



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****

September 15th, 2022 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Richard Magnuson & Charlotte Magnuson
3011 4th St NW
West Fargo, ND 58078

Project Location: 29349 N Sugar Bush Hts Rd
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a dwelling to be located sixty (60) feet from the Ordinary High-Water Mark (OHW).
- 2.) Request a variance to construct a deck to be located fifty (50) feet from the OHW.

All deviating from the required setback of one hundred (100) feet on a recreational development lake due to setback and topographical issues.

LEGAL LAND DESCRIPTION: Tax ID number: **32.0402.000; Big Sugar Bush Lake**

Section 08 Township 141 Range 040; SUGAR BUSH HGTS 3RD PT LOT 1 N OF LN: COMM SE COR LOT 1, N 210.46' TO POB; W 20', NW 494.51' TO SUG BUSH LK AND TERM. & PT: COMM SE COR LOT 1, N 210.47', W 20', NW 449.25', TO BIG SUG BUSH LK, S AL LK TO PT NW OF POB, SE 354.88' TO POB (TRACT A); Sugar Bush 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. Their 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: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://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, and 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 the day of the hearing for possible rescheduling of the hearing.

Variance Application Review

Permit # VAR2022-248

Property and Owner Review

Parcel Number(s): **320402000**

Owner: **RICHARD MAGNUSON**

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

Mailing Address:

RICHARD MAGNUSON

3011 4TH ST NW

WEST FARGO ND 58078

Site Address: **29349 N SUGAR BUSH HTS RD**

Lot Recording Date: **After 1992**

Original Permit Nbr: **NA**

Legal Descr: **SUGAR BUSH HGTS 3RD PT LOT 1 N OF LN: COMM SE COR LOT 1, N 210.46' TO POB; W 20', NW 494.51' TO SUG BUSH LK AND TERM. & PT: COMM SE COR LOT 1, N 210.47', W 20', NW 449.25', TO BIG SUG BUSH LK, S AL LK TO PT NW OF POB, SE 354.88' TO POB (TRACT A).**

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:

Lake on 2-3 sides of property as well as wetland to the east, and slopes to the SE

Description of Variance Request: **Requesting a variance to construct a dwelling to be located 60' from the OHW of a recreational Development lake, deviating from the required setback of 100' and requesting to construct a deck to be located 50' from the OHW all due to setback and topographical issues.**

OHW Setback: **50'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **0%**

Proposed Imp. Surface Coverage: **TBD**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **TBD**

Existing Structure Height:

Proposed Structure Height: **TBD**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **TBD**

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **Unable to meet the required setback from the OHW due to the shape of the parcel with 266.99 ft. of shoreline, wetlands, and topographical issues.**

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

Explain: **Proposed structures would be in compliance with the surrounding structures.**

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

Explain: **Currently unable to meet setbacks. Approval would allow for a home to be built on this property putting it to good use.**

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

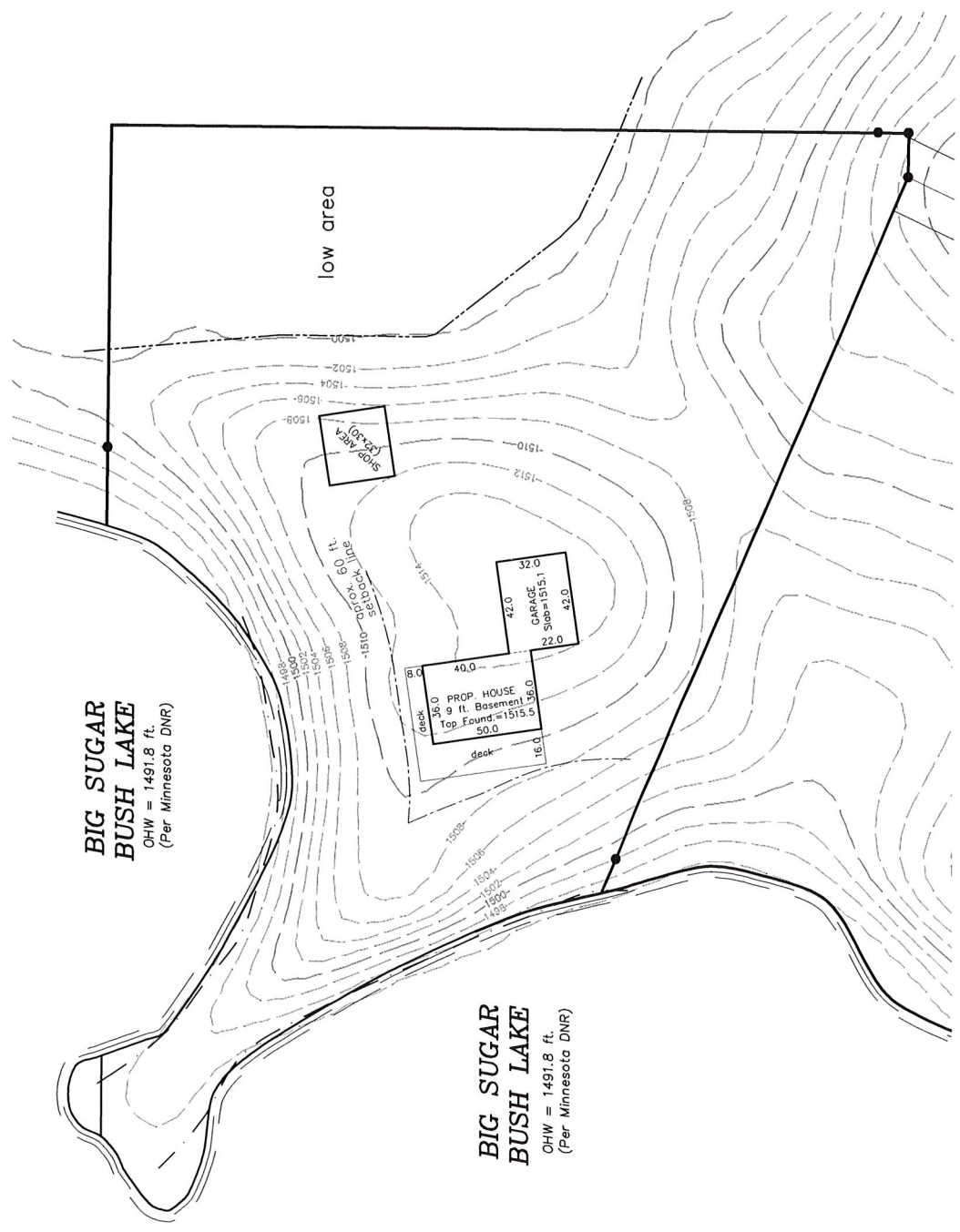
Explain: **Unique shape of parcel extending into the water with 266.99 ft of shoreline as well as wetlands and topographical issues. Proposal would be for best placement of future home and deck.**

