



# 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 26<sup>th</sup>, 2022 @ 6:00 P.M.

**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** Brian W McDonald & H L Kivi  
12620 Vicinity Ln  
Audubon, MN 56511

**Project Location:** 12620 Vicinity Ln  
Audubon, MN 56511

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck and addition to be located at ninety (90) feet from the ordinary high-water mark (OHW), deviating from the required setback of one-hundred (100) feet on a recreational development lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: **17.0837.506**; **Lake Eunice** Section 19 Township 138 Range 042 KOHLER'S BAY VIEW Lot 006 Block 001.

**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](mailto: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/](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 # VAR2022-266

### Property and Owner Review

Parcel Number(s): **170837506**

Owner: **BRIAN W & H L KIVI MCDONALD**

Township-S/T/R: **LAKE EUNICE-19/138/042**

Mailing Address:

**BRIAN W & H L KIVI MCDONALD  
12620 VICINITY LN  
AUDUBON MN 56511**

Site Address: **12620 VICINITY LN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2022-2159**

Legal Descr: **Lot 006 Block 001 of KOHLER'S BAY VIEW**

### 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 deck and an addition to be located at ninety (90) feet from the ordinary high-water mark (OHW), deviating from the required setback of one hundred (100) feet from the OHW on a Recreational Development Lake due to setback issues.**

OHW Setback: **90**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **20.02**

Proposed Imp. Surface Coverage: **20.64**

Existing Structure Sq Ft: **1200**

Proposed Structure Sq Ft: **1424**

Existing Structure Height: **20**

Proposed Structure Height: **16**

Existing Basement Sq Ft: **1200**

Proposed Basement Sq Ft: **1536**

Change to roofline? **Yes**

Change to main structural framework? **No**

### Other Questions Review

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

Explain: **Yes, the request is allowing the property owner use and enjoyment of their property while only encroaching by 10% of the setback.**

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

Explain: **Yes, the property will be used in a residential manner on a recreational development lake.**

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

Explain: **Yes, the residential use is consistent with the existing and neighboring uses.**

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

Explain: **Yes, the house is located near an existing drainage ditch prohibiting construction to the south. The side yard setback is prohibiting the addition to the north and the septic system is prohibiting it to the west. Natural erosion from wave action has decreased the existing house setback to the lake.**

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

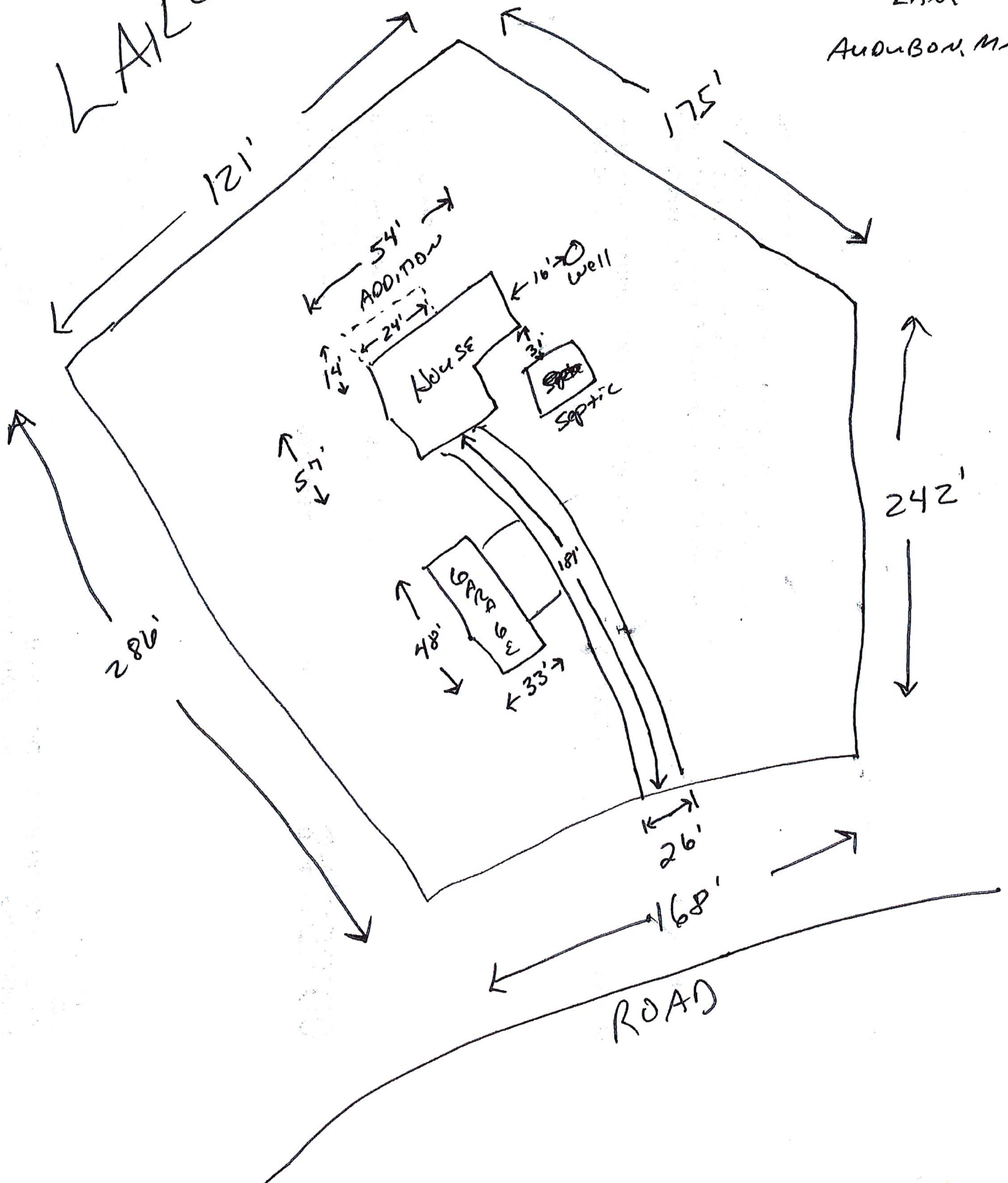
Explain: **Yes, there are homes within the bay that do not meet the lake setback.**



Brian McDONALD

12620 VICINITY  
LANE

Audubon, MN



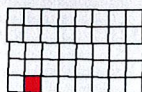




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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 9/14/2022	



