CKER 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 September 26th, 2022 @ 6:00 P.M.

3rd 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 highwater 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. 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.

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 # VAR2022-266

variance Application Review	Permit # VARZUZZ-200
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:	Site Address: 12620 VICINITY LN
BRIAN W & H L KIVI MCDONALD 12620 VICINITY LN	Lot Recording Date: After 1992
AUDUBON MN 56511	Original Permit Nbr: SITE2022-2159
Legal Descr: Lot 006 Block 001 of KOHLER'S BAY V	/IEW
Variance Details Review	
Variance Request Reason(s):	If 'Other', description:
Setback Issues	
Alteration to non-conforming structure	
Lot size not in compliance	
Topographical Issues (slopes, bluffs, wetlands)	
□ Other	
Description of Variance Request: Request a variance ninety (90) feet from the ordinary high-water mark (hundred (100) feet from the OHW on a Recreationa	
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	interest of the conditions of New
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 \$ 12670 VICINITY LANE AUDUBON, MN A001702 House 242 GARA UE 181 ~8V ROAD



merchantability, or fitness for any particular purpose. warranty of any type, expressed or implied, including but not limited to any warranty as to their performance,

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

Date: 9/14/2022

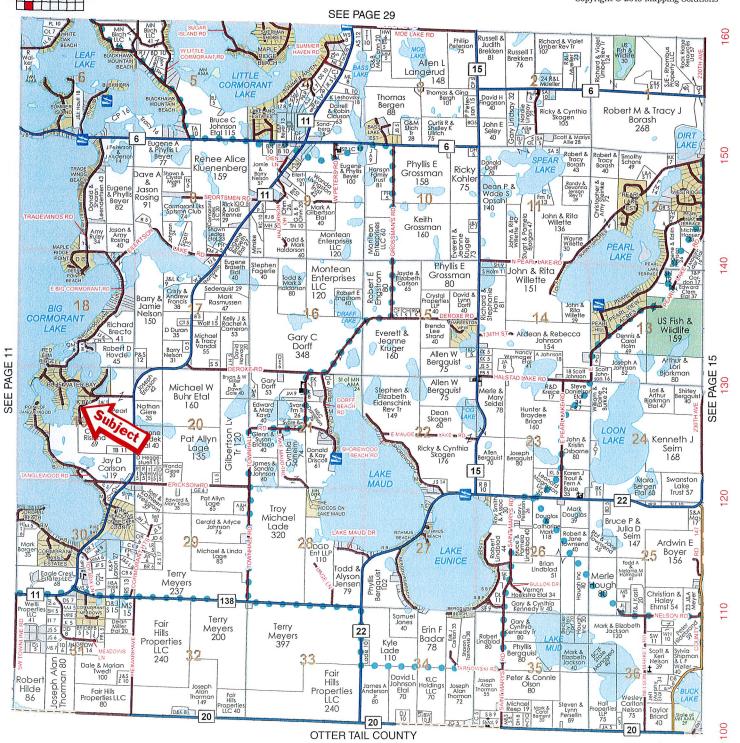




Lake Eunice

Township 138N - Range 42W

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CKER COUNTY

COUNTY OF BECKER

Planning and Zoning

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BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
September 26th, 2022 @ 6:00 P.M.

3rd 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

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

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 915 Lake Avenue Detroit Lakes, MN 56501

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 # VAR2022-260

Property and Owner Review	
Parcel Number(s): 210475000	
Owner: RONALD KETCHER	Township-S/T/R: OSAGE-20/140/036
Mailing Address:	Site Address: 54809 PEARL ST
RONALD KETCHER	Lot Recording Date:
515 ELM ST W NORWOOD YOUNG AMERICA MN 55368	Original Permit Nbr: SITE2022-2165
Legal Descr: VAN NICE SHORES 20-140-36 LOT 9 VAN SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF	TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77',
Variance Details Review	
Variance Request Reason(s):	If 'Other', description:
Setback Issues	
Alteration to non-conforming structure	
Lot size not in compliance	
Topographical Issues (slopes, bluffs, wetlands)	
Other	
Description of Variance Request: Request a variance to marker. We are short 7 feet of the required 20 foot se	
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