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

Explain: **There are structures nearby that are closer than what is being requested. This will not change the character and locality of the area.**

60 ft. Lake Setback

Site Exhibit for:
RICK & CHARLOTTE MAGNUSON





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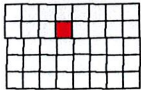
Becker County



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Date: 8/31/2022

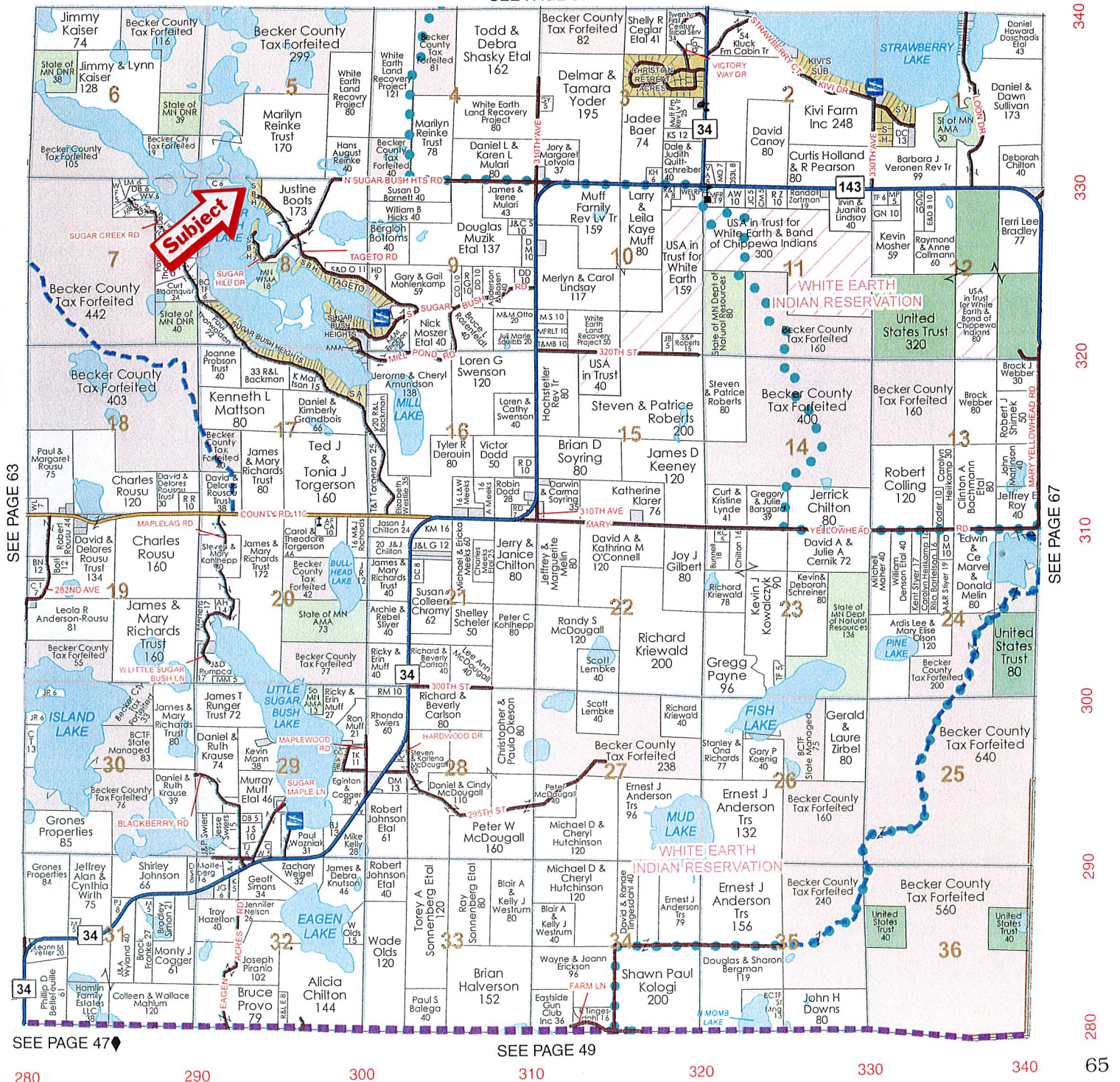


Sugar Bush (W)

Township 141N - Range 40W

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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****

September 15th, 2022 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

****PLEASE NOTE: THIS HEARING DATE HAS CHANGED FROM SEPTEMBER 8TH. THE HEARING WILL NOW BE HELD ON SEPTEMBER 15TH ****

APPLICANT: Karl A & Camay A Blakely
6307 Painted Turtle Rd
Lino Lakes, MN 55014

Project Location: 43265 218th St
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage to be located seventy (70) feet from the ordinary high-water mark, deviating from the required setback of one-hundred (100) feet on a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: **33.0030.000; Toad Lake** Section 04 Township 139 Range 038 4-139-38 PT GOVT LOT 5: COMM SHORE TOAD LK 160' E W LN GOVT LOT 4, N 250', E 50', S 250', W AL LK TO POB. & PT COMM: MEANDER LN TOAD LK 210' W OF W LN GOVT LOT 5, E 100', N TO S LN RD, E 100', S TO LK, W TO POB. & PT COMM MEANDER LN TOAD LK, 210' E W LN GOVT LOT 4, N TO S LN RD AND POB; E 100', N 250', W 100', S TO POB.

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. There 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: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://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, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # VAR2022-256

Property and Owner Review

Parcel Number(s): **330030000**

Owner: **KARL A & CAMAY A BLAKELY**

Township-S/T/R: **TOAD LAKE-04/139/038**

Mailing Address:

**KARL A & CAMAY A BLAKELY
6307 PAINTED TURTLE RD
LINO LAKES MN 55014**

Site Address: **43265 218TH ST**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2022-95505**

Legal Descr: **4-139-38 PT GOVT LOT 5: COMM SHORE TOAD LK 160' E W LN GOVT LOT 4, N 250', E 50', S 250', W AL LK TO POB. & PT COMM: MEANDER LN TOAD LK 210' W OF W LN GOVT LOT 5, E 100', N TO S LN RD, E 100', S TO LK, W TO POB. & PT COMM MEANDER LN TOAD LK, 210' E W LN GOVT LOT 4, N TO S LN RD AND POB; E 100', N 250', W 100', S TO POB.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Set back issues with lake

Description of Variance Request: **Request a variance to construct a detached garage to be located 70 feet from the OHW, deviating from the 100 foot setback on a recreational development lake.**

OHW Setback: **70 ft**

Side Lot Line Setback: **33 ft**

Rear Setback (non-lake): **34 ft**

Bluff Setback: **NA**

Road Setback: **42 ft**

Road Type: **Township**

Existing Imp. Surface Coverage: **19**

Proposed Imp. Surface Coverage: **20**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1080**

Existing Structure Height:

Proposed Structure Height: **15 ft**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline?

Change to main structural framework? **No**

Other Questions Review

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

Explain: **It is as it conforms to the following: 1. Will be constructed to fit in with the other garages in the local area. 2. It will improve the looks (esthetics), of the neighborhood as our vehicles and lawn equipment will be parked inside a garage versus outside. 3. The building will be constructed to match the current color scheme of the existing cabin.**