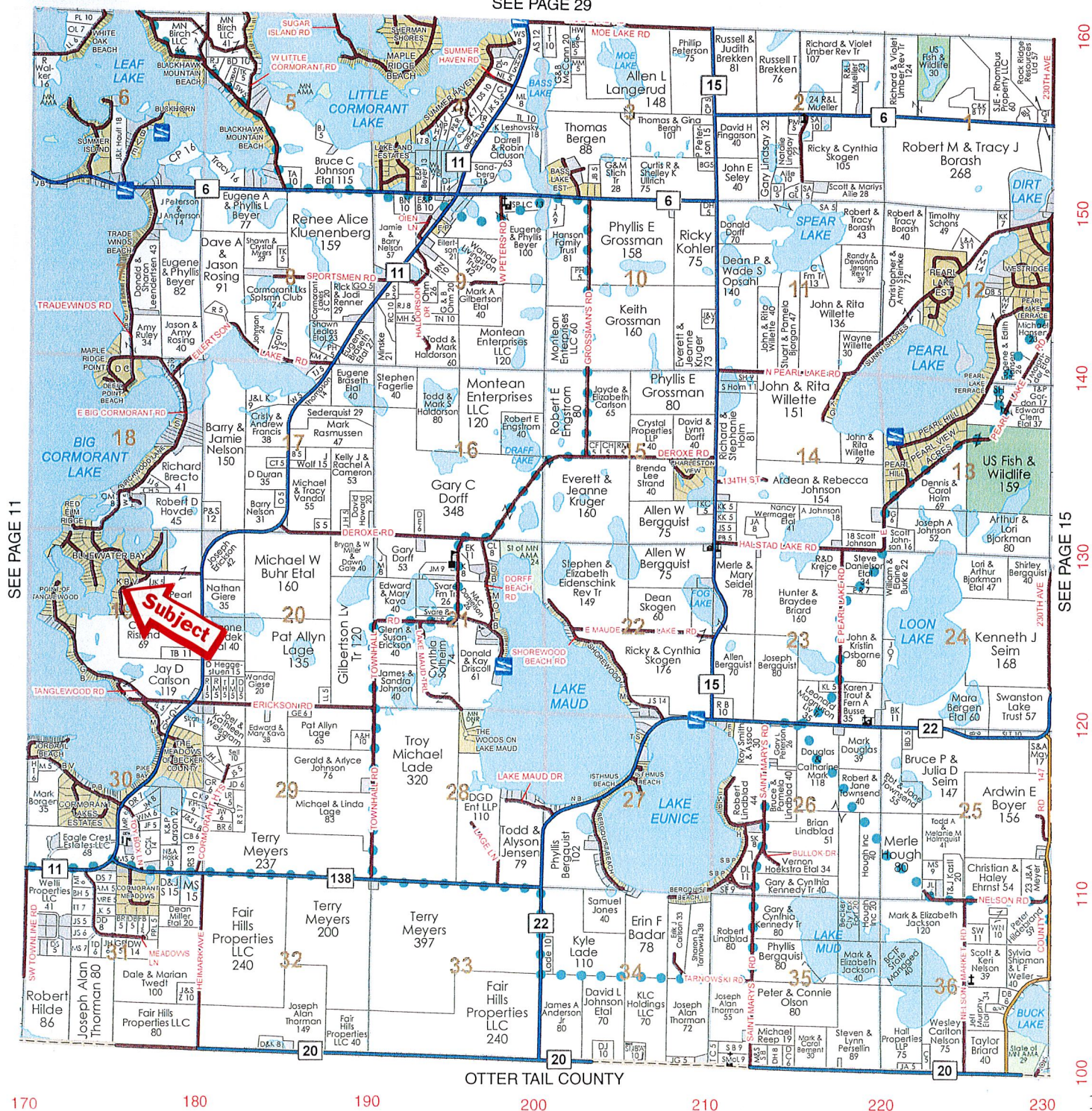


## Lake Eunice

## Township 138N - Range 42W

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# COUNTY OF BECKER

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Phone: 218-846-7314

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

September 26<sup>th</sup>, 2022 @ 6:00 P.M.

**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** Ronald L Ketcher  
515 Elm St W  
Norwood Young America, MN 55368

**Project Location:** 54809 Pearl St  
Osage, MN 56570

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to place a shed thirteen (13) feet from the road right-of-way (ROW), deviating from the required setback of twenty (20) feet from the ROW on a township road due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: **21.0475.000**; Osage Section 20 Township 140 Range 036 VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).

**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

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Detroit Lakes, MN 56501

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

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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 # VAR2022-260

### Property and Owner Review

Parcel Number(s): **210475000**

Owner: **RONALD KETCHER**

Township-S/T/R: **OSAGE-20/140/036**

Mailing Address:

**RONALD KETCHER**

**515 ELM ST W**

**NORWOOD YOUNG AMERICA MN 55368**

Site Address: **54809 PEARL ST**

Lot Recording Date:

Original Permit Nbr: **SITE2022-2165**

Legal Descr: **VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).**

### 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 relocate a shed 13 feet from the front property pin marker. We are short 7 feet of the required 20 foot setback. All due to setback issues and lot size.**

OHW Setback: **132**

Side Lot Line Setback: **20**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **13**

Road Type:

Existing Imp. Surface Coverage: **14.96%**

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **192**

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

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

Explain: **Yes, we are varying very minimally from the Ordinance requirements. We acquired this land on the other side of the road to place the septic drain field and existing dwelling on. We are contracted through Thelens to install/design a new septic to service the new home and guest cottage.**

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

Explain: **Yes, We are not negatively impacting anyone's views or enjoyment of the lake. The building is aesthetically pleasing to the guest cottage that will be located in near proximity. This is a dead end road, our request would not negatively impact any traffic.**

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

Explain: **Yes, the shed is currently being used for storage and it would continue to be used for storage.**

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

Explain: **This is a very unique shaped lot. There are two portions connected by about a 1' wide point at the**

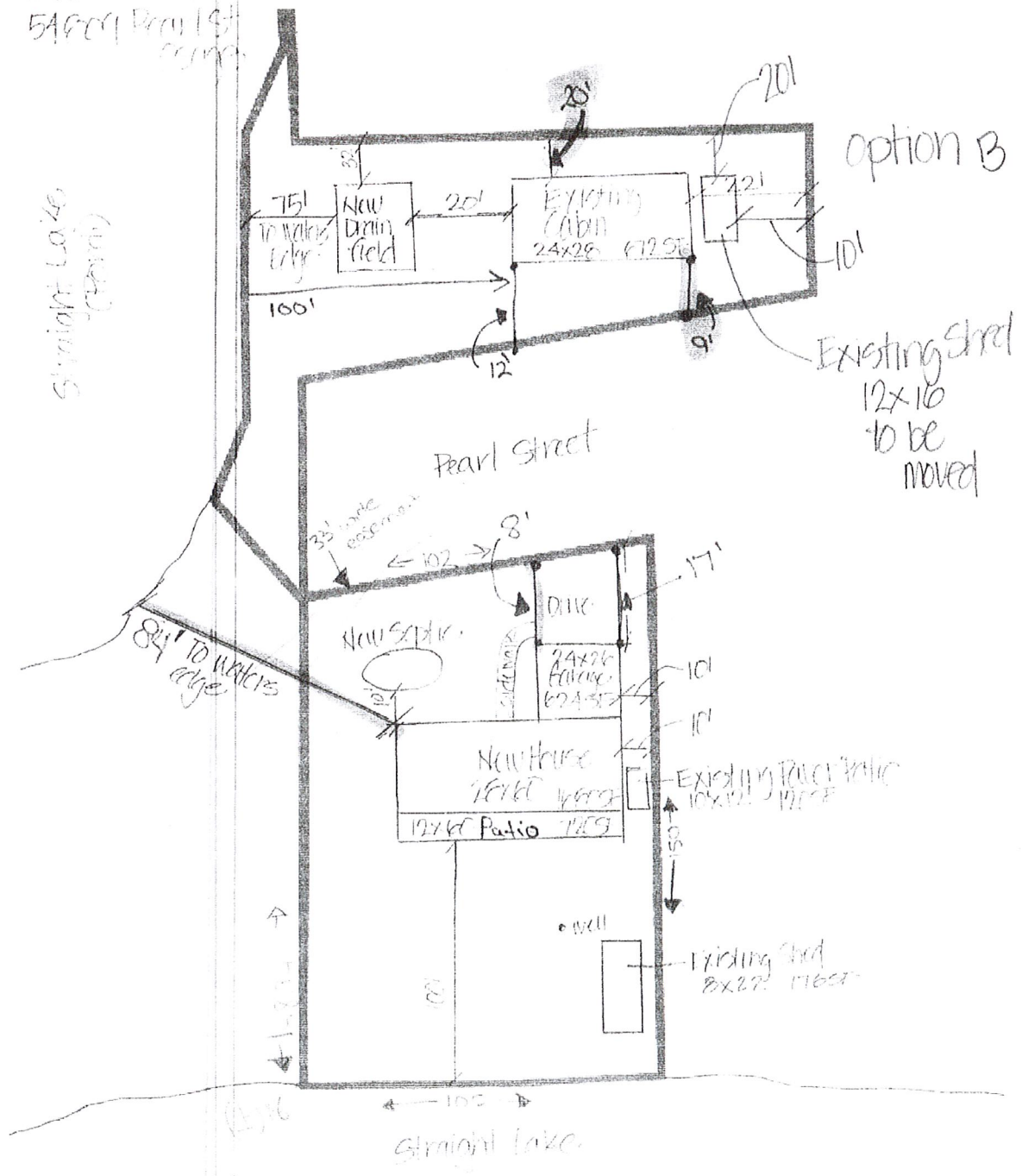
end of the dead end road. There is also a 33' easement that runs through the main portion of the lot to service 3 back lots. Another hardship is that we have to meet two lake setbacks. There is a pond on the west side of the upper lot. It has been determined by the DNR to be part of Straight Lake due to the fact that the channel connects them. We are trying our best to meet the setbacks without asking too much from a variance.

