



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****

October 20th, 2022 @ 6:00 P.M.

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

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

Project Location: 54958 & 54980 St Hwy 34
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to place a structure located zero (0) feet from the road right-of-way (ROW), five (5) feet from the rear property line, and zero (0) feet from the side property line, and a variance to be at 75% lot coverage due to setback issues. Application was tabled from the September 26th, 2022 hearing.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 21.0172.000 & 21.0173.001: 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; Osage 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. 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 # VAR2022-267

Property and Owner Review

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

Owner: **KEVIN BYER**

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

Mailing Address:

Site Address: **54958 ST HWY 34**

KEVIN BYER

Lot Recording Date: **After 1992**

PO BOX 261

OSAGE MN 56570

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**

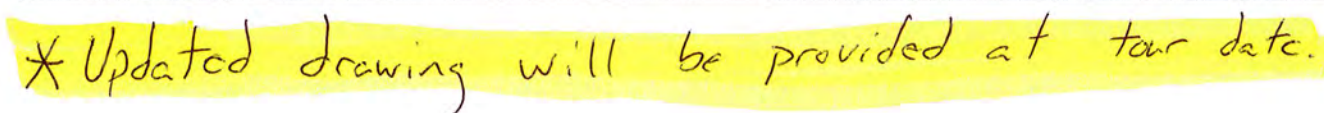
Explain: **Yes, storage is not known to cause any negative impacts to surrounding properties.**

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

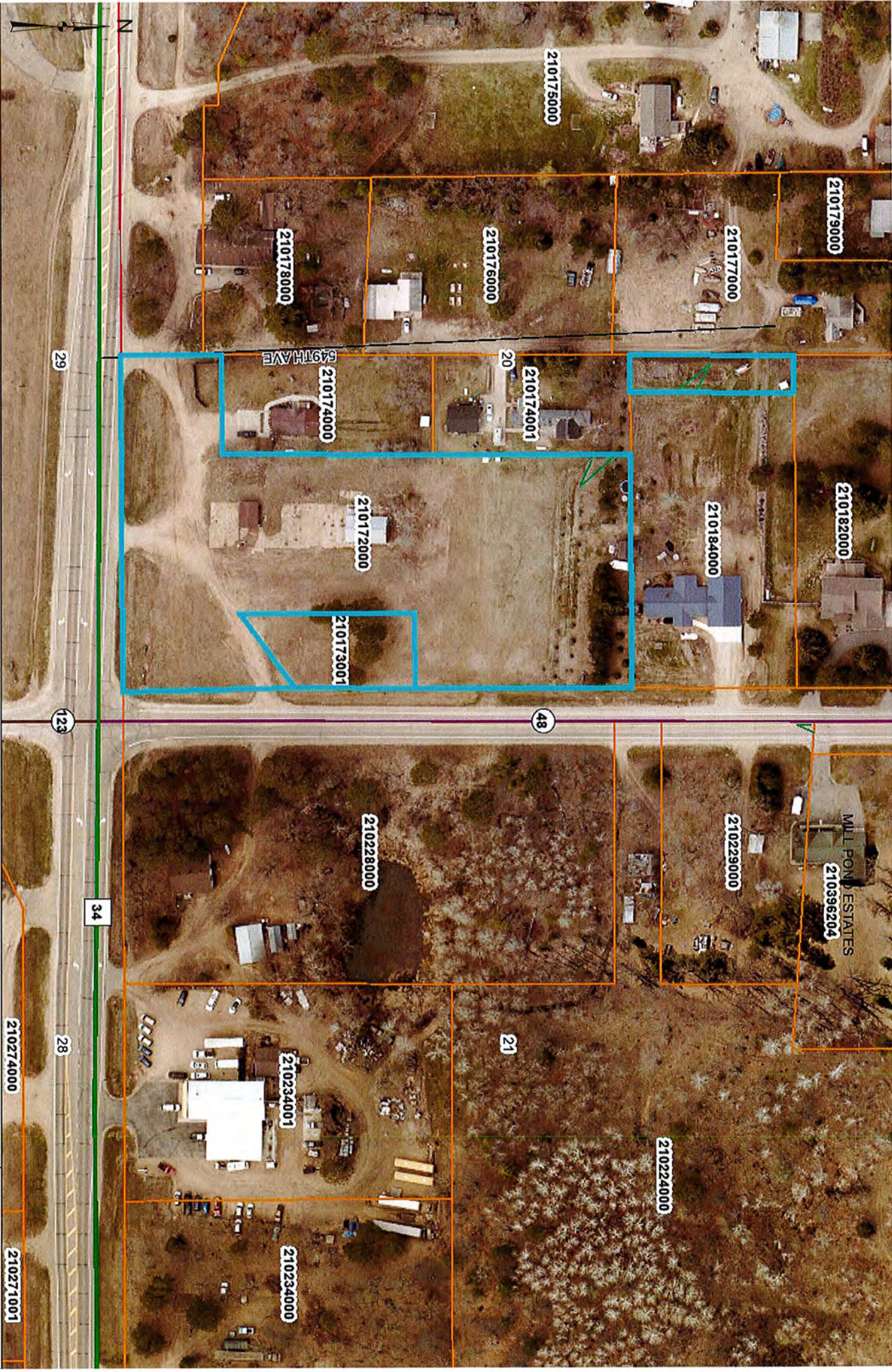
Explain: **Yes, the parcel is bordered by both a state and county highway.**

