<b>PROPOSED TAX</b>	
Sent in November 2020		3,748.00
3	<b>PROPERTY TAX STATEMENT</b>	
First half taxes due 05/15/2021		\$1,917.00
Second half taxes due 10/15/2021		\$1,917.00
Total taxes due in 2021		\$3,834.00

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	\$0.00
	3. Property taxes before credits	\$3,744.55	\$3,689.74
	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	\$3,744.55	\$3,689.74
	6. BECKER COUNTY	\$1,632.11	\$1,619.48
	7. LAKE VIEW	\$384.37	\$387.36
	8. State General Tax	\$717.16	\$694.39
	9. SCHOOL DISTRICT 0022	\$511.25	\$488.27
	A. Voter approved levies		
	B. Other local levies	\$442.61	\$445.51
	10. Special Taxing Districts		
	A. BC EDA	\$9.20	\$8.88
	B. Others	\$47.85	\$45.85
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$3,744.55	\$3,689.74
13. Special assessments		\$165.45	\$144.26
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,910.00	\$3,834.00
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: 19.0592.000

AIN:

BILL NUMBER: 177461

TAXPAYER(S):

ANDREW & LISA S FINSNESS  
1235 YALE PLACE APT 610  
MINNEAPOLIS MN 55403

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

Total Property Tax for 2021 \$3,834.00  
2nd Half Tax Amount \$1,917.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$1,917.00  
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: 19.0592.000

AIN:

BILL NUMBER: 177461

TAXPAYER(S):

ANDREW & LISA S FINSNESS  
1235 YALE PLACE APT 610  
MINNEAPOLIS MN 55403

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

Total Property Tax for 2021 \$3,834.00  
1st Half Tax Amount \$1,917.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$1,917.00  
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.



Individual(s) to Joint Tenants

447433

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

Certificate of Real Estate Value No. 5815Feb 16, 19 99

Keith A. Brekken  
County Auditor  
by 19.0592.000 Deer  
Deputy

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 447433Date FEB 18 1999 9 O'clock A.M.

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

M. M. Martinson  
County Recorder Deer Dpty.

BECKER COUNTY RECORDER

Well Certificate Received FEB 18 1999

M. M. Martinson  
Dpty Deer Co. Recorder  
(reserved for recording data)

STATE DEED TAX DUE HEREON: ~~\$346.50~~ 344.85

Date: July 31, 1998

FOR VALUABLE CONSIDERATION, Don L. Wilhelm, a single man, as an individual and Don L. Wilhelm as <sup>A partner</sup> President of Wilhelm Properties, a MINNAPARTNERSHIP, a North Dakota Partnership Grantor(s) hereby convey(s) and warrant(s) to Andrew Finsness and Lisa Schneider-Finsness, as joint tenants, Grantee(s), real property in Becker County, Minnesota, described as follows:

See Schedule A-4-A attached hereto

(if more space is needed, continue on back)

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

Check 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

FEB 17 1999

RECEIPT # 76568BECKER COUNTY  
DEED TAXAMT. PD. \$ 344.85Affix Deed Tax Stamp Here  
NTA A. THOMPSON, CO. TREAS.

Don L. Wilhelm  
Don L. Wilhelm, as an individual

Don L. Wilhelm  
Don L. Wilhelm, President of Wilhelm Properties  
a Partner

STATE OF North Dakota

ss

COUNTY OF Burdick

The foregoing instrument was acknowledged before me this 3 day of August, 1998, by Don L. Wilhelm, a single man, as an individual and Don L. Wilhelm, President of Wilhelm Properties a North Dakota Partnership, Grantor(s).  
a partner

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

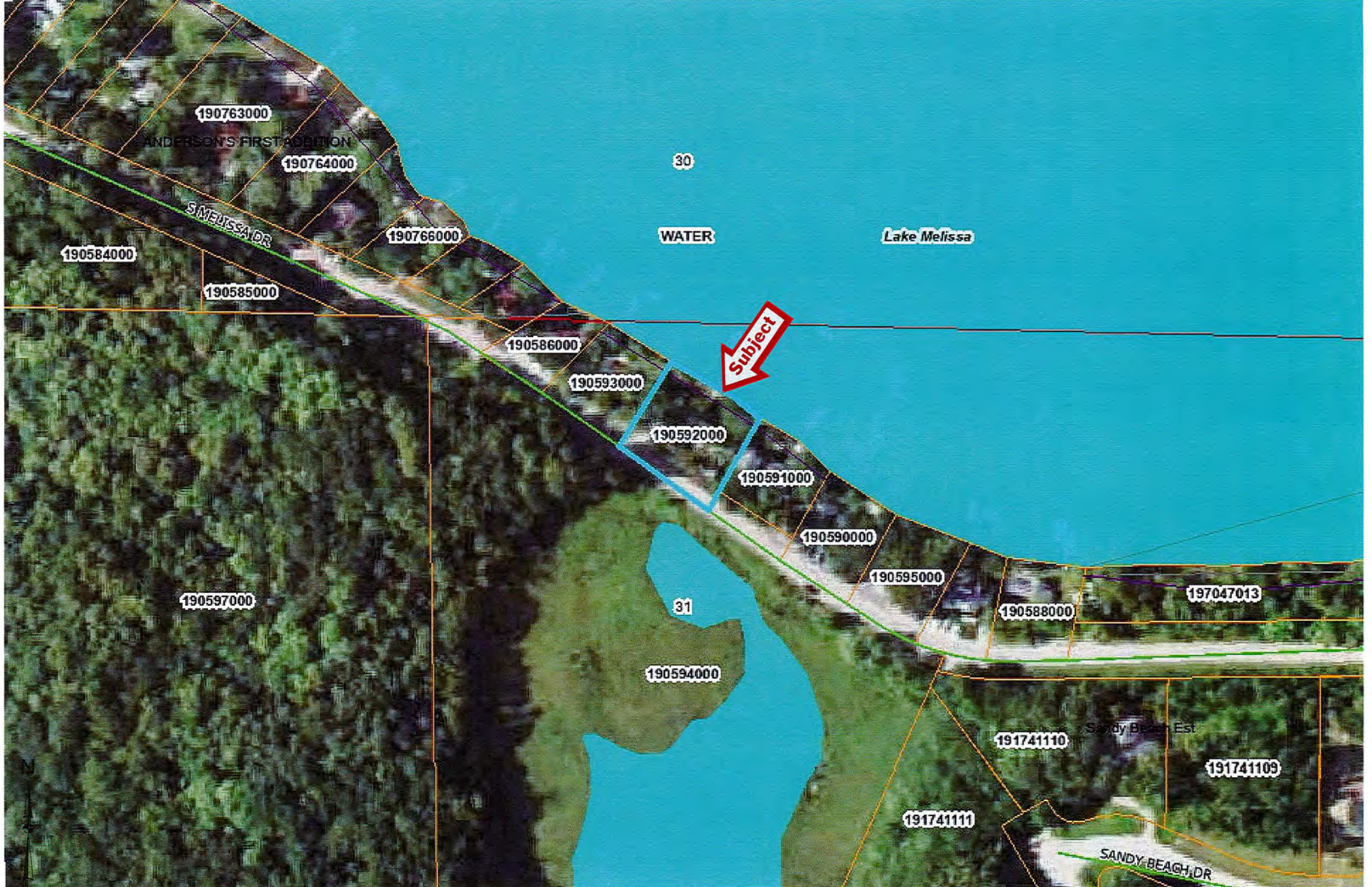
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

## Exhibit A

That part of Government Lot 7, Section 31, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the north quarter corner of said Section 31; thence South 87 degrees 56 minutes 58 seconds East 1509.55 feet on an assumed bearing along the north line of said Section 31; thence South 2 degrees 03 minutes 02 seconds West 69.93 feet to an iron monument; thence South 45 degrees 11 minutes 05 seconds West 30.00 feet to the centerline of an existing public road; thence South 54 degrees 21 minutes 50 seconds East 119.22 feet along the centerline of said existing public road, said point is the point of beginning (hereafter in this description and in the two easements to which it is subject, this point shall be referred to as the "point of beginning"); thence South 54 degrees 21 minutes 50 seconds East 6.74 feet continuing along the centerline of said existing public road; thence North 29 degrees 54 minutes 08 seconds East 27.35 feet to an iron monument; thence continuing North 29 degrees 54 minutes 08 seconds East 94.00 feet to an iron monument; thence continuing North 29 degrees 54 minutes 08 seconds East 12 feet, more or less, to the water's edge of Lake Melissa; thence Northwesterly along the water's edge of said Lake Melissa to the intersection with a line which bears North 32 degrees 30 minutes 51 seconds East from the point of beginning; thence South 32 degrees 30 minutes 51 seconds West 14 feet, more or less, to an iron monument; thence continuing South 32 degrees 30 minutes 51 seconds West 78.71 feet to an iron monument; thence continuing South 32 degrees 30 minutes 51 seconds West 33.05 feet to the point of beginning. The above described tract contains 0.4 of an acre, more or less.






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.

1:2,817	Date: 7/22/2021
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 tree, a building, and a body of water.



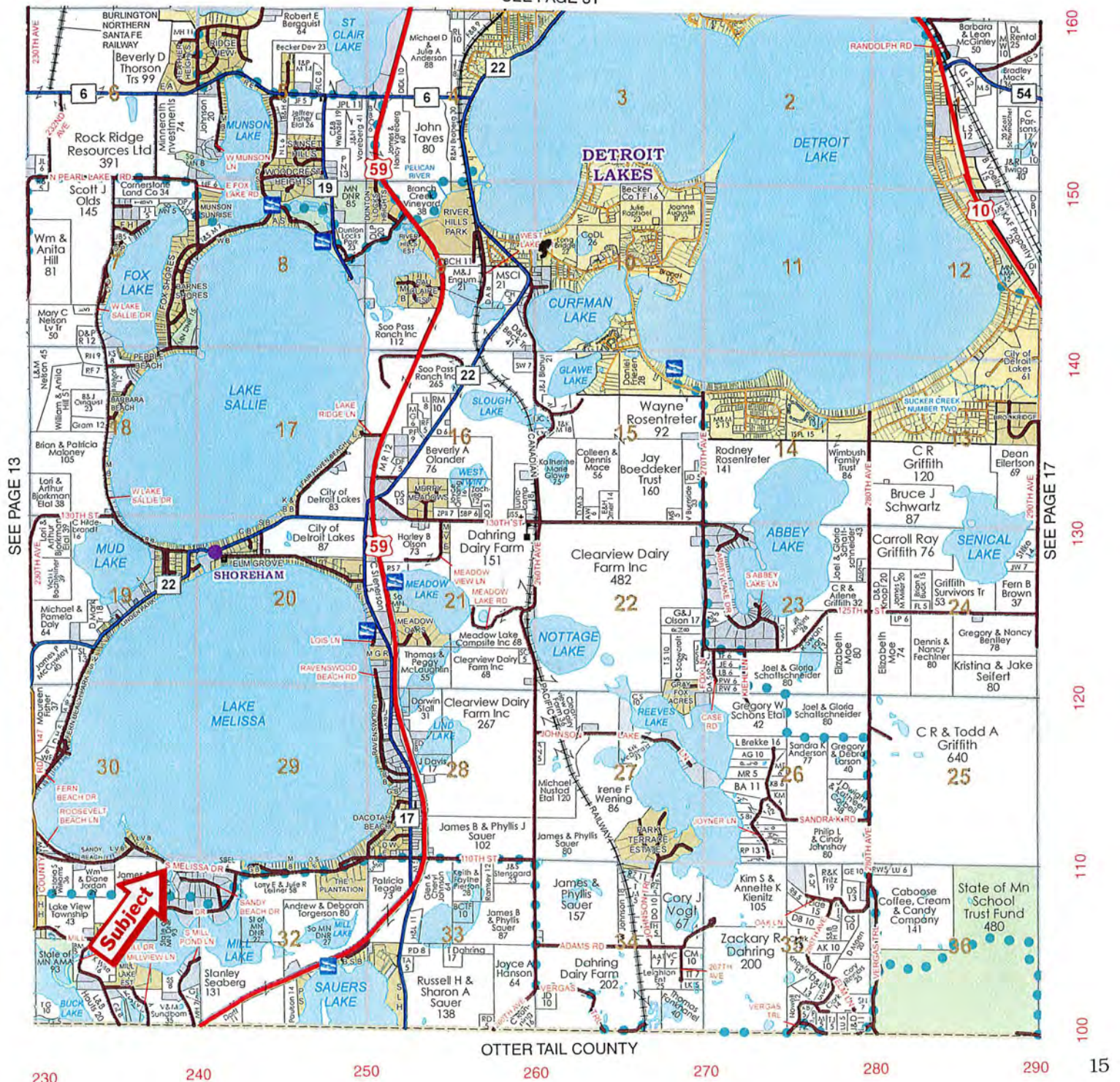


## Lake View

## 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

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, August 12<sup>th</sup>, 2021 @ 6:00 P.M.

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

**Applicant:** Lori Borgen  
11 4<sup>th</sup> St S #103  
Moorhead, MN 56560

**Project Location:** 19706 Morton Oaks Rd Audubon, MN 56511

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck and an addition to an existing non-conforming dwelling to be located at fifty (50) feet from the lake deviating from the required setback of one hundred (100) feet from a recreational development lake. Also request a variance to construct a carport and detached garage to be located at three (3) feet from the ROW, deviating from the required setback of twenty (20) feet from the ROW of a platted road on a riparian lot, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.0985.000; Maud Lake

Section 21 Township 138 Range 042; MORTON OAK LANE BCH LOT 1; Lake Eunice Township.

