



# 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\*\***

November 14<sup>th</sup>, 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 26<sup>th</sup>, 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. 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:

Site Address: **54958 ST HWY 34**

**KEVIN BYER**

Lot Recording Date: **After 1992**

**PO BOX 261**

Original Permit Nbr: **2022-2200**

**OSAGE MN 56570**

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.**

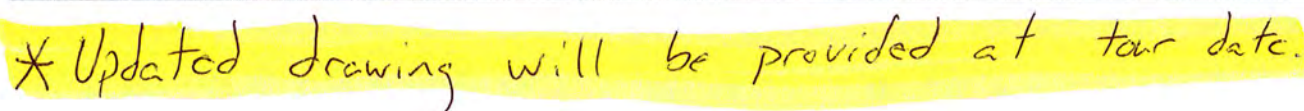
4. Are there circumstances unique to the property? **Yes**

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.







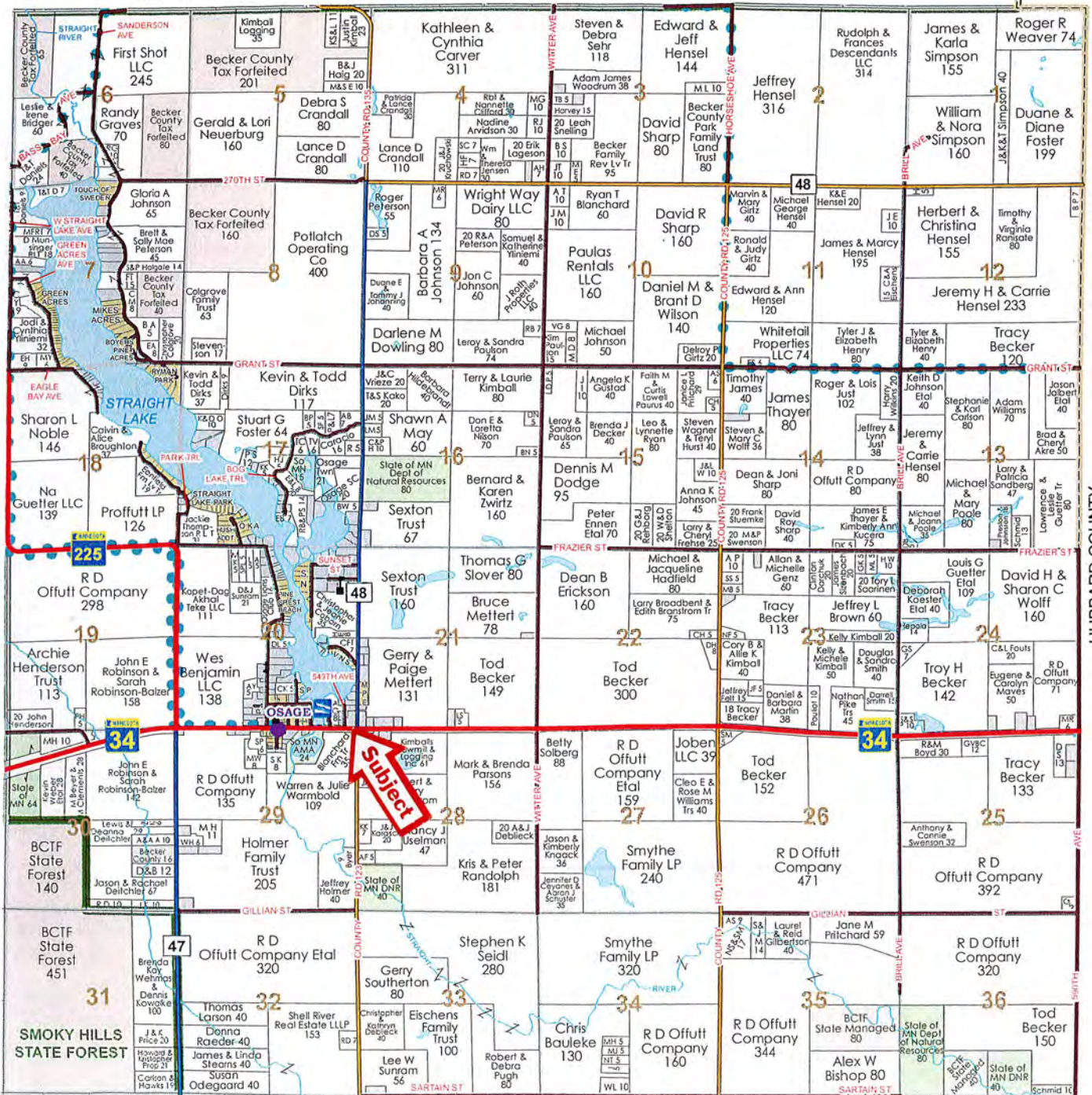


Osage

Township 140N - Range 36W

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SEE PAGE 73



SEE PAGE 41

280  
270  
260  
250  
240  
230  
220

HUBBARD 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\*\***

November 14<sup>th</sup>, 2022 @ 6:00 P.M.