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.



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

1:2,257	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 9/14/2022	



Becker County

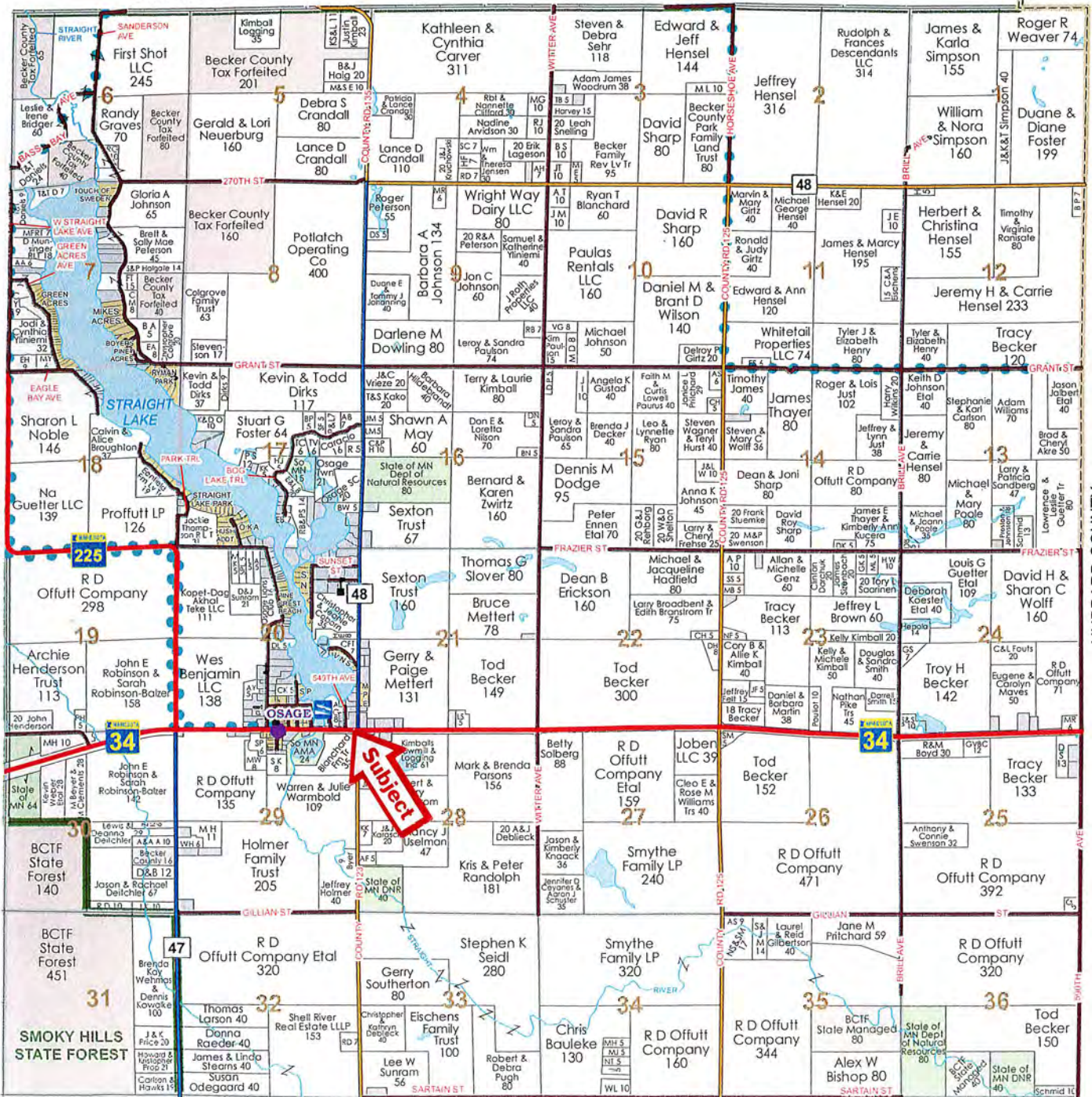


Osage

Township 140N - Range 36W

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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****

October 20th, 2022 @ 6:00 P.M.

