



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****

July 13th @ 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:

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. Application was tabled from the November 14th, 2022, hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0791.000 **Legal Land Description:** 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. The 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 # VAR2022-269

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.



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**

July 13th @ 6:00 P.M.

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

APPLICANT: Michael Engen
20118 S Twin Dr
Frazee, MN 56544

Project Location: 20118 S Twin Dr
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a balcony deck onto an existing house with the deck being located at fifty-eight (58) 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: 15.0151.000 **Legal Land Description:** 13-139-39 PT GOVT LOT 1: COMM N QTR COR SEC 13, W 410.79' TO CTR RD, SE 150' TO POB; SE AL CTR RD 185.52', SW 163.12' TO S TWIN LK, NW AL LK 213.97', NE 132.60' TO POB. TRACT A; Height of Land 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. The 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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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 # 297

Property and Owner Review

Parcel Number(s): **150151000**

Owner: **Michael Engen**

Township-S/T/R: **HEIGHT OF LAND-13/139/039**

Mailing Address:

20118 S TWIN DR

FRAZEE MN 56544

Site Address: **20118 S TWIN DR | FRAZEE MN 56544**

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

Original Permit Nbr: **site2023-128695**

Legal Descr: **13-139-39 PT GOVT LOT 1: COMM N QTR COR SEC 13, W 410.79' TO CTR RD, SE 150' TO POB; SE AL CTR RD 185.52', SW 163.12' TO S TWIN LK, NW AL LK 213.97', NE 132.60' TO POB. TRACT A.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Requesting a variance to construct a balcony deck onto an existing house with the deck being located at fifty-eight (58) 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: **58'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **9.1% Which includes the new garage that is applied for on a different site application.**

Proposed Imp. Surface Coverage: **9.1% no change.**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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 required setback from the OHW to the proposed deck cannot be achieved because of the placement of the existing house and we can't quite make the setback averaging rule work out for us.**

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

Explain: **The proposed deck will be in compliance with surrounding neighbor's decks on the lakeside.**

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

Explain: **Currently there is no deck on the lakeside of the house and a sliding door already exists there which will lead out onto the proposed deck.**

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

Explain: **This is kind of a strange shaped lot. It is wider than it is deep, with one side being longer than the**

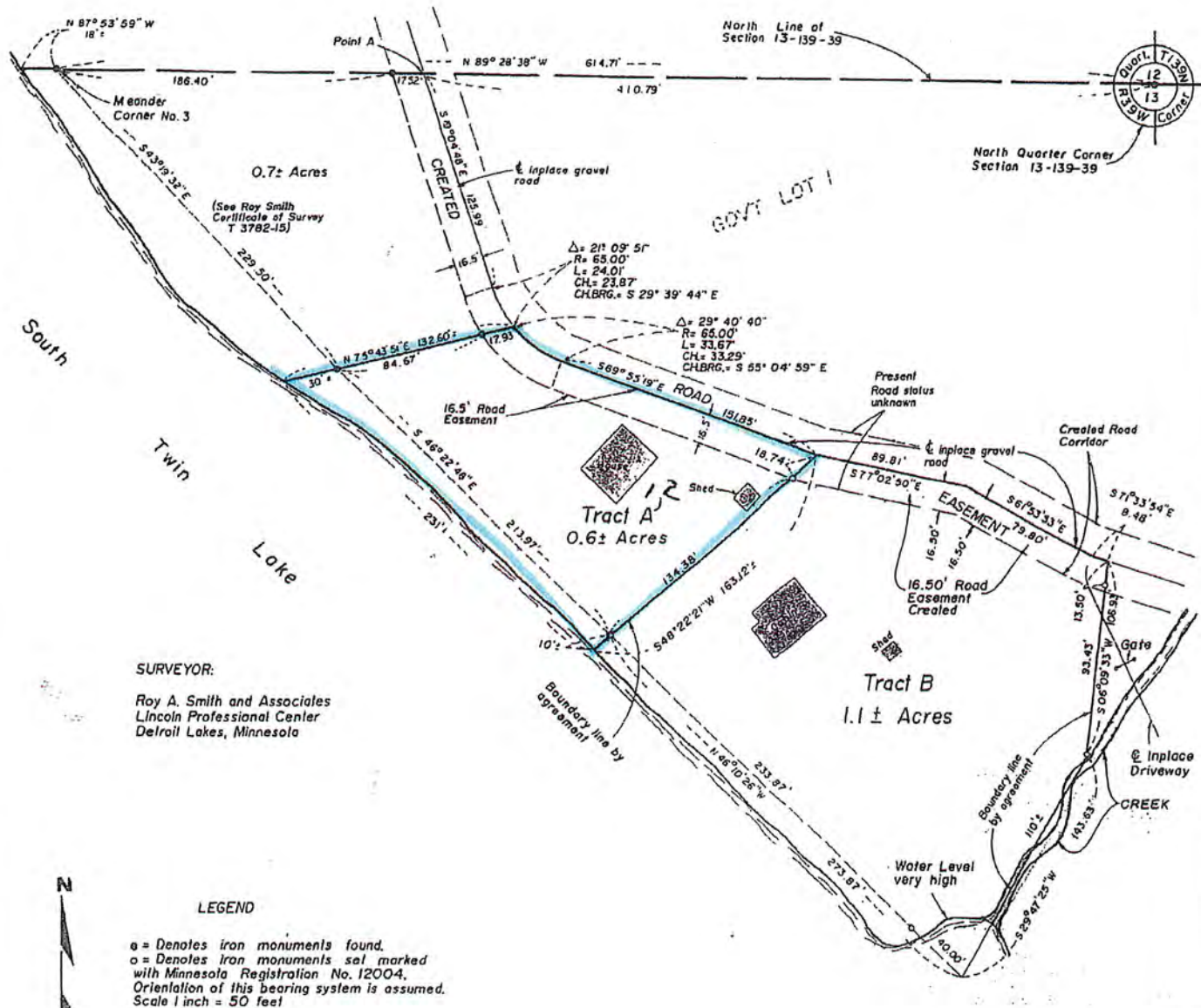
other. It is a substandard size lot. Also, the placement of the existing house from the 70's doesn't allow for us to meet the 100' setback from the OHW with the proposed deck, because the house itself is located at 68' from the OHW.

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

Explain: **The surrounding neighbors have decks in similar proximity to the OHW. Also, this is a residential neighborhood and adding this deck will not change this use at all.**

15.0151.000 Engen

CERTIFICATE OF SURVEY
IN GOVERNMENT LOT 1
SECTION 13-139-39
BECKER COUNTY, MINNESOTA



SURVEYOR:

Roy A. Smith and Associates
Lincoln Professional Center
Delroit Lakes, Minnesota

LEGEND

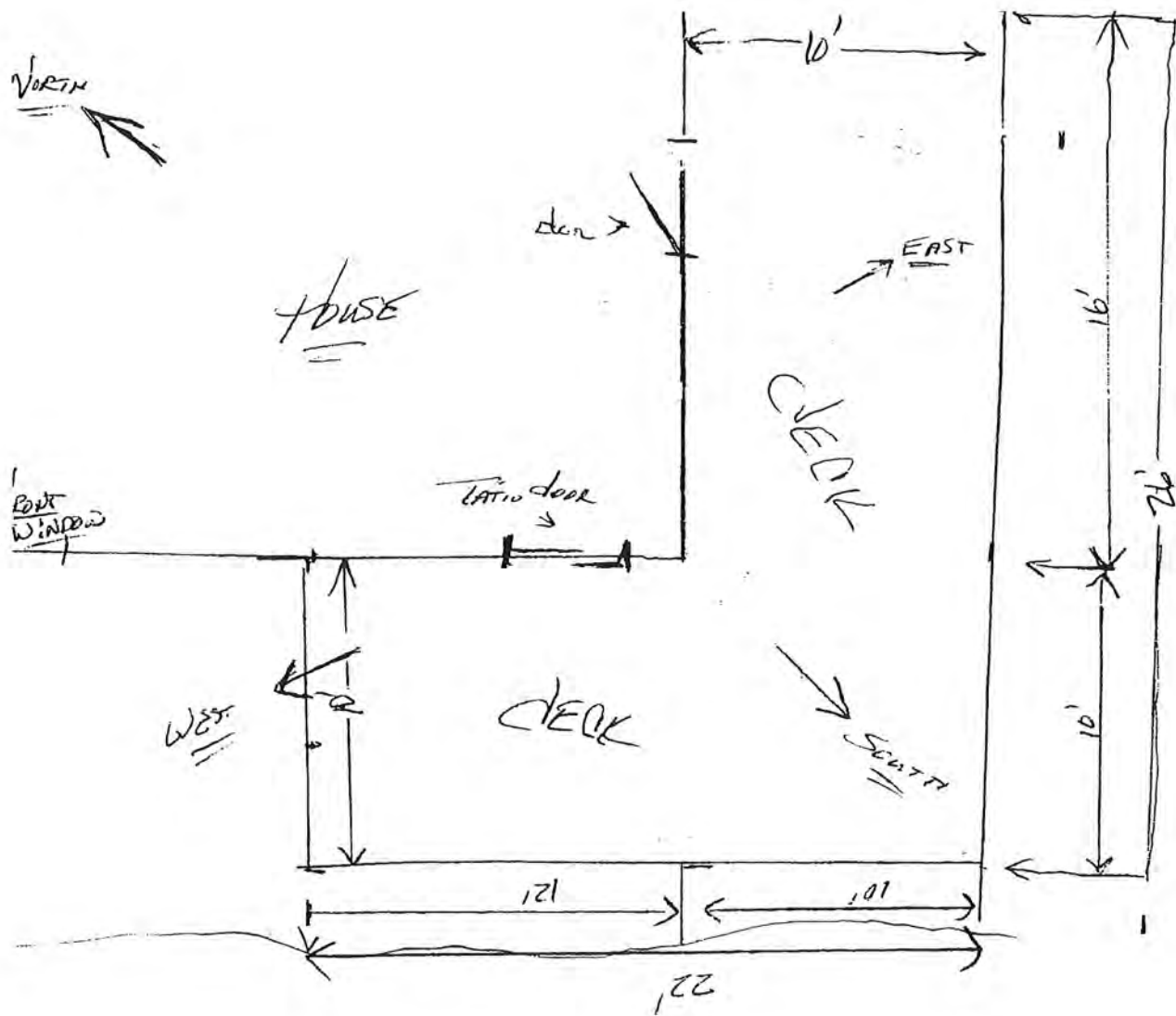
• = Denotes iron monuments found.
○ = Denotes iron monuments set marked
with Minnesota Registration No. 12004.
Orientation of this bearing system is assumed.
Scale 1 inch = 50 feet



Certification for Tract A and road easement.
I hereby certify that this survey, plan, or
report was prepared by me or under my
direct supervision and that I am a duly Registered
Land Surveyor under the laws of the
State of Minnesota.