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

**APPLICANT:** Roger & Kathleen Wacker  
12363 460<sup>th</sup> Ave  
Frazee, MN 56544

**Project Location:** 43178 Co Hwy 56  
Frazee, MN 56544

### APPLICATION AND DESCRIPTION OF PROJECT:

- I.) 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. This application was tabled from the October 20<sup>th</sup>, 2022, hearing.

**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:

### 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 # VAR2022-271

### 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

$7662 / 35,000 = 21.89\%$









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Becker County



1:1,128

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Date: 10/5/2022



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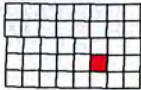
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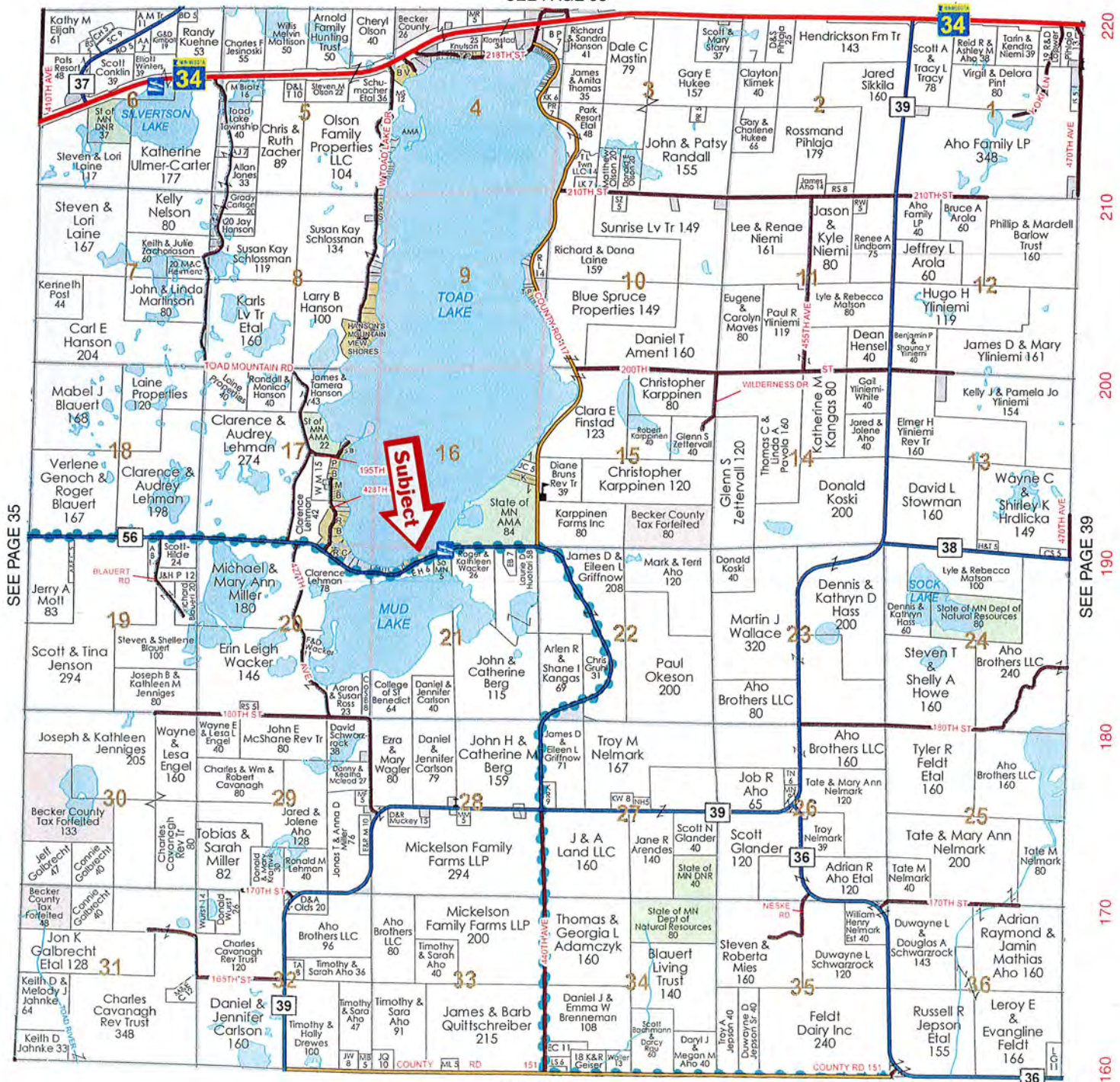


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

November 14<sup>th</sup>, 2022 @ 6:00 P.M.