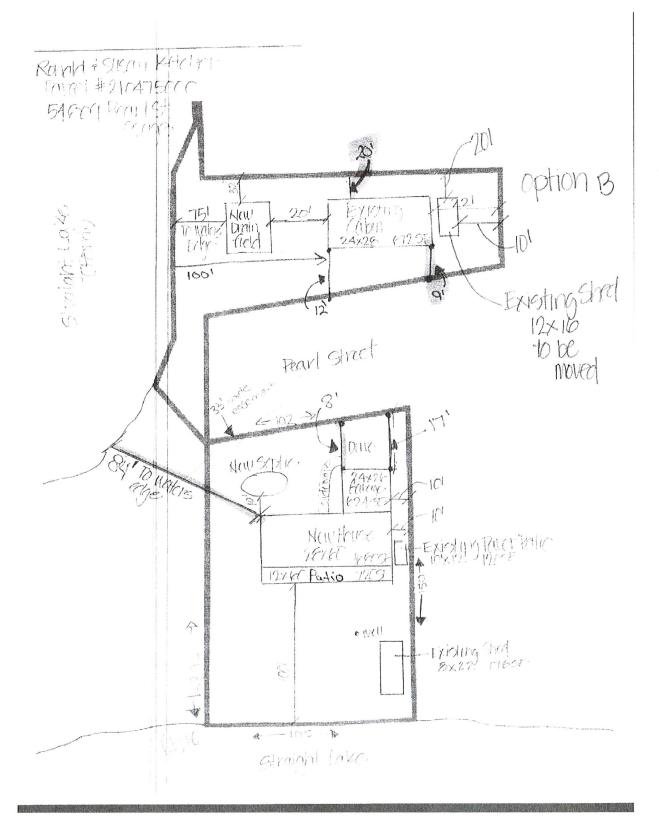
Other Questions Review

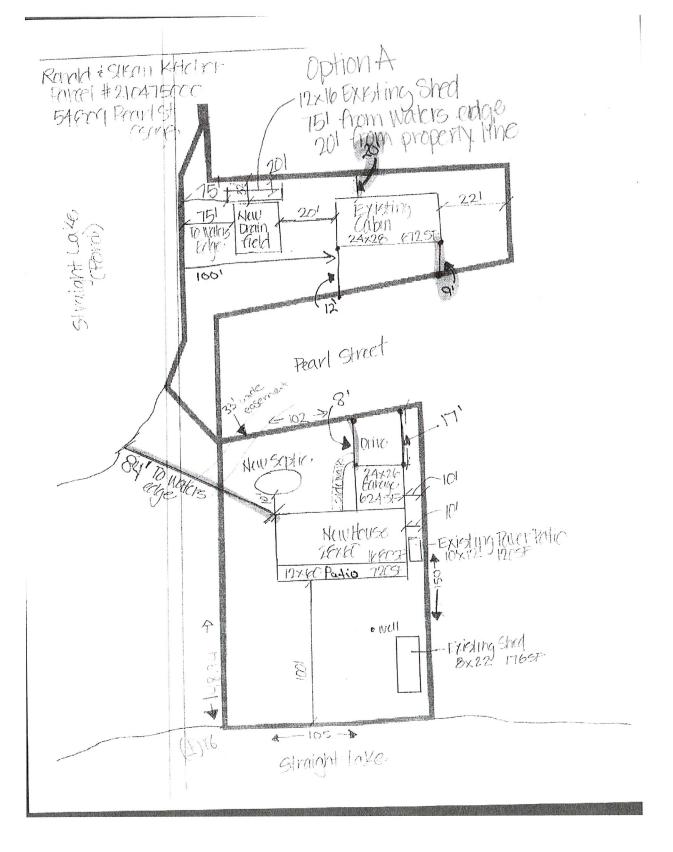
- 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes
- Explain: Yes, we are varying very minimally from the Ordinance requirements. We acquired this land on the other side of the road to place the septic drain field and existing dwelling on. We are contracted through Thelens 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

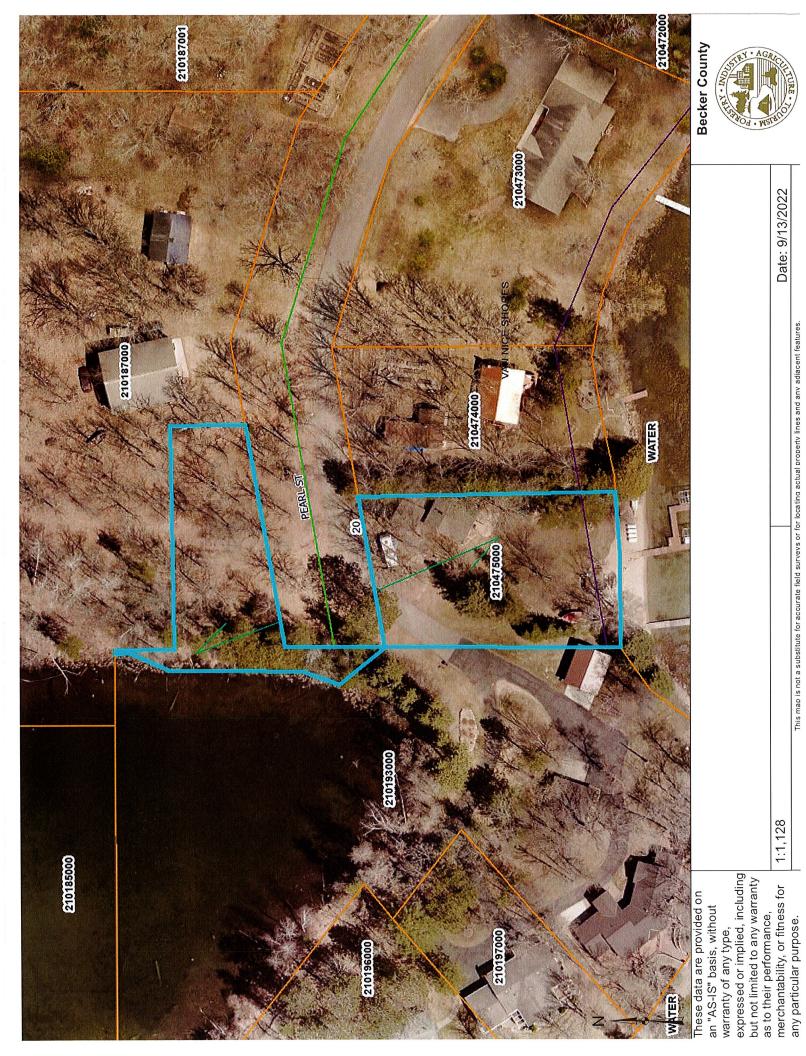
end of the dead end road. There is also a 33' easement that runs through the main portion of the lot to service 3 back lots. Another hardship is that we have to meet two lake setbacks. There is a pond on the west side of the upper lot. It has been determined by the DNR to be part of Straight Lake due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