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

APPLICANT: Roger & Kathleen Wacker
12363 460th Ave
Frazee, MN 56544

Project Location: 43178 Co Hwy 56
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a garage to be located seventy (70) feet from the Ordinary High-Water (OHW) mark from a Recreational Development (RD) lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 33.0285.302: Section 21 Township 139 Range 038 INDIAN HILL 139 38 LOT 2; Toad Lake.

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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Detroit Lakes, MN 56501

EMAIL: 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 # VAR2022-271

Property and Owner Review

Parcel Number(s): **330285302**

Owner: **WACKER FAMILY REVOCABLE LIVING TRUST** Township-S/T/R: **TOAD LAKE-21/139/038**

Mailing Address:
**WACKER FAMILY REVOCABLE LIVING TRUST
13263 460TH AVE
FRAZEE MN 56544**

Site Address: **43178 CO HWY 56**

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

Original Permit Nbr: **2022-2197**

Legal Descr: **INDIAN HILL 139 38 LOT 2**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a detached garage to be located 70' from the OHW. Deviating from the required 100' setback.**

OHW Setback: **70'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **18.67**

Proposed Imp. Surface Coverage: **21.89**

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

Proposed Structure Sq Ft: **528**

Existing Structure Height: **N/A**

Proposed Structure Height: **12**

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 property is non-conforming in size and this will allow reasonable use of the property. Allowing the variance will maintain the property below the required impervious surface and all stormwater will be maintained on the lot.**

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

Explain: **Yes, the proposal will not create any erosion or an increase in run off to the adjacent lake with the reduction in setback.**

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

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

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

Explain: **Yes, the lot is non-conforming in area and limited in building space with the county highway road setback and lake setback.**

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

Explain: **Yes, neighboring properties also have detached garages with non-conforming setbacks.**

Lot area = 35,000 +/-

List of impervious surfaces:

1. House and attached garage = 3732
2. Detached garage = 624
3. Proposed detached garage = 528
4. Patios = 910
5. Sheds = 168
6. Driveway = 1200
7. New Driveway = 600

Total = 7662

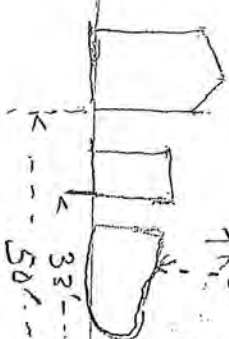
$7662 / 35,000 = 21.89\%$

LAKE HIGH WATER MARK

70'

HOME

SEPTIC
MOUND



TREES

ROAD TO BE SET
24' x 22' 1/2

TREES

40'

77'

HY. CO RD 56

50' - CENTER LINE

LOT
LINE

Garage setback from Road is allowed by roadside set back average.