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

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

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto: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/](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 # VAR2021-175

### Property and Owner Review

Parcel Number(s): **170985000**

Owner: **LORI BORGEN**

Township-S/T/R: **LAKE EUNICE-21/138/042**

Mailing Address:

Site Address: **19706 MORTON OAKS RD**

**LORI BORGEN**

Lot Recording Date: **Prior to 1971**

**11 4TH ST S #103**

**MOORHEAD MN 56560**

Original Permit Nbr: **SITE2021-1428**

Legal Descr: **MORTON OAK LANE BCH LOT 1**

### 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:

**We would like to make this our permanent residence. We want to add a larger garage and carport to meet our needs for all seasons.**

Description of Variance Request: **To the cabin, we are wanting to add 260 sq. ft of livable space above the existing sunroom. We are also wanting to replace the existing garage with a carport and larger garage that will have an upper level to accommodate guests as the cabin has one bedroom.**

OHW Setback: **50' to dwelling and deck additions**

Side Lot Line Setback: **5 ft**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **3' to detached garage & carport**

Road Type: **Township**

Existing Imp. Surface Coverage: **18.94%**

Proposed Imp. Surface Coverage: **24.31%**

Existing Structure Sq Ft: **Cabin is 1300, garage 252 sq. ft.**

Proposed Structure Sq Ft: **Cabin 1560, garage 252 sq. ft.**

Existing Structure Height: **22 ft**

Proposed Structure Height: **Same as existing.**

Existing Basement Sq Ft: **Cabin has a 780 sq. foot walk out basement.**

Proposed Basement Sq Ft: **It will remain the same.**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

### Other Questions Review

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

Explain: **Yes, because we are trying to make this our year round residence and in order to do so, we need to leave room for septic. Yes our request is outside of the shore impact zone. We are under the allowed 25% lot coverage.**

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

Explain: **The variance will meet our family needs with the least amount of impact to the land. We will make sure our septic is compliant. We are not negatively impacting anyone's views or enjoyment of the lake. There are only a few properties after our lot on this dead end road. Requesting to be closer to the ROW will not create any roadside hazards or negatively impact the neighbors.**

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

Explain: **Yes, we are trying to make this a year round home for us without excessive development. It will be used for seasonal residential use. We have many friends and a growing extend family that visit the**



property and we would like more usable space to accommodate them and to enjoy the lake. The current cabin is very minimal (576 sq ft) with only one small bedroom and one 3/4 bath. The garage addition will have a loft with an area for bed and bathroom. The addition will expand the kitchen and living space. The existing sunroom will be converted to a year round 4 season space and the above deck will be converted to a living space, this will not increase the lot coverage as we are building over existing space. We are proposing a deck over the existing concrete patio/sidewalk space, which will not increase the lot coverage. The garage request is very minimal, it will only be a one car garage, we are only going one foot wider just a bit longer to have a place for storage. The carport will be to keep the second car out of the elements and prevent from hail damage. We would like to prepare this property to eventually be our year round residence.

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

Explain: **In order to have a proper septic system, a variance for our garage is necessary. We are unable to move back towards the lake as the septic best placement is behind the garage. This plat was created and developed in 1958, well before Becker County Zoning lot size standards and setbacks were established.**

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

Explain: **The variance is consistent with our neighbors.**

**Field Review Form (Pre-Insp)****Permit # SITE2021-1428****Property and Owner Review**

Parcel Number: <b>170985000</b>	Inspector Notes:
Owner: <b>LORI BORGEN</b>	
Township-S/T/R: <b>LAKE EUNICE-21/138/042</b>	
Site Address: <b>19706 MORTON OAKS RD</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**Dwelling Proposed Review**

<b>Dwelling/related structure (1A): Addition or Repairs to Existing Home</b> - Existing Dimensions: <b>26 X 20 (572 sq ft)</b> - Proposed Dimensions: <b>26 x 30 (780 sq ft) adding 260 sq ft by replacing existing deck with living space</b> - Proposed Roof Changes? <b>Yes</b>	
<b>Attached Garage (1B): N/A</b> - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?	
<b>Other dwelling related improvements (1C): Deck- Impervious</b> - Existing Dimensions: <b>deck to go over existing Sidewalk/Patio and steps which is 7 X 32 feet (224) sq ft)</b> - Proposed Dimensions: <b>7 X 32 feet (224) sq ft)</b> - Proposed Roof Changes? <b>No</b>	
<b>Other dwelling related improvements (1D): N/A</b> - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?	
<b>Additional dwelling related projects/info: We would like to turn our seasonal cabin into a year round home. Our plan is to remove the existing sunroom which has a redwood deck above it and replace it all with livable space. We also want to update most of the interior and exterior.</b>	
Inspector Notes:	

**Non-Dwelling Proposed Review**

<b>Non-dwelling related project (2A): Detached Garage</b> - Existing Dimensions: <b>18 x 14 feet=252 sq ft</b> - Proposed Dimensions: <b>35 by 15 feet=525 sq ft (2 stories-will have a loft area)</b> - 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	
<b>Non-dwelling related project (2B): Other</b> - Existing Dimensions: <b>na</b> - Proposed Dimensions: <b>Carport attached to detached garage 15x20=300 sq ft</b> - 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	
<b>Non-dwelling related project (2C): N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met	
Additional non-dwelling related projects/info:	



Inspector Notes:

### Setback Review

Road Type/Measurement From: <b>Public/Township Rd - Right of Way</b>	Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>
Road setback: - Dwelling: <b>90+ feet from centerline</b> - Non-dwelling: <b>3' feet from centerline to carport &amp; garage- Variance needed</b>	Pre-Inspection: - Dwell: - Non: Lake Name: <b>Maud (Lake Eunice) [RD]</b> River Name:
Side setback: - Dwelling: <b>11' feet to Dwelling; 5' from deck to side propoerty line (can be at 10% this is a lot of record)</b> - Non-dwelling: <b>5 feet to detached garage</b>	Pre-Inspection: - Dwell: - Non: Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non: OHW setback: - Dwelling: <b>50' feet to dwelling &amp; deck addition</b> - Non-dwelling: <b>100+ feet to garage &amp; carport</b>
Septic tank setback: - Dwelling: <b>10+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non: Pond/wetland setback: - Dwelling: - Non-dwelling:
Drainfield setback: - Dwelling: <b>20+</b> - Non-dwelling:	Pre-Inspection: - Dwell: - Non: Bluff setback: - Dwelling: - Non-dwelling:
Well setback: - Dwelling: <b>60 feet</b> - Non-dwelling: <b>3+</b>	Pre-Inspection: - Dwell: - Non:

Inspector Notes:

### Other Information Review

Setback Averaging (if applicable):  
- Structure type used: **House to House**  
- Setback of LEFT like structure: **62 feet**  
- Setback of RIGHT like structure: **56 feet**

Any other impervious surface coverage not noted on application?



36 to CL  
3 to ROW

WEST  
Morton Oaks Rd.

DRIVEWAY

$3 \times 30 = 90 \text{ sq ft}$

GARAGE

$35 \times 15 = 525 \text{ ft}^2$

CARPORT

$20 \times 15 = 300 \text{ ft}^2$

BUNKHOUSE (BH)

$16 \times 10 = 160 \text{ ft}^2$

CABIN

$26 \times 30 = 780 \text{ ft}^2$

SIDEWALK/STEPS

$41 \times 7 = 287 \text{ ft}^2$

HOTTUB (HT)

$7 \times 7 = 49 \text{ ft}^2$

SHORELINE IS RIPRAPPED

50'

7 feet to property  
line on north side

50' to H

180

175

B.H.

SEPTIC

CABIN

HT

SIDEWALK

13'

50' to LAKE

PERC

20

8x

BN26  
addition

50  
to  
ok/w

\* we could do a french drain here



<b>Borgen PARCELS 17.0985.000</b>			
TOTAL LOT AREA	8,575		
ALLOWABLE IMPERVIOUS @ 25%	2,144		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling: Existing (52+520) Addition (10x26)	26x30	572	780
Below 4 Season Proch (to be converting to dwelling)	10x26	260	
Decking on Dwelling not included on impervious Existing: (120+297+25+12); 260 to be converted to dwelling Proposed (7x32=224 to go over existing sidewalk/patio area)			
Deck on stand alone porch	6x10		
Stand alone porch	5x6	30	30
Bunkhouse	16x10	160	160
Deck on Bunkhouse	9x10		
Garage Existing (14x18) Proposed w/ loft (15x35)		252	525
Proposed carport attached to garage	15x20		300
Sidewalk removing	2x30	60	
Sidewalk Keepin	2x100	200	200
Driveway (only 3x30 is on the propoerty past the pins)	3x30	90	90
		1624	2085
		<b>18.94%</b>	<b>24.31%</b>

APP	Mitigation
YEAR	
SCANNED	

<b>PARCEL</b>	
<b>APP</b>	<b>Mitigation</b>
<b>YEAR</b>	<b>2021</b>



## 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.

$$(\text{ \% coverage reduced}) \times (5) = \text{Credit Units Gained}$$

**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.**

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 \_\_\_\_\_



Image printed on 7/8/2021 at 9:46 AM

Parcel: 17.0985.000, Photo 1 of 9

Taken: 07/20/2018, Last edit: 08/27/2018

Notes:





Image printed on 7/8/2021 at 9:45 AM

Parcel: 17.0985.000, Photo 2 of 9

Taken: 07/20/2018, Last edit: 08/27/2018

Notes:



- 4 season porch (below deck) converted to living area
- Deck above to be converted to living area



I, Patricia 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.





170985000

## BECKER COUNTY

## SEWAGE SYSTEM PERMIT APPLICATION

1. Location of property: Lake Maud Sec.      Twp 138 Range 42  
 Legal description Lot #1 - Morton Oak Lane Beach

2. Lot length 160 width 60 lot size area 9600'

3. Contour of property: Approximate elevation above water table at building site 8 sewage system site 8 adjacent property 8

4. Type of building: residential ☒ commercial ☐ accessory ☐

5. Location of roads: County      Township      State     

6. Type of sewage system planned: Tank size 1-750' gal.  
 Number of tanks 1 Drainfield 60 Lineal feet     

7. Type of soil: Sand ☒ Clay ☐ Other     

8. Location of sewage system on adjacent property       
 Number of feet     

9. Location of well on your property See sketch (Sketch on reverse side). On adjacent property     

10. Name of sewage system contractor Eugene M. Green

Well drilling contractor     

Note: If making either of the above installations yourself indicate     

11. Minimum set back: Building Sewage System

From Road R.O.W.          

Adjacent Property      See attached sheet

Lakeshore (High Water Mark)          

12. Any other information:     

Dated 4/10/72

Francis Clark  
 Applicants signature

304  
 Permit No. See attached

Permit Fee     

Permit  
 Issued  
 4/11/72

\* Will need new septic system  
 installed (working w/ DeWays)

S 02°29'E

DEDICA 1

S 02°29'E

66.6'

S 84°41'E

50'

97°48'

155.0'

155.9'

156.8'

223.4'

2

1

65'

N 03°38'W

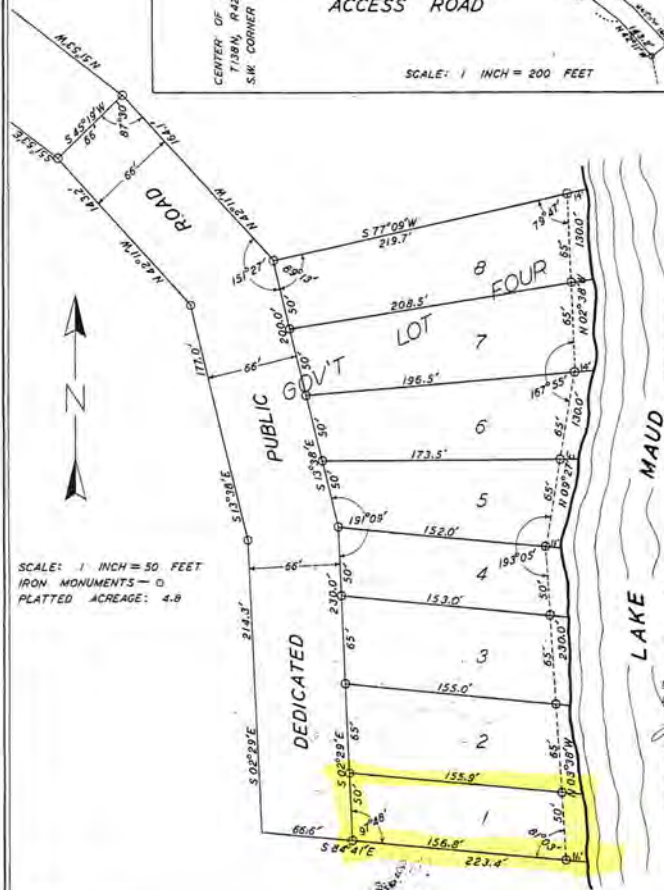
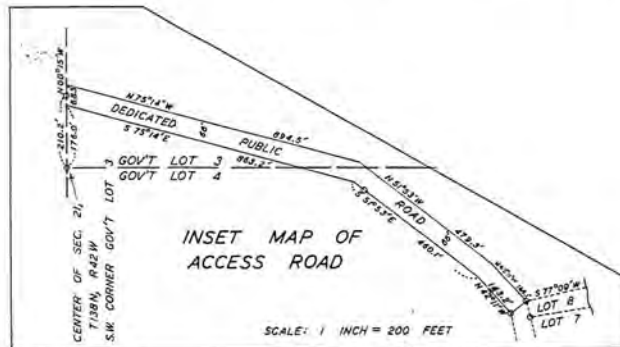
81°03'

50'

16'



# MORTON'S OAK LANE BEACH



BE IT KNOWN THAT HE, Bernard Morton and Margaret Morton, his wife, and Willard Morton and Virginia Morton, his wife, owners and proprietors of that certain land in Government Lots Three (3) and Four (4) in Section Twenty-one (21), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Tenth (5th) Principal Meridian in Minnesota, described as follows, to-wit:

Beginning at a point on the West line of aforementioned Government Lot 3 which point is located as follows: Commencing at the Southwest Corner of the said Government Lot 3, thence proceeding North 00° 15' West 175.0 feet to the said point of beginning, thence running South 75° 11' East 563.2 feet; thence South 51° 53' East 460.1 feet; thence South 42° 11' East 143.2 feet; thence South 13° 38' East 177.0 feet; thence South 02° 29' East 234.3 feet; thence South 84° 41' East 225.4 feet to a point on the shore of Lake Maud; thence running along the shore line of Lake Maud by these three courses, viz: North 03° 34' East 230.0 feet, North 09° 27' East 130.0 feet, and North 08° 38' West 130.0 feet; thence South 77° 09' West 219.7 feet; thence North 42° 11' West 164.1 feet; thence North 51° 53' West 179.3 feet; thence North 75° 14' West 594.5 feet; and thence South 00° 15' East 56.3 feet to the point of beginning;

have caused the said land to be surveyed and platted into eight (8) riparian lakeshore lots and we do hereby dedicate to the public use forever the land designated as "Dedicated Public Road", all to be known as MORTON'S OAK LANE BEACH and all as shown on the herein plat.