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

**APPLICANT:** Craig A & Wanda K Runck  
3730 163<sup>rd</sup> 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. This application was tabled from the October 20<sup>th</sup>, 2022, hearing.

**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. 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 # VAR2022-264

### 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**

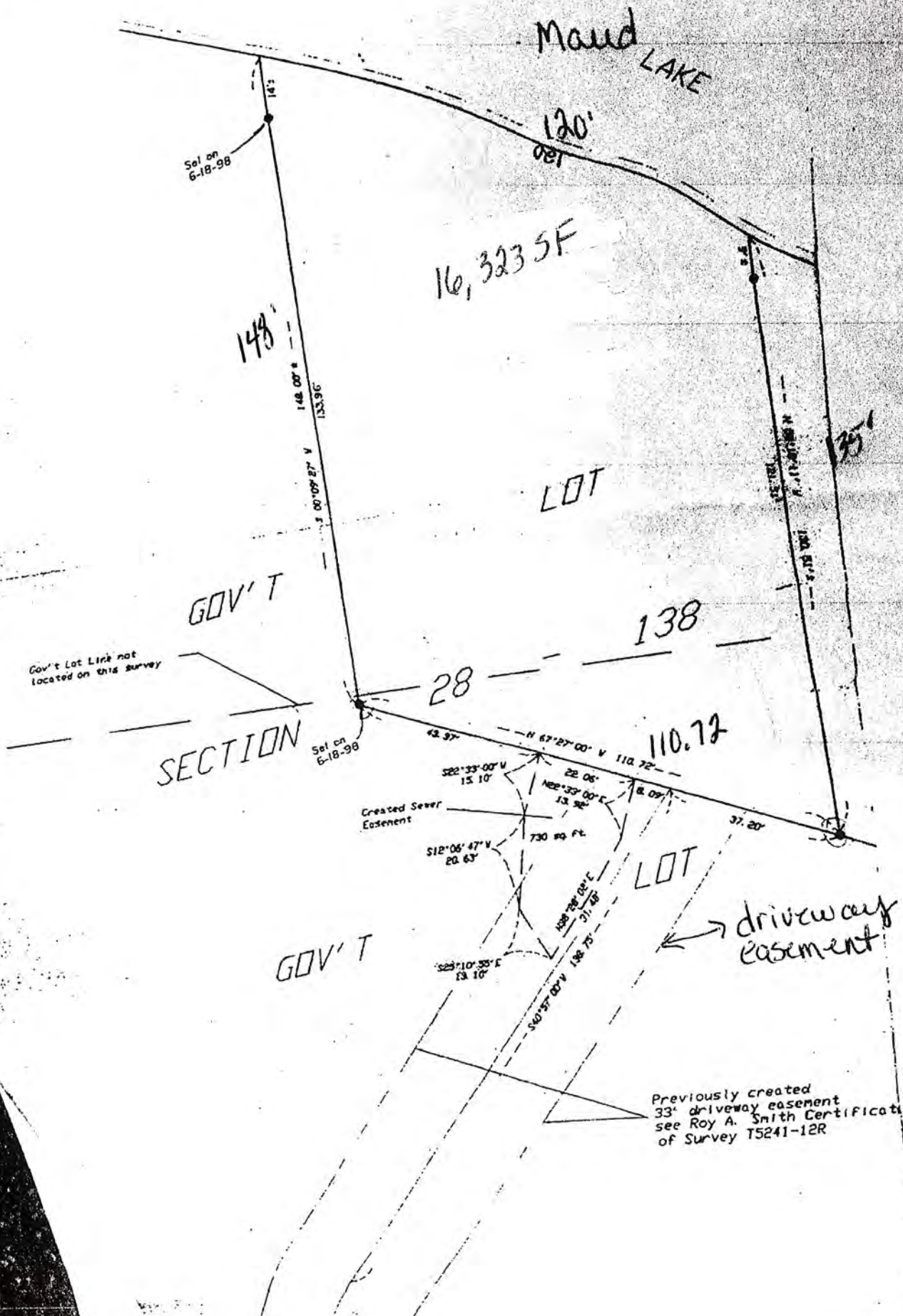
Explain: **It is a sub-standard size lot. Also, the placement of the existing house is not meeting the required setback from the OHW, but it is structurally sound enough to build an addition onto it rather than tear down and start over.**

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.**











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.