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Becker County



1:1,128

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

Date: 10/5/2022

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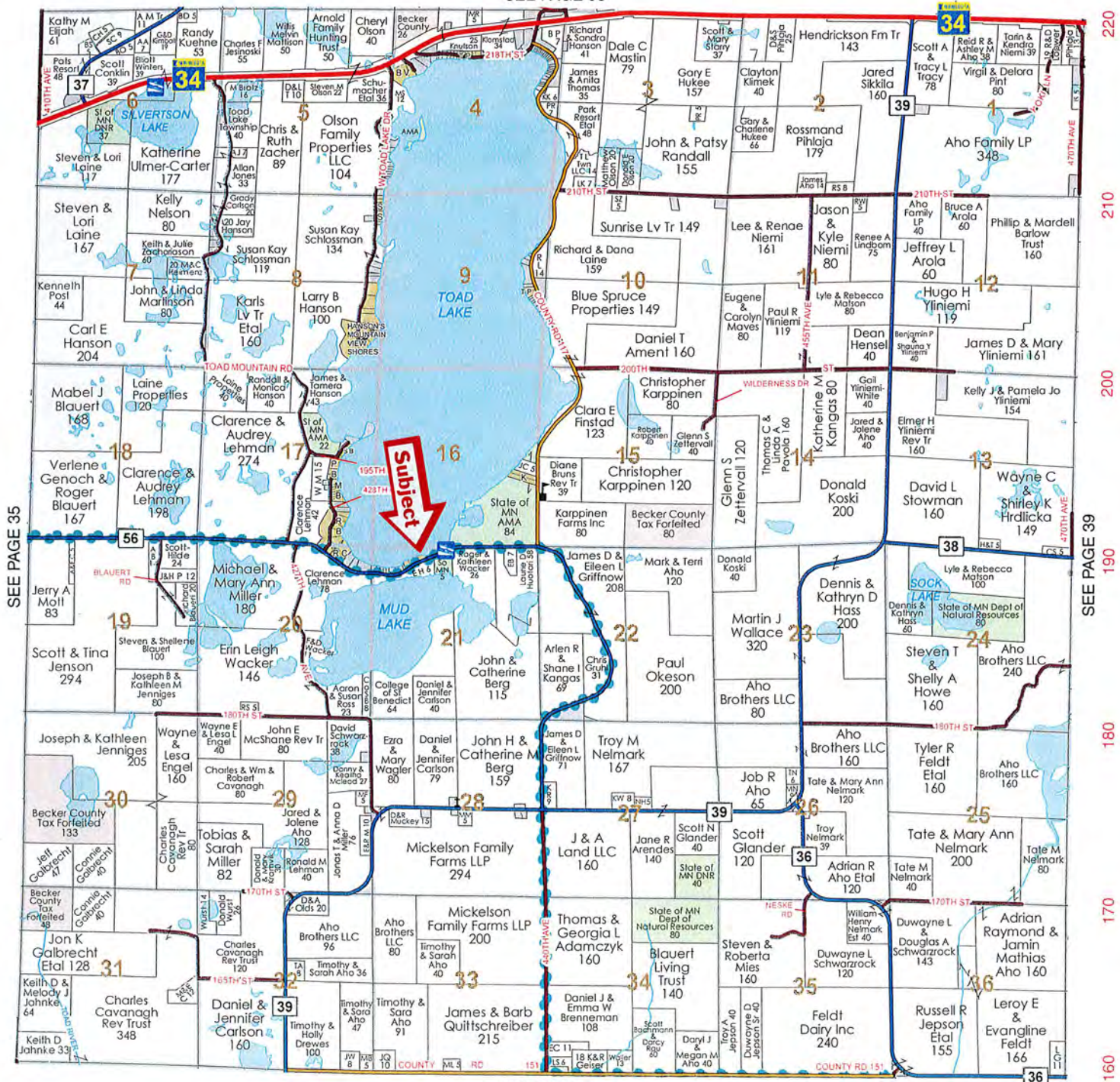


Toad Lake

Township 139N - 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****

October 20th, 2022 @ 6:00 P.M.

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

APPLICANT: Craig A & Wanda K Runck
3730 163rd Ave SE
Mapleton, ND 58059

Project Location: 11443 Lake Maud Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request a variance to construct an addition onto an existing house with the addition being located at seventy (70) feet from the Ordinary High Water (OHW) mark of a Recreational Development (RD) lake, deviating away from the required setback of one-hundred (100) feet on an (RD) lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0325.000 Section 28 Township 138 Range 042
PT GOVT LOTS 2 & 3: COMM SE COR SEC 28 TH N 2553.55' AL E LN, TH W 33', NW 141.79' TO POB; CONT
NW 45.29', TH SWLY 13.92' SW 31.48', TH NW 13.10', TH NELY 35.73', NW 43.37', TH N 148' TO LK MAUD, SE AL
LK 110.72', TH S 130.51' 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. These statements should bear upon the suitability of the location and the adequacy of the project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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 # VAR2022-264

Property and Owner Review

Parcel Number(s): 170325000

Owner: CRAIG A & WANDA K RUNCK

Township-S/T/R: LAKE EUNICE-28/138/042

Mailing Address:

CRAIG A & WANDA K RUNCK

3730 163 AVE SE

MAPLETON ND 58059

Site Address: 11443 LAKE MAUD DR

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: site2022-97087

Legal Descr: PT GOVT LOTS 2 & 3:COMM SE COR SEC 28 TH N 2553.55' AL E LN, TH W 33', NW 141.79' TO POB; CONT NW 45.29', TH SWLY 13.92' SW 31.48', TH NW 13.10', TH NELY 35.73', NW 43.37', TH N 148' TO LK MAUD, SE AL LK 110.72', TH S 130.51' 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: **Requesting a variance to construct an addition onto an existing house with the addition being located at seventy (70) feet from the Ordinary High Water (OHW) mark of a Recreational Development (RD) lake, deviating away from the required setback of one-hundred (100) feet on an (RD) lake due to setback issues.**

OHW Setback: 70'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 21.9%

Proposed Imp. Surface Coverage: 24.8%

Existing Structure Sq Ft: 1,432sf

Proposed Structure Sq Ft: 468sf addition: total will be 1,900sf

Existing Structure Height: 24'