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

Explain: **Yes. Adds property value and shows a positive improvement.**

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

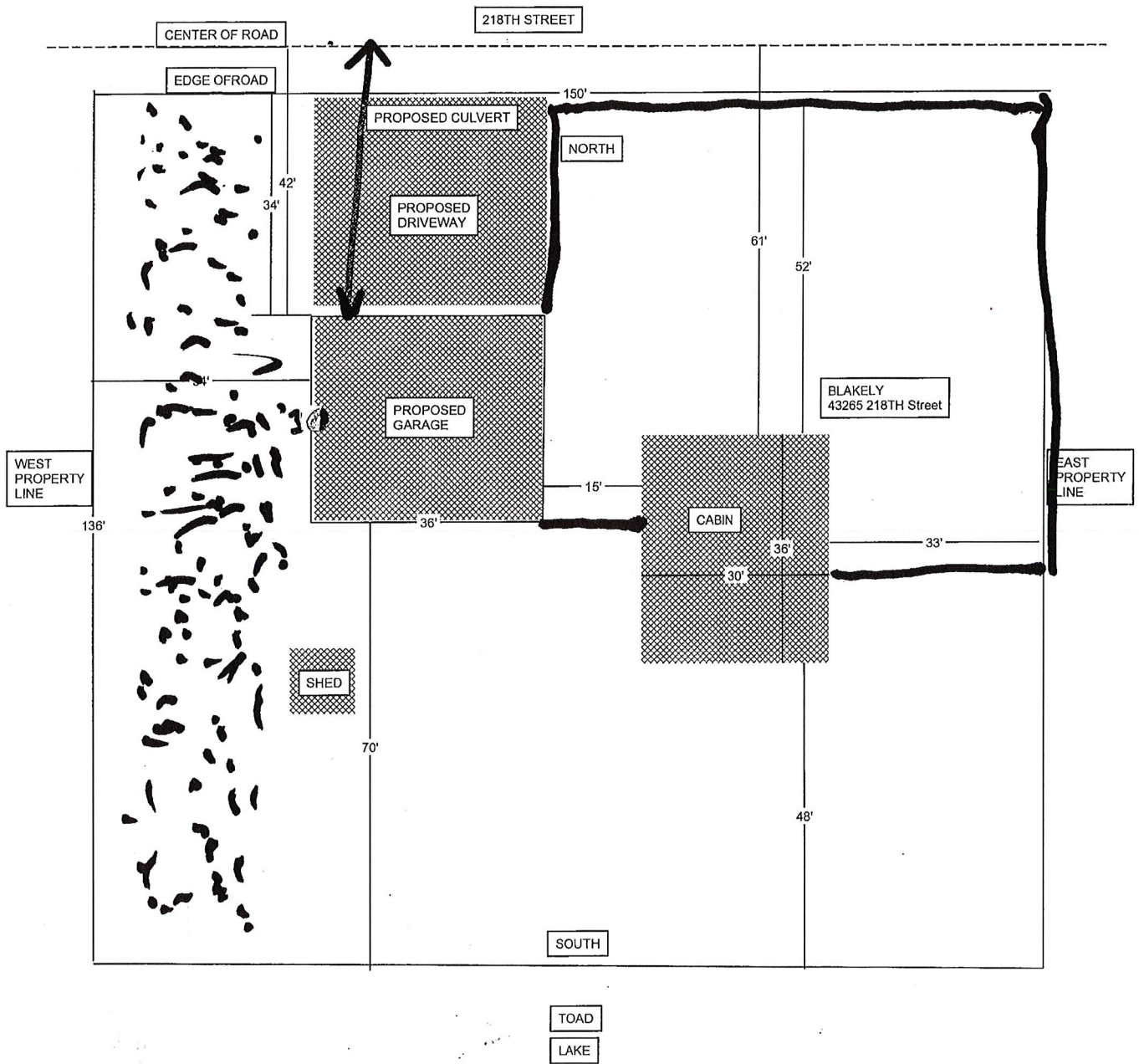
Explain: **Yes. We have recently retired and now need a place to park and protect our vehicles and lawn equipment. The cabin is located closer to the east side of the property leaving plenty of space on the west side of the lot to construct a garage.**