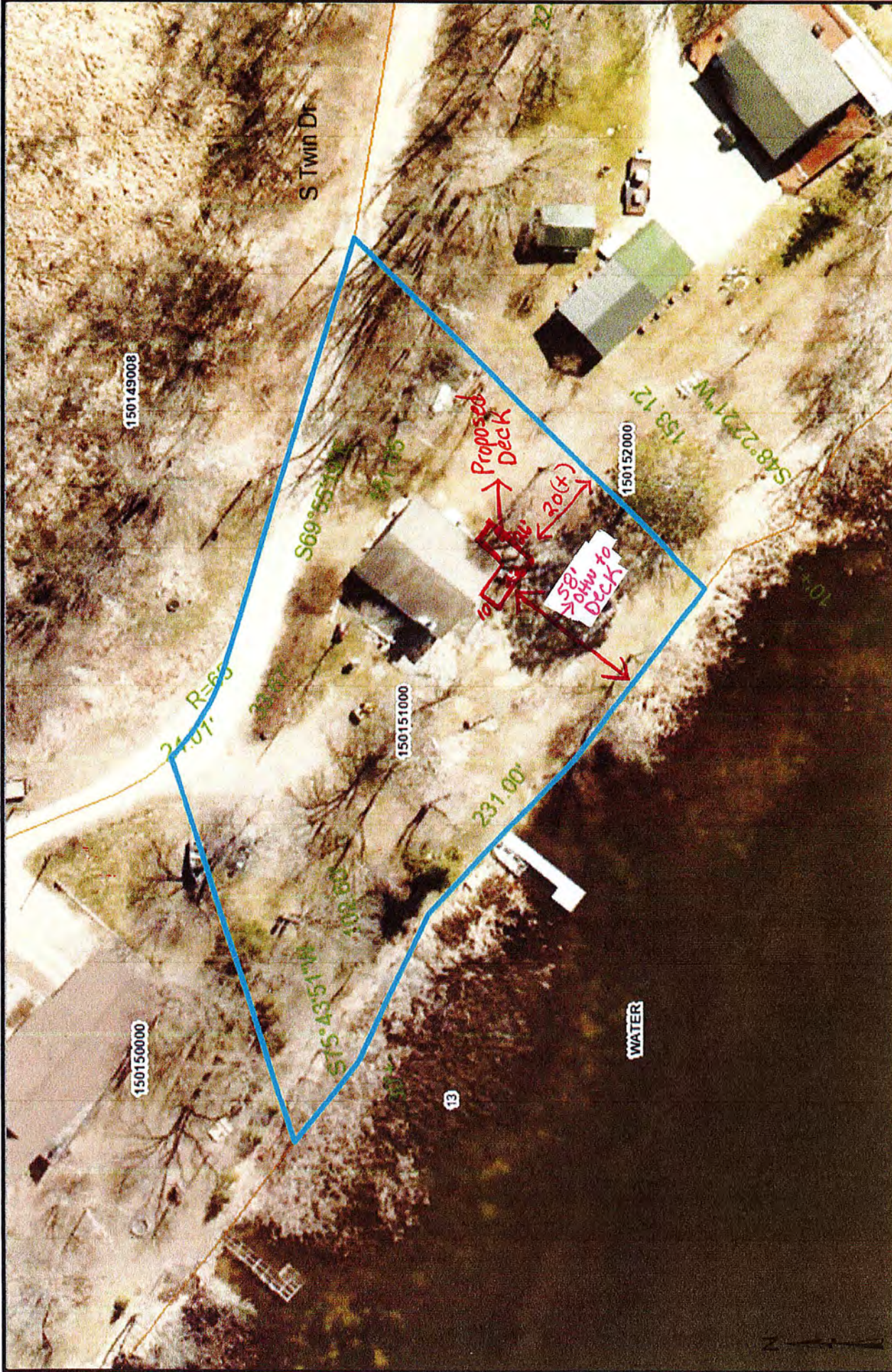
Date: March 17, 1992 Reg. No. 12004
Revised 04/21/96 for Tract B and
33' wide road easement corridor.

T 4175-12E



Lake

Engen 15.0151.000
Deck



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.

Michael & Diane Engen

Becker County



1:748

Date: 5/25/2023

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

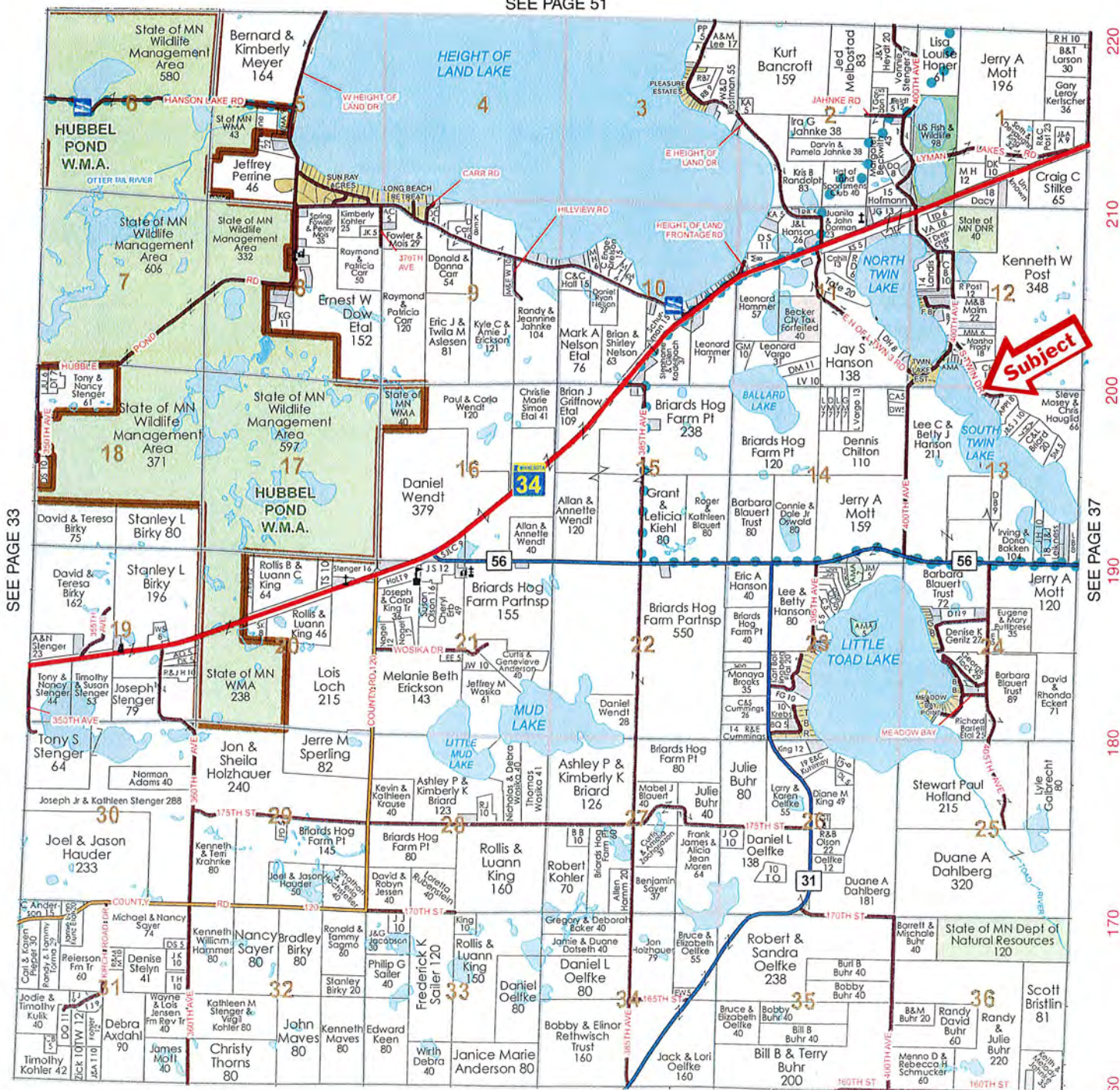


Height of Land (S)

Township 139N - Range 39W

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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****

July 13th @ 6:00 P.M.

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

APPLICANT: Richard W & Gail M Hokenson
21048 Co Hwy 32
Rochert, MN 56578

Project Location: 21048 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a garage fifty-five (55) feet from the centerline of a county highway.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0027.000 **Legal Land Description:** PT GOV'T LOT 6 BEG 845.84' W & 459.58' N OF SE COR SEC 3; TH S 211', E 184.81' TO RD, NE AL RD 78.39', NE 119.80' TO LK, NW AL LK TO PT E OF BEG, & W 283.50' TO BEG; Erie 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. The 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 # 304

Property and Owner Review

Parcel Number(s): **100027000**

Owner: **RICHARD W & GAIL M HOKENSON**

Township-S/T/R: **ERIE-03/139/040**

Mailing Address:
21048 CO HWY 32
ROCHERT MN 56578-9717

Site Address: **21048 CO HWY 32 | ROCHERT MN**
56578-9717

Lot Recording Date:

Original Permit Nbr: **SITE2023-2533**

Legal Descr: **PT GOV'T LOT 6 BEG 845.84' W & 459.58' N OF SE COR SEC 3;TH S 211',E 184.81' TO RD, NE AL RD 78.39',NE 119.80' TO LK,NW AL LK TO PT E OF BEG,& W 283.50' TO BEG**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a garage fifty-five (55) feet from the centerline of a county highway**

OHW Setback: **100'+**

Side Lot Line Setback: **10'+**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **55ft from centerline of County Hwy 32**

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **15%**

Existing Structure Sq Ft: **336 sqft**

Proposed Structure Sq Ft: **768 sqft**

Existing Structure Height:

Proposed Structure Height: **16ft**

Existing Basement Sq Ft: **NA**

Proposed Basement Sq Ft: **NA**

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **The garage only requires a variance due to the county highway subdividing the parcel, and is consistent with the purposes and intents of the ordinance.**

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

Explain: **The proposal puts the property to use in a reasonable manner that is consistent with the comprehensive plan.**