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

Explain: **Yes, this is a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**



Randa & Susan Kitchin  
 Parcel # 210475000  
 549001 Driv 1st  
 6/1/00

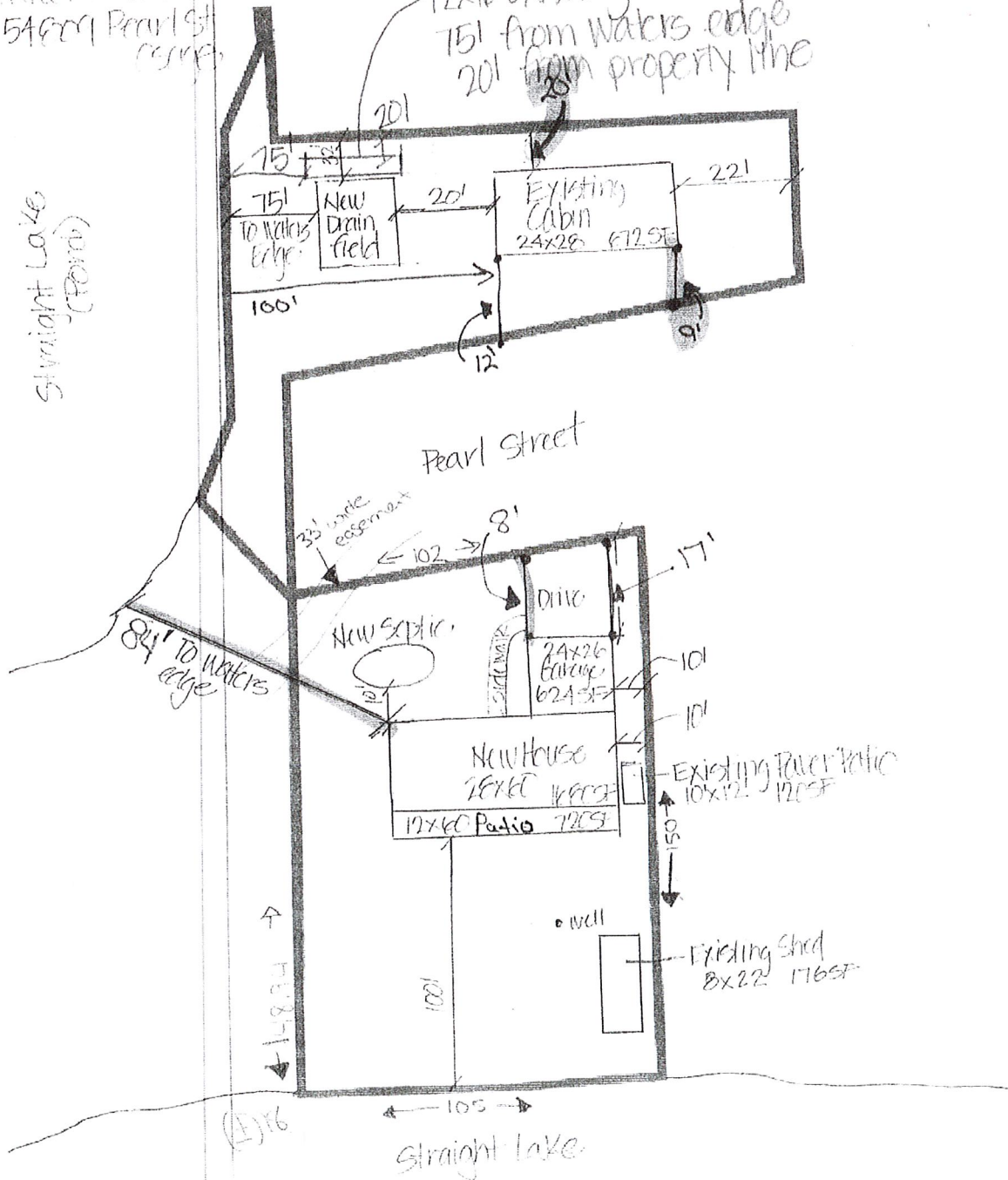


Ronald & Susan Kitcher  
Parcel # 210475000  
54601 Pearl St  
Casper

Option A

12x16 Existing Shed  
75' from Waters edge  
20' from property line

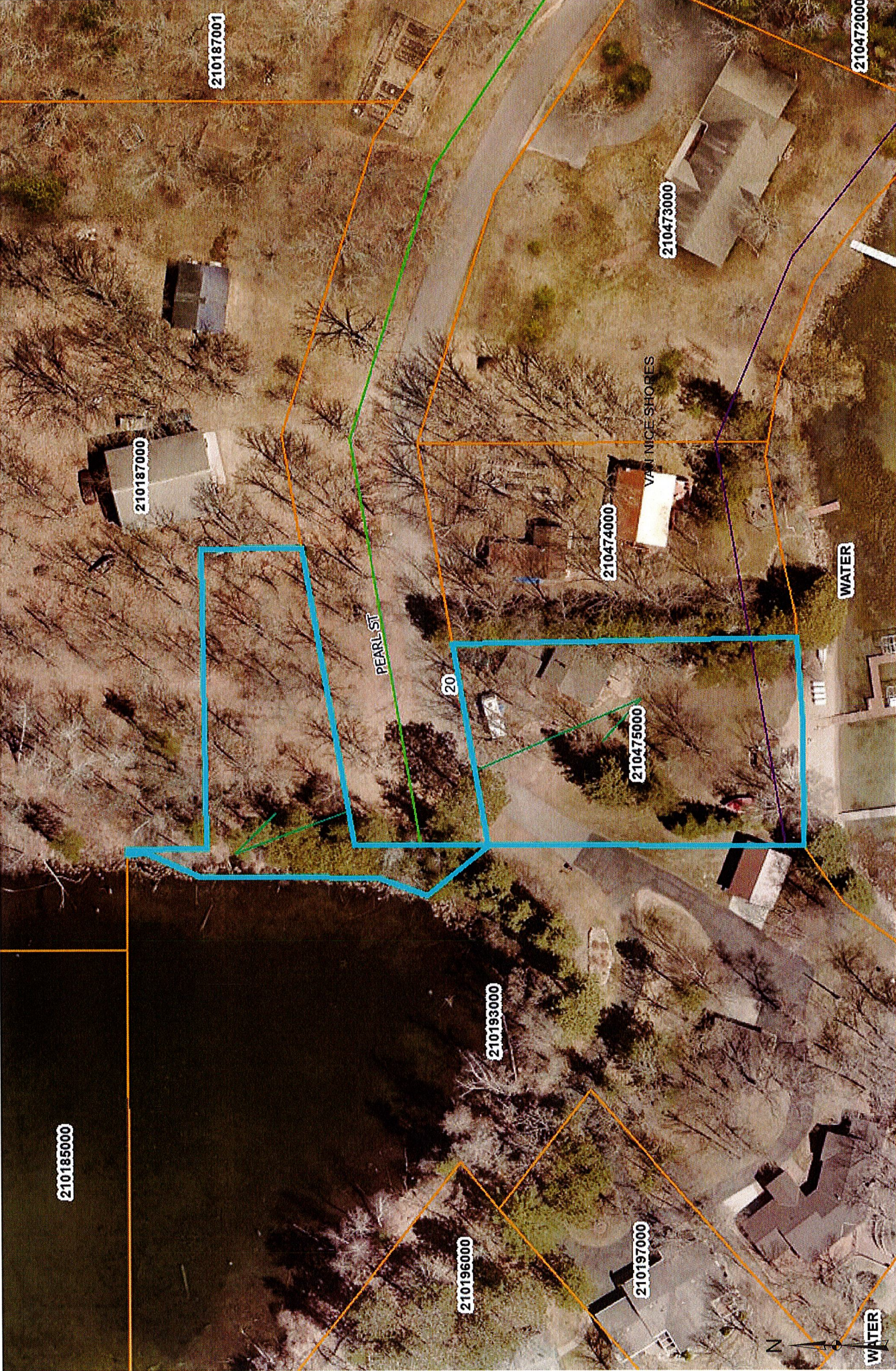
Straight Lake  
(Pond)