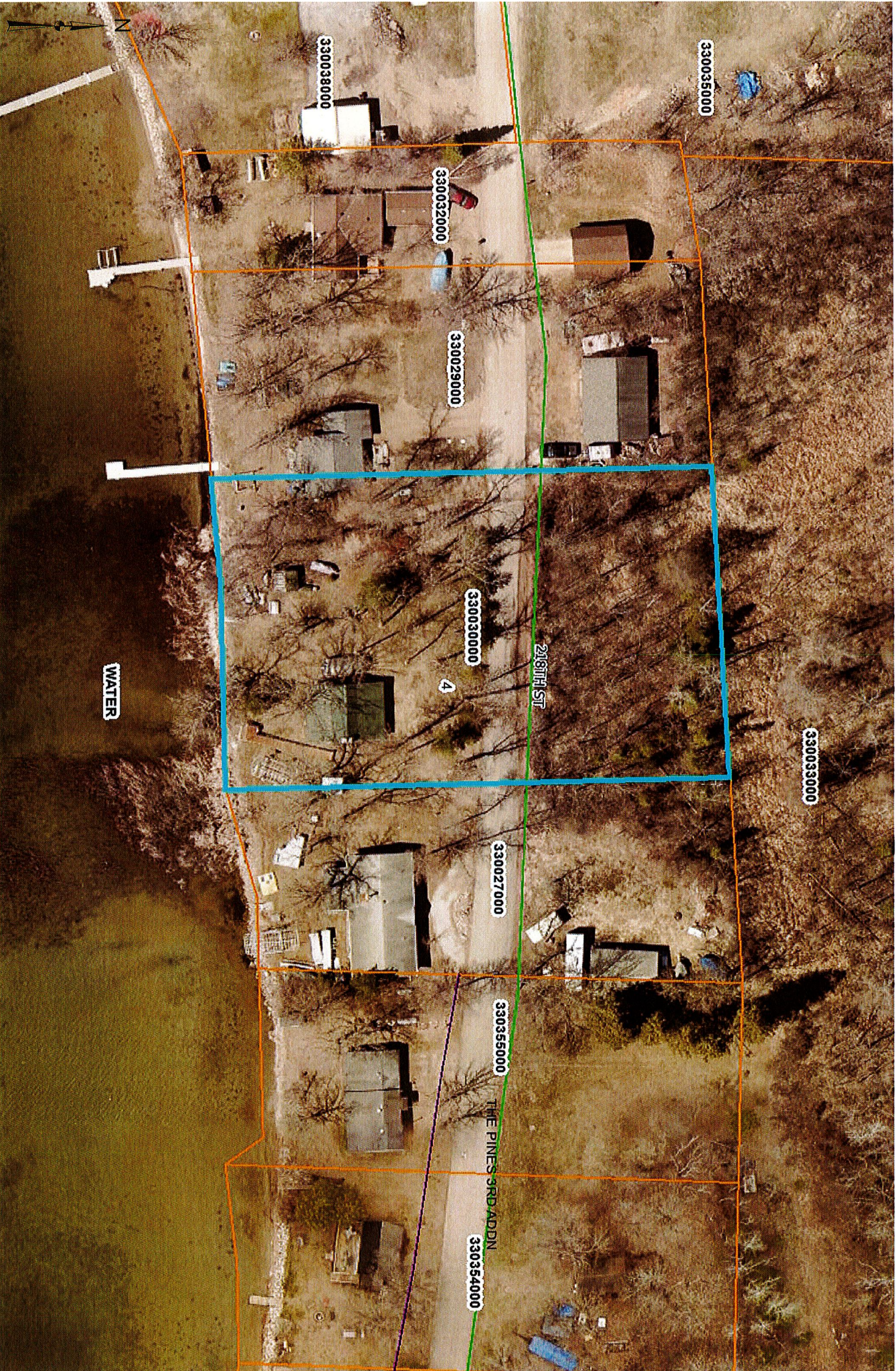
4. Are there circumstances unique to the property? **No**

Explain: **No. Basic**

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

Explain: **There is plenty of space for garage and it: 1. Will be constructed to fit in with the other garages in the local area. 2. It will improve the looks (esthetics), of the neighborhood as our vehicles and lawn equipment will be parked inside a garage versus outside. 