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

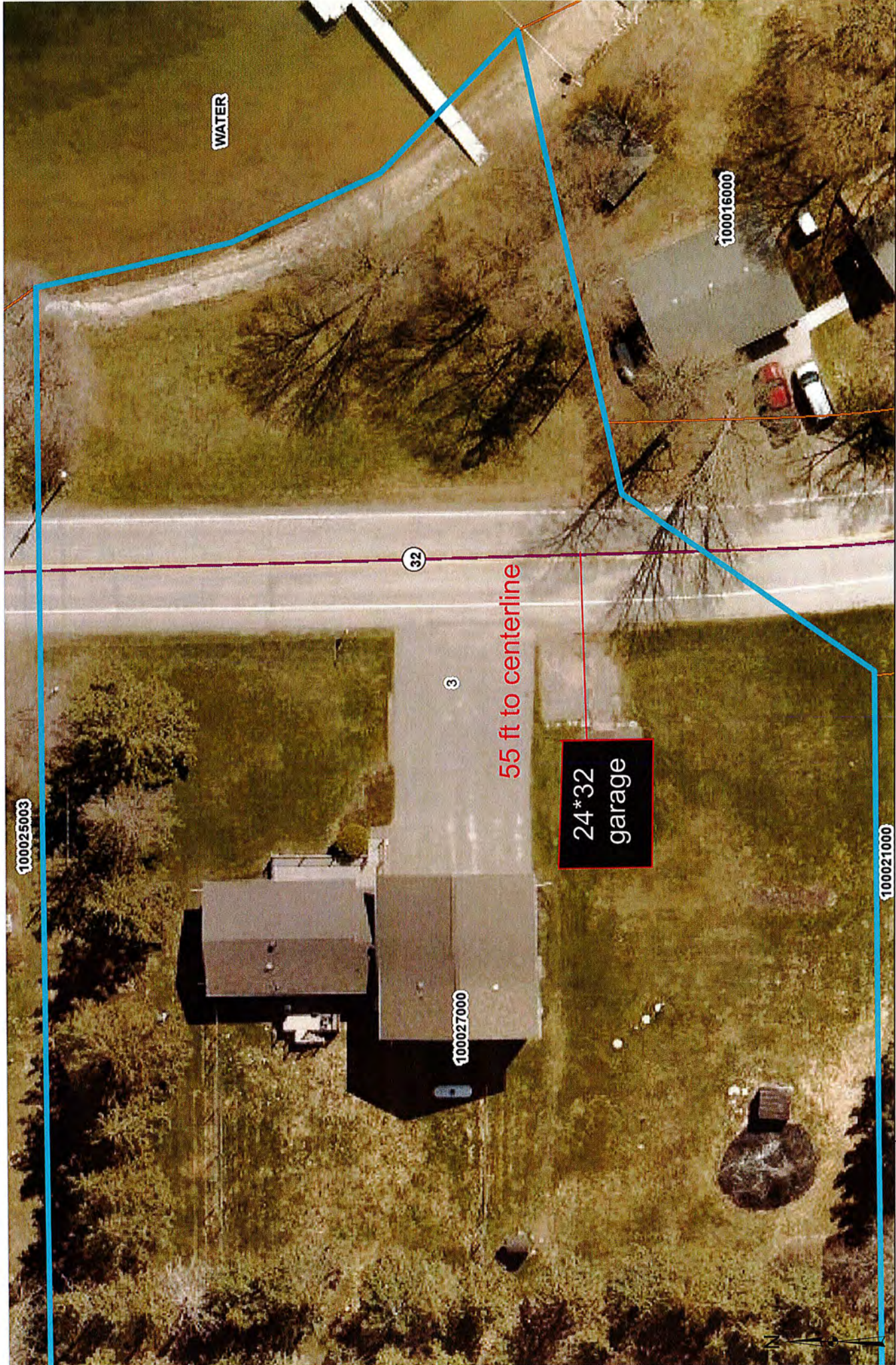
Explain: **The request for a larger garage is reasonable and will provide more indoor storage space**

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

Explain: **The lot is subdivided by County HWY 32 which impacts the setbacks for building.**

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

Explain: **Yes, most homes in the area have garages and other storage structures.**

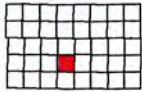


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:564		This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.
Date: 6/28/2023		

Becker County



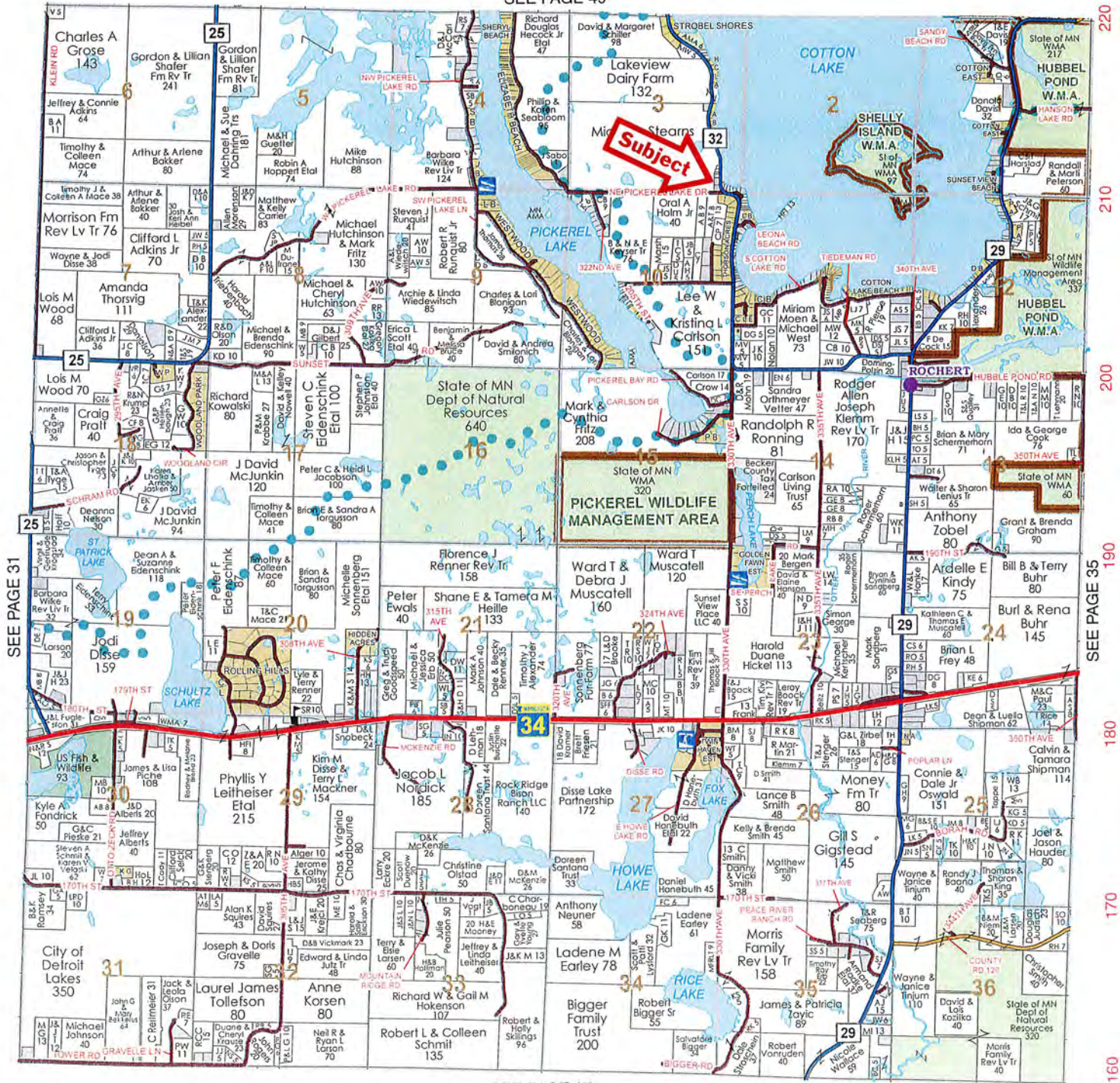


Erie

Township 139N - Range 40W

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SEE PAGE 17



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**

July 13th @ 6:00 P.M.

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

APPLICANT: RSV Properties LLC
525 Caddy Ave #4
Moorhead, MN 56560

Project Location: 29985 Lake Six Rd
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a two-hundred and forty (240) square foot shed to be forty (40) feet from the ordinary high-water mark, deviating from the required setback of 100 feet on a Recreational Development Lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 03.0313.000 **Legal Land Description:** PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO LK NE AL LK TO PT S OF BEG & N TO BEG; Burlington 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. The 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 # 301

Property and Owner Review

Parcel Number(s): **030313000**

Owner: **RSV Properties LLC**

Township-S/T/R: **BURLINGTON-31/138/040**

Mailing Address:

525 CADDY AVE #4

MOORHEAD MN 56560

Site Address: **29985 LAKE SIX RD FRAZEE MN 56544**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2023-136762**

Legal Descr: **PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO LK NE AL LK TO PT S OF BEG & N TO BEG**

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: **I would like to put a storage shed on the property for storing water toys. The shed will be 20'x12'. The lot is non conforming in size which means I don't have minimum set back for OHW.**

OHW Setback: **40'**

Side Lot Line Setback:

Rear Setback (non-lake): **10'**

Bluff Setback:

Road Setback: **46'**

Road Type: **Township**

Existing Imp. Surface Coverage: **2.36%**

Proposed Imp. Surface Coverage: **3.14%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **240**

Existing Structure Height:

Proposed Structure Height: **9'**

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: **It is a very small shed that will not impact the lake or visual appearance for neighbors. In fact it will allow me to organize equipment and toys so that the property does not look cluttered.**

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

Explain: **It is a very small shed that will not impact the lake or visual appearance for neighbors. In fact it will allow me to organize equipment and toys so that the property does not look cluttered.**

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

Explain: **The proposed shed will enhance the locality by allowing for storage of lake toys and equipment.**

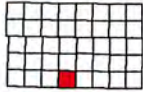
4. Are there circumstances unique to the property? **Yes**

Explain: **The property is non conforming in size with an unusual shape.**

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

Explain: **It is a very small shed that will not impact the lake or visual appearance for neighbors. In fact it will allow me to organize equipment and toys so that the property does not look cluttered.**