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Becker County

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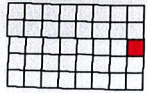
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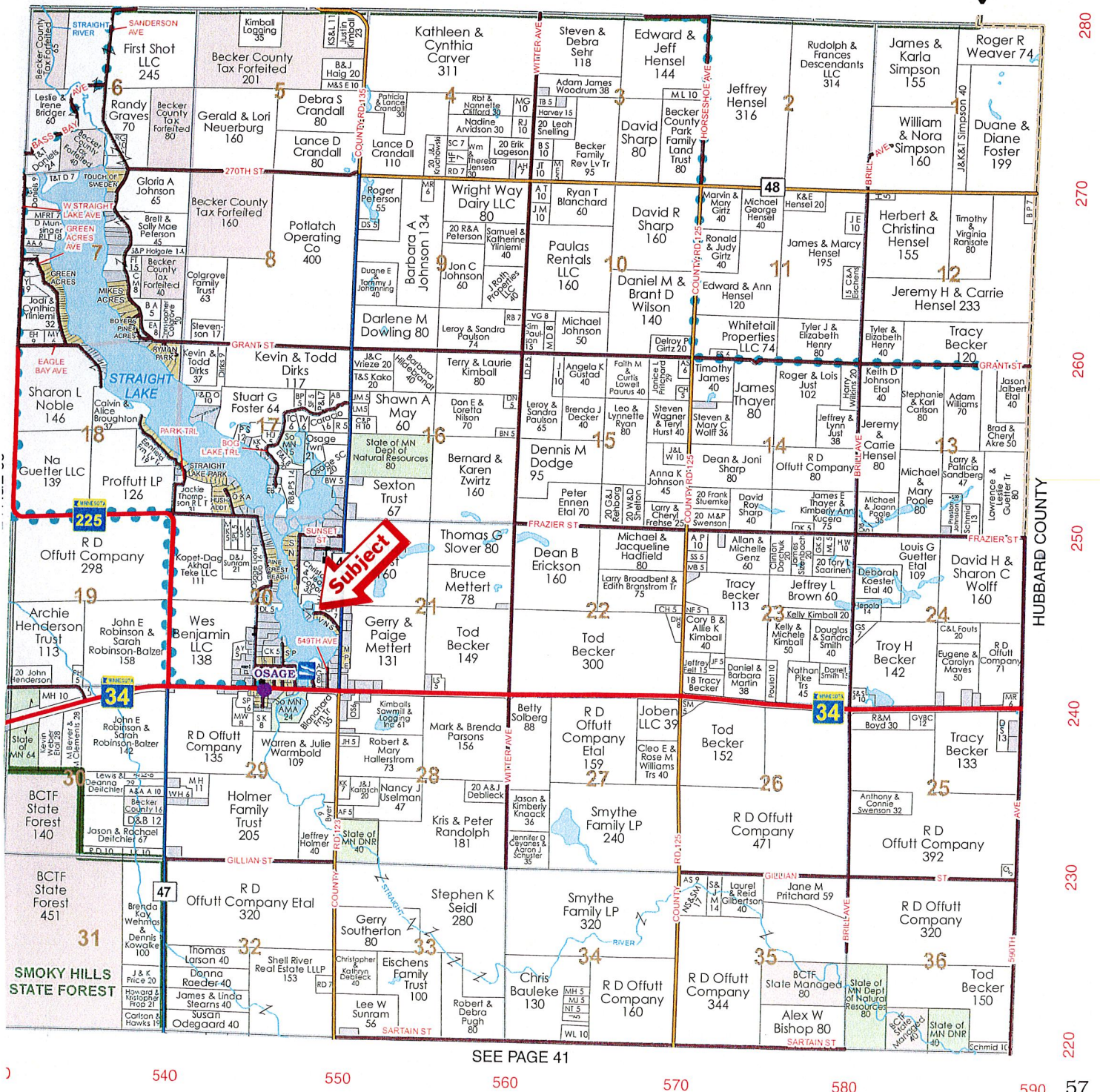


Osage

Township 140N - Range 36W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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September 26<sup>th</sup>, 2022 @ 6:00 P.M.

**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** Kathryn S Christensen  
1117 3<sup>rd</sup> Ave S  
Fargo, ND 58103

**Project Location:** 33802 Loon Dr  
Ogema, MN 56569

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to be located fifty (50) feet from the Ordinary High-Water mark (OHW), deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: **32.0015.000**; **Ogema** Section 01 Township 141 Range 040 PT GOVT LOT 2 KNOWN AS LOTS 3 & 4 & 50

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Detroit Lakes, MN 56501

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

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

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## Variance Application Review

Permit # VAR2022-261

### Property and Owner Review

Parcel Number(s): **320015000**

Owner: **KATHRYN CHRISTENSEN**

Township-S/T/R: **SUGAR BUSH-01/141/040**

Mailing Address:  
**KATHRYN CHRISTENSEN**  
**1117 3RD AVE S**  
**FARGO ND 58103**

Site Address: **33802 LOON DR**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE 2022-97541**

Legal Descr: **PT GOVT LOT 2 KNOWN AS LOTS 3 & 4 & 50**

### 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 build an addition between 2 existing cabins to make one structure.**

OHW Setback: **50 ft**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **14.5 %**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **768 sqft**

Existing Structure Height:

Proposed Structure Height: **26 ft**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **Yes**

Change to main structural framework? **No**

### Other Questions Review

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

Explain: **The purpose of the ordinance is to protect the lake and lake shore. There will not be any work done within the shore impact zone.**

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

Explain: **Building a cabin on a RD lake is consistent with the plan.**

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

Explain: **We want to enjoy the lake and property and have the family under one roof**

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

Explain: **The existing cabins are 46 ft and 56 ft from the OHW mark. To meet the 100 ft setback, the cabin would be behind both of the existing cabins and wouldn't allow us to utilize them.**

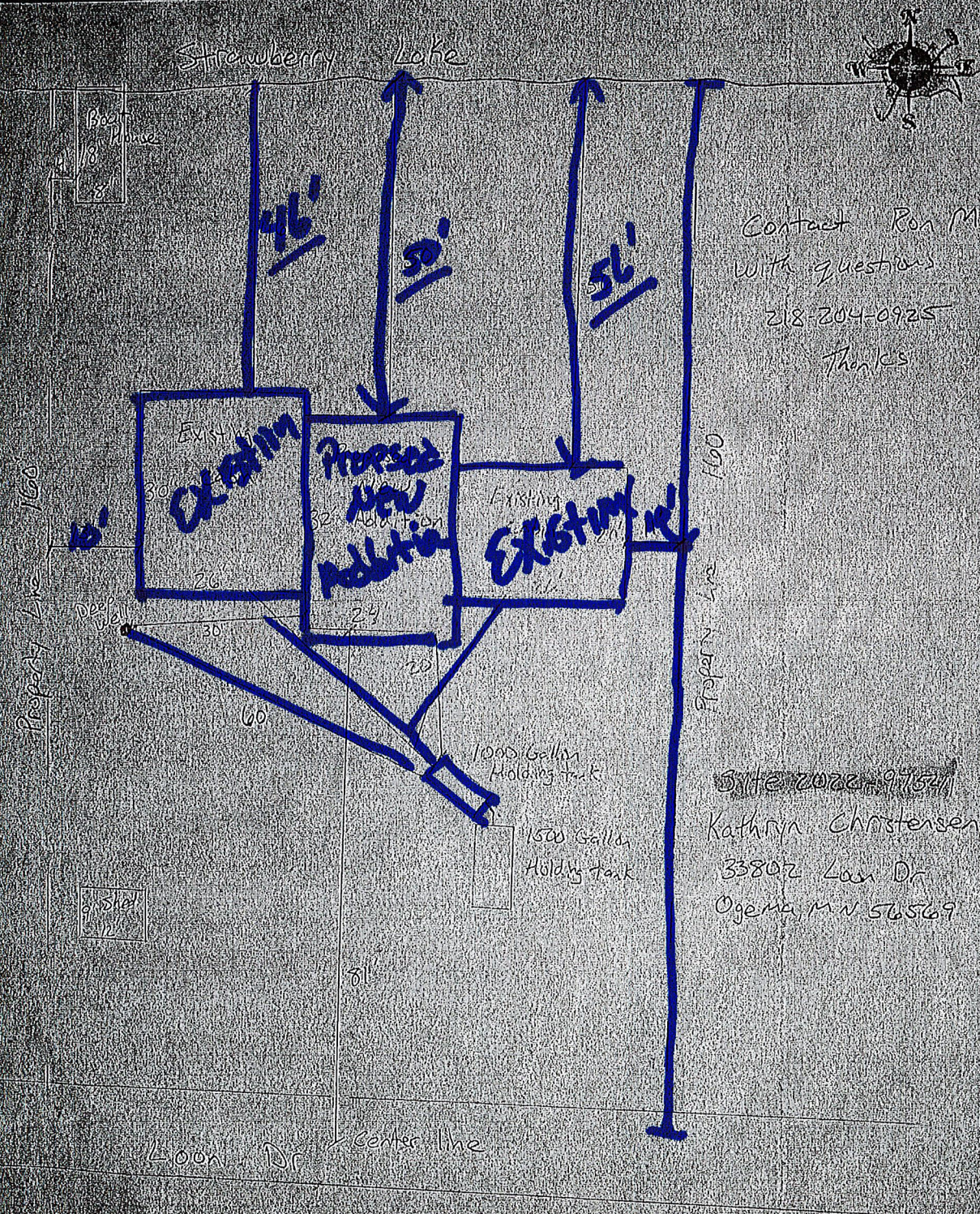
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This would not be out of the ordinary for the locality.**