IN WITNESS WHEREOF, We have caused this plat to be signed this 17th day of Aug, A. D. 1958.

Witnesses:

Harold R. Jensen {  
Donald E. Olson {  
Harry S. Kulback {  
John A. Rock {

Bernard W. Morton {  
Margaret E. Morton {  
Willard Morton {  
Virginia Morton {

STATE OF MINNESOTA,  
 COUNTY OF Hennepin

On this 12th day of August, A. D. 1958, before me, A. Notary Public, in and for said County, personally appeared Bernard Morton and Margaret Morton, his 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.

STATE OF Ohio,  
 COUNTY OF Butler

Harold R. Jensen  
 Notary Public, Western County, Minn.  
 My Commission Expires June 25, 1960

On this 15th day of August, A. D. 1958, before me, A. Notary Public, in and for said County, personally appeared Willard Morton and Virginia Morton, his 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.

Harry S. Kulback  
 Notary Public  
 My Commission Expires Feb. 25, 1959

I HEREBY CERTIFY that I made the survey of MORTON'S OAK LANE 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 the topography of the land is correctly shown and that there are no wet lands.

Carl A. Redberg  
 Registered Land Surveyor 5277.

Subscribed and sworn to before me this 29 day of Aug, A. D. 1958.

Wm. P. Gault  
 DEPUTY COUNTY AUDITOR  
 BECKER COUNTY, MINN.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 3rd day of Sept, A. D. 1958.

Wm. P. Gault  
 Chairman of County Board

ATTEST:  
John A. Rock  
 County Auditor

214056  
 OFFICE OF REGISTER OF DEEDS  
 COUNTY OF BECKER, MINN.  
 I have received this plat for record on the 15th day of SEP 1958  
 A. D. 1958  
 and hereby reported in Book 2  
 of Plats Page 254  
R. P. Miller  
 Register of Deeds  
 By \_\_\_\_\_ Deputy

## Becker County Parcel Information



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

### Summary

Parcel Number:	170985000	GIS Map 
Property Address:	19706 MORTON OAKS RD AUDUBON	
Owner Name:	LORI BORGEN	
Owner Address:	11 4TH ST S #103 MOORHEAD MN 56560	
Legal Description:	Section 21 Township 138 Range 042 MORTON OAK LANE BCH LOT 1	

### Valuation & Taxation

[top ▲](#)

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$80,600	\$73,900	\$73,900
Estimated Land Value	\$162,600	\$149,000	\$149,000
Estimated Machinery Value			
Total Estimated Value	\$243,200	\$222,900	\$222,900
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$222,900	\$222,900	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$1,658.00	\$1,694.00	
Total Payments	-\$829.00	-\$1,694.00	



Unpaid Balance	\$829.00	\$0.00
No prior years unpaid.		

MN Allocation Information <span>top ▲</span>		
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$243,200

Zoning Information			top ▲
Zoning District			
Township	Lake Eunice		
Zoning District	Agricultural		
Other Descriptions	Plat of Morton Oak Lane Beach		
Zoning Permits			
Type	Status	Details	
Land Alteration	Approved: 02/28/17	<ul style="list-style-type: none"><li>• Project Type: Sand Blanket Rip Rap</li><li>• Purpose: Improve Lawn</li></ul>	
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 <span>top ▲</span>			
<b>*NOTICE*</b> 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
	50		
Description	Flags	Size	

170413 MAUD LAKE SITE		1 UT
170415 FF-LAKE MAUD AVG		50 FF
601420 WATER/SEWER/ELEC		1 UT
604714 PRIMITIVE SITE-RE		1 UT

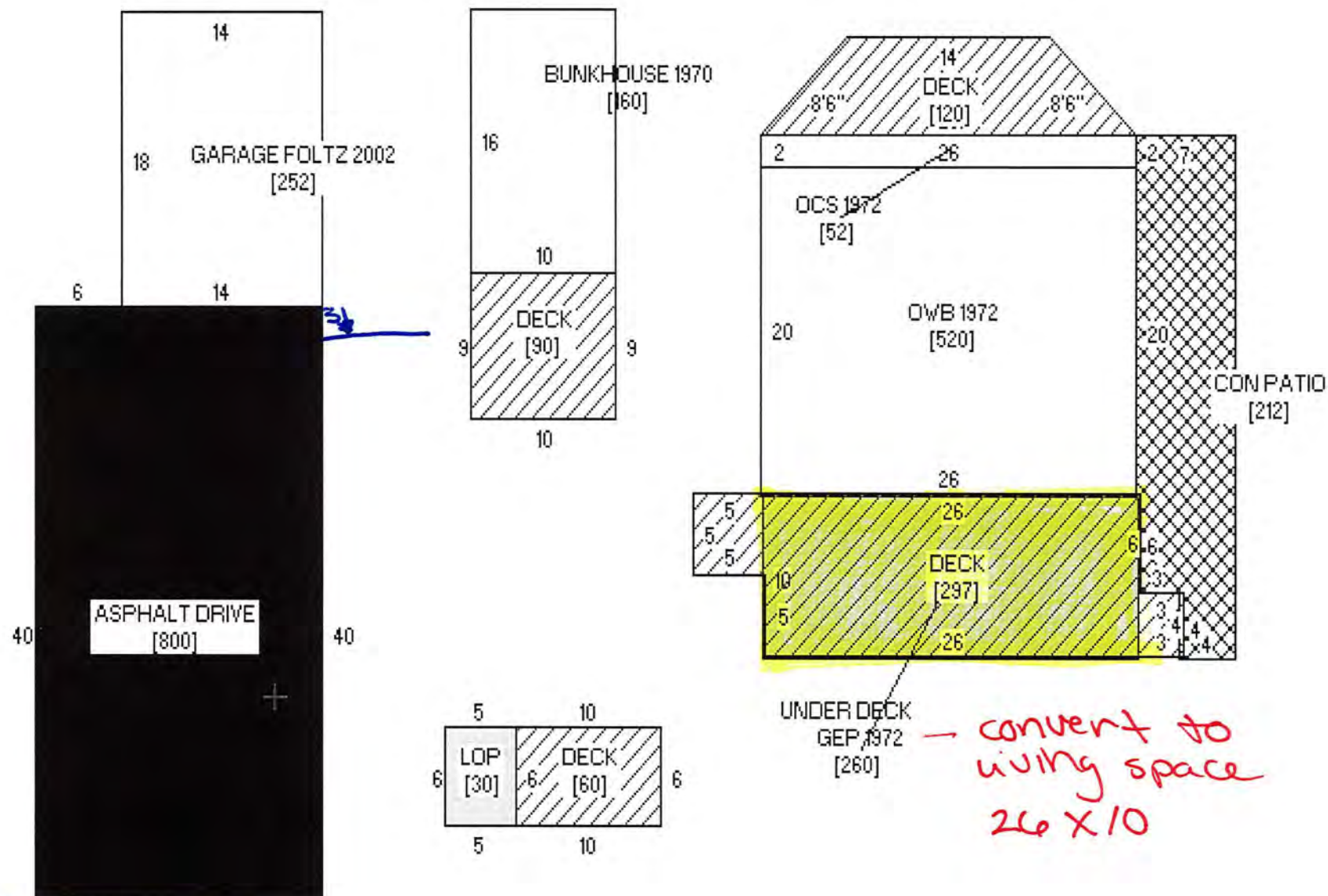
## Residential Buildings

top ▲

### Res Bldg # 1 details:

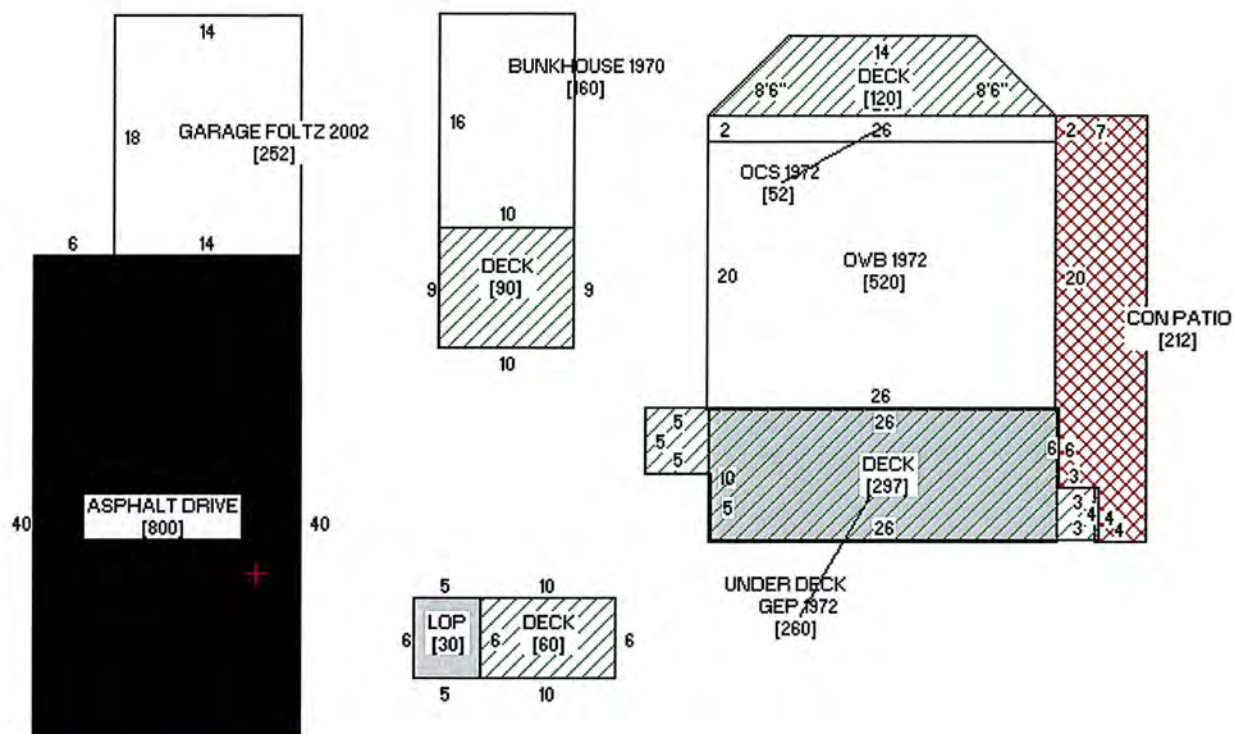
Occupancy	Single-Family / Owner Occupied
Year Built	1972
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	572 SqFt
Condition	Normal
Basement	Full
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0





(3x30 is on lot)  
Rest is past pine

## Building sketch:



## Addition # 1

Year Built	1972
Style	1 Story Frame
Area SF	52
Condition	Normal
Bsmnt SF	0
Heat	Elec - Basebd
AC	No
Attic SF	0

## Porch # 1

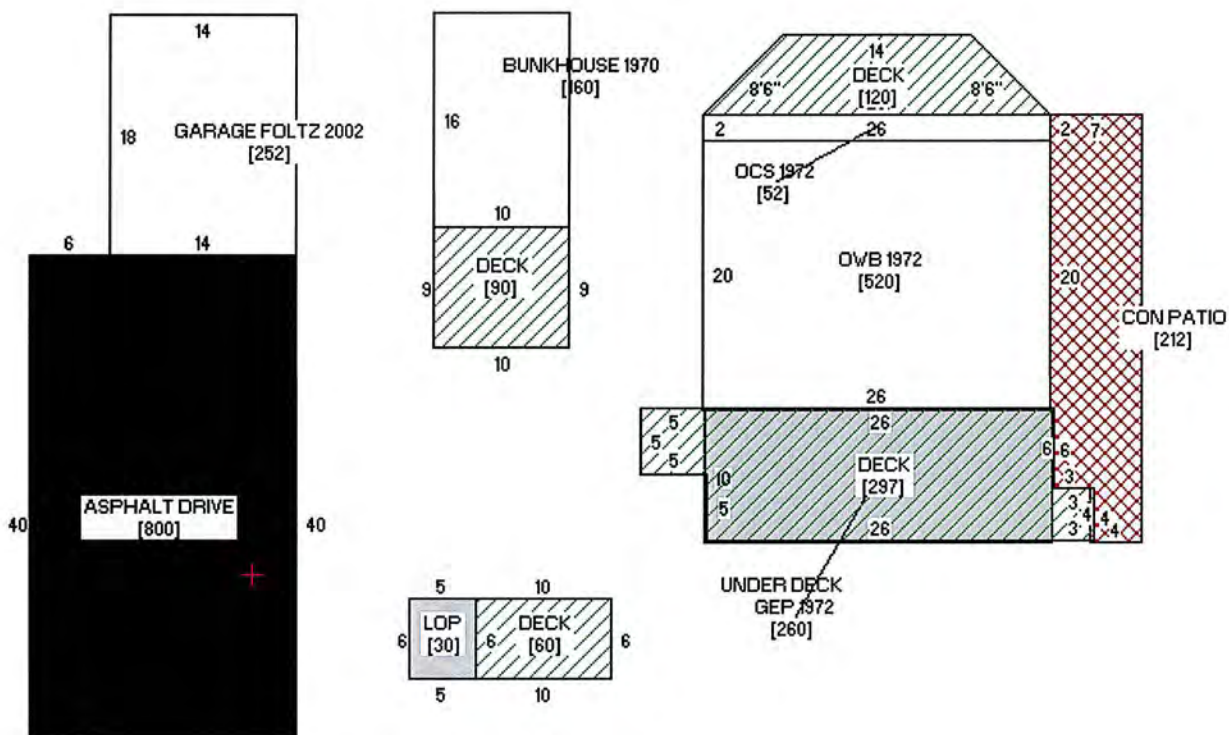
Area SF	260
Style	1S Frame Enclosed
Bsmnt SF	0



Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	1	
Basement Finish		
Type	Range	Area SF
Living Qtrs. (Multi)	Avg	520
Decks & Patios		
Style	Area SF	
Wood Deck-Med	120	
Wood Deck-Med	297	
Concrete Patio-Low	212	
Res Bldg # 2 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1970	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	160 SqFt	
Condition	Normal	
Basement	Crawl	
Heating	No	
AC	No	
Attic	None	
Foundation	Concrete Blk	
Roof	Gable/Asph	

Ext Walls	Vinyl
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Plumbing	
Style	Count
No Plumbing	1
Decks & Patios	
Style	Area SF
Wood Deck-Low	90



**Ag Buildings**

top ▲

**Ag Bldg # 1 details:**

Bldg Type	Steel Utility Building
Descr	
Year Built	2002
Bldg Count	1
Width	14
Length	18
Height	0
Area	252 Square Feet
Frame Type	Wood Frame
Wall Type	Enameled

**Yard Items**

top ▲

**Yard Item # 1 details:**

Descr	Paving - Asphalt
Year Built	2002
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	800 Square Feet
Pricing	Average
Lighting	None

**Yard Item # 2 details:**

Descr	Porches,Decks,Patios,etc.
-------	---------------------------

Year Built	1972
Item Count	1
Condition	Normal
Type	Wood Deck
Pricing	Low
Width	0.00
Length	0.00
Quantity	90 Square Feet

Sales Information <span>top ▲</span>			
Sale Date: 5/22/2015 - Property Type: Residential (< 4 Units)			
Buyer	BORGEN, LORI	Seller	CLARK, ADDRIAN L
Sale Price	\$210,000	Ins Type	Point of Attorney
Adj Sale Price	\$210,000	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: 17.0985.000  
BILL NUMBER: 176328  
LENDER: BECKER COUNTY & AUTOMATIC PAYMENT  
OWNER NAME: BORGEN LORI

**TAXPAYER(S):**

LORI BORGEN  
11 4TH ST S #103  
MOORHEAD MN 56560

\$\$\$

**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**  
19706 MORTON OAKS RD  
AUDUBON, MN 56511

**DESCRIPTION**  
Section 21 Township 138 Range 042  
SubdivisionName MORTON OAK LANE  
BCH SubdivisionCt 17044

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
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	222,900 222,900
	Homestead Exclusion:	0 0
	Taxable Market Value:	222,900 222,900
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
		1,632.00
	Sent in November 2020	
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$829.00
	Second half taxes due 10/15/2021	\$829.00
	Total taxes due in 2021	\$1,658.00

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	\$0.00
	3. Property taxes before credits	\$1,654.00	\$1,618.00
	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	\$1,654.00	\$1,618.00
	6. BECKER COUNTY	\$819.60	\$807.39
	7. LAKE EUNICE	\$213.65	\$205.51
	8. State General Tax	\$319.25	\$306.66
	9. SCHOOL DISTRICT 2889	\$211.44	\$205.86
	A. Voter approved levies	\$85.44	\$88.15
	B. Other local levies	\$4.62	\$4.43
	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	\$1,654.00	\$1,618.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,694.00	\$1,658.00
		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: 17.0985.000

AIN:

BILL NUMBER: 176328

TAXPAYER(S): LORI BORGEN  
11 4TH ST S #103  
MOORHEAD MN 56560

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

Total Property Tax for 2021 \$1,658.00  
2nd Half Tax Amount \$829.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$829.00  
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: 17.0985.000

AIN:

BILL NUMBER: 176328

TAXPAYER(S): LORI BORGEN  
11 4TH ST S #103  
MOORHEAD MN 56560

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

Total Property Tax for 2021 \$1,658.00  
1st Half Tax Amount \$829.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$829.00  
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.

624964

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 624964

May 29, 2015 at 8:51 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

CERTIFICATE OF REAL  
ESTATE VALUE FILED #011783

No delinquent taxes and transfer entered  
this 29th day of May, 2015

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

17.0985.000

Becker County Recorder

Well Certificate Received May 28, 2015

Patricia Swenson  
Deputy [Signature] Becker County Recorder

POWER OF ATTORNEY'S DEED

STATE DEED TAX DUE HEREON:

\$ 693.00

e-CRV 350705

Date: 5/22/15

File No.: 206713

FOR VALUABLE CONSIDERATION, Addrian L Clark, a single woman, by Rodney Clark, her Attorney-in-fact, Grantor, hereby warrants and conveys to Lori Borgen, Grantee, real property in Becker County, State of Minnesota, described as follows:

Lot One, Mortons Oak Lane Beach, according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota

- ☐ 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.

together with all hereditaments and appurtenances belonging thereto.

BECKER COUNTY DEED TAX

AMT. PD. \$ 693.00

Receipt # 591470  
Becker County Auditor/Treasurer

chg  
paid  
well

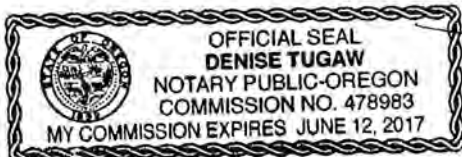


WITNESS, the hand of the Grantor:

Rodney Clark for Addrian L. Clark  
Addrian L. Clark,  
by Rodney Clark, Attorney-in-Fact: *Attorney  
IN  
FACT*

*Oregon*  
STATE OF ~~NORTH DAKOTA~~  
*Deschutes*  
COUNTY OF ~~CASS~~

On this 18 day of May 2015, before me personally appeared Rodney Clark, known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-Fact of Addrian Clark, and acknowledged to me that he subscribed his name as principal.



Denise Tugaw  
Notary Public

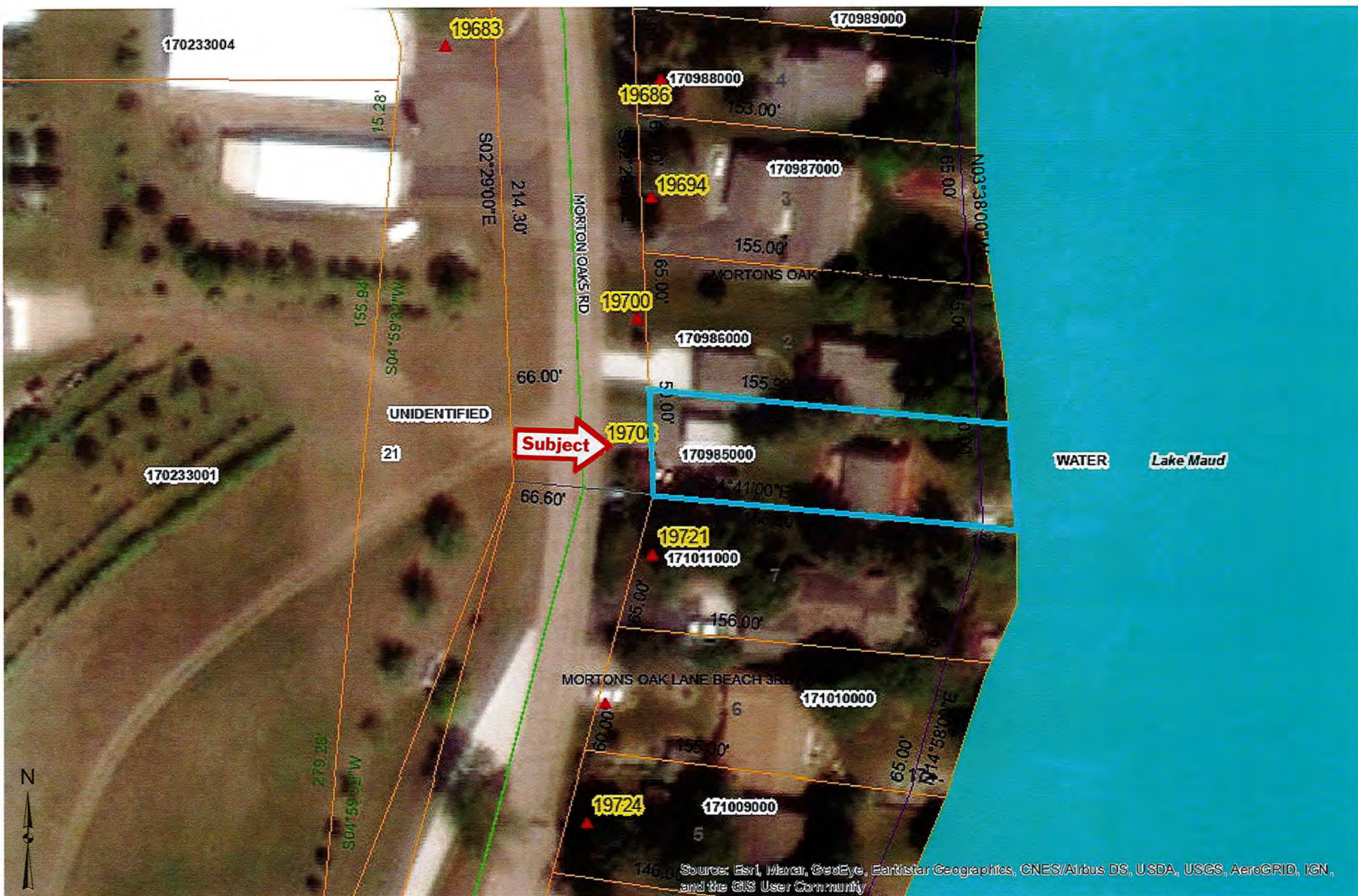
My Commission Expires: June 12, 2017

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

11 4th St. S #103  
moorhead, mn 56560

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):  
Wheeler and Associates, PC  
35 4th Street N #102  
Fargo, ND 58102



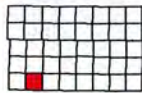


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,056	Date: 7/15/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



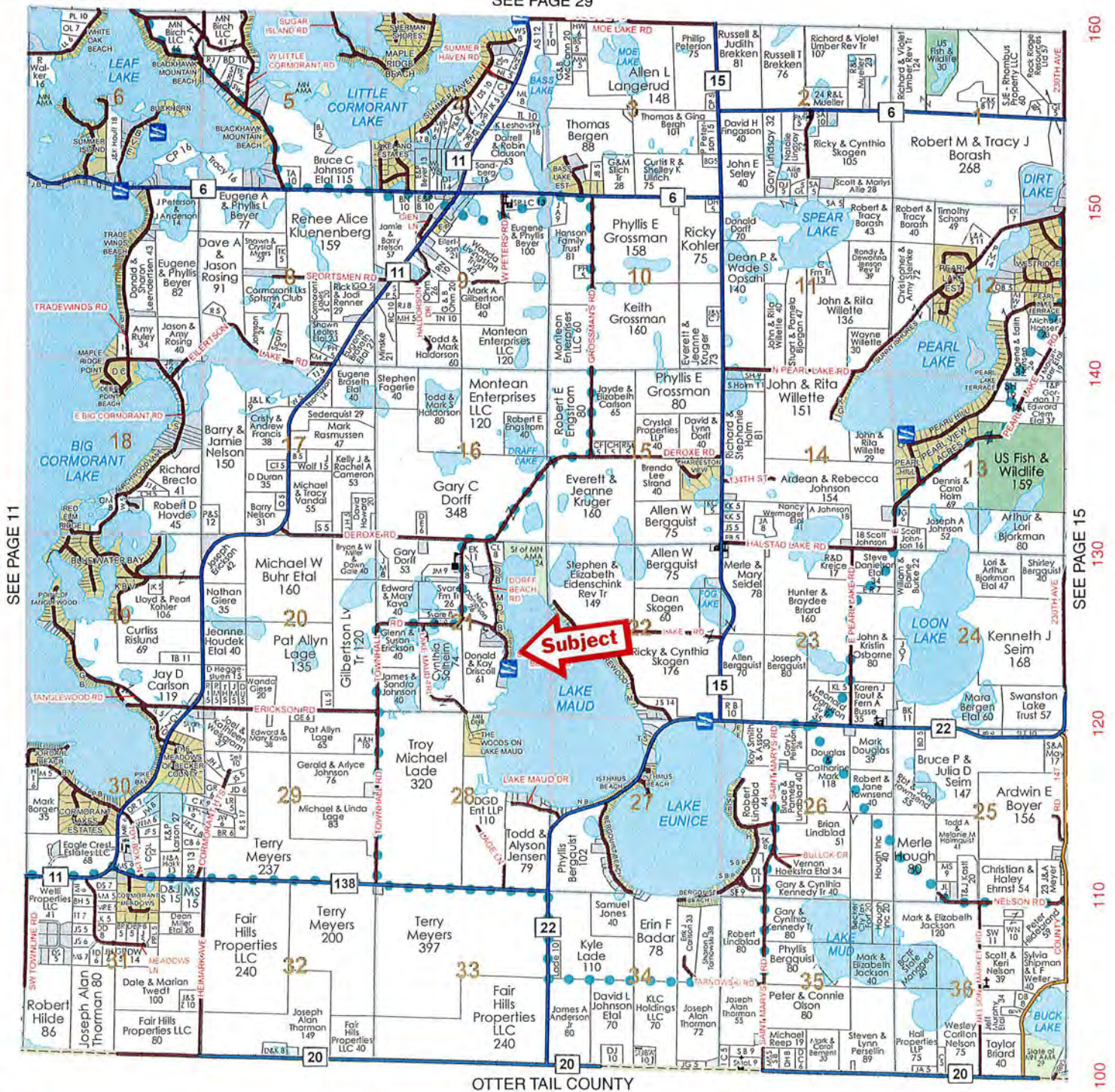


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



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, August 12<sup>th</sup>, 2021 @ 6:00 P.M.

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

**Applicant:** Jeffrey R & Marilee R Crawford  
42619 195<sup>th</sup> St  
Frazee, MN 56544

**Project Location:** 42619 195<sup>th</sup> St Frazee, MN 56544

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance for a carport to be located at seventy-six (76) feet from the north OHW & eighty-one (81) to the south OHW and a patio to be located at forty-two (42) feet from the north OHW of the lake, deviating from the required setback of one hundred feet from the OHW of a recreational development lake, due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: 33.0152.000; Toad Lake

Section 17 Township 139 Range 038; LOT 3 LESS 3.75 AC & LESS PLAT; Toad Lake Township.