Becker County



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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

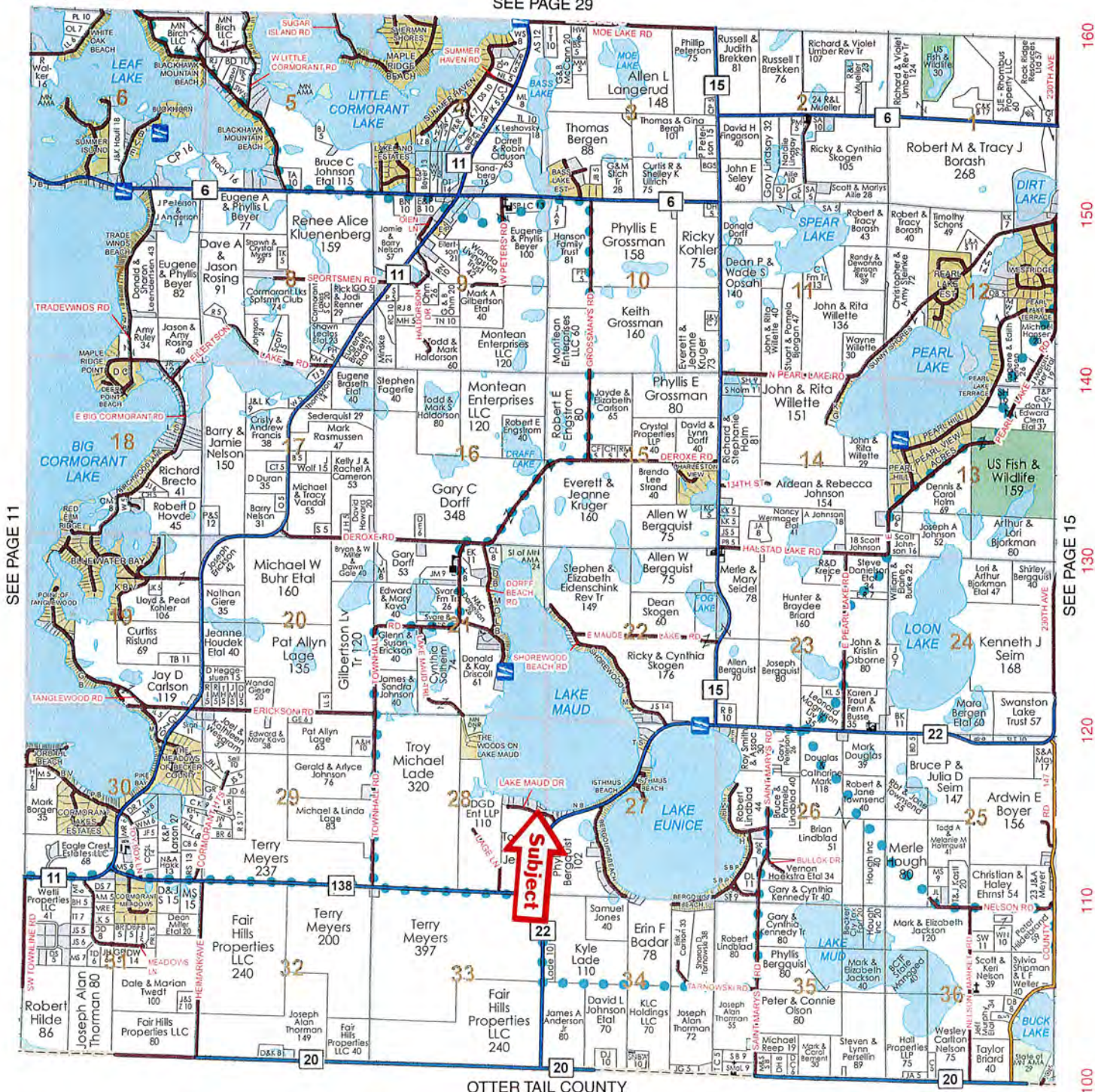




## Township 138N - Range 42W

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OTTER TAIL COUNTY





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

November 14<sup>th</sup>, 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 sixteen (16) feet from the top of a bluff, deviating from the required setback of thirty (30) feet. This application was tabled from the October 20<sup>th</sup>, 2022, hearing.