5. Will the variance maintain the essential character of the locality? Yes Explain: Yes, this is a season/residential neighborhood and will continue to be used for seasonal/residential uses.









Date: 9/13/2022

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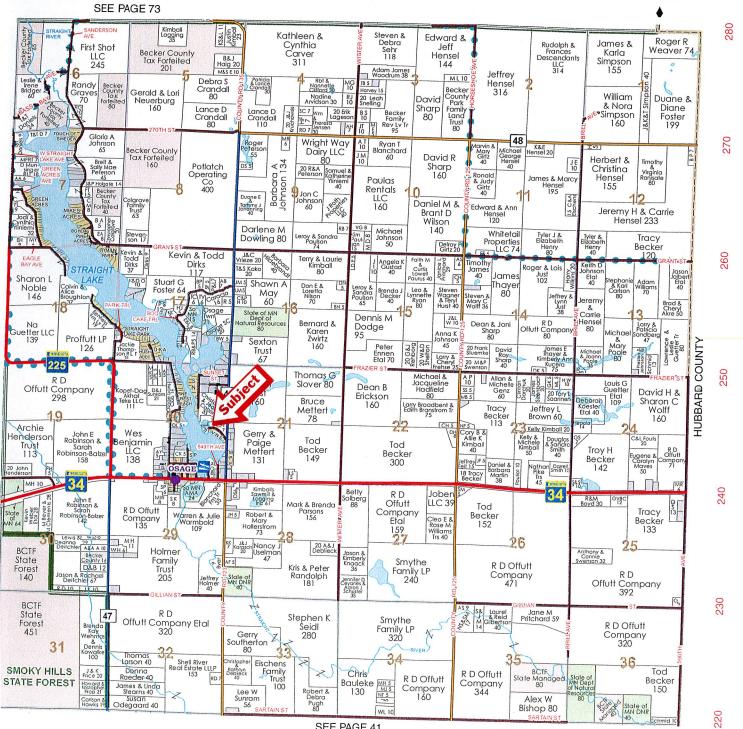
This map is not a substitute for accurate field survevs or for locating actual property lines and any adiacent features.



Osage

Township 140N - Range 36W

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SEE PAGE 41

CKER 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
September 26th, 2022 @ 6:00 P.M.

3rd Floor Jury Room - Becker County Courthouse - 913 Lake Ave

APPLICANT: Kathryn S Christensen

1117 3rd 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

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.