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

#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto: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/](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 # VAR2021-181

### Property and Owner Review

Parcel Number(s): **330152000**

Owner: **JEFFREY CRAWFORD**

Township-S/T/R: **TOAD LAKE-17/139/038**

Mailing Address:  
**JEFFREY CRAWFORD**  
**42619 195TH ST**  
**FRAZEE MN 56544**

Site Address: **42619 195TH ST**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1464**

Legal Descr: **LOT 3 LESS 3.75 AC & LESS PLAT**

### 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 for a carport to be located at seventy-six (76) feet from the north OHW & eighty-one (81) to the south OHW and a patio to be located at forty-two (42) feet from the north OHW of the lake, deviating from the required setback of one hundred feet from the OHW of a recreational development lake, due to setback issues.**

OHW Setback: **Carport (76' to the North & 81' to the South) & Patio(42' to the North & 100+ to the South)**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **19.98%**

Proposed Imp. Surface Coverage: **20.77%**

Existing Structure Sq Ft: **Existing garage is 30x40**

Proposed Structure Sq Ft: **carport addition is 20x30 and patio to be 10x40**

Existing Structure Height: **12**

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 meeting all other setbacks. Our lot size is larger than the current required 40,000 sq ft, we have 1.2Ac, which is much larger than many of the other lots in the area or on the lake in general. We are well under the allowed 25% lot coverage, we are only at 20%.**

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

Explain: **We will not be negatively impacting anyone's views or enjoyment of the lake. We are on a peninsula with only one property past our lot that has access through an easement.**

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

Explain: **Yes this will be used for residential purposes.**

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

Explain: **Yes, our lot is located on a peninsula with required lake setbacks from two sides. We have developed the property in the most middle portion of the lot to meet both setbacks as well as we can. This is a lot of record, it was established and developed well before Becker County lot size standards and setbacks were established. We are adding on to an existing, nonconforming structure.**

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

Explain: **Yes, there are many properties in the area that were created and developed at the same time as our lot and they have similar setbacks.**



**Field Review Form (Pre-Insp)****Permit # SITE2021-1464****Property and Owner Review**

Parcel Number: <b>330152000</b>	Inspector Notes:
Owner: <b>JEFFREY CRAWFORD</b>	
Township-S/T/R: <b>TOAD LAKE-17/139/038</b>	
Site Address: <b>42619 195TH ST</b>	Does posted address sign match site address? <b>Y</b> <b>N</b>

**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): <b>Other</b> - Existing Dimensions: <b>Existing garage 30x40=1200 sq ft</b> - Proposed Dimensions: <b>20x30=600 sq ft carport addition</b> - 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): <b>Other</b> - Existing Dimensions: <b>Existing 30x40 garage</b> - Proposed Dimensions: <b>10x40=400 sq ft patio</b> - 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): <b>N/A</b> - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:

## Setback Review

Road Type/Measurement From: <b>Private Easement - Right of Way</b>		Shoreland 1000/300? <b>Shoreland-Riparian (Property is bordering a lake, river or stream)</b>	
Road setback: - Dwelling: - Non-dwelling: <b>20+ to easement</b>	Pre-Inspection: - Dwell: - Non:	Lake Name: <b>Toad (Toad Lake) [RD]</b> River Name: <b>na</b>	
Side setback: - Dwelling: - Non-dwelling: <b>15'</b>	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? <b>No</b> Bluff? <b>No</b>	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: Pre-Inspection: - Dwelling: - Dwell: - Non-dwelling: <b>CARPORT 76' to</b> - Non: <b>North &amp; 81' to South ; PATIO 42' to North &amp; 100+ to the south- VARIANCE NEEDED</b>	
Septic tank setback: - Dwelling: - Non-dwelling: <b>20'</b>	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling: <b>30'</b>	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling: <b>na</b>	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: <b>80 ft</b>	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

## Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?



42610  
195th St.

2 1/2  
3

Well

Deck

House

Deck

Holding tanks

Lake

Easement goes behind house

42'

on

100+

30'

76'

Garage

40' Patio

Car port

81'

20'

Legend Proposed



202



108000

330359000

195 Street

330152000

CARPORT

PATIO

76

82

100x

WATER

330153

© All

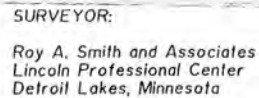
05/01/2021



## Crawford PARCELS 33.0152.000

TOTAL LOT AREA 1.2 AC/50233 for impervious calc	50,233		
ALLOWABLE IMPERVIOUS @ 25%	12,558		
		<b>EXISTING</b>	<b>PROPOSED</b>
Dwelling (1176)		1176	1176
Deck 465+554=1019 sq ft not pervious			
Porches (192+36)		228	228
Patio		105	105
Steel Utility Building	30x40	1200	1200
Steel Utility Building	30x56	1680	1680
Lean-to (Enclosed)	22x40	880	880
Lean-to (Enclosed)	12x40	480	480
Lean-to (open lean on 12x20)	7x20	140	140
Shed	12x20	240	240
Shed	7x20	140	140
Concrete Existing (3670+96) Proposed reduced by carport(20x30=600) is going over existing concrete		3766	3166
Proposed Carport	20x30		600
Proposed Patio	10x40		400
		10035	10435
		<b>19.98%</b>	<b>20.77%</b>

## 6-26



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



I, Robert L. Smith, certify that this survey, and the report was prepared by me or under my direct supervision and that I am a duly appointed Land Surveyor under the laws of the State of Michigan.

Date: July 15, 1993 Reg. No. 12004



# CERTIFICATE OF SURVEY

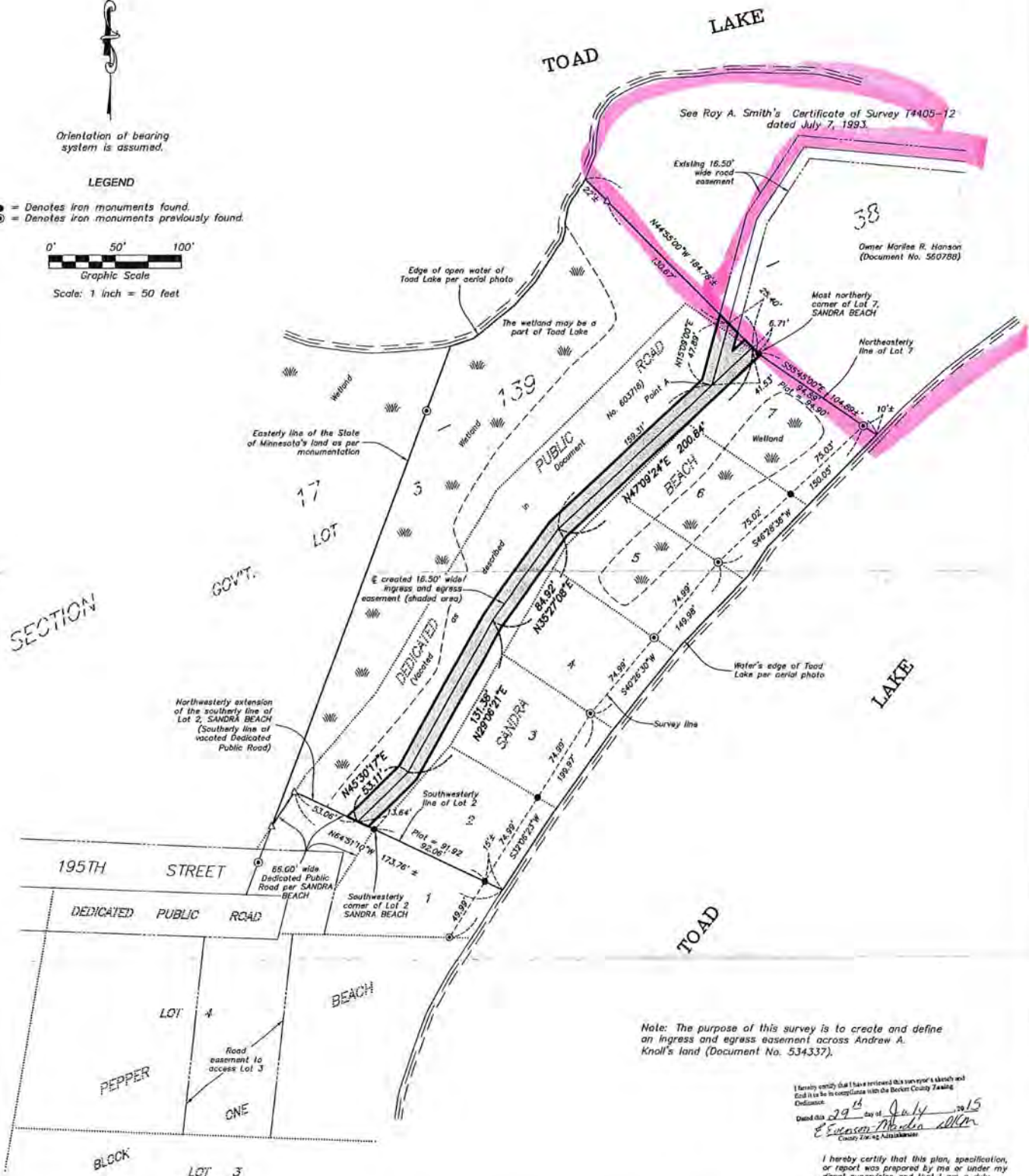
IN GOVERNMENT LOT 3 OF SECTION 17-139-38  
AND IN LOT 7 OF SANDRA BEACH  
BECKER COUNTY, MINNESOTA



## LEGEND

- = Denotes iron monuments found.
- ⊙ = Denotes iron monuments previously found.

0' 50' 100'  
Graphic Scale  
Scale: 1 inch = 50 feet



Note: The purpose of this survey is to create and define an ingress and egress easement across Andrew A. Knoll's land (Document No. 534337).

I hereby certify that I have reviewed this surveyor's sketch and find it to be in compliance with the Becker County Taxing Ordinance.  
Dated this 29<sup>th</sup> day of July 2015  
Roy A. Smith  
County Clerk, Becker County

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.

Roy A. Smith  
Print Name: Roy A. Smith  
Signature: [Signature]  
Date: May 14, 2015  
License # 12004

Red seal indicates official copy

## 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

## OWNER:

ANDREW A. KNOLL  
2808 11TH STREET S  
FARGO, ND 58103

COMP FILE:	17BUTLER2-COMP
CRD FILE:	17BUTLER
DWG FILE:	17KNOLL_COS
COMP BY:	JPP
DRAWN BY:	JJD

DRAWING NUMBER: T8804-15

1998 Prev. Variance

BECKER COUNTY RECORDER-STATE OF MINN.  
Document No. 441222  
Date JUL 21 1998 4 00 P.M.  
I hereby certify that the within instrument  
was recorded in the office of Becker  
County Recorder,  
M. M. Martenson  
County Recorder, Co. Bevy.  
33,0152.000

BECKER COUNTY BOARD OF ADJUSTMENT

VARIANCE PROCEEDINGS

### ORDER OF VARIANCE

~~OR~~

~~DENIAL OF VARIANCE~~

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 Conv and Order (GRANTING) (~~DENYING~~)





330152000

## BECKER COUNTY PLANNING &amp; ZONING

829 Lake Avenue, P O Box 787  
 Detroit Lakes, MN 56502-0787  
 e (218) 846-7314, Fax (218) 846-7266

Permit # 13208

## Onsite Septic System Site Evaluation/Design

Fire Number \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

## Legal Description:

Lake/Stream Name	Lake/Stream Class	Section	TWP	Range	Township Name
TOAD	RD	17	139N	38W	TOAD Lake
Property Owner	Address	City, State, Zip Code	Phone Number		
Gerald Hansen	RR	Frayee, MN	218-334-4877		
ISTS Designer I / Designer II	License Number	Address	Phone Number		
Randy Anderson	634	Detroit Lakes	846-3072		

## Site Plan

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

- |  |  |  |                                    |
|--|--|--|------------------------------------|
| *All Wells within 100 feet of the System         | *Existing & Proposed Buildings   | *Distance from OHW                                   | *Soil Boring & Perc Test Locations |
| *Distance from all Wells within 100 ft of System | *Easements   | *Distance from Property Lines                        | *Dimensions of Lot                 |
|  | *Distance from Water Lines within 50 ft of System(existing & proposed) | *Location of any Unsuitable Disturbed/Compacted Soil | *Tank Access Route                 |
|  |  |  | *Scale - One inch = _____ ft       |



TEST HOLE #1				TEST HOLE #2			
DEPTH IN INCHES	SOIL TEXTURE	MUNSELL COLOR	STRUCTURE	DEPTH IN INCHES	SOIL TEXTURE	MUNSELL COLOR	STRUCTURE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
Depth to standing water				Depth to standing water			
Depth to mottling				Depth to mottling			

Describe the surface features (slope, runoff, weather conditions, vegetation type, evidence of compaction, etc.)

SYSTEM IS ☐ NEW ☒ REPAIR

SYSTEM DESIGN

☒ GRAVITY FLOW ☐ PRESSURE DISTRIBUTION

WATER USES:

NUMBER OF BEDROOMS 2  
NUMBER OF BATHROOMS 1  
TOTAL SQ. FT OF STRUCTURE \_\_\_\_\_

DEPTH OF SYSTEM \_\_\_\_\_

☒ WASHING MACHINE  
☒ DISHWASHER  
☒ WATER SOFTENER  
☒ GARBAGE DISPOSAL

TANK SIZE 2 - 1000 gal

SYSTEM DESIGN FLOW 300 GPD

SOIL SIZING FACTOR \_\_\_\_\_

PUMP SIZE \_\_\_\_\_

TYPE OF RESIDENCE

LIFT STATION SIZE NA  
SOIL TREATMENT  
AREA SIZE NA SQ FT  
DOSE VOLUME \_\_\_\_\_

LENGTH OF LIFT LINE \_\_\_\_\_

☒ TYPE I ☐ TYPE II  
☐ TYPE III ☐ TYPE IV

TOTAL DYNAMIC HEAD \_\_\_\_\_

WELL INFORMATION-Property's Well DEPTH OF WELL shallow

TYPE OF WELL sandpoint

Neighboring wells (within 100 ft of system) Depth of Wells NA

Type of Wells \_\_\_\_\_

Name of Designer I

Date of Site

Designer II Randy Anderson

Evaluation 5-1-98

MPCA Number 634

Phone 849 3072

I certify that the site evaluation has been completed in accordance with all provisions of ISTS Minnesota Rules Chapter 7080.