Scale  $1'' = 20'$

PARCEL	
APP	SEPTIC INSPECTION
YEAR	



Contact Ron Muff  
with questions  
218-204-0925  
Thanks

5/12/2022-0754  
Kathryn Christensen  
33802 Low Dr  
Ogema, MN 56569

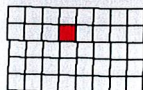




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Date: 9/13/2022	



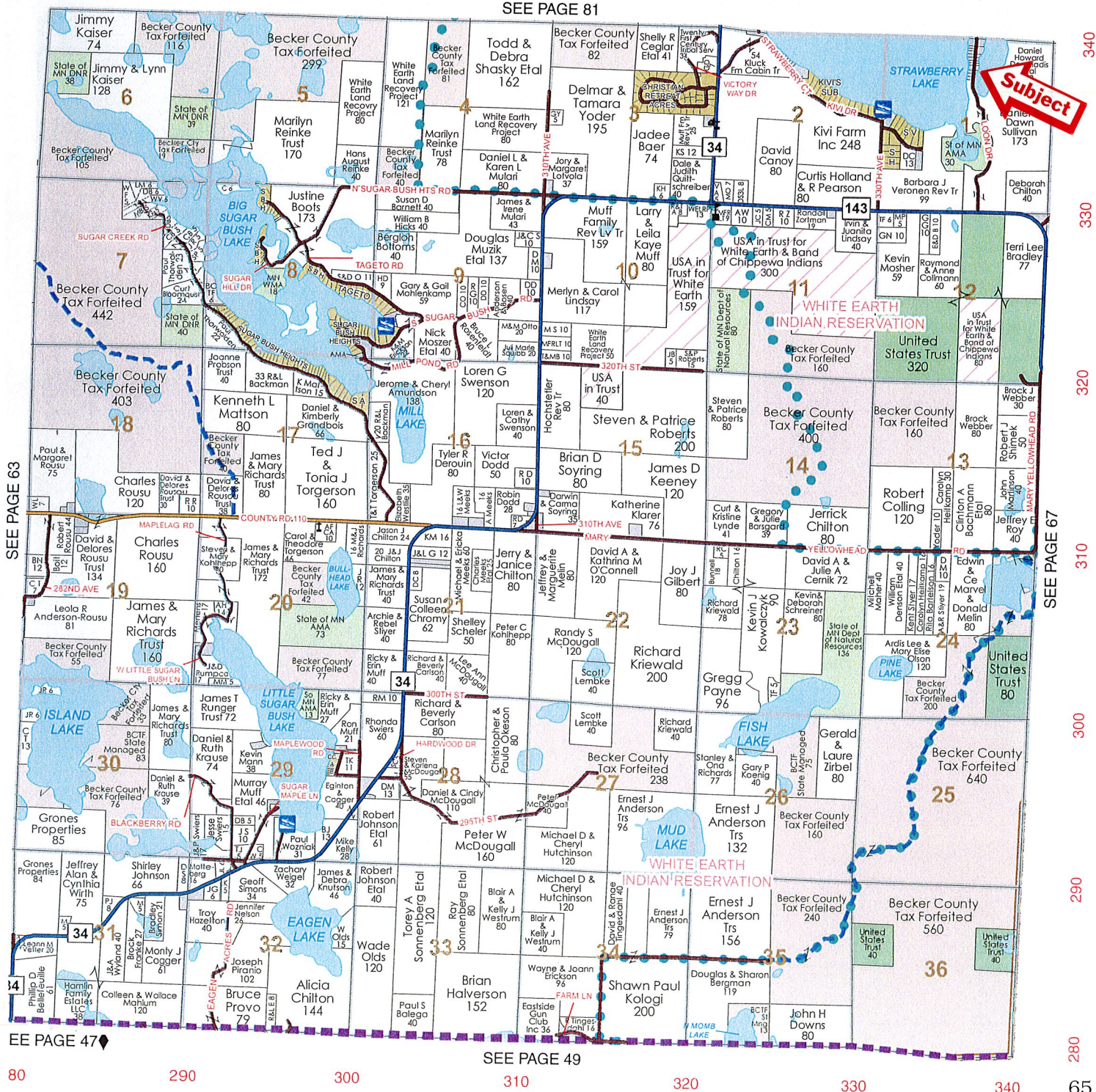


# Sugar Bush (W)

# Township 141N - Range 40W

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**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** Carolyn Diercks-Bergschneider & Maren Diercks **Project Location:** 31382 E Round Lake Dr.  
6422 E Bethany Place Ponsford, MN 56575  
Denver, CO 80222

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to replace a garage with a bigger footprint to be located five (5) feet six(6) inches from the side property line, deviating from the required setback of ten (10) feet due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: **25.0508.000**; **Round Lake** Section 18 Township 141 Range 038; IDLEWOOD BEACH LOT 1, N 1/2 LOT 2 AMEND IDLEWOOD BCH. PT GOVT LOT 2: BEG NE COR GOVT LOT 2, W 47', SW 262' AL DRIVE, E 96', N 292' 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:

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## Variance Application Review

Permit # VAR2022-263

### Property and Owner Review

Parcel Number(s): **250508000**

Owner: **CAROLYN DIERCKS-BERGSCHNEIDER**

Township-S/T/R: **ROUND LAKE-18/141/038**

Mailing Address:

**CAROLYN DIERCKS-BERGSCHNEIDER  
6422 E BETHANY PLACE  
DENVER CO 80222**

Site Address: **31382 E ROUND LAKE RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE 2022-97678**

Legal Descr: **IDLEWOOD BEACH LOT 1, N 1/2 LOT 2 AMEND IDLEWOOD BCH. PT GOVT LOT 2: BEG NE COR GOVT LOT 2, W 47', SW 262' AL DRIVE, E 96', N 292' TO POB.**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to build a new garage to replace existing garage damaged in storm this summer. The existing garage is 5 ft 6 inches from the side property line and would like the new structure on this same line.**

OHW Setback:

Side Lot Line Setback: **5 FT 6 INCHES**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **6 %**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **672 sqft**

Existing Structure Height:

Proposed Structure Height: **22 ft**

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: **We are proposing to replace existing garage and adding 272 sqft.**

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

Explain: **Replacing the garage should be consistent with the plan.**

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

Explain: **A garage with sleeping quarters above is reasonable**

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

Explain: **Garage needs to fit between property line and septic tank**

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

Explain: **There is a structure on the neighbors property almost identical to what is being proposed**