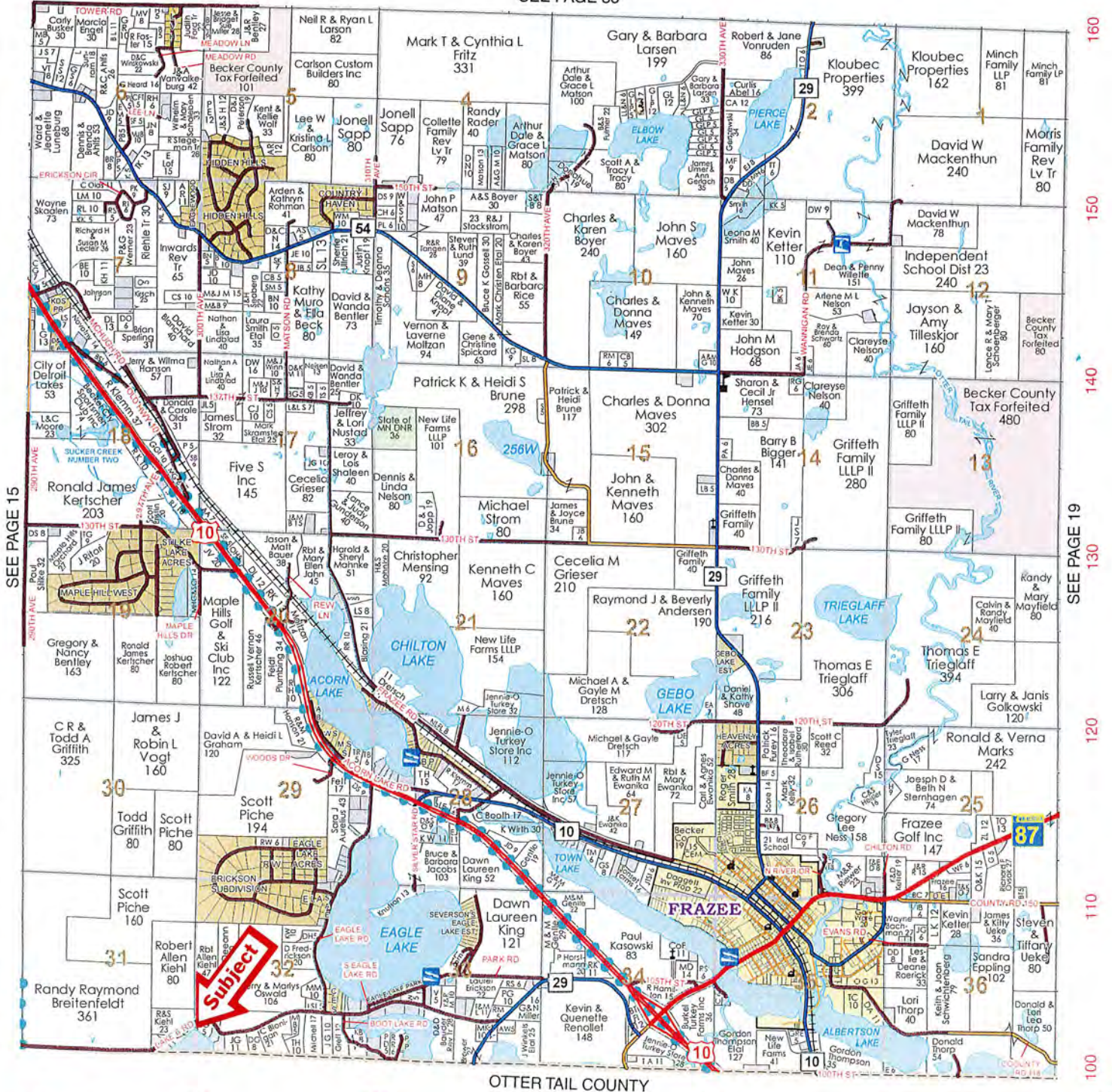


Burlington

Township 138N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

July 13th @ 6:00 P.M.

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

APPLICANT: Dale & Patricia Robins
14114 W Lake Sallie Dr
Detroit Lakes, MN 56501

Project Location: 14101 W Lake Sallie Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a garage forty-four (44) feet from the centerline of a township road, deviating from the required setback of fifty-three (53) feet.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0106.002 **Legal Land Description:** Section 07 Township 138 Range 041 PT OF LOT 5 BEG AT PT 1479.02' E 661.68' N OF SW COR SEC 7 TH S 661.68', E 850', N 494.56', E 157.43' TO LK, N AL LK TO PT E OF POB TH W TO BEG; Lake View Township

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

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Variance Application Review

Permit # 305

Property and Owner Review

Parcel Number(s): **190106002**

Owner: **DALE & PATRICIA ROBINS**

Township-S/T/R: **LAKE VIEW-07/138/041**

Mailing Address:
**14114 W LAKE SALLIE DR
DETROIT LAKES MN 56501**

Site Address: **14114 W LAKE SALLIE DR | DETROIT
LAKES MN 56501**

Lot Recording Date:

Original Permit Nbr: **SITE2023-143451**

Legal Descr: **PT OF LOT 5 BEG AT PT 1479.02' E 661.68' N OF SW COR SEC 7 TH S 661.68', E 850', N 494.56', E 157.43' TO LK, N AL LK TO PT E OF POB TH W TO BEG**

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:

Parcel is subdivided by township road and constrained by lake.

Description of Variance Request: **Request a variance to construct a garage 44 feet from the centerline of a township road, deviating from the required setback of 53 feet.**

OHW Setback: **108'**

Side Lot Line Setback: **10'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **44' from centerline**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **15%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **768' (24x32)**

Existing Structure Height:

Proposed Structure Height: **12' peak**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **N/A**

Change to main structural framework?

Other Questions Review

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

Explain: **The setback to the road cannot be met due to the constraint from Fox lake, but all setbacks aside from the road are met or exceeded. The garage will enhance the locality and provide storage space on the lot.**

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

Explain: **Placement of the garage will not negatively affect or alter the locality as other homes in the area have garages**

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

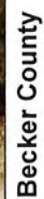
Explain: **Approval of the proposed garage would provide more storage space on the lot**

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

Explain: **Parcel is subdivided by county road and constrained on the other side by Fox lake.**

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

Explain: **Other properties in the vicinity have garages**

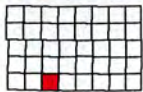


1:564

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

Date: 6/28/2023





Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

July 13th @ 6:00 P.M.

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

APPLICANT: Steven Sjostrand
3305 320th Ave
Lancaster, MN 56735

Project Location: TBD SW Juggler Rd
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a home seventy-five (75) feet from the ordinary high-water mark, deviating from the required setback of 100 feet on a Recreational Development Lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 25.0245.002 **Legal Land Description:** 14-142-038 PT GOVT LOT 4: COMM NW COR SEC 14 TH E 660.23', TH S 503.28' AL EAST LINE OF WEST 20 AC TO POB; CONT S 156.97', TH E 1073.61' TO JUGGLER LK, NWLY 267.33' AL LK, W 823.54' TO POB AKA TRACT B-2; Round Lake 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. The 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 # 298

Property and Owner Review

Parcel Number(s): **250245002**

Owner: **STEVEN D SJOSTRAND & TIFFANY J SJOSTRAND**

Township-S/T/R: **ROUND LAKE-14/142/038**

Mailing Address:
**3305 320TH AVE
LANCASTER MN 56735**

Site Address: **TBD**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2023-2532**

Legal Descr: **14-142-038 PT GOVT LOT 4: COMM NW COR SEC 14 TH E 660.23', TH S 503.28' AL EAST LINE OF WEST 20 AC TO POB; CONT S 156.97', TH E 1073.61' TO JUGGLER LK, NWLY 267.33' AL LK, W 823.54' TO POB AKA TRACT B-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: **Building new structure on currently owned site**

OHW Setback: **75**

Side Lot Line Setback: **150**

Rear Setback (non-lake): **50**

Bluff Setback: **200**

Road Setback: **50**

Road Type: **Township**

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **4**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **6989 with driveway**

Existing Structure Height:

Proposed Structure Height: **27 ft**

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: **new home structure**

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

Explain: **new construction**

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

Explain: **lake lot with new home**

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

Explain: **on dead end road with current easement provided by property owner**

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

Explain: **continued stewardship of land**

250245001

ERR RD

Tom & Tracy
Coffield

They have no issues with
property proposal.

250245002

Driveway

250246000

257275000

JUGGLER LAKE IS

Public Acc. to Juggler Lake ->



WATER

This is with
a 10' setback
from B.L. on
Road side.

Lake setback
is at 75w, 4th
Deck 83 with
out Deck.
from High
water mark.

Sjostrand Property

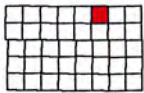
Home would be one story
with loft. 3 bed and 2.5 Bath