Signature of Evaluator Randy Anderson

Date 5-1-98

For Office Use Only

Date Site Evaluation / Design received \_\_\_\_\_

Received by \_\_\_\_\_

Date Site Evaluation approved 8/2/99

Approved by Webb

Permit issued 8/2/99 Webb



# INDIVIDUAL SEWAGE TREATMENT SYSTEM WORKSHEET

- FLOW**
- A. Estimated \_\_\_\_\_ gpd  
measured \_\_\_\_\_ x 1.5 = \_\_\_\_\_ gpd
- SEPTIC TANK VOLUME**
- B. \_\_\_\_\_ gallons

- SOILS (Site evaluation data)**
- C. Depth to restricting layer = \_\_\_\_\_ feet
- D. Maximum depth of system C - 3 ft = \_\_\_\_\_ feet
- E. Texture \_\_\_\_\_ Percolation rate \_\_\_\_\_ MPI
- F. SSF \_\_\_\_\_ sq ft/gpd
- G. Slope \_\_\_\_\_ %

- TRENCH BOTTOM AREA**
- H. For trenches with 6 inches of rock below the pipe:  
 $A \times F = \_\_\_\_ \times \_\_\_\_ = \_\_\_\_ \text{ sq ft of bottom area}$
- I. For trenches with 12 inches of rock below the pipe:  
 $A \times F \times 0.8 = \_\_\_\_ \times \_\_\_\_ \times 0.8 = \_\_\_\_ \text{ sq ft of bottom area}$
- J. For trenches with 18 inches of rock below the pipe:  
 $A \times F \times 0.66 = \_\_\_\_ \times \_\_\_\_ \times 0.66 = \_\_\_\_ \text{ sq ft of bottom area}$
- K. For trenches with 24 inches of rock below the pipe:  
 $A \times F \times 0.6 = \_\_\_\_ \times \_\_\_\_ \times 0.6 = \_\_\_\_ \text{ sq ft of bottom area}$
- BED BOTTOM AREA**
- L. For seepage beds with 6 or 12 inches of rock below the pipe;  
 $1.5 \times A \times F = 1.5 \times \_\_\_\_ \times \_\_\_\_ = \_\_\_\_ \text{ sq ft of bottom area}$

- ROCK VOLUME IN CU FT**
- M. Rock depth below distribution pipe plus 0.5 foot times bottom area:  
 $M = \text{Rock depth} + 6 \text{ inches} \times \text{Area (H,I,J,L,K)}$   
 $(\_\_\_\_ + 0.5 \text{ ft}) \times \_\_\_\_ = \_\_\_\_ \text{ cu ft}$
- ROCK VOLUME IN CU YDS**
- N. Volume in cu ft divided by 27  
 $M \div 27 = \text{cu yds } \_\_\_\_ \div 27 = \_\_\_\_ \text{ cu yds}$
- ROCK WEIGHT**
- O. Cubic yards times 1.4 = tons  
 $N \times 1.4 = \text{tons } \_\_\_\_ \times 1.4 = \_\_\_\_ \text{ tons}$

- SYSTEM LENGTH**
- P. Select trench width = \_\_\_\_\_ ft
- Q. Divide bottom area by trench width: (H, I, J, or K)  $\div$  P =  
lineal feet  
 $\_\_\_\_ \div \_\_\_\_ = \_\_\_\_ \text{ lineal feet}$
- Q1. Gravelless Design  
 $A \times F \div (3 \text{ for } 10" \text{ pipe, } 2 \text{ for } 8" \text{ pipe, width of the Chamber})$   
 $\_\_\_\_ \times \_\_\_\_ \div \_\_\_\_ = \_\_\_\_ \text{ feet}$

- LAWN AREA**
- R. Select trench spacing, center to center = \_\_\_\_\_ feet
- S. Multiply trench spacing by lineal feet R  $\times$  Q = sq ft of lawn area  
 $\_\_\_\_ \times \_\_\_\_ = \_\_\_\_ \text{ sq ft}$

If the site evaluation determines a mound system, please attach the mound design worksheets.

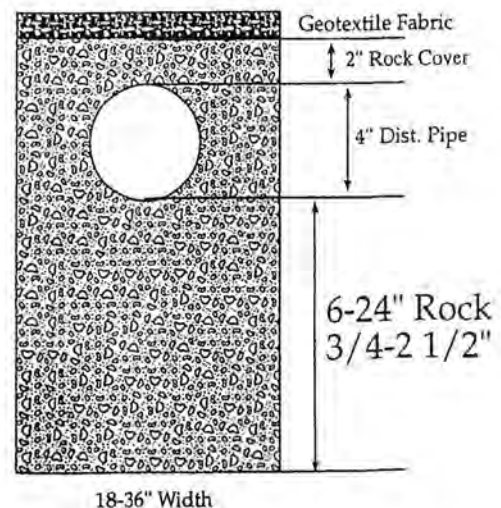
Estimated Sewage Flows in Gallons per day (gpd)				
Number of Bedrooms	Type I	Type II	Type III	Type IV
2	300	225	180	
3	450	300	218	
4	600	375	256	
5	750	450	294	
6	900	525	332	
7	1050	600	370	
8	1200	675	408	
				60% of the values in Type I, II or III columns

Septic Tank Capacities (in gallons)		
Number of Bedrooms	Minimum Liquid Capacity	Liquid capacity with garbage disposal
2 or less	750	1125
3 or 4	1000	1500
5 or 6	1500	2250
7, 8 or 9	2000	3000

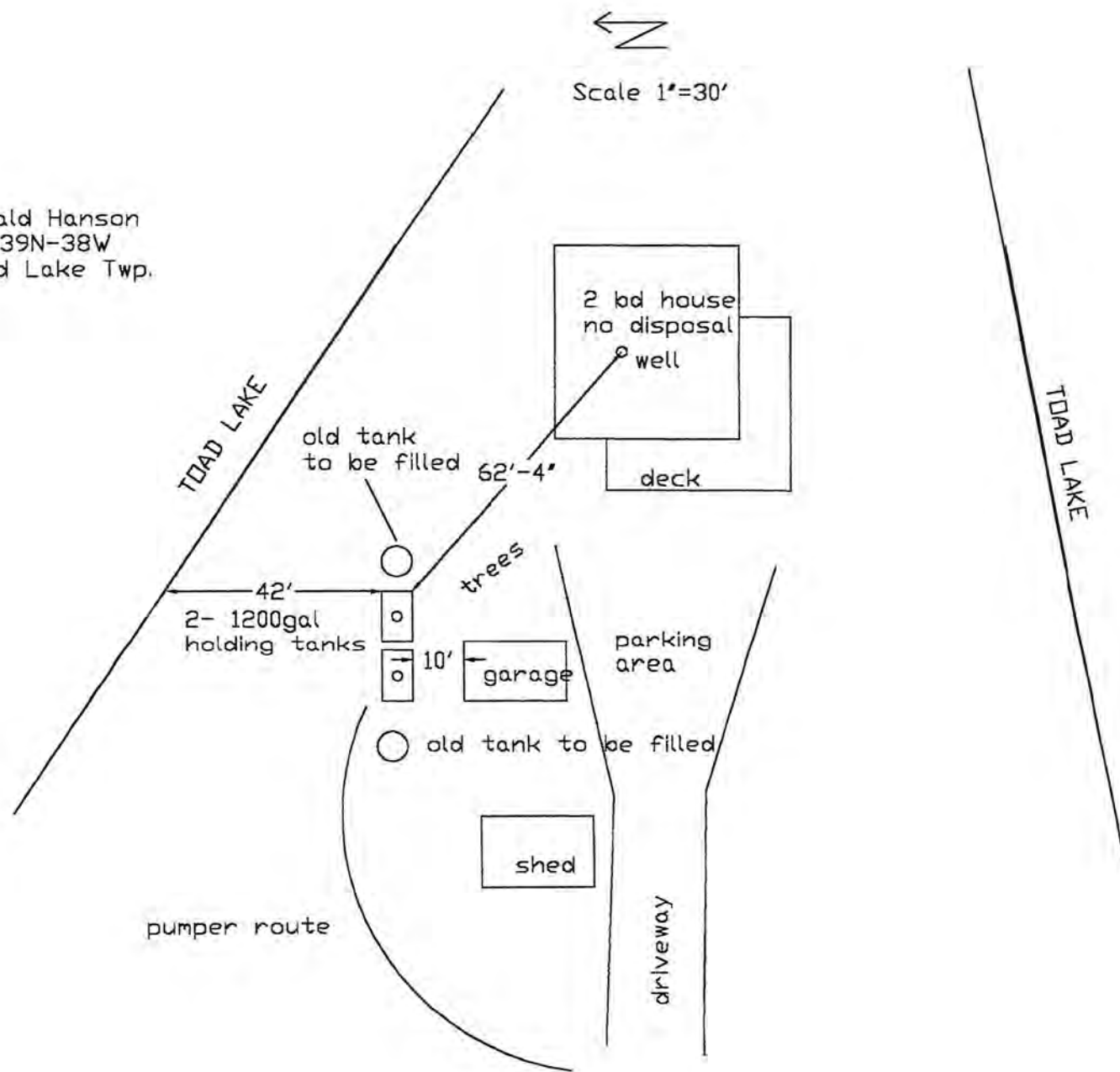
Soil Characteristics and Required Areas for Sewage Treatment		
Percolation Rate in Minutes per Inch (MPI)	Soil Texture	Square feet per gallon per day
Faster than 0.1 *	Coarse Sand	-----
0.1 to 5	Sand	0.83
0.1 to 5	Fine Sand **	1.67
6 to 15	Sandy Loam	1.27
16 to 30	Loam	1.67
31 to 45	Silt Loam	2.00
46 to 60	Clay Loam	2.20
Slower than 60***	Clay	-----

\* Soil too coarse for sewage treatment. Use systems for rapidly permeable soils.  
 \*\* Soil having 50% or more of fine sand plus very fine sand.  
 \*\*\* Soil with too high a percentage of clay for installation of an inground standard system.

6 inches= 0% Reduction\*  
 12 inches= 20% Reduction  
 18 inches= 34% Reduction  
 24 inches= 40% Reduction  
 \* sizing for gravelless trench



Gerald Hanson  
17-139N-38W  
Toad Lake Twp.





## Becker County Parcel Information

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

Summary	
Parcel Number:	330152000 <a href="#">GIS Map</a> 
Property Address:	42619 195TH ST FRAZEE
Owner Name:	JEFFREY R & MARILEE R CRAWFORD
Owner Address:	42619 195TH ST FRAZEE MN 56544
Legal Description:	Section 17 Township 139 Range 038 LOT 3 LESS 3.75 AC & LESS PLAT

Valuation & Taxation <a href="#">top</a> 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$117,700	\$101,300	\$96,200
Estimated Land Value	\$199,500	\$183,000	\$174,200
Estimated Machinery Value			
Total Estimated Value	\$317,200	\$284,300	\$270,400
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$272,600	\$257,500	
Tax Details - <i>please see statement</i>	 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>	
Total Tax Levied	\$1,988.00	\$1,908.00	
Total Payments	-\$994.00	-\$1,908.00	
Unpaid Balance	\$994.00	\$0.00	

No prior years unpaid.

## MN Allocation Information

[top ▲](#)

Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$317,200

## Zoning Information

[top ▲](#)

Zoning District	
Township	Toad Lake
Zoning District	Agricultural
Other Descriptions	
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
1.2	290		1.2
Description		Flags	Size
330103 BIG TOAD LAKE SITE			1 UT
601420 WATER/SEWER/ELEC			1 UT
330104 FF-BIG TOAD GOOD			40 FF
330104 FF-BIG TOAD GOOD			150 FF
330106 FF-BIG TOAD FAIR			100 FF



999997 LAKE SHORE NO VALUE

1.2 AC

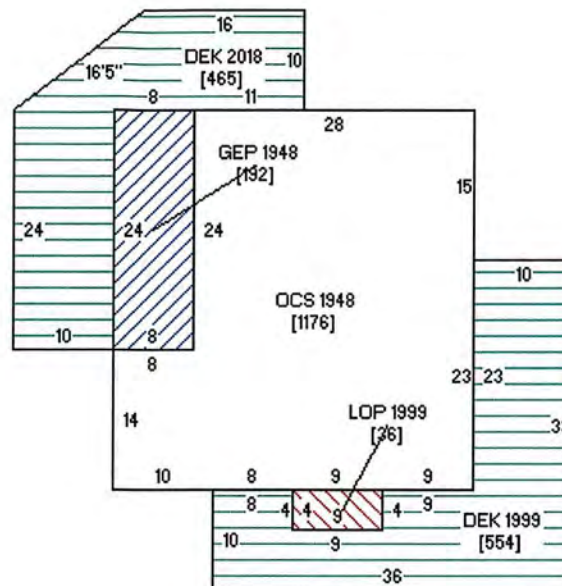
**Residential Buildings**

top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1948
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1176 SqFt
Condition	Above Normal
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Wood Lap
Int Walls	Drywall
Floor	Laminate
Rms Above Ground	4
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



## Porch # 1

Area SF	192
Style	1S Frame Enclosed
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

## Porch # 2

Area SF	36
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

## Plumbing



Style	Count
Full Bath	1
Decks & Patios	
Style	Area SF
Vinyl/CompoDeck-Med	554
Vinyl/CompoDeck-Med	465
Concrete Patio-Low	105