**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. 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 # VAR2022-265

### 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.**



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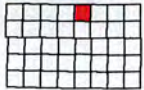
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|                                                                                                                          |  |                 |
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| 1:1,128                                                                                                                  |  | Date: 9/15/2022 |
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Becker County





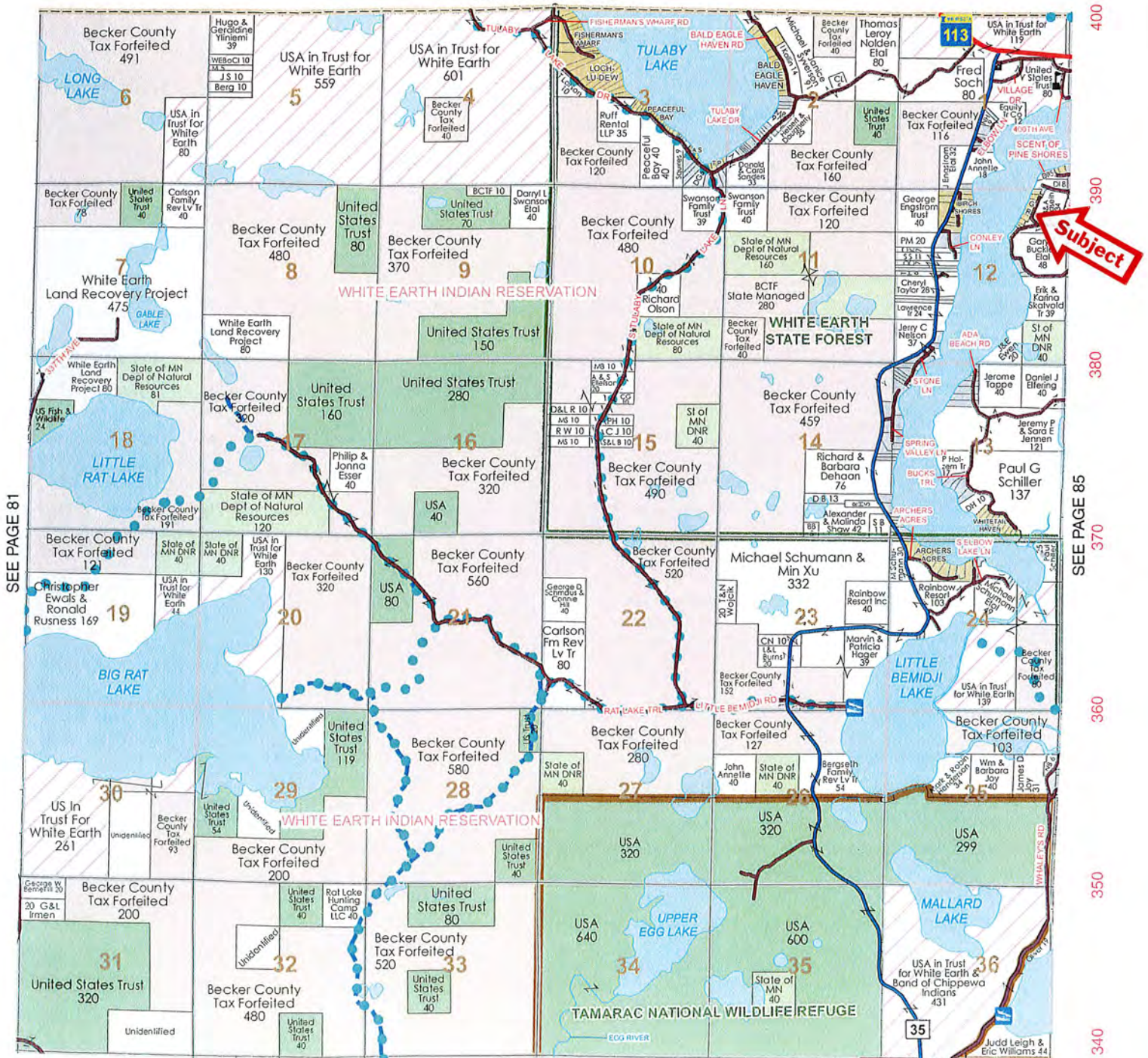


Eagle View

Township 142N - Range 39W

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MAHONOMEN 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\*\***

November 14<sup>th</sup>, 2022 @ 6:00 P.M.

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

**APPLICANT:** Micah & Manda Tweten  
3658 4<sup>th</sup> 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. This application was tabled from the October 20<sup>th</sup>, 2022, hearing.

**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. 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:

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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 # VAR2022-269

### 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.





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.

Becker County



1:1,128

Date: 9/22/2022

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









# 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\*\***

November 14<sup>th</sup>, 2022 @ 6:00 P.M.