House and Garage proposal - 28'x44' Home with 8' Deck

Attached 2 Car 28'x40 Date: 5/24/2023

Becker County



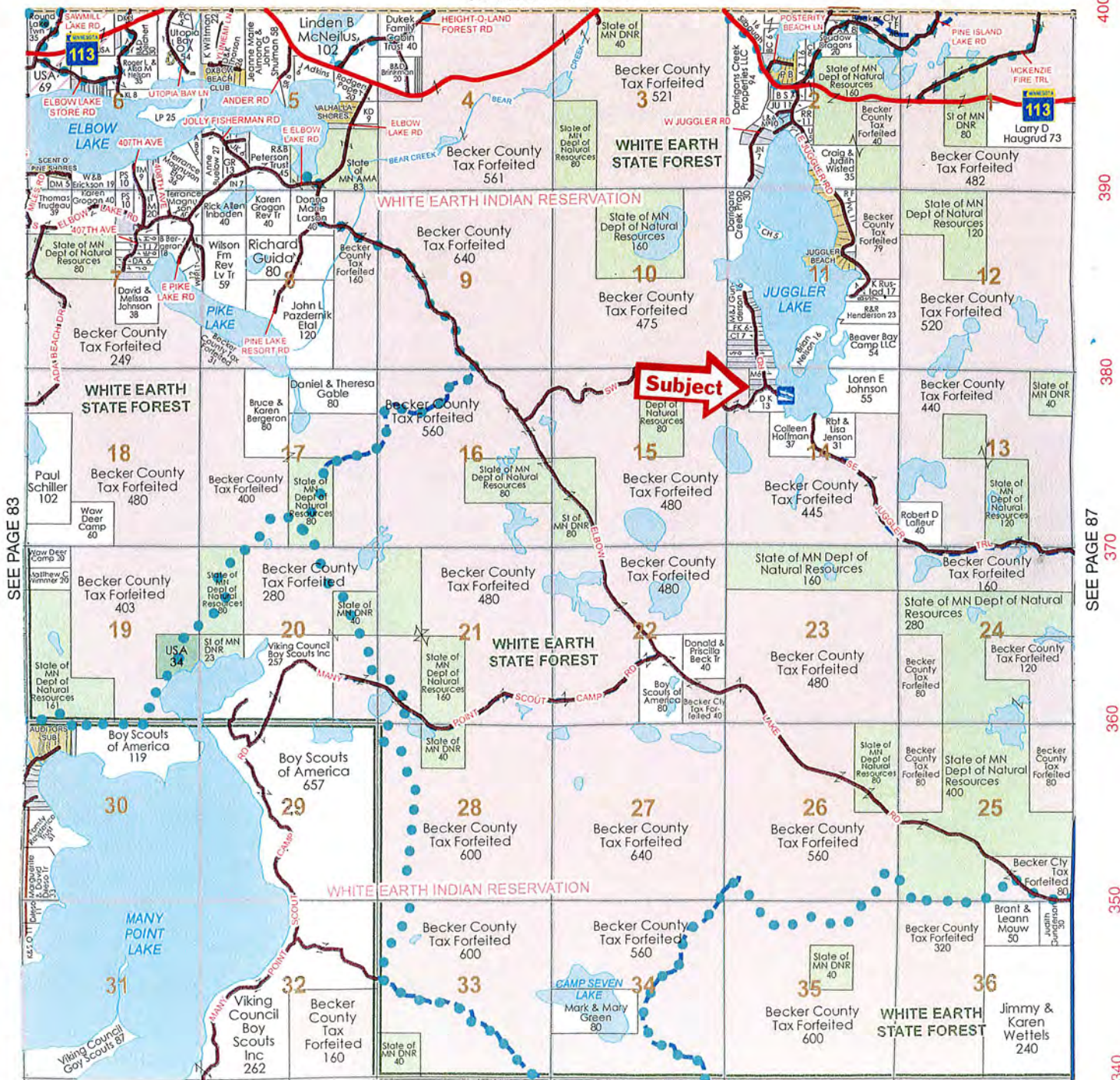


Round Lake (N)

Township 142N - Range 38W

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CLEARWATER COUNTY



SEE PAGE 69



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****

July 13th @ 6:00 P.M.

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

APPLICANT: Kory Cooper
24299 Co Hwy 6
Detroit Lakes, MN 56501

Project Location: 24299 Co Hwy 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to a garage thirty-six (36) feet from the right of way on a county road.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1725.000 **Legal Land Description:** Block 001 of RAYMAR EST 1ST ADD; LOT 3. Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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 # 302

Property and Owner Review

Parcel Number(s): **191725000**

Owner: **Kory Cooper**

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

Mailing Address:
**24299 CO HWY 6
DETROIT LAKES MN 56501**

Site Address: **24299 CO HWY 6 | DETROIT LAKES MN
56501**

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

Original Permit Nbr: **site2023-2380**

Legal Descr: **Block 001 of RAYMAR EST 1ST ADD|LOT 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:

Garage addition to existing garage.

Description of Variance Request: **North East corner of garage addition comes 9' into the 45' setback from road.**

OHW Setback: **100'**

Side Lot Line Setback: **10'**

Rear Setback (non-lake): **30'**

Bluff Setback: **30'**

Road Setback: **45'**

Road Type: **County**

Existing Imp. Surface Coverage: **14%**

Proposed Imp. Surface Coverage: **17%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

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: **It is in harmony with the purpose and intent as we are looking to add on to existing garage due to need of additional space for new driver/vehicle in our home.**

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

Explain: **The property is zoned and used for residential purposes.**

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

Explain: **It will add additional space needed for a new driver in our homes vehicle and storage space for boat.**

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

Explain: **Home is sitting at an angle on the property and not parallel to the road which is causing inability to obtain permit due to the NE corner going 9 feet into the road set back. This space is needed to square off the purposed garage addition.**

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

Explain: **It will remain a residential residence.**

at db 34674 x .25 = 8719.50'

Existing House - 1500-30'
 Porch 2000-50'
 Concrete 408-50'

Garage Addition 1262-00'

Total 51102-50'

Kory Cooper

24295 County Highway 6
 Detroit Lakes, MN 56501

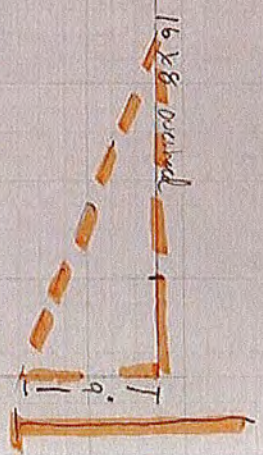
Kory's Kustom Construction, LLC
 MN License # BC753450

County

North

Property Pin

Property Line 17'



Existing Garage

Deck New

15'0" x 2'

8'0"

3'

Property Line 13'

11'0" x 1'0" x 5'

1/4" = 1 Foot

Property Address
 24295 County Highway 6
 Detroit Lakes, MN 56501

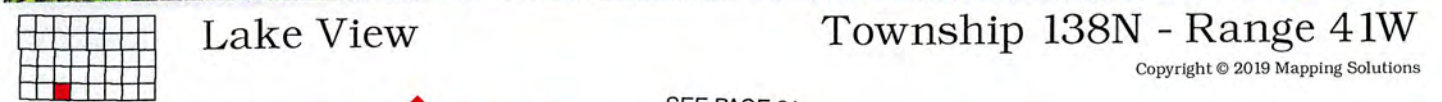




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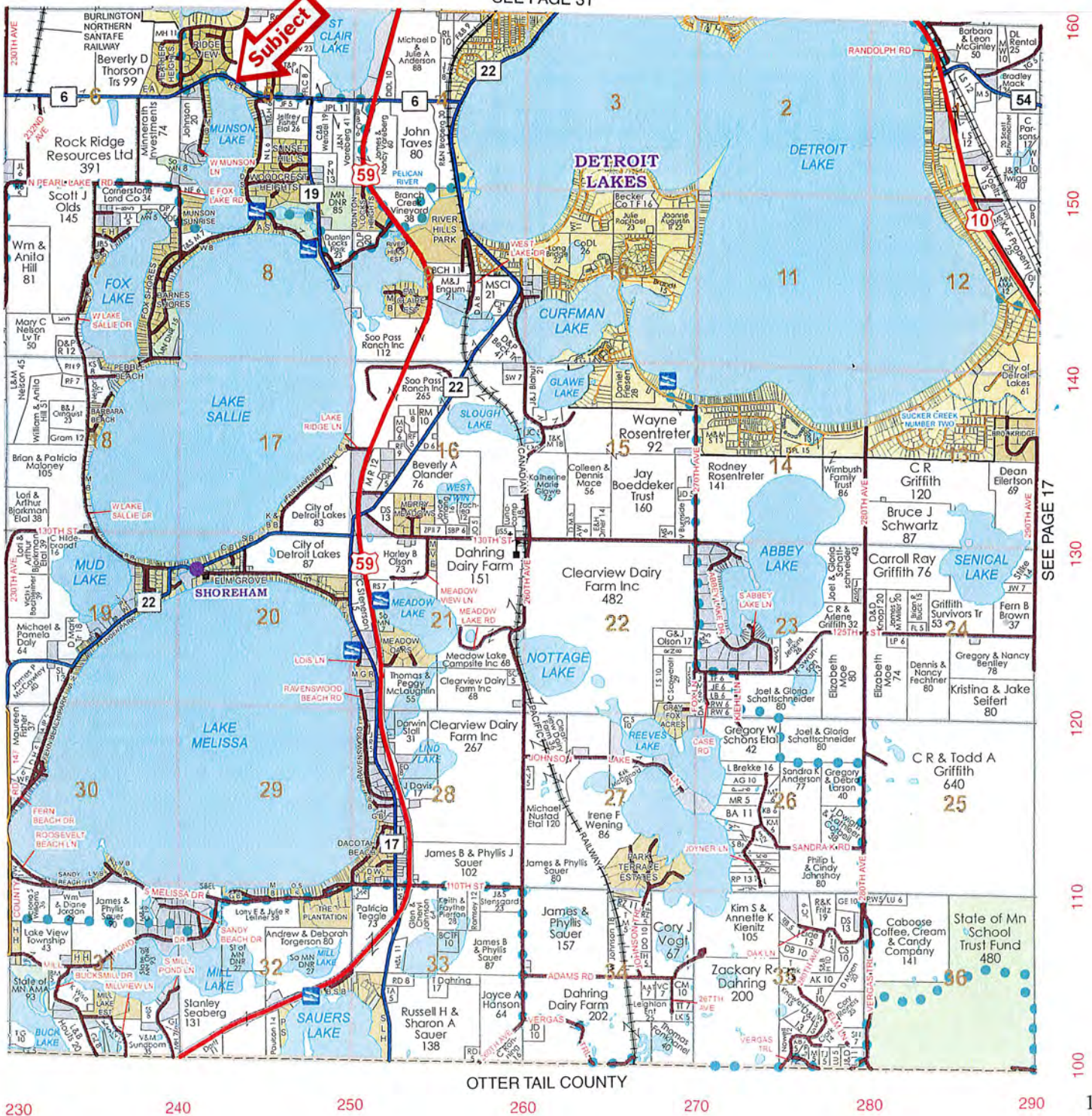
Becker County





Township 138N - Range 41W

SEE PAGE 31





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****

July 13th @ 6:00 P.M.

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

APPLICANT: Tim H Kivi Revocable Trust
47520 Co Hwy 58
Ponsford, MN 56575

Project Location: 32600 Kivi Dr
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to add onto an existing deck fifty-two (52) feet from the ordinary high-water mark.