3. The building will be constructed to match the current color scheme of the existing cabin.**





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1:1,128	
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Date: 8/31/2022	

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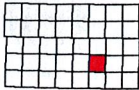
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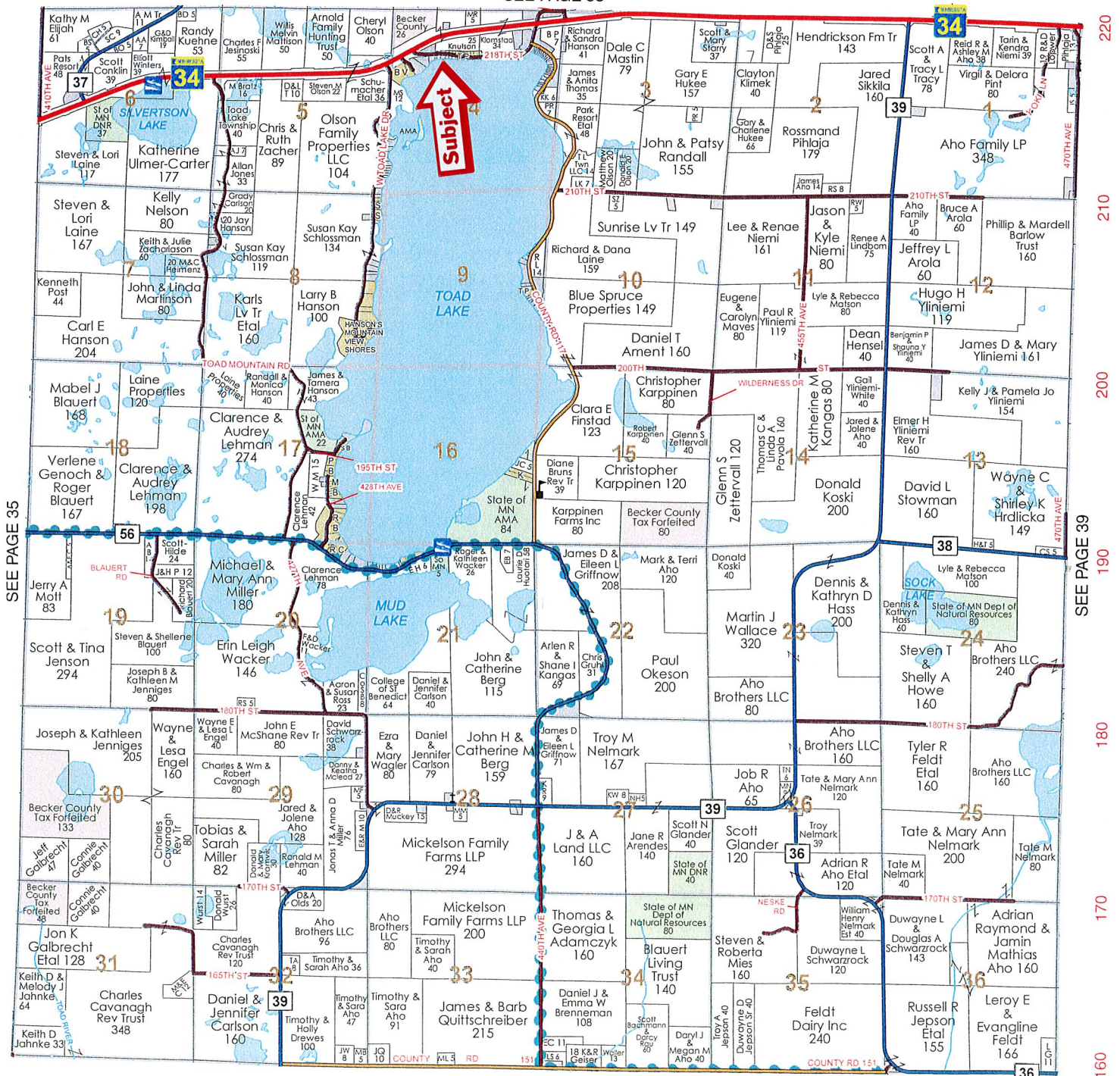