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

**APPLICANT:** Steven G Alley & Linda L Alley  
1140 Eagle Park Dr. S  
Fargo, ND 58104

**Project Location:** 17744 Co Hwy 6  
Lake Park, MN 56554

### APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Requesting a variance to construct a storage shed with the closest point of the proposed shed being located at sixty (60) feet from the Ordinary High Water (OHW) mark of a Recreational Development (RD) lake, deviating from the required setback of one hundred (100) feet due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 17.0070.003: Section 06 Township 138 Range 042 6-138-42 PT GOVT LOT 8: COMM MC #47 TH W 250.47', N 337.35' TO POB; NWLY 156.77' TO LEAF LK, NLY 157.43', ELY 54.12', SLY 348.89', SW 118.46', SLY 174.89', E 102.92', NELY 202.30', SWLY 97.35', SW 95.54', S 86.36', E TO E LN SEC 6, S 33' TO S LN SEC 6, W 1282.41', N 337.35' TO POB AKA 3.30 AC AKA TRACTS A-1, A-2 & A-3; Lake Eunice Township.

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. 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](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 # VAR2022-272

### Property and Owner Review

Parcel Number(s): 170070003

Owner: STEVEN ALLEY

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:  
STEVEN ALLEY  
1140 EAGLE PARK DR S  
FARGO ND 58104

Site Address: 17744 CO HWY 6

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: site2022-98807

Legal Descr: 6-138-42 PT GOVT LOT 8: COMM MC #47 TH W 250.47', N 337.35' TO POB; NWLY 156.77' TO LEAF LK, NLY 157.43', ELY 54.12', SLY 348.89', SW 118.46', SLY 174.89', E 102.92', NELY 202.30', SWLY 97.35', SW 95.54', S 86.36', E TO E LN SEC 6, S 33' TO S LN SEC 6, W 1282.41', N 337.35' TO POB AKA 3.30 AC AKA TRACTS A-1, A-2 & A-3

### 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 surrounded by water on all sides except the road side.

Description of Variance Request: **Requesting a variance to construct a storage shed with the closest point of the proposed shed being located at sixty (60) feet from the Ordinary High Water (OHW) mark of a Recreational Development (RD) lake, deviating from the required setback of one hundred (100) feet due to setback issues.**

OHW Setback: 60', 65', & 80'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 3.3%

Proposed Imp. Surface Coverage: 6.2%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 40'x60'; 2,400sf storage shed

Existing Structure Height:

Proposed Structure Height: 26'

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: **This property has water on all sides except the road side and does not have the depth or the width to meet the required OHW setbacks to the new proposed storage shed.**

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

Explain: **Building this storage shed still leaves the property under 10% lot coverage.**

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

Explain: **If we were to build the storage shed by our house we would need to go through a variance there also. This piece of land is part of our parcel yet doesn't get used for anything, so it would be beneficial to us to be able to build the storage shed here, as we are currently having to rent a storage unit for our**



larger items.

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

Explain: **It is surrounded by water except for the road. It is a hill that is flat on top which makes for best placement of the storage shed. We would build closer to the road, but we feel best placement for the shed is on top of the hill.**

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

Explain: **Surrounding neighborhood is primarily residential in character, constructing this storage shed will not change that in any way.**