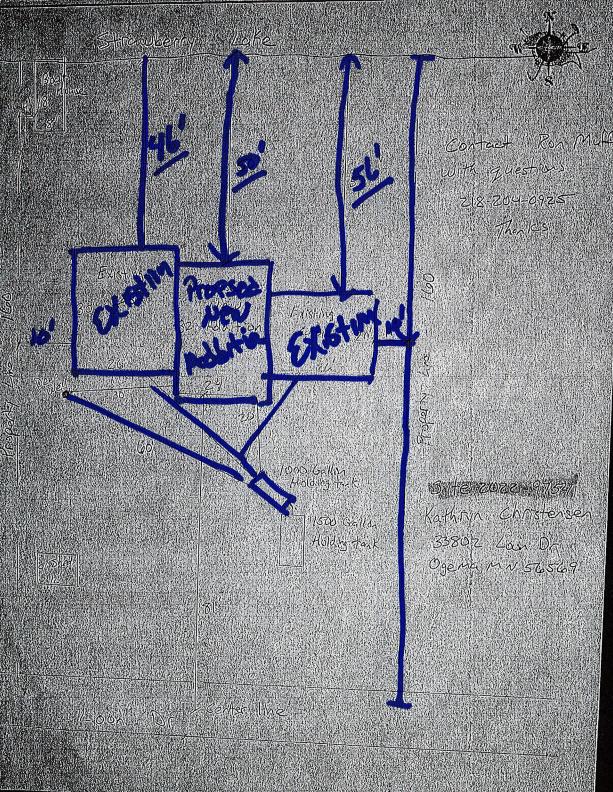
Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Permit # VAR2022-261 Variance Application Review **Property and Owner Review** Parcel Number(s): 320015000 Township-S/T/R: SUGAR BUSH-01/141/040 Owner: KATHRYN CHRISTENSEN Site Address: 33802 LOON DR Mailing Address: KATHRYN CHRISTENSEN Lot Recording Date: Prior to 1971 1117 3RD AVE S Original Permit Nbr: SITE 2022-97541 **FARGO ND 58103** Legal Descr: PT GOVT LOT 2 KNOWN AS LOTS 3 & 4 & 50 Variance Details Review If 'Other', description: Variance Request Reason(s): Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other Description of Variance Request: Request a variance to build an addition between 2 existing cabins to make one structure. Side Lot Line Setback: OHW Setback: 50 ft Bluff Setback: Rear Setback (non-lake): Road Type: Road Setback: Proposed Imp. Surface Coverage: 14.5 % Existing Imp. Surface Coverage: Proposed Structure Sq Ft: 768 sqft Existing Structure Sq Ft: Proposed Structure Height: 26 ft Existing Structure Height: Proposed Basement Sq Ft: Existing Basement Sq Ft: Change to main structural framework? No Change to roofline? Yes 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.

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

Date: 9/13/2022

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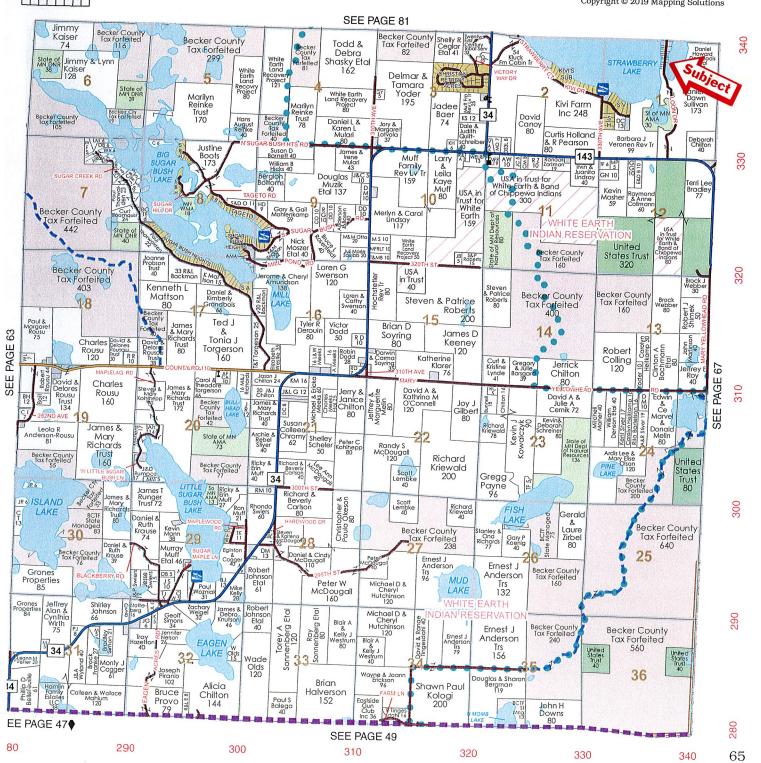
but not limited to any warranty



Sugar Bush (W)

Township 141N - Range 40W

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CKER COULT

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 26th, 2022 @ 6:00 P.M.

3rd Floor Jury Room - Becker County Courthouse - 913 Lake Ave

APPLICANT: Carolyn Diercks-Bergschneider & Maren Diercks

6422 E Bethany Place
Denver, CO 80222

Project Location: 31382 E Round Lake Dr.
Ponsford, MN 56575

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. 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.