Toad Lake

Township 139N - Range 38W

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SEE PAGE 21



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****

September 15th, 2022 @ 6:00 P.M.

APPLICANT: Dale E Nordick & Darcy M Nordick
2909 Eagle Dr
Moorhead, MN 56560

Project Location: 437806 SW Height Of Land Dr
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark, deviating from the required setback of one hundred (100) feet on a recreational development lake due to topography issues.

LEGAL LAND DESCRIPTION: Tax ID number: **15.0060.002**; **Height of Land** Section 09 Township 139 Range 039 PT GOVT LOT 1: BEG 867.43' N & 701.41' NW OF E QTR COR, TH SW 34.50' TO CTR PUB RD, NW 341.64' AL RD, TH NE 268.52' TO LK, E 350' AL LK & SW 311.35' TO POB.

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. Their 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: janai.seley@co.becker.mn.us

To view all application information on this project please visit:

https://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, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # VAR2022-257

Property and Owner Review

Parcel Number(s): **150060002 n/a**

Owner: **DALE NORDICK**

Township-S/T/R: **HEIGHT OF LAND-09/139/039**

Mailing Address:

**DALE NORDICK
2909 EAGLE DR
MOORHEAD MN 56560**

Site Address: **37806 SW HEIGHT OF LAND DR**

Lot Recording Date: **After 1992**

Original Permit Nbr: **unknown**

Legal Descr: **PT GOVT LOT 1: BEG 867.43' N & 701.41' NW OF E QTR COR, TH SW 34.50' TO CTR PUB RD, NW 341.64' AL RD, TH NE 268.52' TO LK, E 350' AL LK & SW 311.35' TO POB**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Build on the same site as where the original cabin was located, but move back to 50'. Wetland and location of driveway create a difficulty for moving back further.**

OHW Setback: **50ft**

Side Lot Line Setback: **135**

Rear Setback (non-lake):

Bluff Setback: **n/a**

Road Setback: **100+**

Road Type: **Township**

Existing Imp. Surface Coverage: **n/a**

Proposed Imp. Surface Coverage: **n/a**

Existing Structure Sq Ft: **26x45**

Proposed Structure Sq Ft: **30x50**

Existing Structure Height: **8ft**

Proposed Structure Height: **10ft**

Existing Basement Sq Ft: **n/a**

Proposed Basement Sq Ft: **n/a**

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: **Wetland runs through the property making it difficult to meet the setback or to setback average. Willing to move back to the 50' setback.**

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

Explain: **Neighboring properties have also had to work around the wetlands in this area.**

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

Explain: **Would like to make this our permanent residence.**

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

Explain: **Original home was built on a concrete slab in 1910. The driveway coming in around the wetland has been existing and this is the best location to rebuild.**

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

Explain: **There are many other homes in the area that are closer to the lake than the current setback. We desire to make this our permanent residence.**

HOL - LAKE 350'

8x10
(Well House)

45'

Concrete
SLAB

6x6 Side

16x24'
(Bathroom)

150' (45' x 26')

135'

100'

(48x24x12)

Storage
Building

8x10
(Storage)

8x10
(Storage)

Private

21'