LEGAL LAND DESCRIPTION: Tax ID Number: 32.0333.509 **Legal Land Description:** Lot 009 Block 001 of KIVI'S SUBDIVISION; Sugar Bush Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives before the scheduled date of the hearing. The 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 # 307

Property and Owner Review

Parcel Number(s): **320333509**

Owner: **TIM H KIVI REVOCABLE TRUST**

Township-S/T/R: **SUGAR BUSH-02/141/040**

Mailing Address:

47520 CO HWY 58 PONSFORD MN 56575

Site Address: **32600 KIVI DR OGEMA, MN 56569**

Lot Recording Date:

Original Permit Nbr: **SITE2023-2512**

Legal Descr: **Lot 009 Block 001 of KIVI'S SUBDIVISION**

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:

Setback to existing deck on house

Description of Variance Request: **Request a variance to add onto an existing deck fifty-two (52) feet from the ordinary high-water mark.**

OHW Setback: **52'**

Side Lot Line Setback: **58'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **387'**

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **13*20**

Proposed Structure Sq Ft: **26.5*41**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **The existing deck is at the same setback, only asking to increase the size of the deck. With the proposed project, the property will remain well under impervious surface coverage.**

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

Explain: **The deck will enhance the property.**

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

Explain: **Adding onto the existing deck will allow for better use and accessibility of the property.**

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

Explain: **The existing deck is 52 feet from the OHW, limiting the options available for rebuilding or adding on.**

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

Explain: **Other homes in the locality have decks extending toward the lake, the location of the existing home limits the setback that is possible.**



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1:282	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.
Date: 6/28/2023	

Becker County



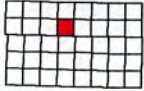


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1:1,128	Date: 6/28/2023
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Becker County



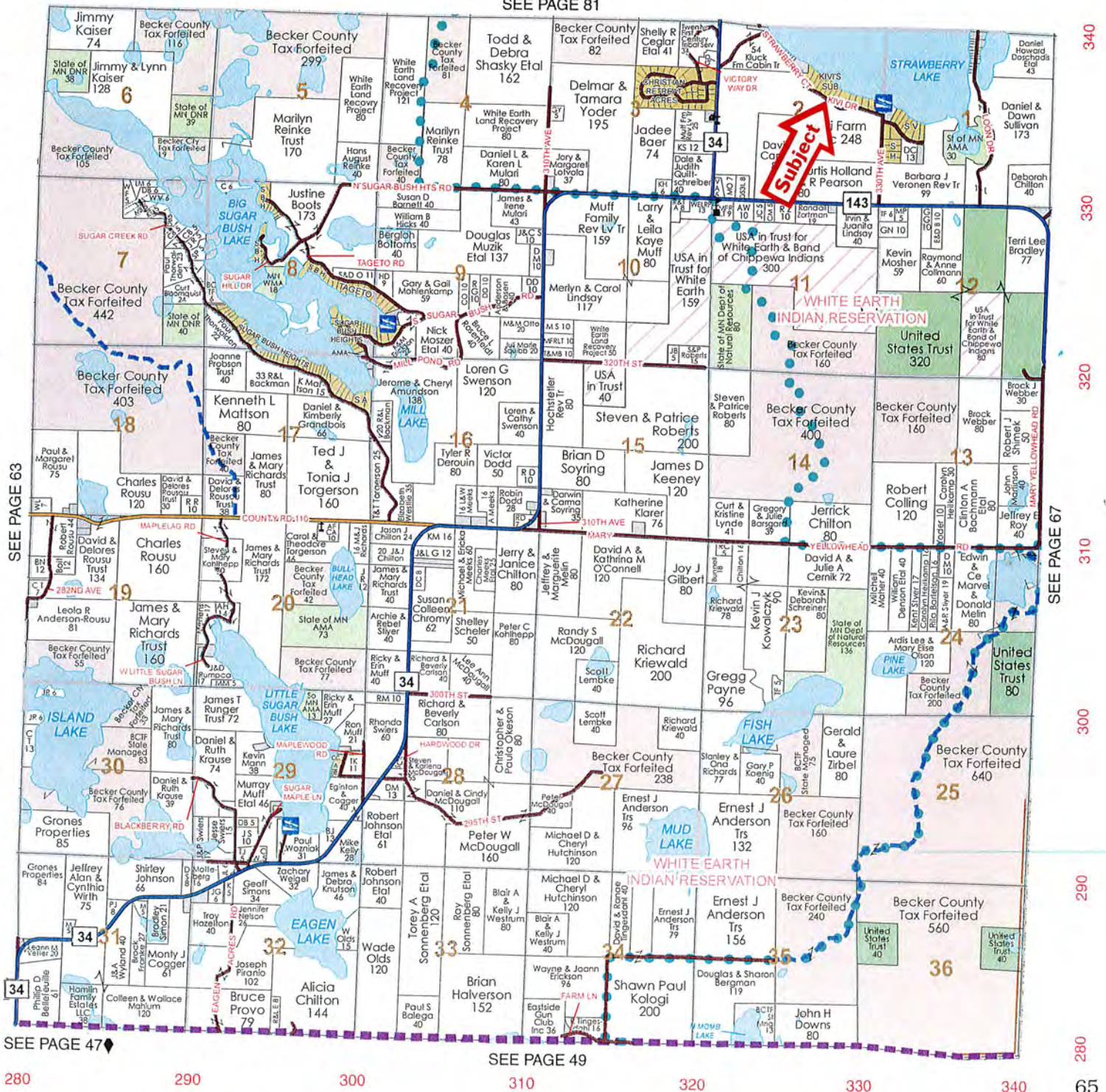


Sugar Bush (W)

Township 141N - Range 40W

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SEE PAGE 81





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****

July 13th @ 6:00 P.M.

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

APPLICANT: Paul V Ivesdal Et Al
10149 77th St NE
Edmore, ND 58330

Project Location: 22093 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to build seventy (70) feet from the centerline of a county road and forty-eight (48) feet from the centerline of a township road.

LEGAL LAND DESCRIPTION: Tax ID Number: 16.0236.000 **Legal Land Description:** Section 34 Township 140 Range 040 34-140-040 PT GOVT LOT 7: COMM S QTR COR SEC 34 TH E 524.41' TO MC NO. 1, TH N 1330.32', NW 26.08', SW 469.67', S 50.02' TO POB; S 100.64' TO CTR LN W COTTON LK RD, SLY 221.04' AL RD, SWLY 51.98' AL RD TO CTR LN CSAH #32, NWLY 403.56' AL RD, E 269.78' TO POB AKA TRACT I; Holmesville 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. The 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 # 308

Property and Owner Review

Parcel Number(s): 160236000

Owner: PAUL IVESDAL | 10149 77TH ST NE | EDMORE ND 58330

Township-S/T/R: HOLMESVILLE-34/140/040

Mailing Address:
PAUL IVESDAL
10149 77TH ST NE
EDMORE ND 58330

Site Address: 22093 CO HWY 32 ROCHERT MN 56578

Lot Recording Date:

Original Permit Nbr: -

Legal Descr: 34-140-040 PT GOVT LOT 7: COMM S QTR COR SEC 34 TH E 524.41' TO MC NO. 1, TH N 1330.32', NW 26.08', SW 469.67', S 50.02' TO POB; S 100.64' TO CTR LN W COTTON LK RD, SLY 221.04' AL RD, SWLY 51.98' AL RD TO CTR LN CSAH #32, NWLY 403.56' AL RD, E 269.78' TO POB AKA TRACT I

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:

Lot situated between two roads, unable to meet setbacks due to unique placement

Description of Variance Request: **Request a variance to build seventy (70) feet from the centerline of a county road and forty-eight (48) feet from the centerline of a township road.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **70 ft - Co Hwy 48; 48 ft - W Cotton Lake Rd**

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **50*100**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **The proposed site plan meets other aspects of the ordinance but does not meet road setbacks due to the unique shape and placement of the lot between two roads.**

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

Explain: **The comprehensive plan aligns with the site plan but fails to meet the road setbacks. All other aspects of the ordinance will be met.**

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

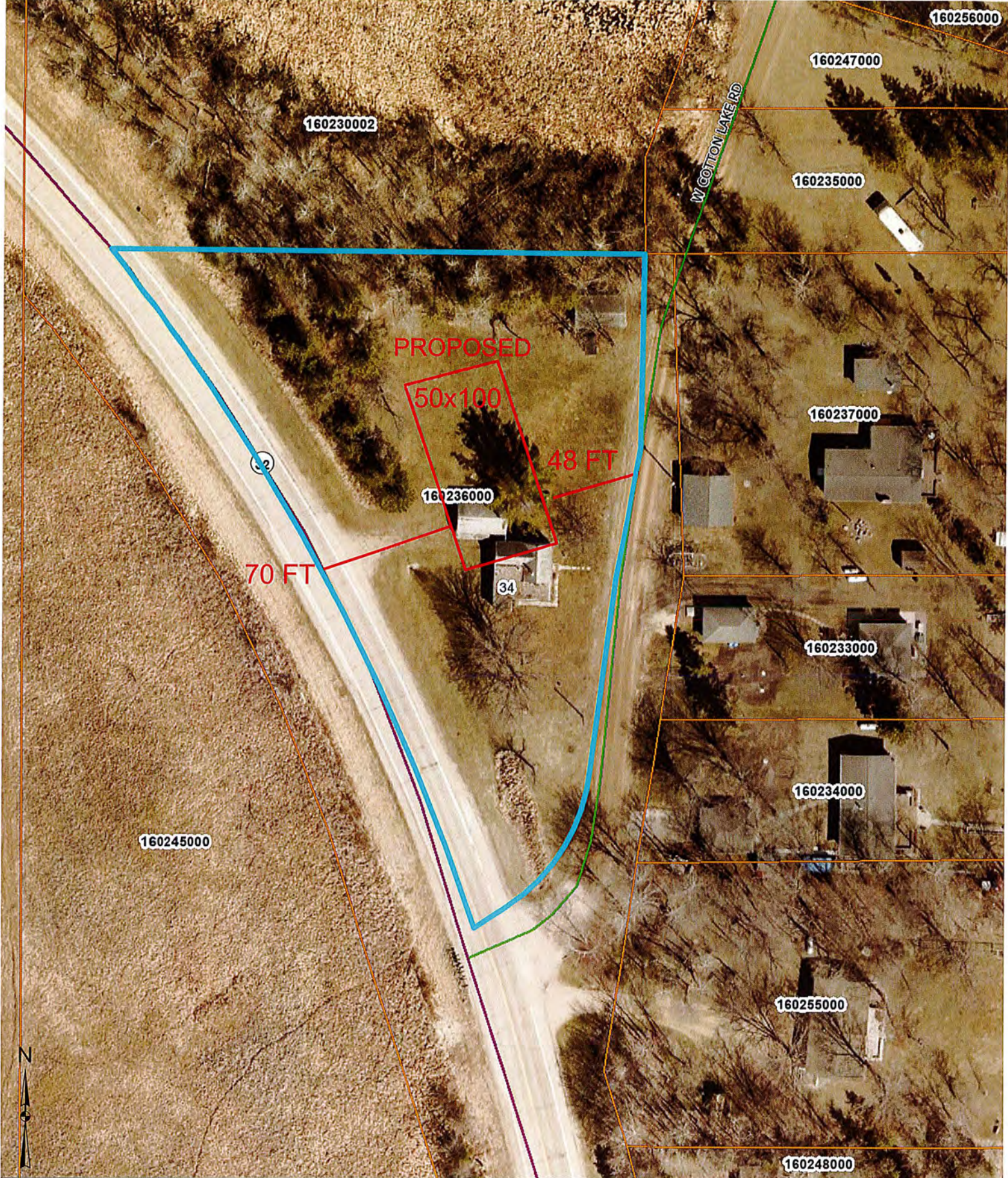
Explain: **There are other structures in the locality and the proposal will not negatively impact the surrounding properties or locality.**