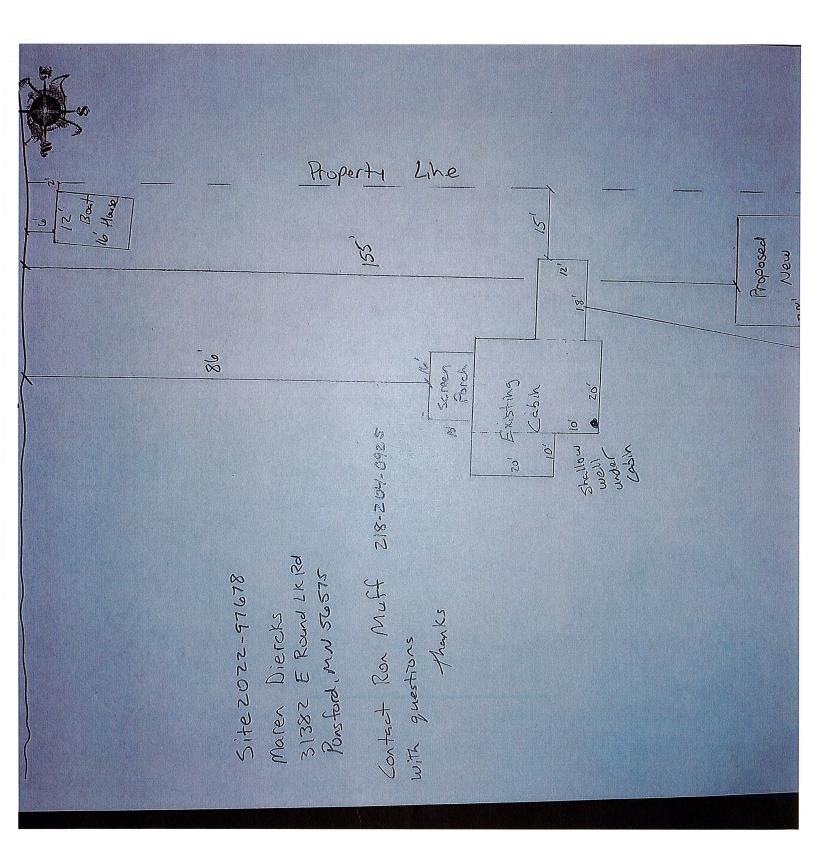
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Variance Application Review Permit # VAR2022-263 **Property and Owner Review** Parcel Number(s): 250508000 Township-S/T/R: ROUND LAKE-18/141/038 Owner: CAROLYN DIERCKS-BERGSCHNEIDER Site Address: 31382 E ROUND LAKE RD Mailing Address: **CAROLYN DIERCKS-BERGSCHNEIDER** Lot Recording Date: Prior to 1971 **6422 E BETHANY PLACE** Original Permit Nbr: SITE 2022-97678 **DENVER CO 80222** 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): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other 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. Side Lot Line Setback: 5 FT 6 INCHES OHW Setback: Bluff Setback: Rear Setback (non-lake): 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 Proposed Basement Sq Ft: Existing Basement Sq Ft: Change to main structural framework? Change to roofline? 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





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.

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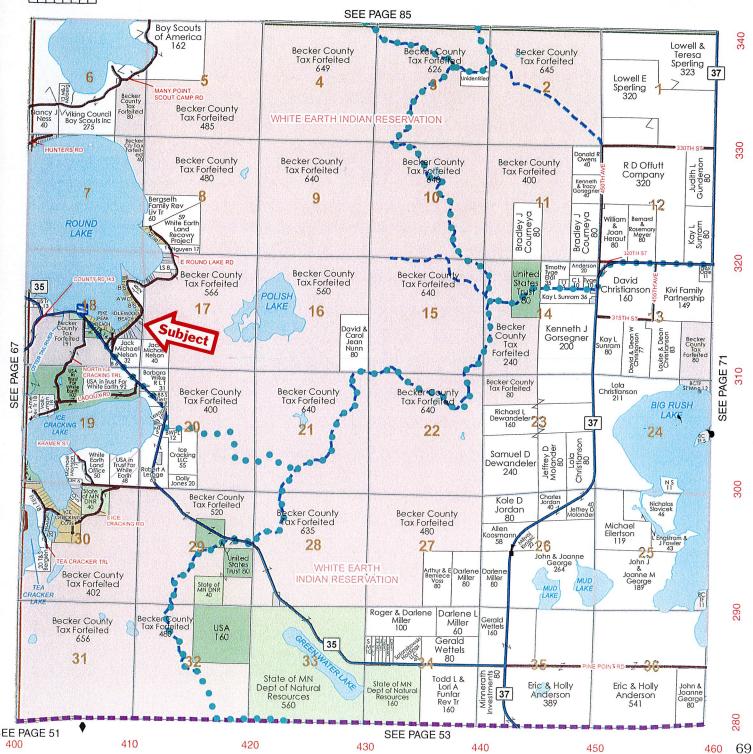
Date: 9/14/2022



Round Lake (S)

Township 141N - Range 38W

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COUNTY 2

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 26th, 2022 @ 6:00 P.M.