Site 2022-97678

Maren Diercks

31382 E Round Lk Rd

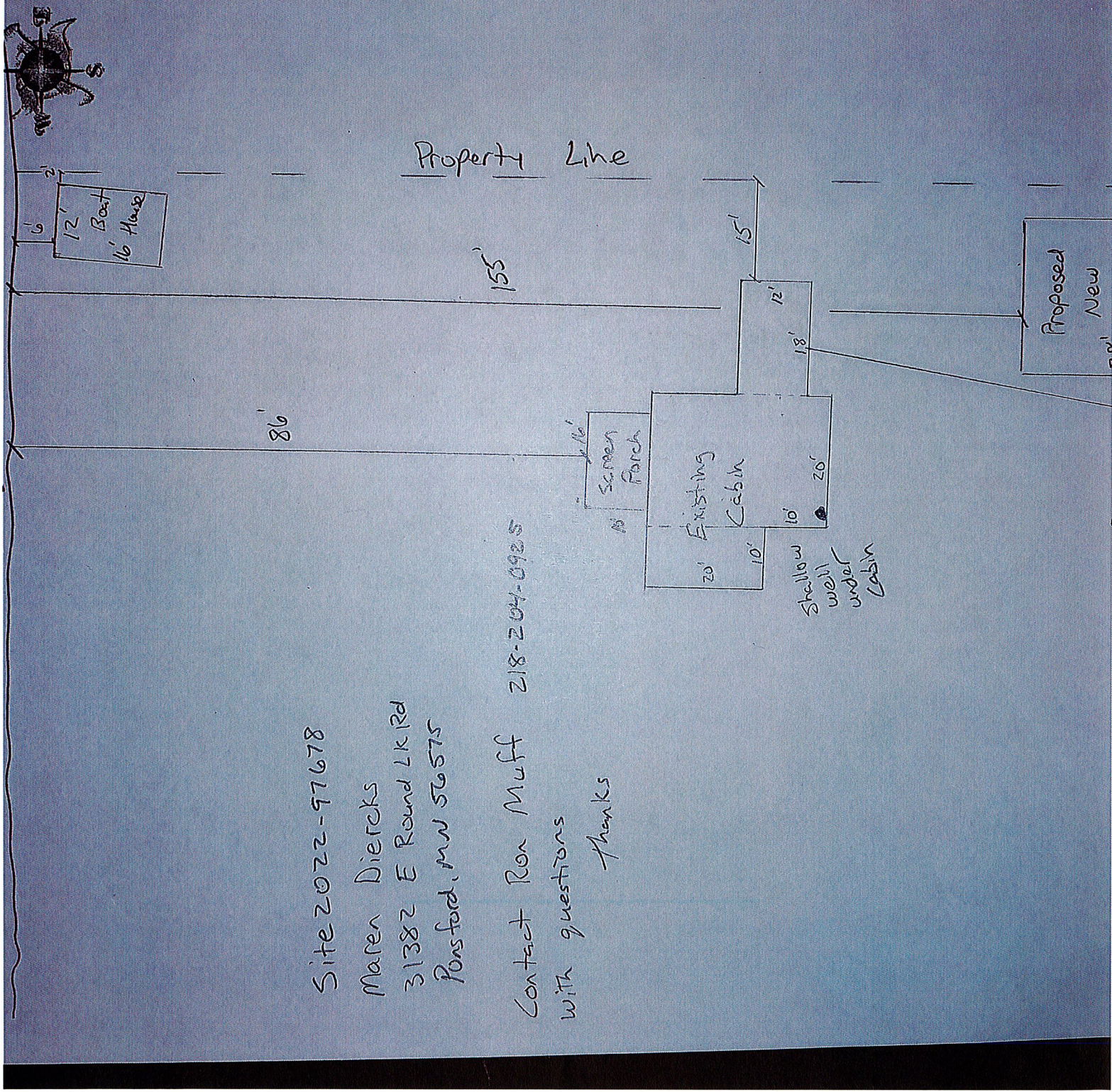
Ponfard, MN 56575

Contact Ron Muff

218-204-0925

with questions

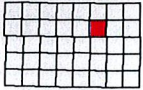
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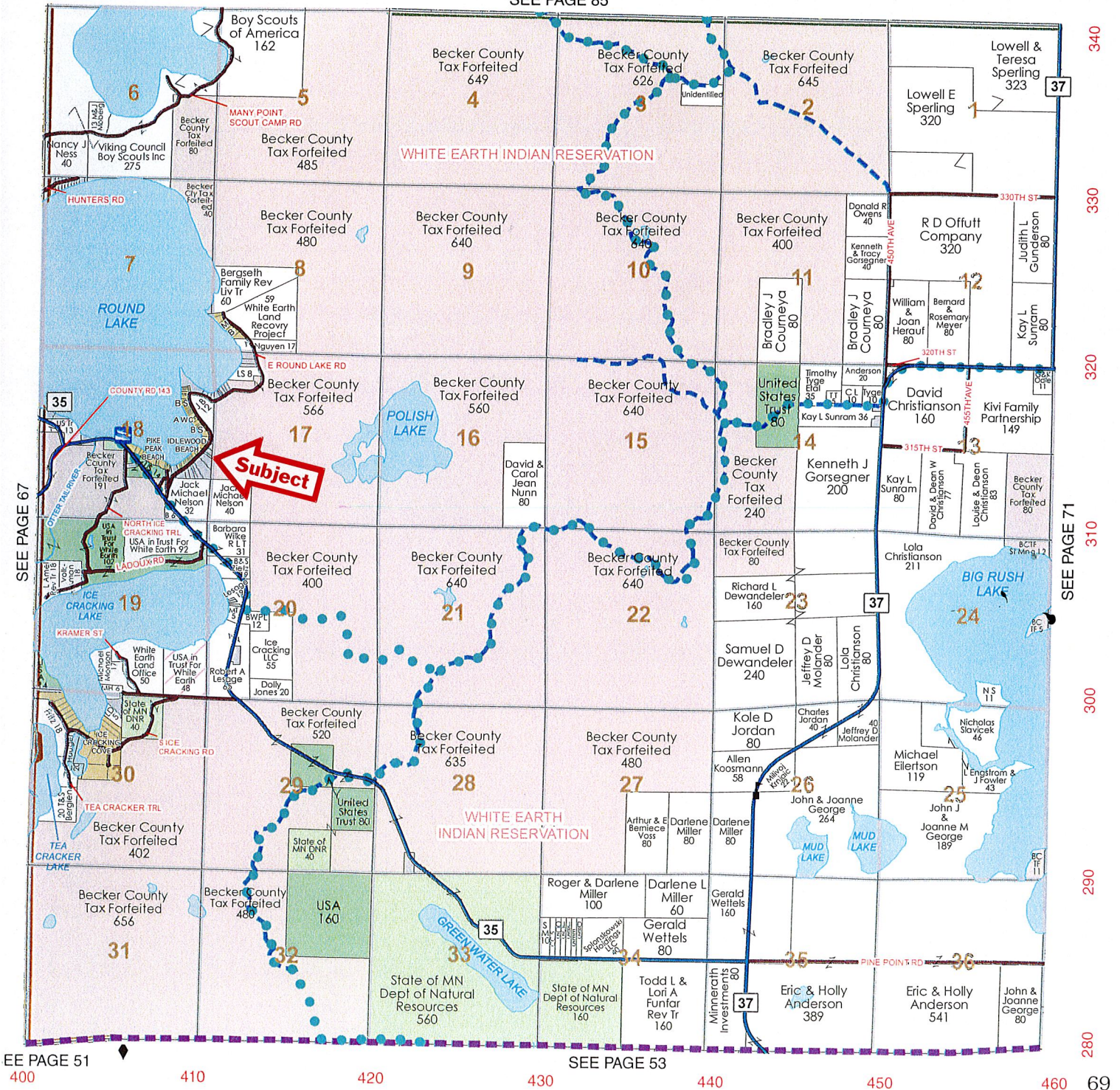


## Round Lake (S)

## Township 141N - Range 38W

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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 26<sup>th</sup>, 2022 @ 6:00 P.M.

**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** Kevin P Byer  
PO Box 261  
Osage, MN 56570

**Project Location:** 54958 & 54980 State Hwy 34  
Osage, MN 56570

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to place a structure located ten (10) feet from the road right-of-way (ROW), ten (10) feet from the rear property line, and ten (10) feet from the side property line, deviating from the required setbacks of an industrial zoned property due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID numbers: **21.0172.000 & 21.0173.001**; **Osage** Section 20 Township 140 Range 036; SE1/4 OF SE1/4 LYING E OF LK & RIVER LESS 7.36 AC TO STATE LESS HWY & TR SOLD; PT SE1/4 OF SE1/4 BEG 293.6' N & 33' W OF SE COR SE1/4; TH W 75', S TO HWY, NE'LY 93' TO N 120' TO BEG

**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](mailto: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/](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 # VAR2022-267

### Property and Owner Review

Parcel Number(s): **210172000 210173001**

Owner: **KEVIN BYER**

Township-S/T/R: **OSAGE-20/140/036**

Mailing Address:

**KEVIN BYER**

**PO BOX 261**

**OSAGE MN 56570**

Site Address: **54958 ST HWY 34**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2022-2200**

Legal Descr: **SE1/4 OF SE1/4 LYING E OF LK & RIVER LESS 7.36 AC TO STATE LESS HWY & TR SOLD**

### 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:

**Property is bordered by state hwy and co hwy making building footprint on an industrial zoned property limited.**

Description of Variance Request: **Request a variance to construct a building 10' from the side yard setback, and 0' from the road right of way.**

OHW Setback:

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **0**

Road Type: **State**

Existing Imp. Surface Coverage: **9.07**

Proposed Imp. Surface Coverage: **35**

Existing Structure Sq Ft: **1465 +/-**

Proposed Structure Sq Ft: **24,416**

Existing Structure Height:

Proposed Structure Height: **30**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

### Other Questions Review

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

Explain: **Yes, the parcel is located on a commercial corridor. All stormwater will be controlled on the property.**

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

Explain: **Yes, the property is zoned industrial and will be used for storage.**

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

Explain: **Yes, storage is not known to cause any negative impacts to surrounding properties.**