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

Explain: **The triangle shaped property is surrounded by road on two sides, making it near impossible to meet road setback.**

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

Explain: **There was a structure on the property previously, and the proposal will fit in with the developed character of the locality.**

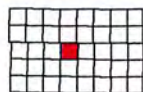


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1:1,128		Date: 6/28/2023
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

Becker County





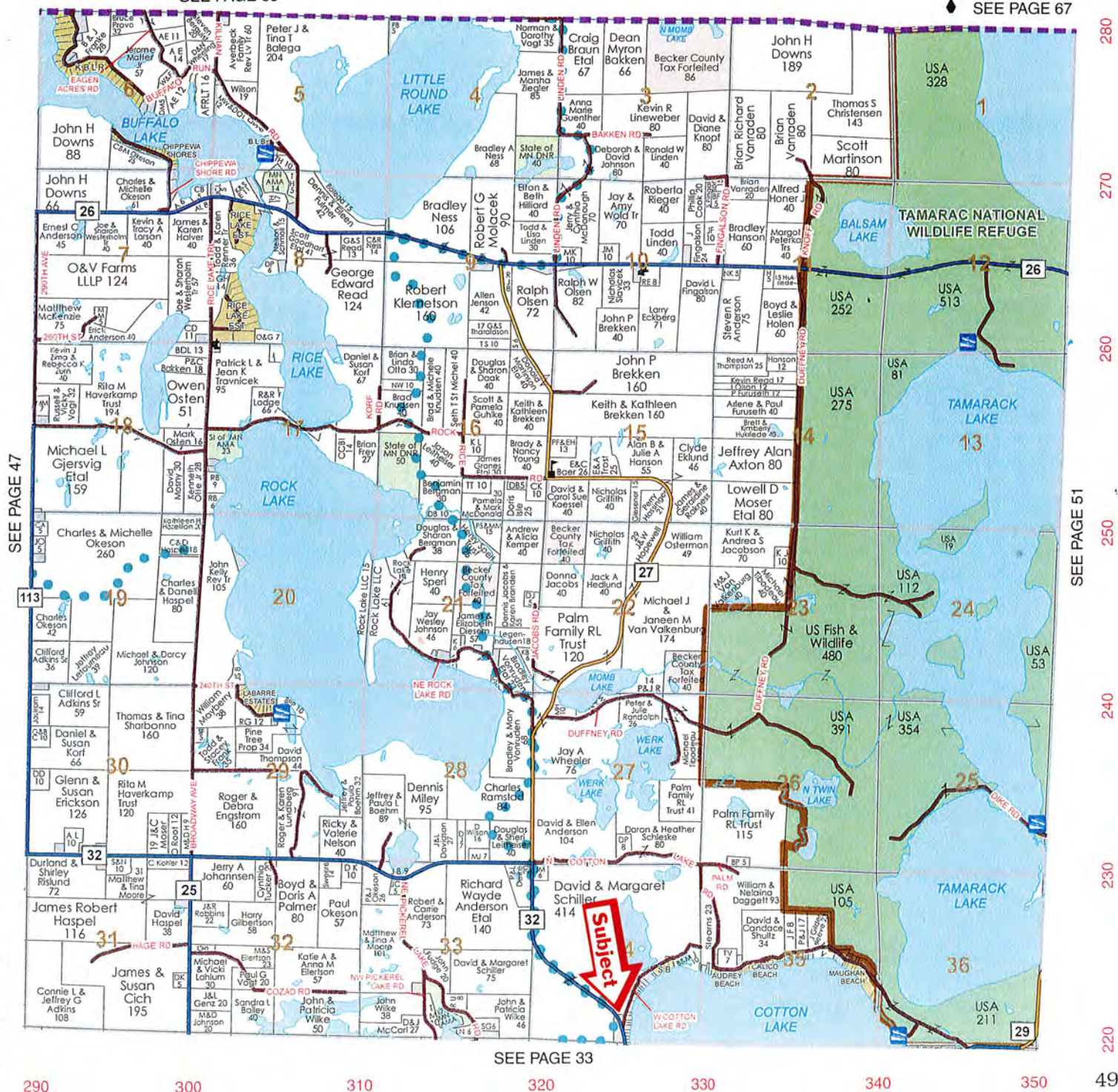
Holmesville

Township 140N - Range 40W

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SEE PAGE 67





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****

July 13th @ 6:00 P.M.

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

APPLICANT: Lyle S Pederson & Correen Pederson
7640 550th St
Dumont, MN 56236

Project Location: TBD Two Inlets Dr
Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a recreation court thirty (30) feet from the OHW of a tributary.

LEGAL LAND DESCRIPTION: Tax ID Number: 34.0061.001 **Legal Land Description:** Section 11 Township 141 Range 036 11-141-36 PT GOVT LOT 3: COMM NW COR GOVT LOT 3, S 705.22' TO CTR RD AND POB; WLY AL RD 760.16', SLY 30.27', SW 88.19', SLY 300.39' TO LK, SWLY AL LK TO W LN GOVT LOT 3, N TO POB. LESS PT S & W OF CREEK AND LN: COMM NW COR GOVT LOT 3, S 887.8', E 239.03', SLY TO LK AND POB; N TO CTR CREEK AND TERM. TRACT 1; Two Inlets 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. The 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 # 306

Property and Owner Review

Parcel Number(s): **340061001**

Owner: **Lyle S Pederson & Correen Pederson**

Township-S/T/R: **TWO INLETS-11/141/036**

Mailing Address:
7640 550th St Dumont, MN 56236

Site Address: **TBD Two Inlets Dr Park Rapids, MN 56470**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2023-2528**

Legal Descr: **11-141-36 PT GOVT LOT 3: COMM NW COR GOVT LOT 3, S 705.22' TO CTR RD AND POB: WLY AL RD 760.16', SLY 30.27', SW 88.19', SLY 300.39' TO LK, SWLY AL LK TO W LN GOVT LOT 3, N TO POB. LESS PT S & W OF CREEK AND LN: COMM NW COR GOVT LOT 3, S 887.8', E 239.03', SLY TO LK AND POB; N TO CTR CREEK AND TERM. TRACT 1.**

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 recreation court thirty (30) feet from the OHW of a tributary.**

OHW Setback: **30'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **4.7%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **28x44**

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **This is the best location for this recreation court. The tributary running through the lot creates setback issues, but this location is necessary for the safety of the grandkids with disabilities.**

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

Explain: **All other setback are met with this request.**

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

Explain: **We have grandkids that suffer from seizures and blindness. Placing the recreation court in this location allows them to remain safely close to the house, while being able to enjoy outdoor space.**

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

Explain: **Tributary winds through the center of the property.**

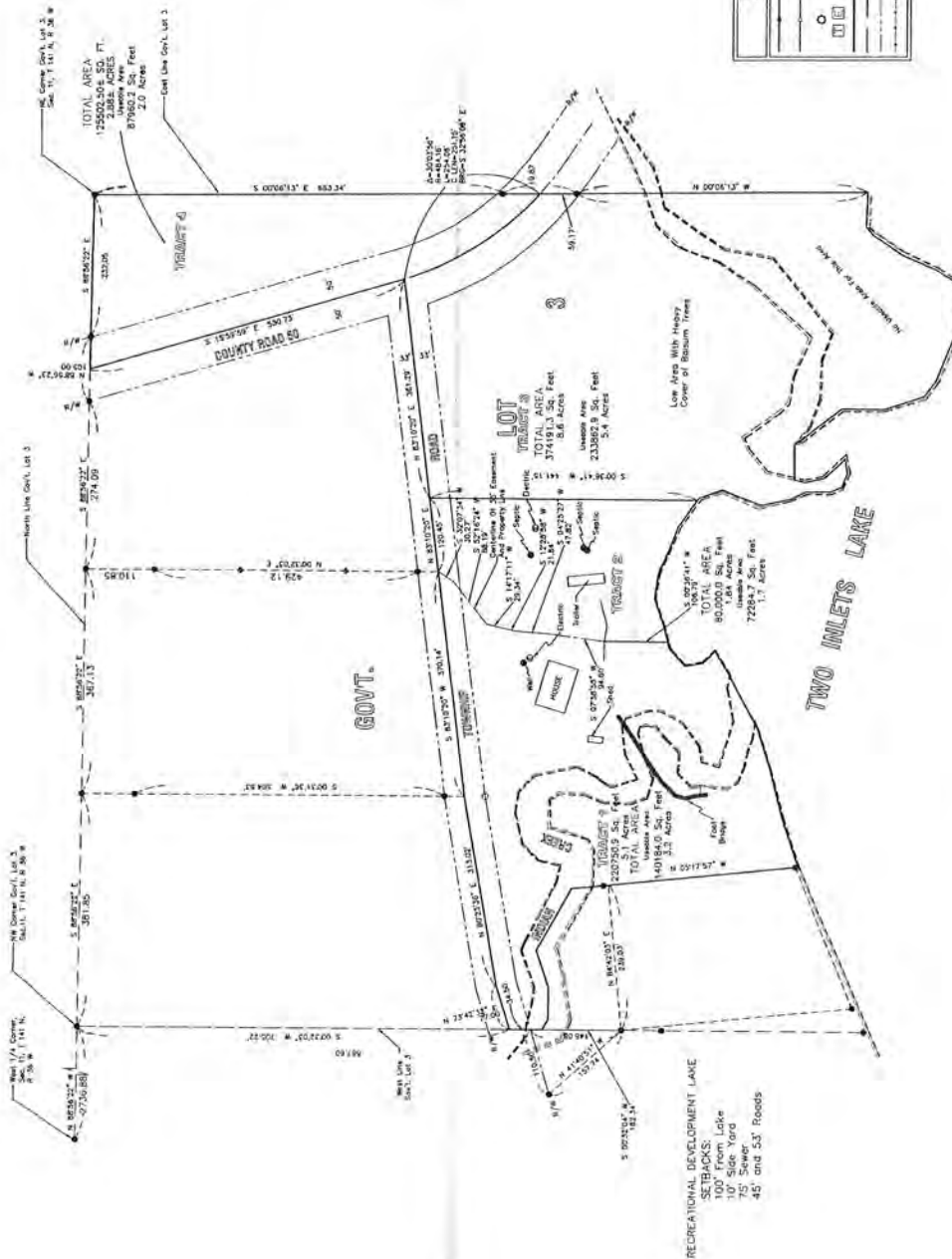
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **We already have a sand volleyball court in this location. We are just asking to make a foundation that will be safer for all the grandkids to enjoy. It will not change the character of the locality.**