3rd 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. 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

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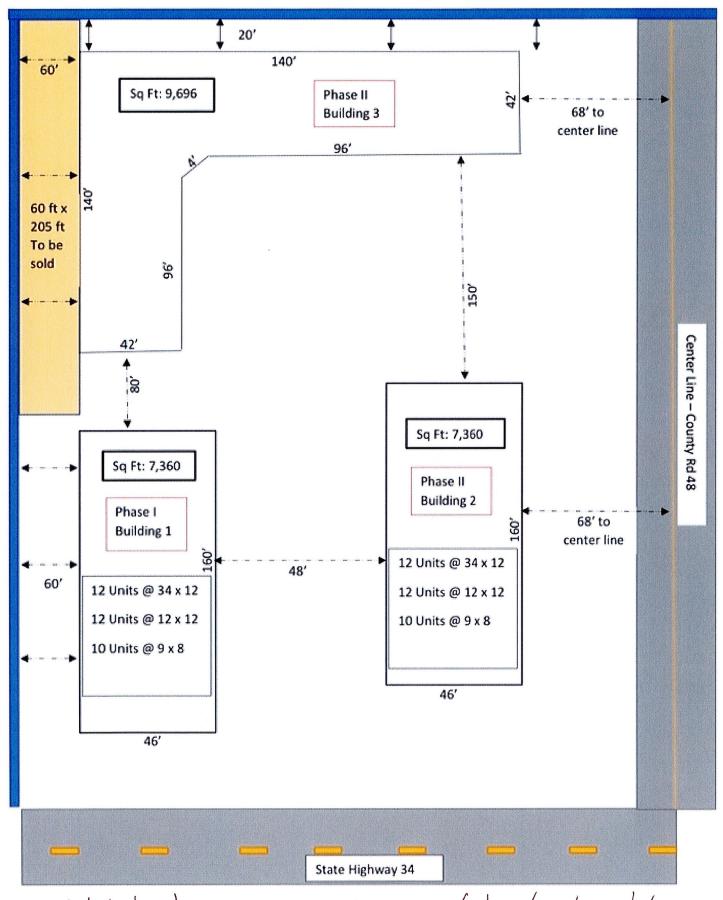
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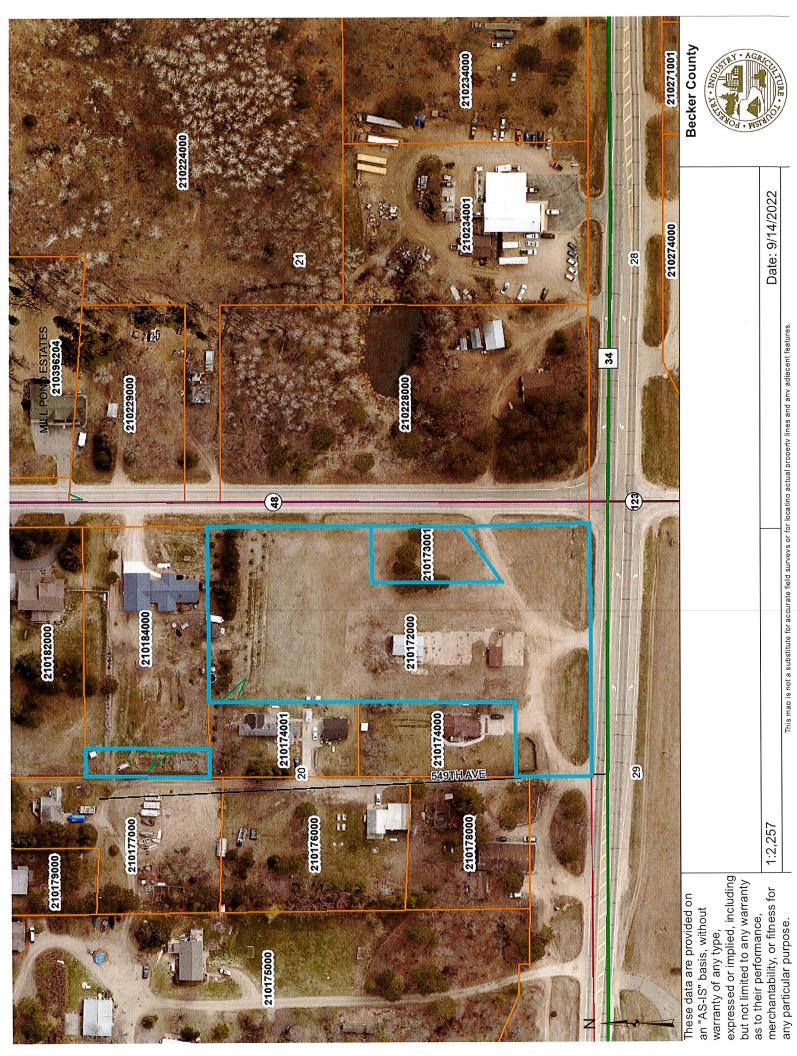
Variance Application Review

Permit # VAR2022-267

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 & RIVE	R 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.
and 0' from the road right of way.	e to construct a building 10' from the side yard setback,
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 Explain: Yes, the parcel is located on a commercia	
property. 2. Is the Variance consistent with the Becker County (Explain: Yes, the property is zoned industrial and variance to the property is zoned industrial.	vill be used for storage.
 Does the proposal put the property to use in a reast Explain: Yes, storage is not known to cause any net. Are there circumstances unique to the property? Y 	egative impacts to surrounding properties.
Explain: Yes , the parcel is bordered by both a state 5. Will the variance maintain the essential character	and county highway.
Explain: Yes, there are other storage buildings in t	



* Updated drawing will be provided at tour date.