17.0070.003

Leaf Lake

existing  
→ house  
→ garage  
→ existing



TRADEWINDS RD  
Trade Winds Beach

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1:2,993

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Date: 10/3/2022

Becker County







Becker County



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1:4,514

Date: 10/18/2022

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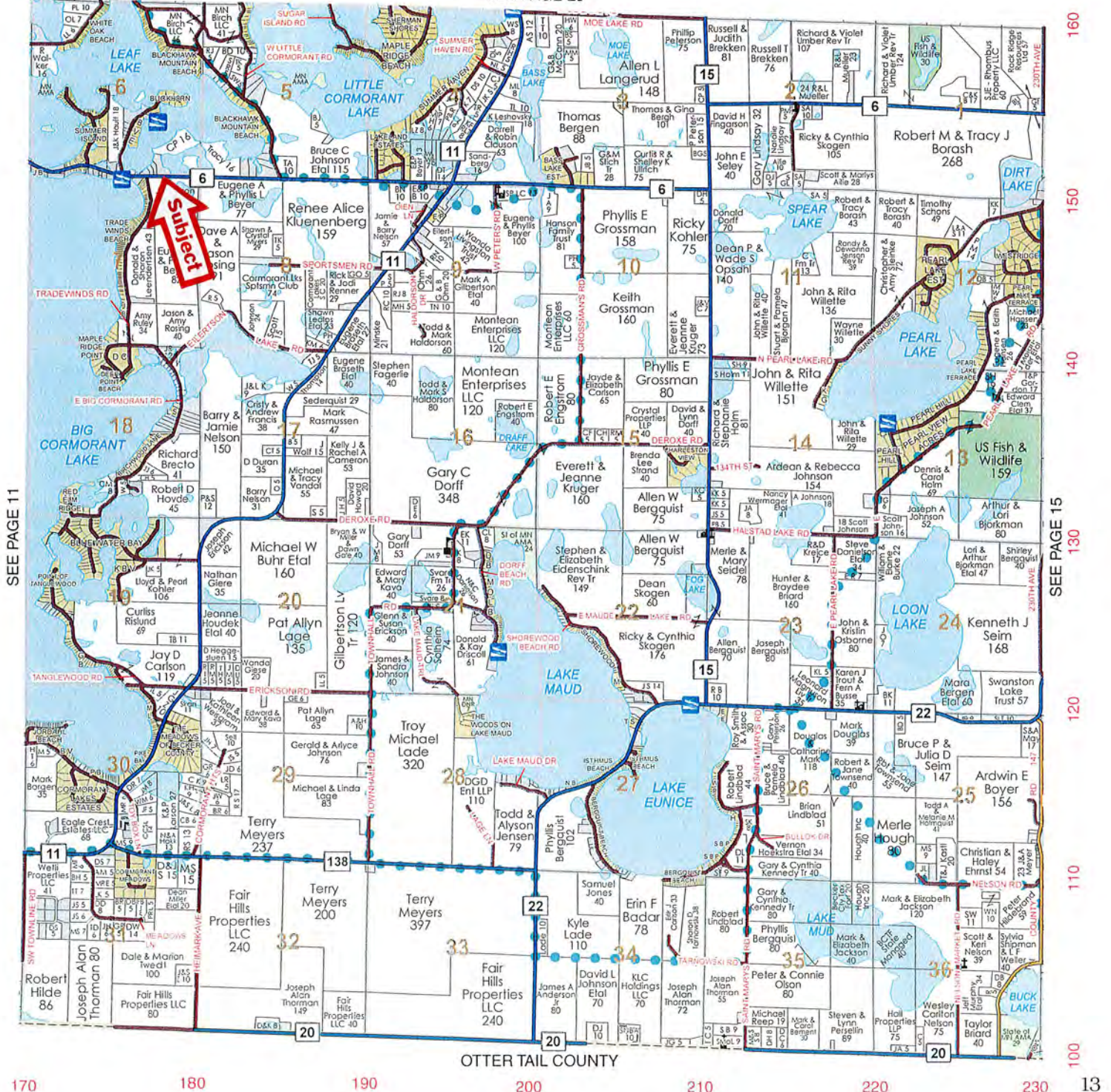


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29







# 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\*\***

November 14<sup>th</sup>, 2022 @ 6:00 P.M.

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

**APPLICANT:** Morrison Family Revocable Living Trust  
20469 Oakland Beach Rd  
Detroit Lakes, MN 56501

**Project Location:** 20469 Oakland Beach Rd  
Detroit Lakes, MN 56501

### APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Requesting a variance to construct a detached garage to be located at eight (8) feet from the road right of way (ROW) of a township road, deviating from the required setback of twenty (20) feet due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 08.1153.000: Section 09 Township 139 Range 041 OAKLAND BEACH Block 001 LOT 1 EX N 10' & LOT 2; Detroit Township.

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

### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

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

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## Variance Application Review

Permit # VAR2022-274

### Property and Owner Review

Parcel Number(s): 081153000

Owner: MORRISON FAMILY REVOCABLE LIVING TRUST

Township-S/T/R: DETROIT-09/139/041

Mailing Address:  
MORRISON FAMILY REVOCABLE LIVING TRUST  
20469 OAKLAND BEACH RD  
DETROIT LAKES MN 56501

Site Address: 20469 OAKLAND BEACH RD

Lot Recording Date: Prior to 1971

Original Permit Nbr: site2022-99268

Legal Descr: Block 001 of OAKLAND BEACH LOT 1 EX N 10' & 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 detached garage to be located at eight (8) feet from the road right of way (ROW) of a township road, deviating from the required setback of twenty (20) feet due to setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 8'

Road Type: Township

Existing Imp. Surface Coverage: 15.6%

Proposed Imp. Surface Coverage: 21.8%

Existing Structure Sq Ft: 440sf detached garage

Proposed Structure Sq Ft: 1,156sf detached garage

Existing Structure Height: 20'

Proposed Structure Height: 30'

Existing Basement Sq Ft: no

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: **Constructing the garage at the required setback from the ROW would place the garage very close to the house. We feel best placement is at the location we are requesting, because in the future we plan to also replace the house and don't want to be stuck with replacing it just as is. Would like to leave a little room to work with between the house and garage.**

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

Explain: **Proposed detached garage is in compliance with the surrounding structures.**