Proposed Structure Height: 16'

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: **Want to construct an addition onto the existing house that is currently not meeting the required setback from the OHW.**

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

Explain: **The new proposed addition will be located 8' further from the OHW than the existing house.**

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

Explain: **The new proposed addition will provide us with more living space which is needed as our family continues to grow.**

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

Explain: **It is a sub-standard size lot. Also, the placement of the existing house is not meeting the required setback from the OHW, but it is structurally sound enough to build an addition onto it rather than tear down and start over.**

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

Explain: **This is primarily a residential neighborhood and adding an addition to the existing house will not change this use at all.**

17.0325.000

Maud Lake

Lot Size 16,323 SF

House 1,432

Shed 64

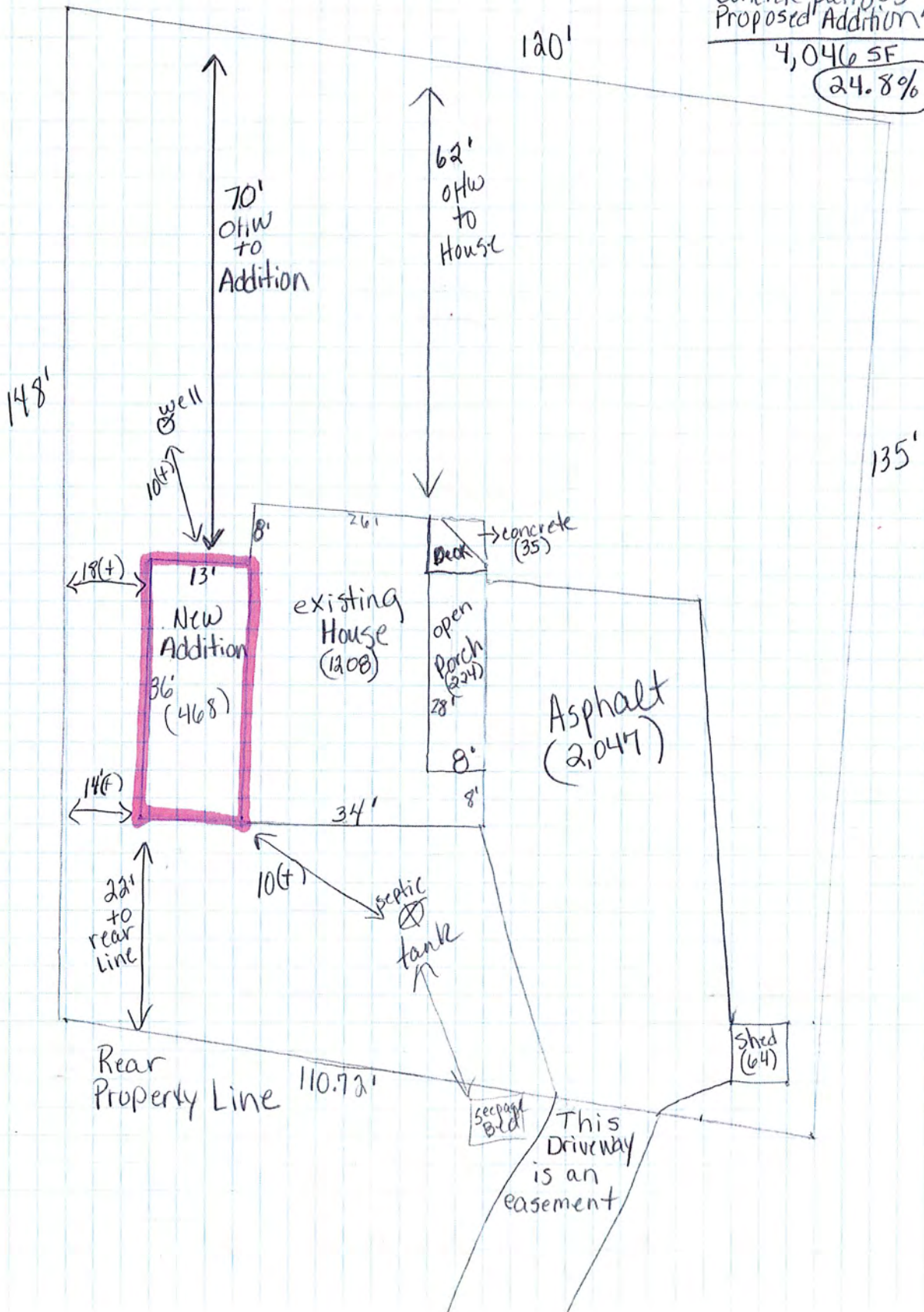
Asphalt 2,047

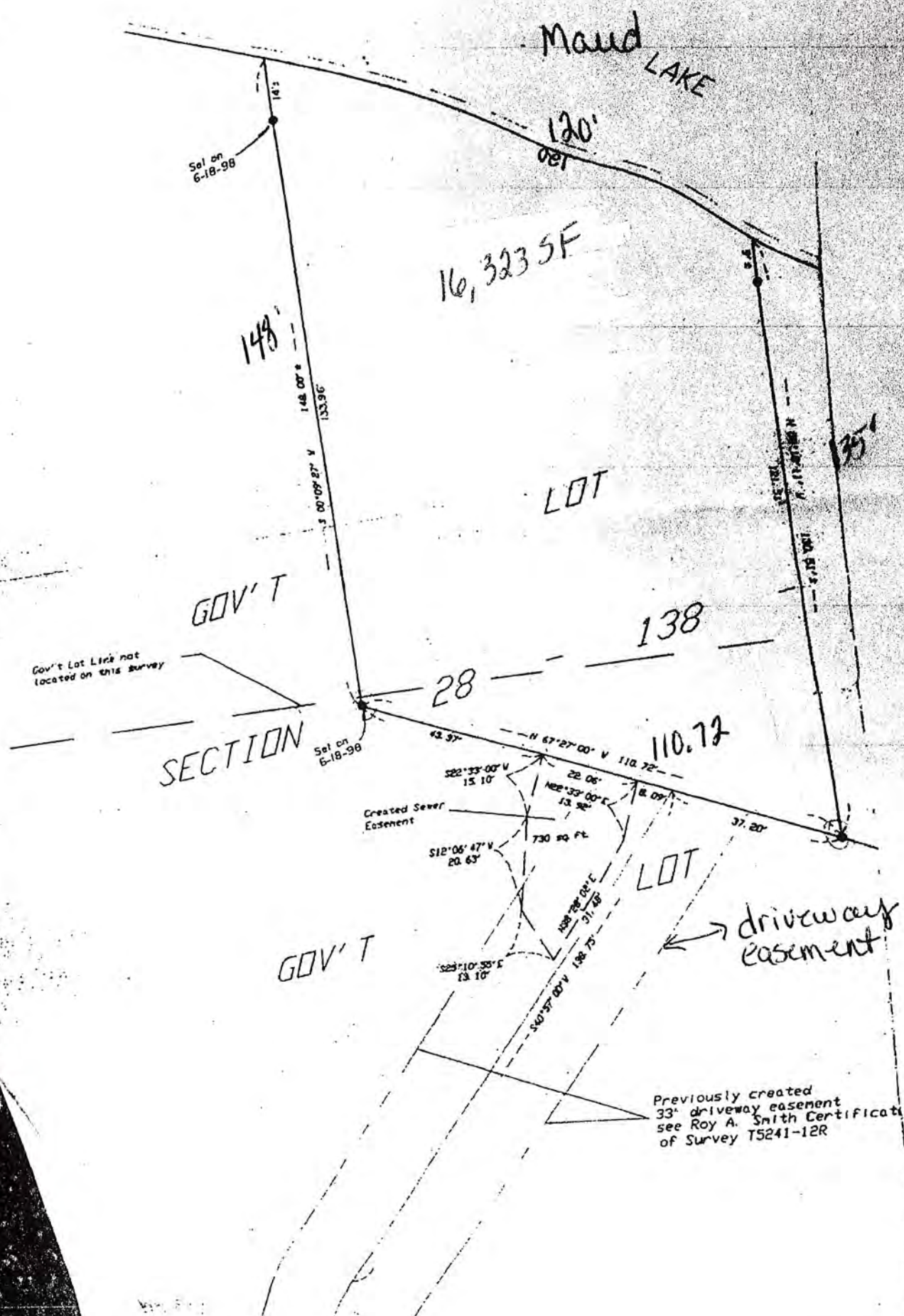
Concrete patio 35

Proposed Addition 468

4,046 SF

24.8%







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

1:564

Date: 9/14/2022

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

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

October 20th, 2022 @ 6:00 P.M.

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

APPLICANT: Brian Joseph Dingmann RLT & Melissa A Dingmann RLT **Project Location:** 38930 Notebloom Ln
1415 W Summerwood Trl Waubun, MN 56589
Dilworth, MN 56529

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request a variance to construct a 22'x30' deck to be located 16' from the top of a bluff, deviating from the required setback of 30'.