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

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Date: 9/14/2022



Osage

Township 140N - Range 36W

Copyright © 2019 Mapping Solutions SEE PAGE 73 Roger R Weaver 74 Steven & Debra Sehr 118 Kimball Logging 35 Edward & KS&L 1 Justin Kimball 23 Rudolph & Frances Descendants LLC 314 Kathleen & James & Cynthia Carver 311 Jeff Hensel Karla First Shot Simpson 155 Becker County Tax Forfeited 201 144 LLC 245 Adam James Woodrum 38 Jeffrey M L 10 Hensel 316 Debra S Crandall 80 MC 10 David Sharp 80 Becker County Park Family Land Trust 80 Nannette Clifford 30 William Duane & Randy 20 Leah Snelling Gerald & Lori Neuerburg 160 Nadine RJ Arvidson 30 10 & Nora Fraves 70 Diane Simpson 160 Foster 199 SC 7 Wm 20 Erik Lageson En 7 Jensen AH Lance D Crandall 80 Lance D Crandall 110 Rev Lv To 270 Gloria A Johnson 65 Ryan T Blanchard 60 Wright Way Roger etersor 55 MR 6 Mary Girtz 40 Dairy LLC 80 Becker County Tax Forfeited 160 David R Herbert & Sharp 160 Christina ۸<u>%</u> OS 5 20 R&A Petersor Hensel 155 Potlatch Ronald & Judy Girtz 40 James & Marcy Hensel 195 Barbara / Johnson 1 Operating Co 400 **Paulas** singer RLT 18 Rentals LLC 160 Daniel M & Brant D Duane E Tammy J Johanning 40 Johnso 60 Edward & Ann Hensel 120 Jeremy H & Carrie Hensel 233 Wilson 140 Michael Johnson 50 Tracy Becker 120 Whitetai Darlene M Properties LLC 74 Dowling 80 Delroy Girtz 2 260 Kevin & Todd Terry & Laurie Kimball 80 Roger & Lois Just 102 Pritchar Pritchar CH J Angela I Gustad 10 40 Todd Dirks 37 etal 40 Dirks &S Kako 20 James Adam William: 70 Thayer 80 Stuart G Foster 64 15 Shawn A Steven Wagner & Teryl Hurst 40 Sharon L OGLSN Jeremy & Carrie Hensel 80 Brenda Deckei 40 effrey Lynn Just 38 Steven & Mary C Wolff 36 Noble 146 Brad & Cheryl Akre 50 60 Dennis M J&L W 10 Dean & Joni Sharp 80 R D Offutt Company Bernard & Michae & Mary Poole 80 Dodge Karen Zwirtz 160 Anna K Johnson 45 Na Guetter LLC 139 Lawrence Leslie Guetter T 80 COUNTY Proffutt LP 126 Sexton 20 G&J Rehborg 20 W&D Shelton David Roy Sharp 40 Trust 67 Ennen Etal 70 Larry 8 Chery 250 225 Michael & Jacqueline Hadfield 80 Allan & Michelle Genz 60 Saariner Thomas G Slover 80 Louis G Guetter Etal 109 HUBBARD David H & Sharon C Wolff Dean B Sexton RD Company 298 Trust Erickson 160 Deborah Koester Etal 40 Offutt Bruce Larry Broadbent & Edith Branstrom Tr Tracy Jeffrey L Brown 60 Mettert @ 160 Becker 113 epola 78 Kelly Kimball 2 Kelly & Dougla & Sandr Smith 40 Archie Gerry & John E Tod Hendersor Trust 113 Paige Mettert Tod Troy H enjamin LLC 138 Becker 149 Becker 300 Becker 142 Nathan Pike Trs 45 131 34 Jober LLC 39 R D R&M Boyd 30 Offutt Mark & Brenda Parsons 156 Tod Tracy Becker 152 Becker 133 Company R D Offutt Company 135 Cleo E & Rose M Williams Trs 40 Weber Froi 28 Etal 159 26 25 Lewis & \$120 Deanna 29 Deitchler A&A A 10 Anthony & Connie 20 A&J Debliec Jason 8 Kimberh Knaack 36 Holmer Smythe Family LP 240 R D Offutt Family State Forest 140 R D Kris & Peter D&B 1: Company 471 Offutt Company 392 Trust Randolph 181 State of MN DNR 205 Jason & Racha Deitchler 67 ILLIAN-ST Jane M Pritchard 59 BCTF Stephen K Seidl 280 R D Smythe R D Offutt State 47 Offutt Company Etal 320 Family LP 320 Company 320 Forest 451 Brenda Kay Wehma: & Dennis Kowake Gerry Southerton 31 36 Thomas Larson 40 Tod Becker 150 Eischens State Managed R D Offutt Family Trust 100 Chris R D Offutt Company 160 SMOKY HILLS J&K Price 2 Donna Raeder 40 Company 344 Bauleke 130 STATE FOREST James & Linda Stearns 40 Lee W Sunram 56 Alex W State of MN DNF Bishop 80 Susan Odegaard 40 220

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CKER 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 September 26th, 2022 @ 6:00 P.M.