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

Explain: **The garage we have now is very small. Replacing it with this larger garage would give us much more room for the vehicles and added storage space. Our lot is wide enough on the road side to construct the size garage we are requesting and we will also be staying under the 25% maximum lot coverage.**



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

Explain: **Substandard size lot. Also, we tried to do the setback averaging rule with the neighbor's garages and that didn't work out in our favor. That put us at a 20' setback from the ROW.**

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

Explain: **There are other garages in this neighborhood that sit closer to the road than what we are requesting to be with our proposed garage. Also, this is a residential neighborhood and constructing this garage will not change this use at all.**



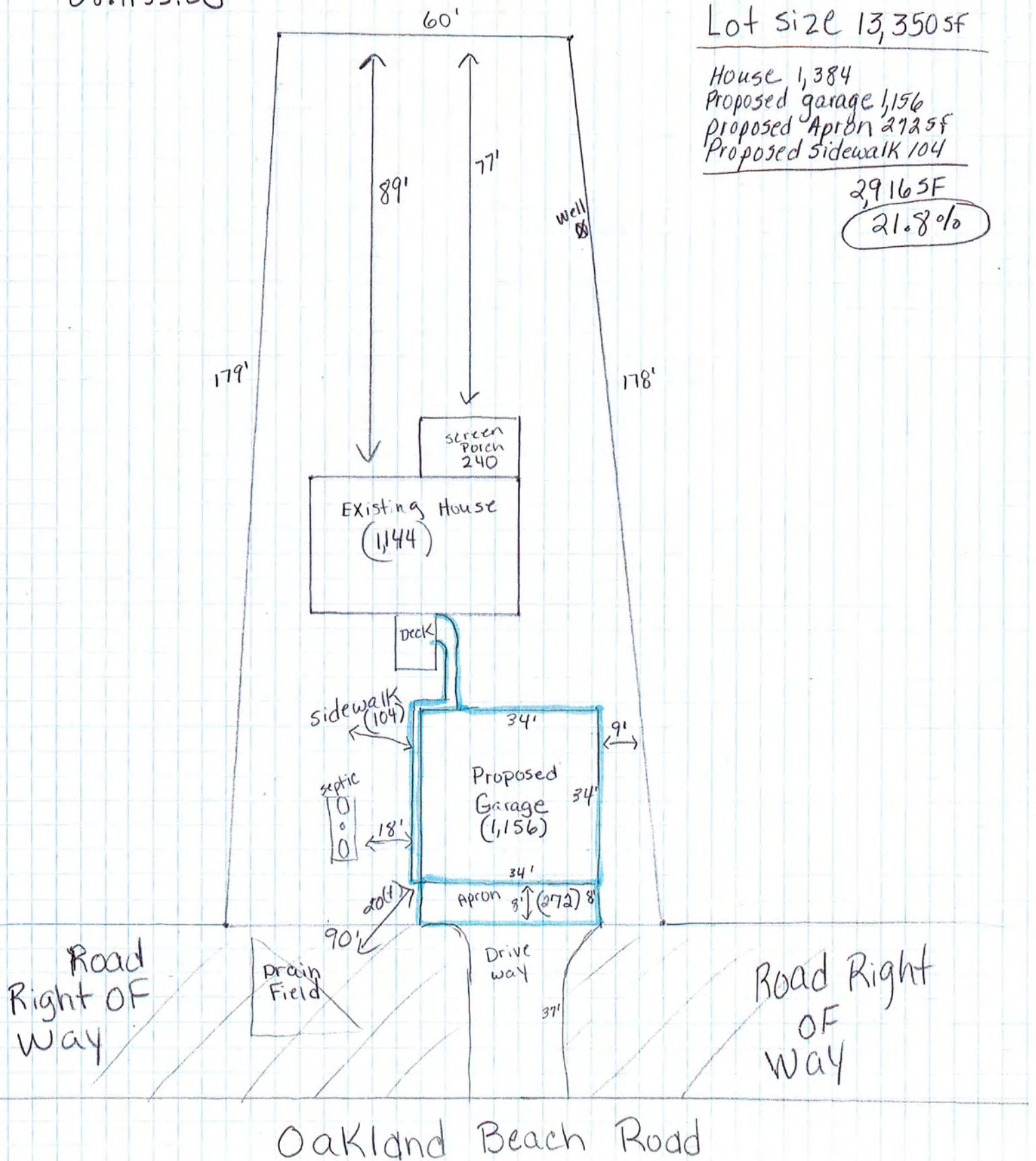
# Floyd Lake

08.1153.00

Lot size 13,350sf

House 1,384  
Proposed garage 1,156  
Proposed Apron 272sf  
Proposed Sidewalk 104

29,165F  
21.8%







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

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Date: 10/18/2022



Becker County



31