LEGAL LAND DESCRIPTION: Tax ID Number: 09.0522.003 Section 12 Township 142 Range 039 GOLDEN
RULE 1ST ADD Block 001 LOT 2; Eagle View

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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 # VAR2022-265

Property and Owner Review

Parcel Number(s): **090522003**

Owner: **BRIAN JOSEPH DINGMANN RLT**

Township-S/T/R: **EAGLE VIEW-12/142/039**

Mailing Address:

**BRIAN JOSEPH DINGMANN RLT
1415 W SUMMERWOOD TRL
DILWORTH MN 56529**

Site Address: **38930 NOTEBLOOM LN**

Lot Recording Date:

Original Permit Nbr: **SITE2022-96241**

Legal Descr: **Block 001 of GOLDEN RULE 1ST ADD LOT 2**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Requesting a variance to construct a 22'x30' deck to be located 16' from the top of a bluff, deviating from the required setback of 30'.**

OHW Setback: **100 ft**

Side Lot Line Setback: **30 ft**

Rear Setback (non-lake):

Bluff Setback: **16 ft**

Road Setback: **200 ft**

Road Type: **Township**

Existing Imp. Surface Coverage: **5.2**

Proposed Imp. Surface Coverage: **7.2**

Existing Structure Sq Ft: **NA**

Proposed Structure Sq Ft: **22'x30'**

Existing Structure Height: **NA**

Proposed Structure Height: **NA**

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: **There is a drain field between the bluff and the proposed deck. The existing cabin had pylons poured to secure the cabin that were designed to reinforce the cabin given the number of springs on Elbow Lake. The cabin will be connected to the deck to help protect the deck from any future movement on the lot.**

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

Explain: **The proposed deck would add to the county tax base yet not add significantly to impervious ground (5.2% vs. 7.2%) coverage.**

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

Explain: **Without the deck there will be some erosion since we will need to walk on the area directly beside the cabin to access the lake. With a deck we can better use the outside area and protect the ground.**

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

Explain: **Despite the designation of a bluff there is an existing drain field between the bluff and the**

proposed deck. Also, there are existing pylons in the area of the bluff that were poured in 2018 when the original deck permit was approved. I called the county and was told that my original permit had expired so we applied for a new permit. Then we were told of the bluff and now cannot build any deck since the cabin is 30 feet from the bluff.

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

Explain: **The absence of a deck leaves a weird row of pylons on the lake side of the cabin. The deck will enhance the overall look and feel of the cabin on the lot.**

Drawing of proposed deck and storage shed on lot





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1:1,128

Date: 9/15/2022

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Becker County





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BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

October 20th, 2022 @ 6:00 P.M.

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

APPLICANT: Micah & Manda Tweten
3658 4th St E
West Fargo, ND 58078

Project Location: 24511 Woodland Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1.) Request a variance to construct a shop to be located 0' from the rear property line, 5' from the side property line, 30' from the centerline of the road, and to be at 31% impervious surface coverage.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0791.000: Section 08 Township 138 Range 041 AUD PLAT 138 41 LOT 17; Lake View

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 # VAR2022-269

Property and Owner Review

Parcel Number(s): **190791000**

Owner: **MICAH TWETEN**

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

Mailing Address:

MICAH TWETEN

3658 4TH ST E

WEST FARGO ND 58078

Site Address: **24511 WOODLAND LN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2022-2205**

Legal Descr: **AUD PLAT 138 41 LOT 17**

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:

the township road cuts through the lot and curves creating space issues as well as a drain field preventing flexibility with placement of the building.

Description of Variance Request: **Request a variance to construct a shop to be located 0' from the rear property line, 5' from the side property line, 30' from the centerline of the road, and to be at 31% impervious surface coverage.**

OHW Setback:

Side Lot Line Setback: **5'**

Rear Setback (non-lake): **0'**

Bluff Setback:

Road Setback: **30'**

Road Type: **Township**

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **31%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1500**

Existing Structure Height:

Proposed Structure Height: **20 feet**

Existing Basement Sq Ft:

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: **The request would allow the property owner to utilize more storage space on his property.**

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

Explain: **The shop will increase the property value and will blend in with the area as others have shops on the north side of the road as well.**

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

Explain: **Allows the property owner to use more of his property for storage instead of trying to add storage to the lake side of the property.**

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

Explain: **Woodland Ln cuts and curves through the property reducing a large portion of impervious space as well as the drain field being on the North side of the property making it more difficult to place a shop that meets all required setbacks.**

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

Explain: **Neighboring properties also have shops and garages on the same side of the road.**



24511 Woodland Ln, Detroit Lakes

30x50 – 14'8" pole barn (green) is staked out at 4 corners onsite w pink ribbon at the stakes.