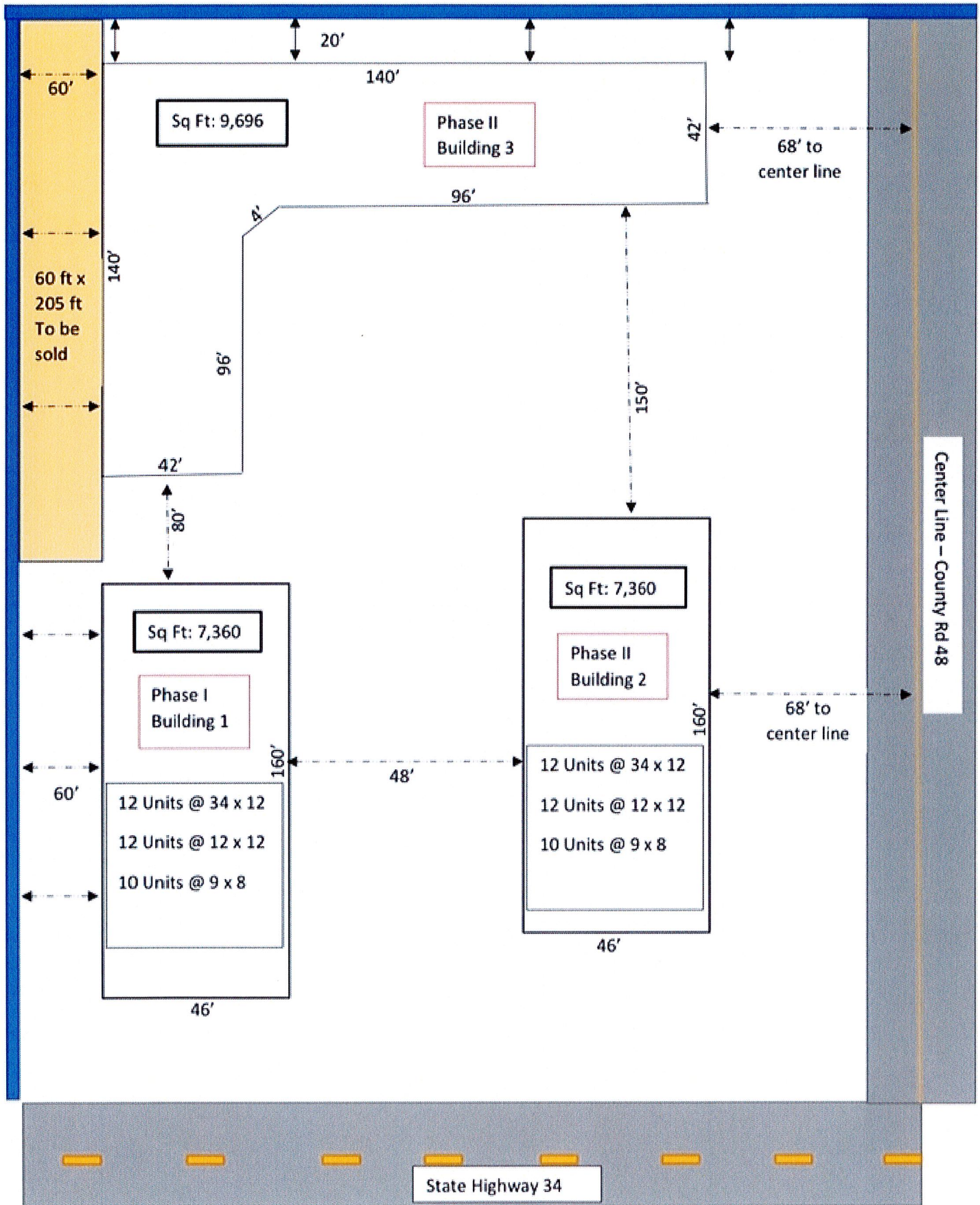
4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, the parcel is bordered by both a state and county highway.**

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

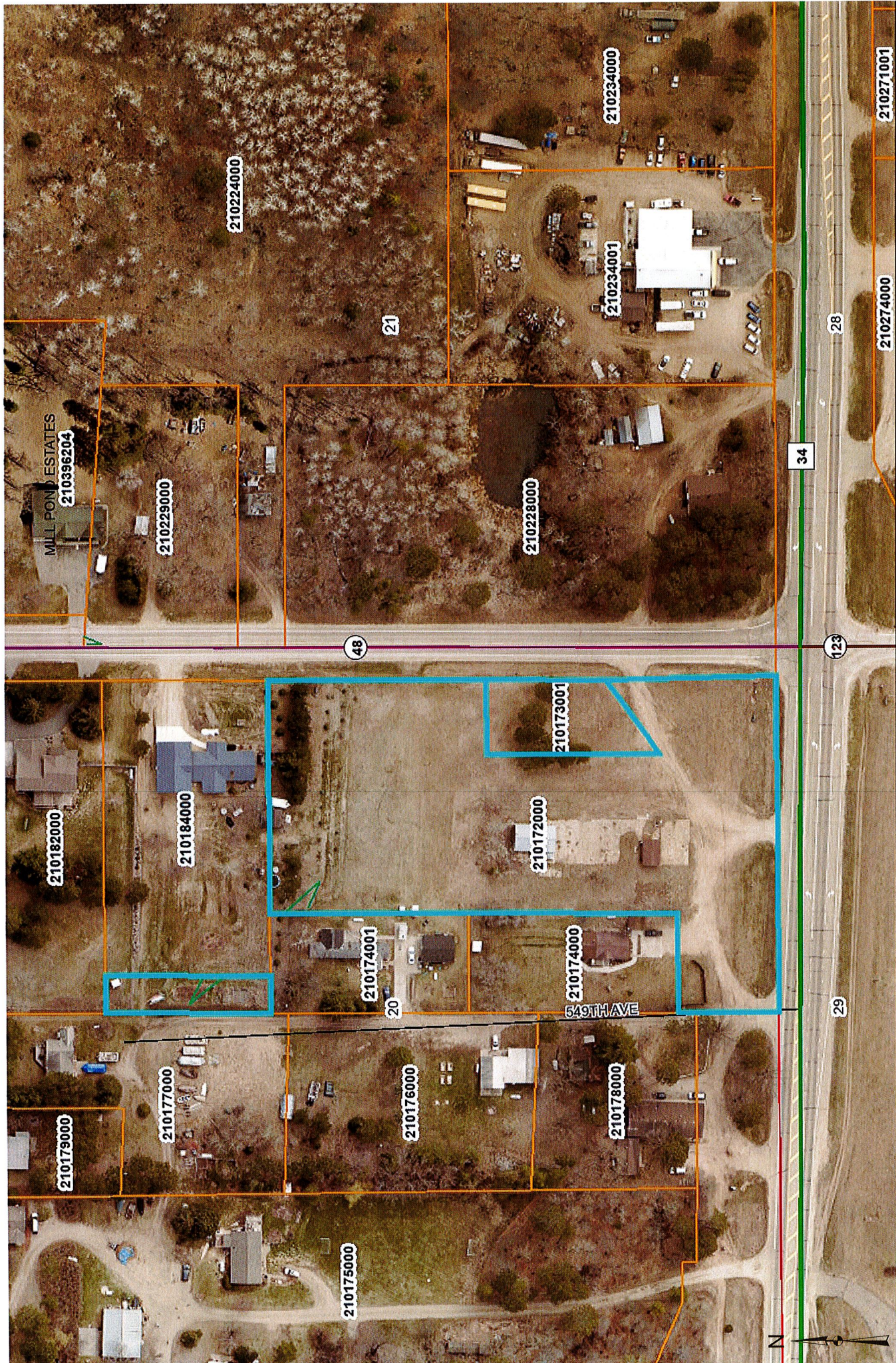
Explain: **Yes, there are other storage buildings in the local area.**





\* Updated drawing will be provided at tour date.





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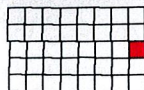
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