28 wide x 44 long



Certificate of Survey



Approved 3/14/18 By: The Co. Board
 Brian Gray, Surveyor
 Brian Gray, Surveyor
 Brian Gray, Surveyor

SHEET NO.	1
	2
SHEET NO.	1
	2
BRIAN GRAY	
SECTION 1, T 44 N R 18 W	
Barnett County, MN	
BARNETT & ASSOCIATES, L.L.C.	
11432 300th St., Park Rapids, MN 56470	
218-288-4678	
218-792-9923	
Project Date: 2018-01-18	
12/9/18	
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all that part of Government Lot 3, Section 11, Township 141 North, Range 38 West, Becker County, Minnesota, described as follows:

evapor

The trail part of Government Lot 3, Section 11, Township 141 North, Range 38 West, Becker County, Minnesota lying southerly and westerly of Indian Creek and westerly of the following described lot:

Subject to and together with a 33.00 foot ingress and egress easement over and across Government Lot 3, Section 11, Township 141 North, Range 36 West, Becker County, Minnesota, the confine is described as follows:

^a Commencing at the eastern corner of said Government Lot 3, thence on an island bearing of South 09 degrees 32 minutes 03 seconds West along the west line of said Government Lot 3 a distance of 768.22 feet to the intersection of the north line of said Government Lot 3 and the south line of said Government Lot 4; thence North 89 degrees 20 minutes 36 seconds East along said north line of said Government Lot 3 a distance of 17.46 degrees 30 minutes 10 seconds 20 seconds East along said north line of said Government Lot 3 a distance of 113.02 feet, thence North 89 degrees 20 minutes 36 seconds East along said north line of said Government Lot 3 a distance of 370.71 feet to the point of beginning of the centerline to said Section 32; thence South 32 degrees 07 minutes 34 seconds West a distance of 9.27 feet, thence South 28 degrees 18 minutes 24 seconds West a distance of 2.19 feet, thence South 14 degrees 17 minutes 11 seconds West a distance of 79.34 feet, thence South 12 degrees 28 minutes 58 seconds west a distance of 27.18 feet, thence South 14 degrees 20 minutes 27 seconds West a distance of 78.75 feet, thence South 15 degrees 55 minutes 25 seconds West a distance of 94.60 feet and then said centerline terminates. Subsequent to the shortening of lineaments to terminate on the southern right-of-way of the existing "Twelve Road".

Containing 5.1 acres, more or less.
Subject to easement for Township E
Subject to any and all easements of

All that had of Government | At 3. Samuel 14. Traumbin 184. Morn Bonn 12. West Barter (1840). (Miner's) described as follows:

[illegible]

Subject to and together with a 33.00 foot ingress and egress easement over and across Government Lot 3, Section 11, Township 141 North, Range 36 West, Becker County, Minnesota. The cotermines is described as follows:

Commenting on the northwest corner, the Government said: "It lies on an arc traced bearing of South 20 degrees 32 minutes 03 seconds East along the west line of the Government Lot 1 at a distance of 710.22 feet to the centerline of a Township Road. Thence North 73 degrees 02 minutes 32 seconds East along said centerline a distance of 77.00 feet; thence North 88 degrees 23 minutes 38 seconds East along said centerline a distance of 313.02 feet; thence North 03 degrees 10 minutes 20 seconds East along said centerline a distance of 370.14 feet to the point of beginning of the centerline is a distance of 88.19 feet; thence South 32 degrees 31 minutes 34 seconds West a distance of 25.34 feet; thence South 72 degrees 15 minutes 28 seconds West a distance of 18.75 feet; thence South 44 degrees 22 minutes 25 seconds West a distance of 47.62 feet; thence South 07 degrees 58 minutes 04 seconds West a distance of 14.60 feet and thence back to the centerline at the same place. Sounded in the centerline of the Township Road.

Subject to easement for Township Road right-of-way.
Subject to any and all easements of record.

all that part of Government Lot 3, Section 19, Township 141 North, Range 98 West, Barker County, Minnesota, described as follows:

[illegible]

Subject to easement for County Road right-of-way.
Subject to easement for Township Road right-of-way.

Subject to easement for County Road (right-of-way)

Containing 5.1 acres, more or less.
Subject to easement for Township E
Subject to any and all easements of

All that had of Government | At 3. Samuel 14. Traumbin 184. Morn Bonn 12. West Barter (1840). (Miner's) described as follows:

[illegible]

Subject to and together with a 33.00 foot ingress and egress easement over and across Government Lot 3, Section 11, Township 141 North, Range 36 West, Becker County, Minnesota. The entire is described as follows:

Commenting on the northwest corner, the Government said: "It lies on an arc traced bearing of South 20 degrees 32 minutes 03 seconds East along the west line of the Government Lot 1 at a distance of 710.22 feet to the centerline of a Township Road. Thence North 73 degrees 02 minutes 32 seconds East along said centerline a distance of 77.00 feet; thence North 88 degrees 23 minutes 38 seconds East along said centerline a distance of 313.02 feet; thence North 03 degrees 10 minutes 20 seconds East along said centerline a distance of 370.14 feet to the point of beginning of the centerline is a distance of 88.19 feet; thence South 32 degrees 31 minutes 34 seconds West a distance of 25.34 feet; thence South 72 degrees 15 minutes 28 seconds West a distance of 18.75 feet; thence South 44 degrees 22 minutes 25 seconds West a distance of 47.62 feet; thence South 07 degrees 58 minutes 04 seconds West a distance of 14.60 feet and thence back to the centerline at the same place. Sounded in the centerline of the Township Road.

Subject to easement for Township Road right-of-way.
Subject to any and all easements of record.

NOTE: Official Copies Of This Manual Are Given Without Charge

12/9/13
Ronald L. Cornwell
Richard L. Cornwell Sr.
Lenses 20, 40/17

2/9/18	RLC	RLC
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W. E. Brown & Associates, L.L.C.
P.O. Box 64
Park Rapids, MN 56470
218-733-3323

CARNELL LAND SURVEYING L.L.C.
11432 320th St., Park Rapids, MN 56670
218-232-3675
Carnell Land Surveying, LLC 2010-2011

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Approved: 3/19/19 By: Ms. L. B. [Signature]
 I hereby certify that I have reviewed this document's draft and
 find it to be in accordance with the Federal Privacy Policy
 of the [Signature]
 Date: 29th October 2019
 [Signature]
 County Clerk, Washington

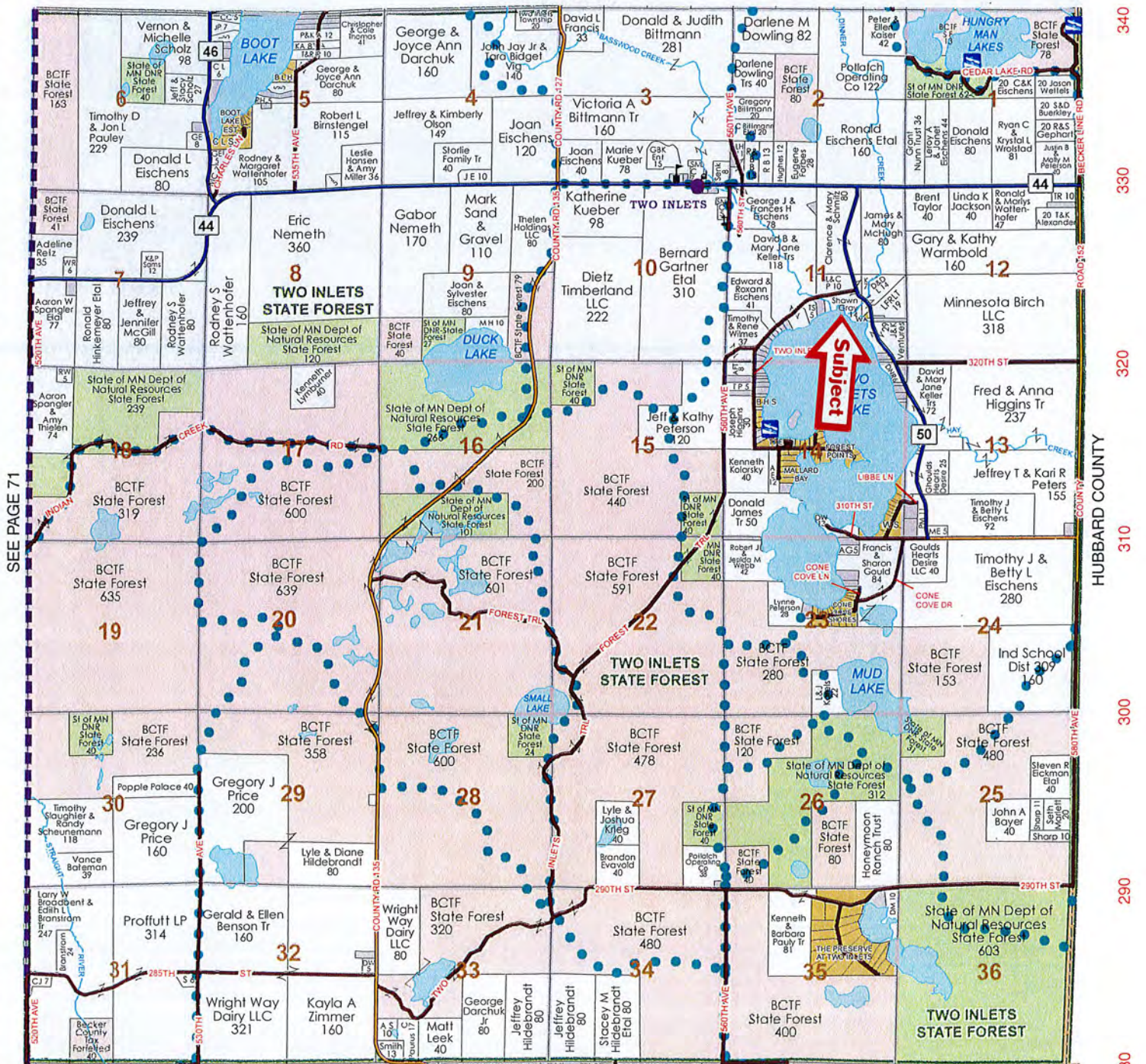


Two Inlets

Township 141N - Range 36W

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