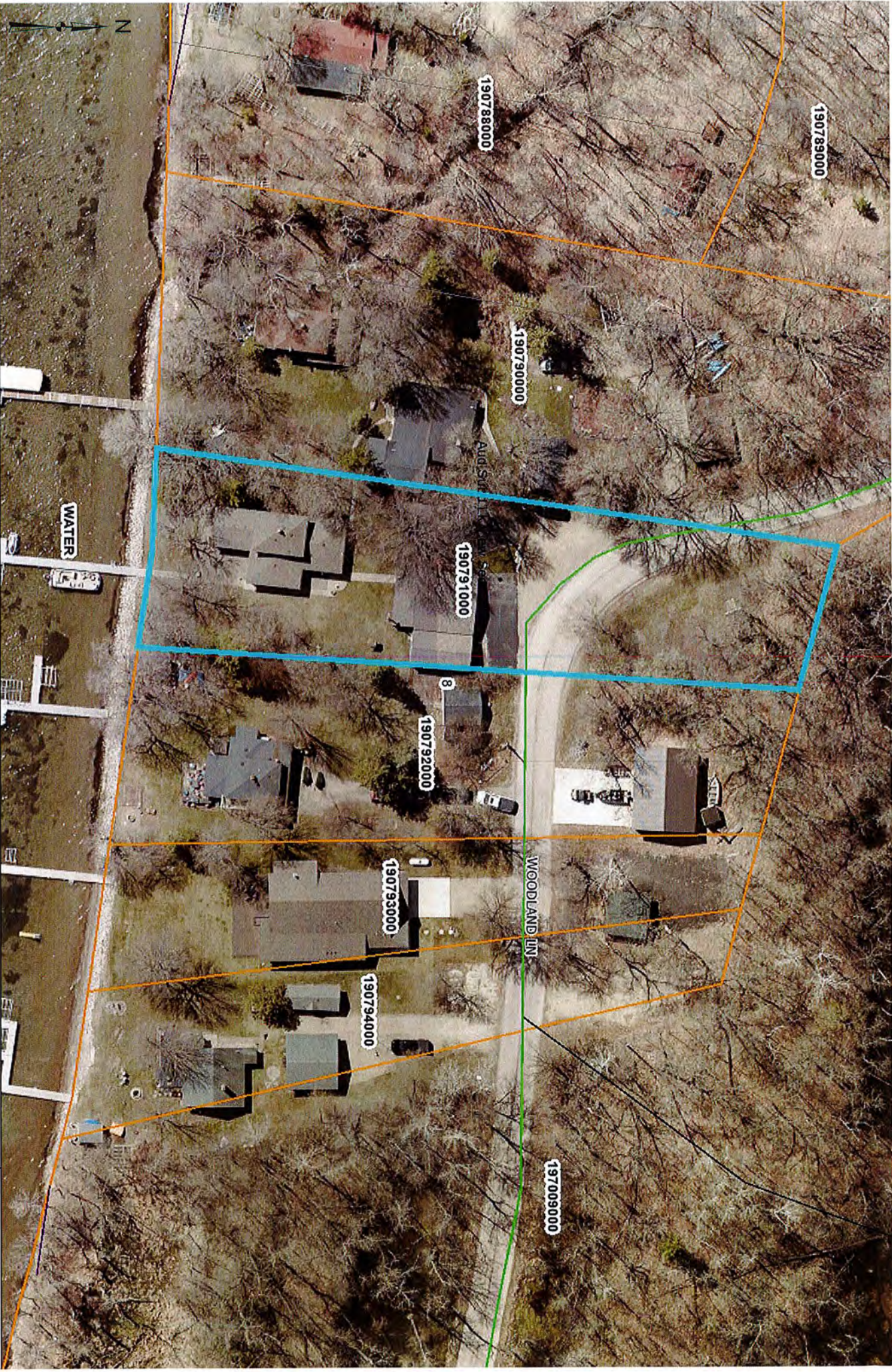
The building will be concrete floor, and concrete driveway connected to Woodland Ln (black). Lot dimensions of 24511 Woodland are approx 100 x 336

Building would be on the North lot line (only at the corner as indicated on the sketch) and 5 feet from the East lot line to avoid drainfield. Surveyor indicated our northern boundary may include 30 additional feet from the pins and as it turns out there is a DNR sign and or pin exactly 30 feet north of the pin at the NW corner of the lot.

NW corner of building is 41 feet from centerline.

SW corner of building is 29 feet from centerline

Design of building will include 4 (4x3) windows, 1 entry door, 16x16 overhead garage door, 24" soffits, metal roof and siding, 2 cupolas and a 3ft eyebrow roof over the garage door.



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WATER

WOODLAND LN

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

1:1,128

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

Date: 9/22/2022

Becker County





Lake View

Township 138N - Range 41W

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