3rd Floor Jury Room – Becker County Courthouse – 913 Lake Ave

APPLICANT: KBCB Properties LLC

4963 35th 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. 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.

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 # VAR2022-268

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	Site Address: 54906 ST HWY 34	
	Lot Recording Date: After 1992	
	Original Permit Nbr: 2022-2201	
FARGO ND 58104		
TH E AL ROW HWY 100' & N TO POB	SE1/4 OF SE1/4 TH W 100', S 211.50' TO ROW HWY 34,	
Variance Details Review		
Variance Request Reason(s):	If 'Other', description:	
Setback Issues		
☐ Alteration to non-conforming structure		
Lot size not in compliance		
Topographical Issues (slopes, bluffs, wetlands)		
Other		
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 ir		
Explain: Yes, the lot is non-conforming and will allow	w reasonable use by the property owner.	
2. Is the Variance consistent with the Becker County C	• •	
Explain: Yes, the property will remain in residential		
Does the proposal put the property to use in a reason 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.	s	
5. Will the variance maintain the essential character c	of the locality? Yes	
Explain: Ves there are other residential homes in the area with garages		



Date: 9/14/2022

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as to their performance, merchantability, or fitness for any particular purpose.

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



Date: 9/14/2022

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___LLC 74 Becker Steven-son 17 Delroy F Girtz 20 Terry & Laurie Kimball 80 Kevin & Todd Dirks Timothy James 40 Janice L Prilchard 29 Roger & Lois Just 102 ohnso Etal 40 James Thaye 80 MS Shawn A Don E & Loretta Nilson 70 Sharon L Stuart G Steven Wagner & Teryl Hurst 40 Jeremy & Carrie Hensel 80 Brenda Decke 40 Noble 146 Foster 64 May 60 Steven & Mary C Wolff 36 C&P H 10 State of MN Dept of Idatural Resource 80 J&L W 10 Dennis M R D Offutt Company Dean & Joni Sharp 80 Bernard & Dodge 95 Karen Zwirtz 160 Anna K ohnsor 45 Mary Poole 80 COUNTY Gueffer LLC 139 Proffutt LP 126 Sexton Rehborg 20 W&D Shelton David Roy Sharp 40 Trust 67 Larry 8 Chery 250 Thomas G Slover 80 Michael & Jacqueline Hadfield 80 Soarinen Louis G Guetter Etal 109 HUBBARD David H & Dean B Sexton R D Sharon C Wolff Offutt Company 298 48 Deborah Koester Etal 40 Trust 160 Erickson Bruce Larry Broadbent & Edith Branstrom Tr 75 Tracy Becker 113 Jeffrey L Brown 60 160 Mettert @ 160 Boola 14 78 Kelly Kimball 20 Kelly & Michele Kimball 50 Archie Dougla & Sandr Smith 40 Gerry & John E Robinson & Sarah Robinson-Balz 158 Wes Tod Tod Troy H Paige Mettert lendersor Benjamin LLC Becker 149 Trust Becker 300 Becker 142 Nathan Pike Trs 45 138 131 18 Tracy Becker Joben LLC 39 MH 10 RD olbe 88 Offutt SK 8 Mark & Brenda Parsons 156 Tracy Company Becker 152 Becker 133 R D Offutt Cleo E & Rose M Williams Trs 40 Etal 159 Company 135 Anthony & Connie Swenson 32 20 A&J Debliec Deilchler A&A A 10 Holmer **BCTF** Smythe R D Offutt Company 471 Family Trust State Forest 140 Kris & Peter Randolph 181 R D Family LP 240 D&B 12 Offutt Company 392 State of MN DNR Jeffrey Holmer 40 Jason & Rachael Deitchler 67 205 230 BCTF Stephen K Seidl 280 Smythe Family LP 320 R D R D Offutt State 47 Offutt Company Etal 320 Company 320 Forest Gerry Southerton 80 451 31 Thomas Larson 40 hristop. Kalhryn Debleck 40 Tod Becker 150 Eischens Slale Managed R D Offutt Chris Family Trust R D Offutt Donna Raeder 40 SMOKY HILLS J&K Frice 20 Company 344 Bauleke Company 160 STATE FOREST James & Linda Stearns 40 Susan Odegaard 40 130 Lee W Sunram 56 Alex W Bishop 80

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