Ag Buildings <span style="float: right;">top ▲</span>	
Ag Bldg # 1 details:	
Bldg Type	Steel Utility Building
Descr	POLE BUILDING
Year Built	1980
Bldg Count	1
Width	30
Length	40
Height	10
Area	1,200 Square Feet
Frame Type	Post Frame
Wall Type	Enameled
Ag Bldg # 2 details:	
Bldg Type	Steel Utility Building
Descr	POLE BUILDING
Year Built	2002
Bldg Count	1
Width	30
Length	56

Height	10
Area	1,680 Square Feet
Frame Type	Post Frame
Wall Type	Enameled
<b>Ag Bldg # 3 details:</b>	
Bldg Type	Lean-To
Descr	ENCLOSED LEAN
Year Built	1999
Bldg Count	1
Width	22
Length	40
Area	880 Square Feet
Lean-To-Type	Closed all sides
<b>Ag Bldg # 4 details:</b>	
Bldg Type	Lean-To
Descr	ENCLOSED LEAN
Year Built	2002
Bldg Count	1
Width	12
Length	40
Area	480 Square Feet
Lean-To-Type	Closed all sides
<b>Ag Bldg # 5 details:</b>	
Bldg Type	Lean-To
Descr	OPEN LEAN ON 12X20
Year Built	1970
Bldg Count	1
Width	7



Length	20
Area	140 Square Feet
Lean-To-Type	Open three sides

**Yard Items**

top ▲

**Yard Item # 1 details:**

Descr	Shed
Year Built	1970
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	12.00
Length	20.00
Area	240 Square Feet

**Yard Item # 2 details:**

Descr	Shed
Year Built	1970
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	7.00
Length	20.00
Area	140 Square Feet

**Yard Item # 3 details:**

Descr	Paving - Concrete
-------	-------------------

Year Built	1998
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	3,670 Square Feet
Pricing	Average
Lighting	None
Yard Item # 4 details:	
Descr	Paving - Concrete
Year Built	1998
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	96 Square Feet
Pricing	Average
Lighting	None



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

PIN: 33.0152.000  
BILL NUMBER: 183198  
LENDER: QUICKEN LOANS  
OWNER NAME: CRAWFORD JEFFREY R

**TAXPAYER(S):**

JEFFREY R & MARILEE R CRAWFORD  
42619 195TH ST  
FRAZEE MN 56544

\$\$\$

**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**

42619 195TH ST  
FRAZEE, MN 56544

**DESCRIPTION**

Acres: 1.20 Section 17 Township 139  
Range 038  
LOT 3 LESS 3.75 AC & LESS PLAT

**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
<b>Step 1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	270,400 284,300
	Homestead Exclusion:	12,900 11,700
	Taxable Market Value:	257,500 272,600
	New Improvements:	2,800
	Property Classification:	Res Hstd Res Hstd
	Sent in March 2020	
<b>Step 2</b>	<b>PROPOSED TAX</b>	
	Sent in November 2020	
		1,948.00
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2021	\$994.00
	Second half taxes due 10/15/2021	\$994.00
	Total taxes due in 2021	\$1,988.00

Tax Detail for Your Property:			2020	2021
Tax and Credits	<b>Taxes Payable Year:</b>		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"/>	\$1,948.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$1,868.00	
	3. Property taxes before credits		\$1,868.00	\$1,948.00
Property Tax by Jurisdiction	4. Credits that reduce property taxes		A. Agricultural and rural land credits \$0.00 B. Other credits \$0.00	\$0.00 \$0.00
	5. Property taxes after credits		\$1,868.00	\$1,948.00
	6. BECKER COUNTY		A. County \$946.62	\$987.94
	7. TOAD LAKE		\$252.60	\$330.97
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0023		A. Voter approved levies \$52.76 B. Other local levies \$610.69	\$59.29 \$564.38
	10. Special Taxing Districts		A. BC EDA \$5.33 B. Others \$0.00 C. TIF \$0.00	\$5.42 \$0.00 \$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$1,868.00	\$1,948.00
	13. Special assessments		\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,908.00	\$1,988.00
	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: 33.0152.000

AIN:

BILL NUMBER: 183198

TAXPAYER(S):

JEFFREY R & MARILEE R CRAWFORD  
42619 195TH ST  
FRAZEE MN 56544

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

Total Property Tax for 2021 \$1,988.00  
2nd Half Tax Amount \$994.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
2nd Half Total Amount Due \$994.00  
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: 33.0152.000

AIN:

BILL NUMBER: 183198

TAXPAYER(S):

JEFFREY R & MARILEE R CRAWFORD  
42619 195TH ST  
FRAZEE MN 56544

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

Total Property Tax for 2021 \$1,988.00  
1st Half Tax Amount \$994.00  
Penalty, Interest, Fee Amount \$0.00  
Amount Paid \$0.00  
1st Half Total Amount Due \$994.00  
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.

641927

BECKER COUNTY RECORDER  
STATE OF MINNESOTA

Document No. 641927

May 5, 2017 at 2:02 PM

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

Patricia Swenson, County Recorder

By MN Deputy

No delinquent taxes and transfer entered  
this 5th day of May, 2017

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By [Signature] Deputy

33.0152.000

(Top 3 inches reserved for recording data)

WARRANTY DEED  
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks  
Form 10.1.1 (2016)

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ 1.65

DATE: 5-5-2017  
(month/day/year)

FOR VALUABLE CONSIDERATION, Marilee Crawford FKA Marilee Hanson  
(insert name and marital status of each Grantor)

& Jeffrey Crawford wife & Husband ("Grantor"),

hereby conveys and warrants to Jeffrey R. and Marilee Crawford  
(insert name of each Grantee) ("Grantee"), as

(Check only one box.)

☐ tenants in common,  
☒ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked,  
this conveyance is made to the named Grantees as tenants in common.)

real property in \_\_\_\_\_ County, Minnesota, legally described as follows:

Total consideration for this transfer is \$500.00 or less

See Attached

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:

chg  
paid  
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 648399

Becker County Auditor/Treasurer



## 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: [REDACTED].)
- ☐ 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

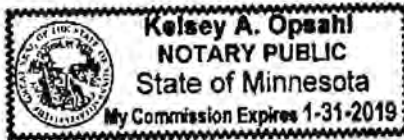
Marilee Crawford  
(signature)

Jeff Crawford  
(signature)

State of Minnesota, County of BECKERThis instrument was acknowledged before me on 5-5-17, by \_\_\_\_\_  
(month/day/year)

MARILEE CRAWFORD & JEFFREY CRAWFORD, MARRIED  
(insert name and marital status of each Grantor)

(Stamp)



[Signature]  
(signature of notarial officer)

Title (and Rank): NOTARY PUBLICMy commission expires: 1-31-2019  
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)

Jeffrey Crawford  
Marilee Crawford  
5300 Edinburgh Way  
Big Lake, Mn  
55309

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:  
(insert legal name and residential or business address of Grantee)

to: Jeffrey & Marilee Crawford  
5300 Edinburgh Way  
Big Lake, Mn 55309

Government Lot No. 3 of Section 17, Township 139 North, Range 38 West of the 5th P.M. lying Southwesterly of a line described as follows:

Commencing at the Southeast Corner (iron stake) of Gov't. Lot 3 (being on the South line of said Gov't. Lot 3), Section 17, Twp. 139N, Range 38 W. of the 5th P.M. in Becker Co., Minn. which point is also the Northeast corner of Lot # 1 in the Subdivision called "Mark's Beach", plat of which is on file and of record in the office of the County Recorder in and for said County; thence proceeding by the following eight courses and distances, viz: North 88° 59' West 129.0 ft. to an iron stake in a sharp turn of the Public Road there located; North 14° 20' East 30.0 feet to an iron stake in the bed of said road; North 43° 13' East 145.0 feet; North 29° 03' East 195.0 feet; North 48° 27' East 170.0 feet; North 5° 08' East 120.0 feet; North 32° 54' East 65.0 feet to an iron stake; and South 84° 53' East 280.0 feet to the actual point of beginning; from this point the boundary line runs South 18° 14' East 7.0 feet to an iron stake and thence South 18° 14' East 10.0 feet, more or less, to the water's edge of Big Toad Lake; also from the above described actual point of beginning the said boundary line runs North 18° 14' West 11.0 feet to an iron stake and North 18° 14' West 14.0 feet, more or less to the water's edge of Big Toad Lake;

Reserving from the last described tract a perpetual easement one rod wide for road purposes the centerline of which shall run by reverse courses and distances in a Southwesterly direction from the afore described actual point of beginning to the aforementioned Public Road at the South line of said Gov't Lot 3.

LESS That part thereof conveyed to the State of Minnesota by Warranty Deed dated July 19, 1969, filed August 5, 1969, and recorded in Book 223 of Deeds, page 241 of the records in and for Becker County, Minnesota.

LESS the Plat known as Sandra Beach. - *platted 1969*

LESS all the unplatted part of Gov't. Lot 3 of Section 17, Township 139, Range 38 lying Southwesterly of the Northeasterly line of Lot 7, Sandra Beach as extended North 44° 55' West to the water's edge of Toad Lake.

Subject to prior reservations of minerals and mineral rights and easements of record, if any.






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: 7/22/2021
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 "TOURISM", "FORESTRY", "INDUSTRY", and "AGRICULTURE" around the perimeter. The center of the seal depicts a landscape with a lighthouse, a ship, and a building.



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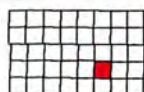
- Aerial Maps
- District/Boundary Maps
- Radius Maps
- Topographical Maps
- City Maps
- Multi-County Maps
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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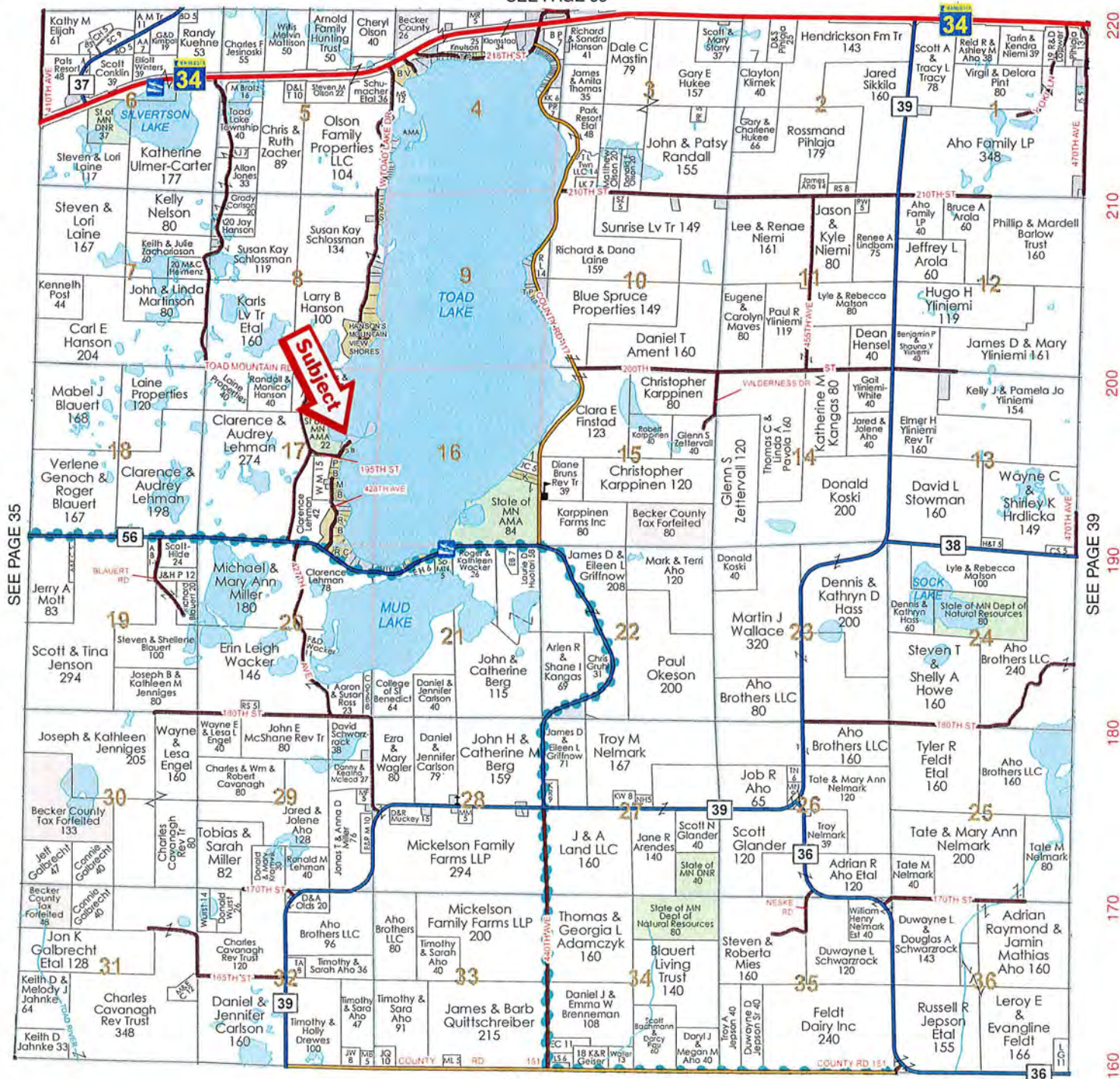


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, August 12<sup>th</sup>, 2021 @ 6:00 P.M.

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

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

**Project Location:** 11416 Co Hwy 11, Audubon MN

#### APPLICATION AND DESCRIPTION OF PROJECT:

Renewal request of variance approved November 8<sup>th</sup>, 2018, Doc #655336 and renewal request from September 10<sup>th</sup>, 2020 Doc#672202: Approve as modified to construct a dwelling and deck to be located at seventy (70) feet and a patio to be located at sixty (60) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake due to setback issues, with the stipulation the OHW is to be located and marked, a water retention plan is created by the Cormorant Watershed and if the retention plan allows the dwelling/deck/patio to be farther away from the OHW they must increase the OHW setback to that distance while still maintaining all other setbacks, the 20 square foot shed must be removed from the lot, and the impervious must not exceed 25% coverage.

**LEGAL LAND DESCRIPTION:** Tax ID number: 17.0418.502 Big Cormorant Lake  
THE BAY 138 42 Block 001; LOT 2; Section 30, TWP 138, Range 42, Lake Eunice Township.