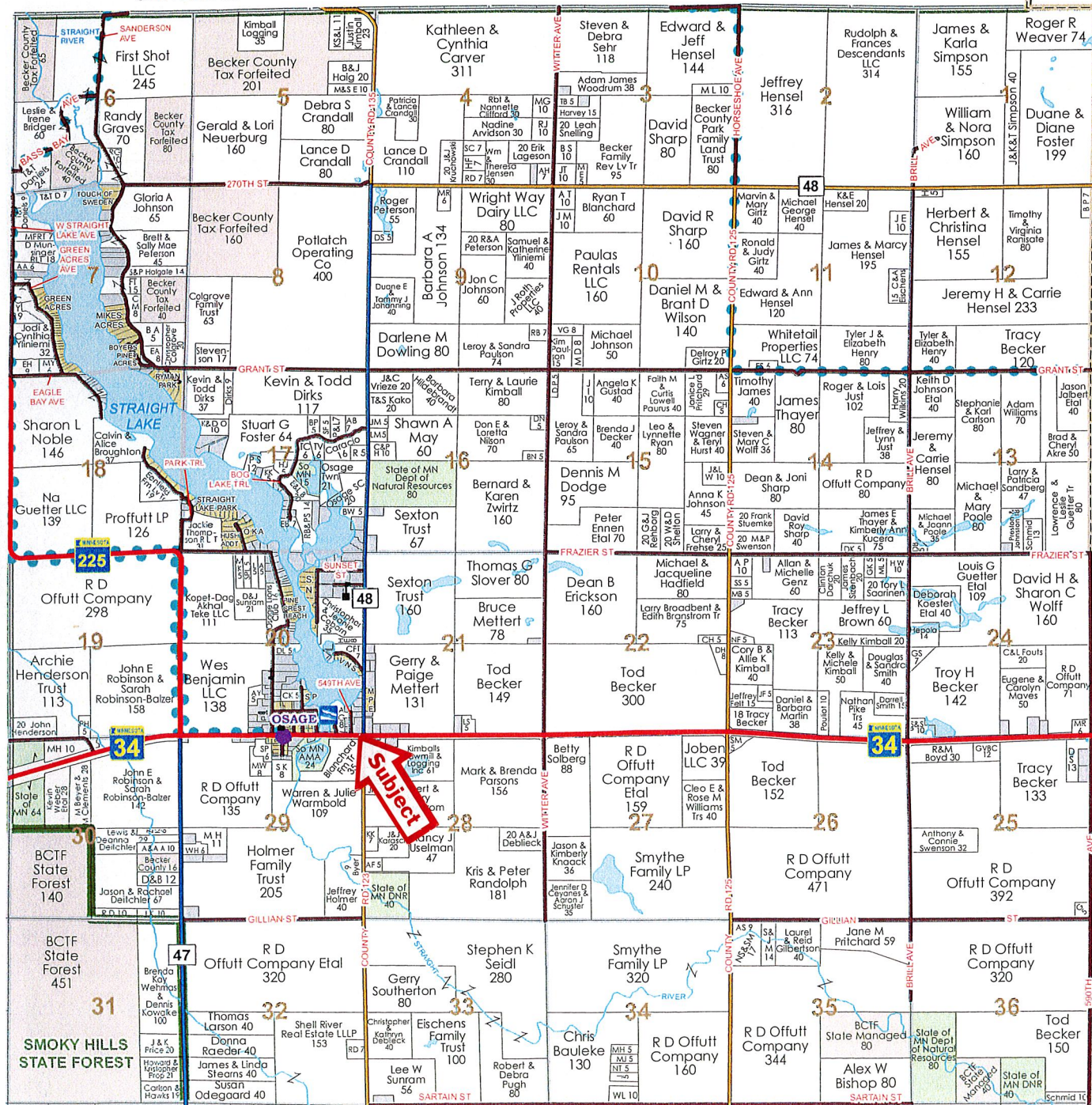


Osage

Township 140N - Range 36W

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HUBBARD COUNTY

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# 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\*\***

September 26<sup>th</sup>, 2022 @ 6:00 P.M.

**\*\*3<sup>rd</sup> Floor Jury Room – Becker County Courthouse – 913 Lake Ave\*\***

**APPLICANT:** KBCB Properties LLC  
4963 35<sup>th</sup> Ave S  
Fargo, ND 58104

**Project Location:** 54906 State Hwy 34  
Osage, MN 56570

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to place a structure to be ten (10) feet from the road right-of-way (ROW) and ten (10) feet from the side property line, deviating from the required setbacks of a commercial zoned property due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID number: **21.0174.000**; Osage Section 20 Township 140 Range 036 BEG 313.20' N & 267.50' W OF SE COR SE1/4 OF SE1/4 TH W 100', S 211.50' TO ROW HWY 34, TH E AL ROW HWY 100' & N 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](mailto:janai.seley@co.becker.mn.us)

**To view all application information on this project please visit:**

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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 # VAR2022-268

### Property and Owner Review

Parcel Number(s): **210174000**

Owner: **KBCB PROPERTIES LLC**

Township-S/T/R: **OSAGE-20/140/036**

Mailing Address:  
**KBCB PROPERTIES LLC  
4963 35TH AVE S  
FARGO ND 58104**

Site Address: **54906 ST HWY 34**

Lot Recording Date: **After 1992**

Original Permit Nbr: **2022-2201**

Legal Descr: **BEG 313.20' N & 267.50' W OF SE COR SE1/4 OF SE1/4 TH W 100', S 211.50' TO ROW HWY 34, TH E AL ROW HWY 100' & N TO POB**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a building 10' from the side lot line and 10' from the road right of way.**

OHW Setback:

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **10**

Road Type: **State**

Existing Imp. Surface Coverage: **18.63**

Proposed Imp. Surface Coverage: **18.63**

Existing Structure Sq Ft: **N/A**

Proposed Structure Sq Ft: **576**

Existing Structure Height: **N/A**

Proposed Structure Height: **14**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

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

### Other Questions Review

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

Explain: **Yes, the lot is non-conforming and will allow reasonable use by the property owner.**

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

Explain: **Yes, the property will remain in residential use.**

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

Explain: **Yes, there is existing home on the property and due to Minnesota weather a garage is necessary.**

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

Explain: **Yes, the lot is non-conforming in size.**

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

Explain: **Yes, there are other residential homes in the area with garages.**





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Date: 9/14/2022	





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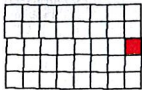
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Date: 9/14/2022

Becker County





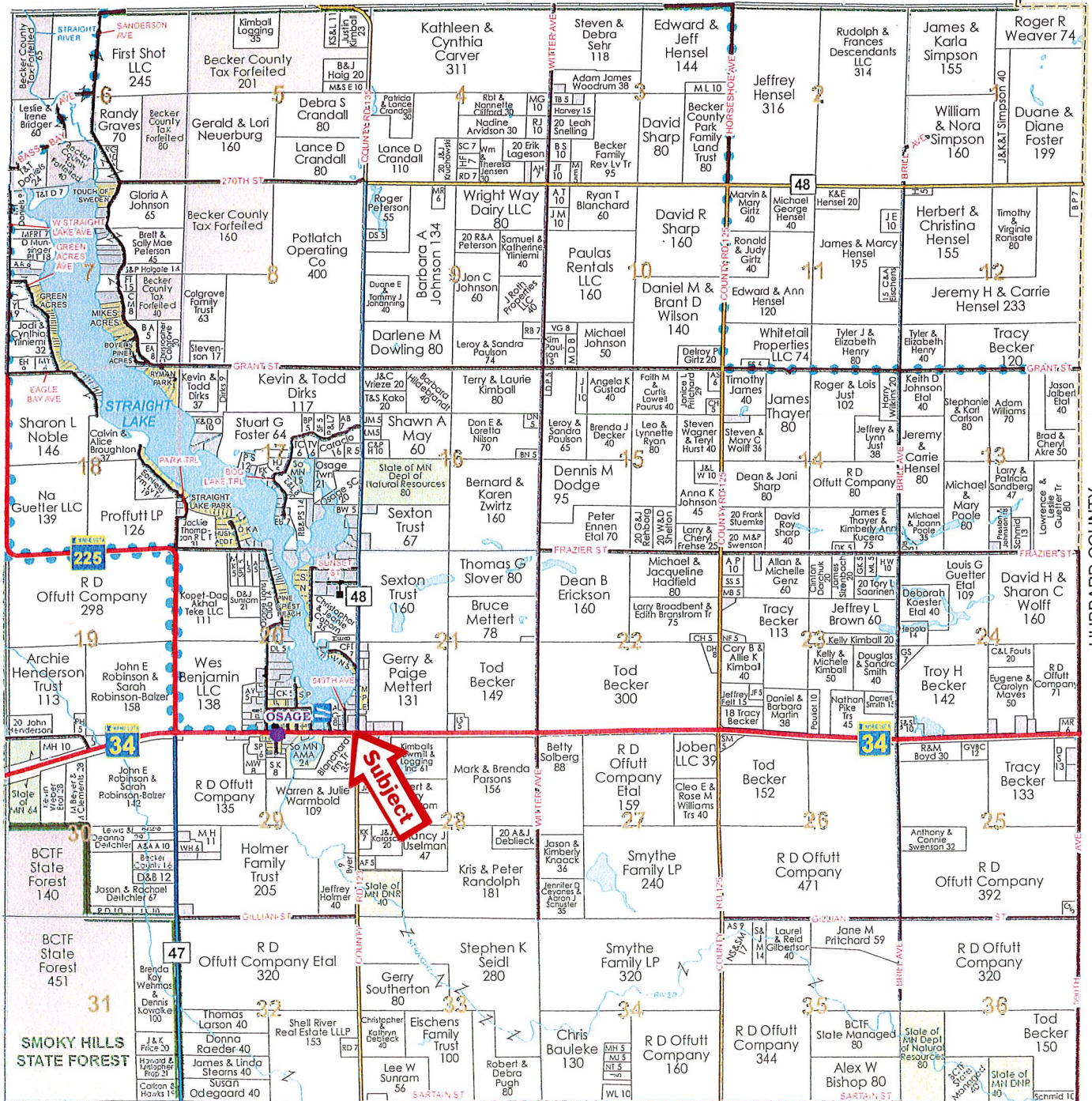


Osage

# Township 140N - Range 36W

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