Wet LAND

128'

342'

330'

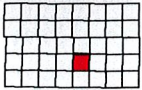
Highway

33'



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Date: 8/30/2022	

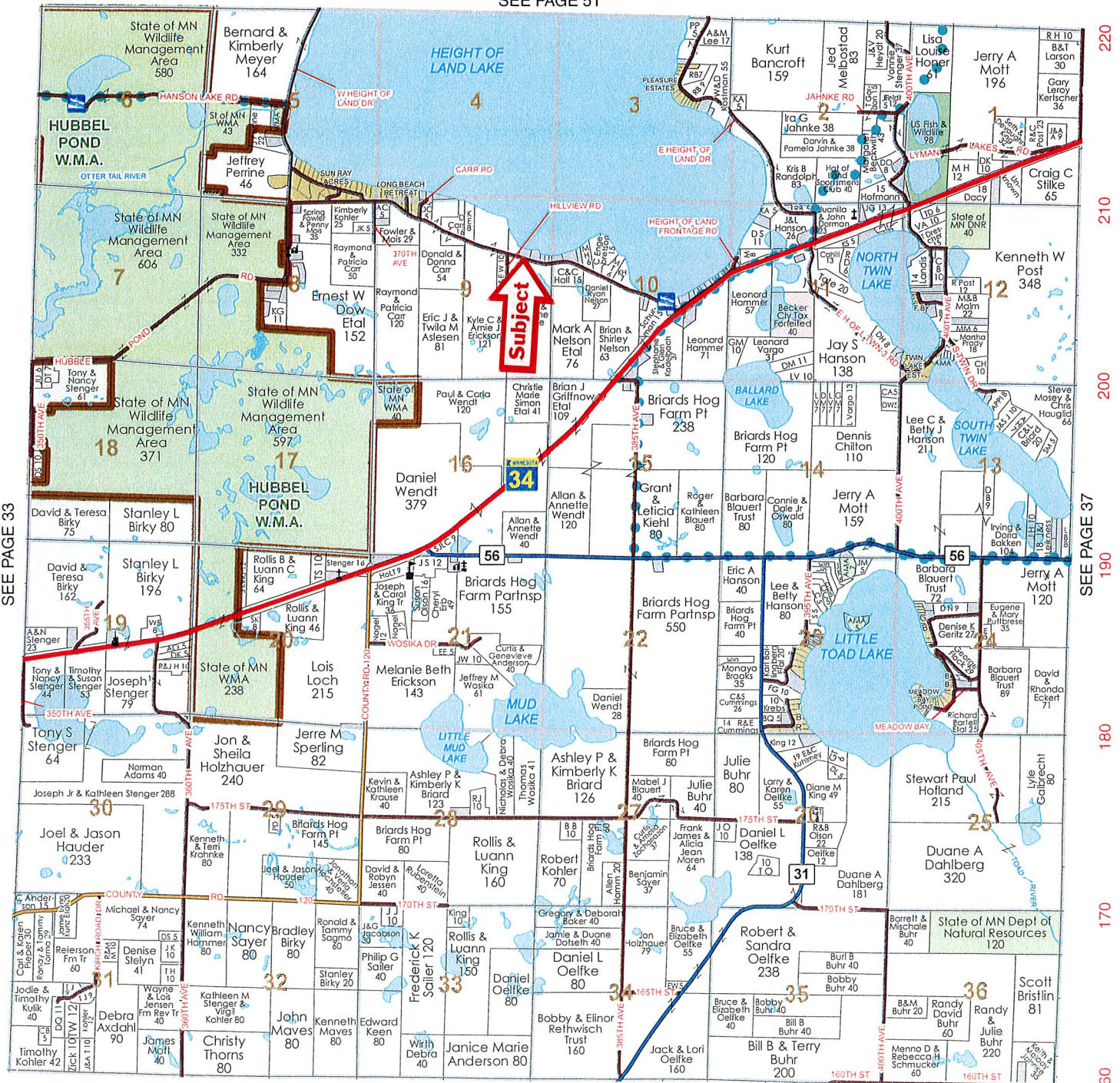


Height of Land (S)

Township 139N - Range 39W

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SEE PAGE 51





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****

September 15th, 2022 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Christopher Nord
15216 E Munson Dr
Detroit Lakes, MN 56501

Project Location: 15216 E Munson Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request a variance to construct a garage to be located sixty (60) feet from the Ordinary High-Water (OHW) mark, deviating from the required setback of one hundred (100) feet on a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1152.000 Section 05 Township 138 Range 041; R S DUTTON'S SUB DIV LOTS 34 & 35; Lake View 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. Their 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:

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EMAIL: janai.seley@co.becker.mn.us

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Variance Application Review

Permit # VAR2022-258

Property and Owner Review

Parcel Number(s): **191152000**

Owner: **CHRISTOPHER NORD**

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

Mailing Address:

CHRISTOPHER NORD

15216 E MUNSON DR

DETROIT LAKES MN 56501

Site Address: **15216 E MUNSON DR**

Lot Recording Date:

Original Permit Nbr: **Site**

Legal Descr: **R S DUTTON'S SUB DIV LOTS 34 & 35**

Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a garage to be located at sixty (60) feet from the OHW deviating from the required setback of 100 feet on a recreational development lake.**

OHW Setback: **60'**

Side Lot Line Setback: **10'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20+**

Road Type: **Township**

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

Proposed Imp. Surface Coverage: **Between 15% and 25%. Will work with zoning office on mitigation if required.**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **960**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **Due to topographical issues and location of the house this is the best location for the garage while maintaining a 10' side property setback.**

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

Explain: **Proposed garage would be at a similar setback to other structures in the area.**

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

Explain: **Will be removing an existing smaller shed. This new garage would allow for a place to park and more storage space.**

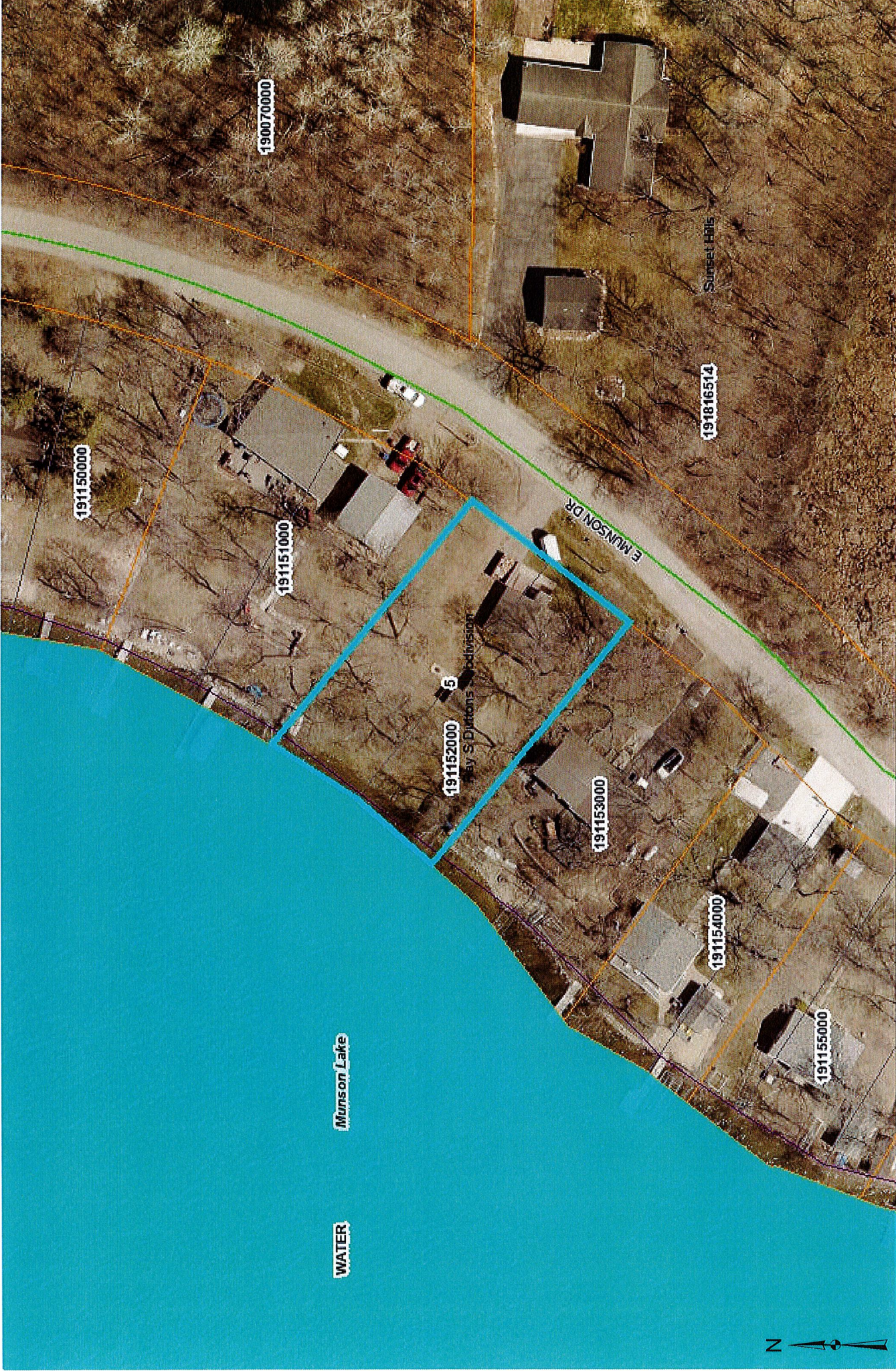
4. Are there circumstances unique to the property? **Yes**

Explain: **Non-conforming lot size and topography issues.**

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

Explain: **Other structures in the area have similar setbacks.**






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1:1,128

Date: 8/30/2022

Becker County



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