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

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

**EMAIL:** [rachel.bartee@co.becker.mn.us](mailto: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/](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.**

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 655336**

November 26, 2018 at 9:05 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: Lepine Lake Property LLC

### ORDER OF VARIANCE

**REQUEST:** Request a variance to construct a dwelling to be located at eighty (80) feet, a deck to be located at seventy (70) feet, and a patio to be located at sixty (60) feet from the OHW of a recreational development lake.

Or

## DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 8th day of November, 2018, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Tax ID number: 17.0418.502** Complete Legal Description on Attachment A.

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

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

Approve as modified to construct a dwelling and deck to be located at seventy (70) feet and a patio to be located at sixty (60) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake due to setback issues, with the stipulation the OHW is to be located and marked, a water retention plan is created by the Cormorant Watershed and if the retention plan allows of the dwelling/deck/patio to be farther away from the OHW they must increase the OWH setback to that distance while still maintaining all other setbacks, the 20 square foot shed must be removed from the lot, and the impervious must not exceed 25% coverage.

The Variance shall become null and void on November 8th, 2020 if a site permit has not been obtained and construction began.

DATED THIS \_\_\_\_\_ DAY OF November 2018

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 Copy and Order GRANTING ~~(DENYING)~~ a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 19th DAY OF November, 2018.

Kyle Vareberg  
Planning and Zoning Administrator

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

chg  
✓ paid  
well



September 29, 2020 at 8:04 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: LePine Lake Property LLC

### ORDER OF VARIANCE

REQUEST: Renewal request for variance: Doc #655336,  
to extend the expiration date.

Or

## DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 10th day of September, 2020, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Tax ID number:** 17.0418.502 Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:** Renewal request of variance approved November 8th, 2018, Doc #655336: Approve as modified to construct a dwelling and deck to be located at seventy (70) feet and a patio to be located at sixty (60) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake due to setback issues, with the stipulation the OHW is to be located and marked, a water retention plan is created by the Cormorant Watershed and if the retention plan allows of the dwelling/deck/patio to be farther away from the OHW they must increase the OWH setback to that distance while still maintaining all other setbacks, the 20 square foot shed must be removed from the lot, and the impervious must not exceed 25% coverage.

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

**Approve a one year renewal for original variance approved November 8<sup>th</sup>, 2018, Doc #655336:** Approve as modified to construct a dwelling and deck to be located at seventy (70) feet and a patio to be located at sixty (60) feet from the OHW of a recreational development lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake due to setback issues, with the stipulation the OHW is to be located and marked, a water retention plan is created by the Cormorant Watershed and if the retention plan allows of the dwelling/deck/patio to be farther away from the OHW they must increase the OWH setback to that distance while still maintaining all other setbacks, the 20 square foot shed must be removed from the lot, and the impervious must not exceed 25% coverage.

The Variance shall become null and void on September 10<sup>th</sup>, 2021 if a site permit has not been obtained and construction began.

DATED THIS 25<sup>th</sup> DAY OF September 2020

~~Jim Bruflo~~dt 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 Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 25<sup>th</sup> DAY OF September, 2020.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE




Kyle Vareberg  
Planning and Zoning Administrator

Wachg  
paid  
well

## Becker County Parcel Information

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

Summary	
Parcel Number:	170418502 <a href="#">GIS Map</a> 
Property Address:	11416 CO HWY 11 AUDUBON
Owner Name:	LEPINE LAKE PROPERTY
Owner Address:	714 HACKBERRY DR FARGO ND 58104
Legal Description:	Section 30 Township 138 Range 042 THE BAY 138 42 Block 001 LOT 2

Valuation & Taxation <a href="#">top</a> 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$32,900	\$29,100	\$23,300
Estimated Land Value	\$638,600	\$582,000	\$582,000
Estimated Machinery Value			
Total Estimated Value	\$671,500	\$611,100	\$605,300
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$611,100	\$605,300
Tax Details - <i>please see statement</i>		 <a href="#">2021 Statement</a>	 <a href="#">2020 Statement</a>
Total Tax Levied		\$4,922.00	\$4,976.00
Total Payments		-\$4,922.00	-\$4,976.00



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

**MN Allocation Information**

top ▲

Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$671,500

**Zoning Information**

top ▲

Zoning District	
Township	Lake Eunice
Zoning District	Agricultural
Other Descriptions	Plat of the Bay
Imaged Files	
Document Type	Available Years
Septic	2021      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
	171		
Description		Flags	Size
170103 BIG CORM LAKE SITE (RD)			1 UT
170104 FF-BIG CORM GOOD			171 FF
601420 WATER/SEWER/ELEC			1 UT
170104 FF-BIG CORM GOOD			1 UT

604715 LOW COST SITE-RE

1 UT

**Residential Buildings**

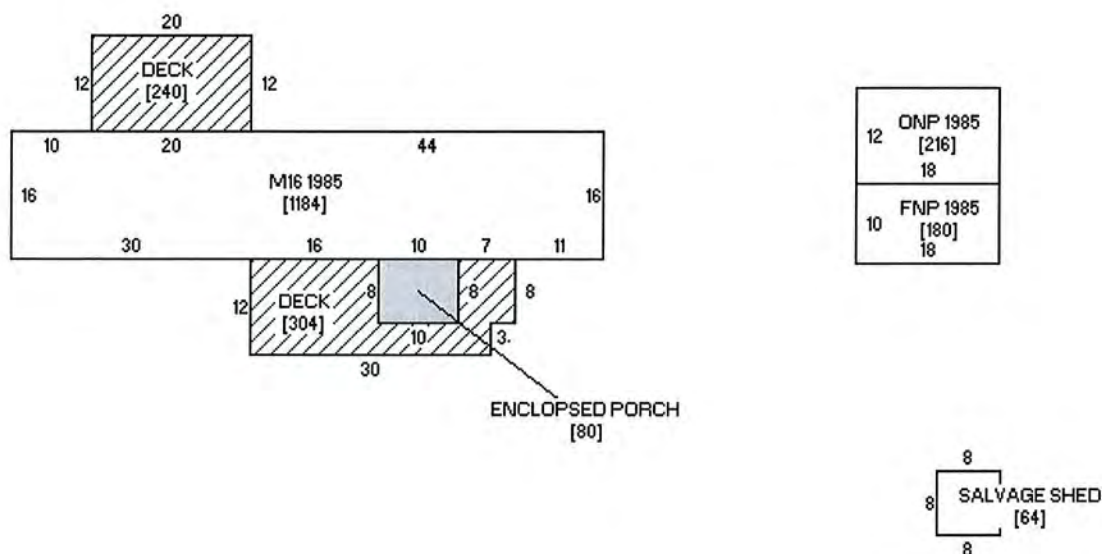
top ▲

**Res Bldg # 1 details:**

Occupancy	Single-Family / Owner Occupied
Year Built	1985
Bldg Style	Mfd Home (Single)
Arch Style	Mobile/Manufactured
Area	1184 SqFt
Condition	Very Poor
Basement	None
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	Piers
Roof	Gable.Metal
Ext Walls	Plywood
Int Walls	Custom Pan
Floor	Carpet/vinyl
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0



## Building sketch:



## Plumbing

Style

Count

Full Bath

1

## Decks &amp; Patios

Style

Area SF

Wood Deck-Min

304

Wood Deck-Min

240

## Res Bldg # 2 details:

Occupancy

Single-Family / Owner Occupied

Year Built

1985

Bldg Style

1 Story Frame

Arch Style

1.25 Story

Area

495 SqFt

Condition

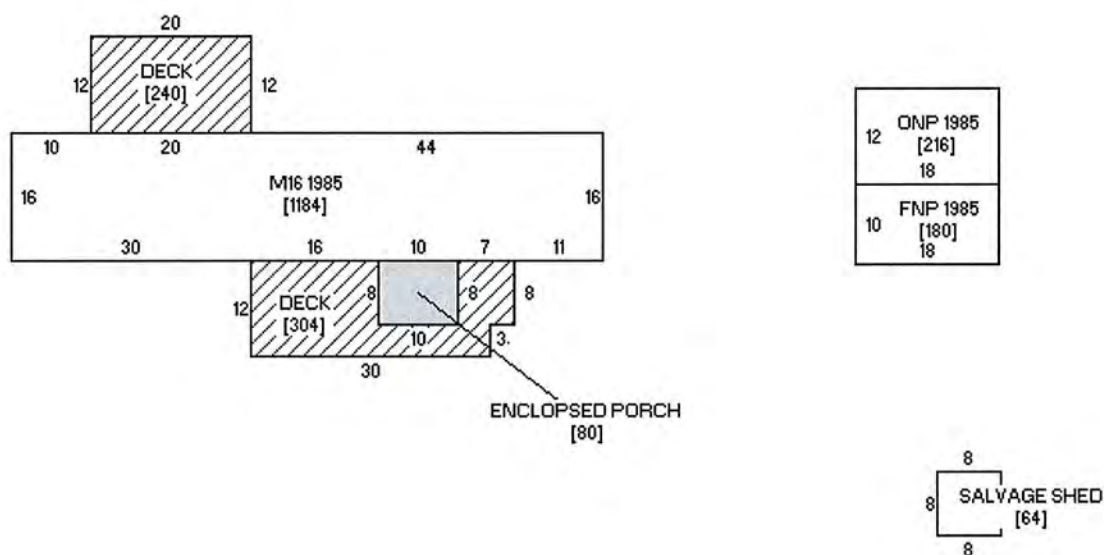
Below Normal

Basement

Pier Only

Heating	No
AC	No
Attic	Fully Finished
Foundation	Piers
Roof	Gable/Asph
Ext Walls	Log
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1985
Style	High Ceiling-Frame
Area SF	216



Condition	Below Normal
Bsmnt SF	0
Heat	No
AC	No
Attic SF	0
Plumbing	
Style	Count
Full Bath	1

Yard Items <span style="float: right;">top ▲</span>	
Yard Item # 1 details:	
Descr	Paving - Asphalt
Year Built	2000
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,000 Square Feet
Pricing	Average
Lighting	None
Yard Item # 2 details:	
Descr	Shed
Year Built	2000
Item Count	1
Condition	Very Poor
Type	Frame
Pricing	Low
Width	8.00

Length	8.00
Area	64 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.

1:4,225

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

Date: 7/28/2021

Becker County





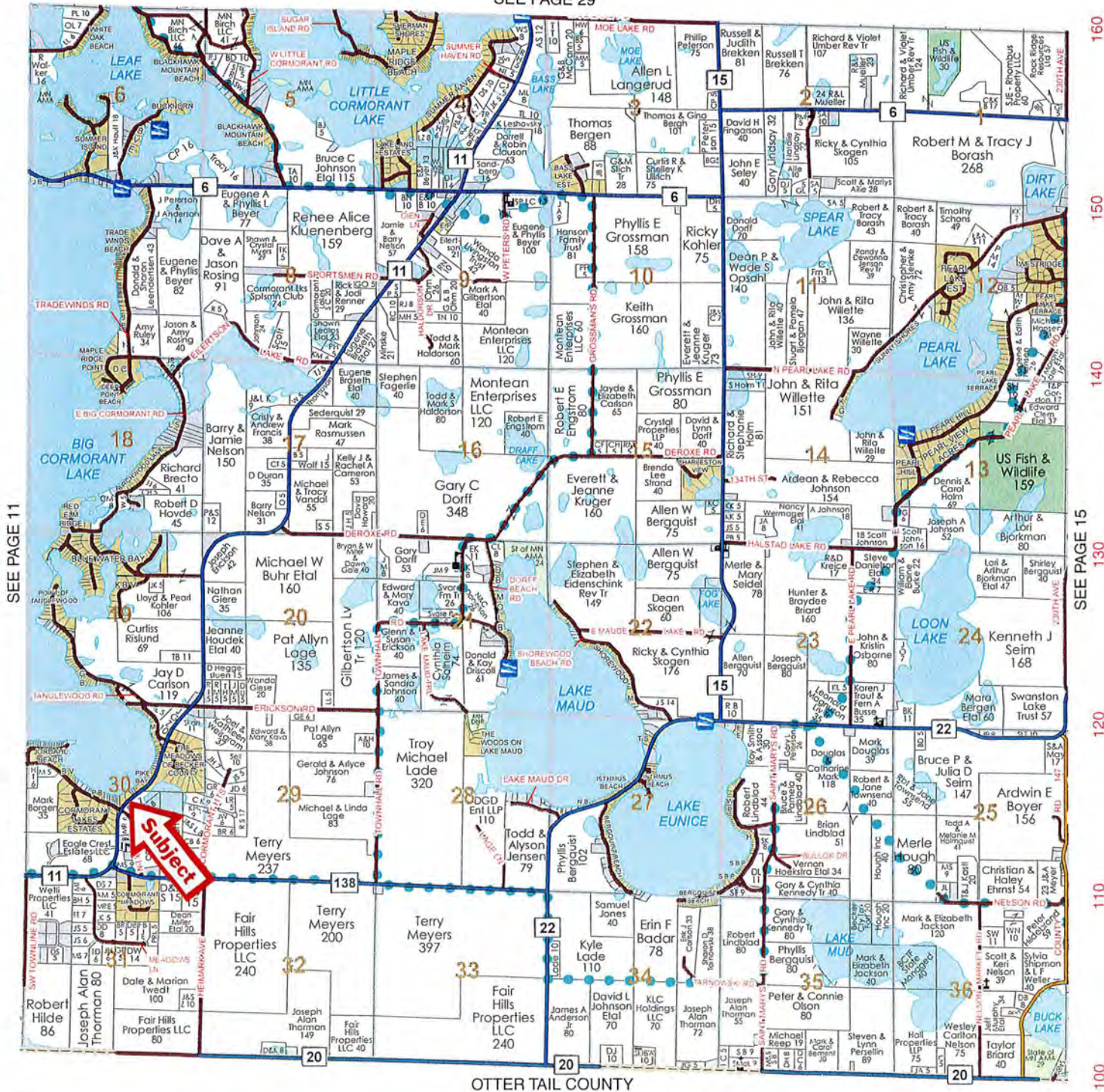


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY