



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

September 21<sup>st</sup> @ 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:

Request a variance to construct a shop to be located zero (0) feet from the side property line deviating from the required setback of ten (10) feet, to be located two (2) feet from the rear property line deviating from the required setback of twenty (20) feet, and to be at thirty-one (31) percent impervious surface coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district due to lot size and setback issues. Application was tabled from the August 10<sup>th</sup>, 2023, 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 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # VAR2022-269

### 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 2' from the rear property line, 0' from the side property line, and to be at 31% impervious surface coverage.**

OHW Setback:

Side Lot Line Setback: **0'**

Rear Setback (non-lake): **2'**

Bluff Setback:

Road Setback: **40' from centerline**

Road Type: **Township**

Existing Imp. Surface Coverage: **0**

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

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **1125**

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

45x25 – 14'8" pole barn (shaded in darker gray) 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 (shaded in light gray).

Lot dimensions of 24511 Woodland are approx 100 x 336

**Variances needed:**

1. Northern lot line: The building North wall would be placed on the north lot line (I believe this is called Zero lot line?) to avoid the drain field in the middle of the back lot – there are no neighbors to the north.
2. The buildings East side wall would be 2 to 7ft off of the East lot line, which my neighbor Ryan Stahl is in agreement with. He can be reached at 701-361-6045 to verify.

NW corner of building is 44 feet from centerline, and is within guidelines for P&Z. Setback code is 35ft per inspector.

SW corner of building is 40 feet from centerline, and is within guidelines for P&Z. Setback code is 35ft per inspector.

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

**Variance request for the rear/north property line:** proposed building is built on the property line – no neighboring property affected. This variance allows for the homeowner to put the property to use in a reasonable manner that is consistent with the comprehensive plan and intent of the ordinance, it does not alter the character of the locality

**Variance request for the side/east property line:** proposed setback 2-7ft – neighbor, Ryan Stahl, is ok with this building proximity to lot line.

\*\*\*No variance needed for centerline of roadway



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1:1,128

Date: 9/5/2023

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





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## Planning and Zoning

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Phone: 218-846-7314

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### NOTICE OF PUBLIC HEARING

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

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Colleen Properties LLC  
5420 12<sup>th</sup> St S  
Fargo, ND 58104

**Project Location:** 20656 Co Hwy 22  
Detroit Lakes, MN 56501

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to

- 1.) Construct a deck to be located at twenty-four (24) feet from the Ordinary High Water (OHW) mark.
- 2.) Construct an addition to a dwelling to be located at fifty-three (53) feet from the OHW.

Both deviating from the required setback of one hundred (100) feet on a recreational development lake.

- 3.) Construct an addition to be located five (5) feet and six (6) inches from the side property line, deviating from the required setback of six (6) feet and six (6) inches on a non-conforming lot of record.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 17.0748.000 **Legal Land Description:** Section 27 Township 138 Range 042; ISTHMUS BEACH 138 42 Block 002 LOT 1; 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. 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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Detroit Lakes, MN 56501

**EMAIL:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)

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If you have questions about the Project, feel free to call 218-846-7314

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**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 # 322

## Property and Owner Review

Parcel Number(s): **170748000**

Owner: **Colleen Properties LLC**

Township-S/T/R: **LAKE EUNICE-27/138/042**

Mailing Address:  
**5420 12th St S Fargo, ND 58104**

Site Address: **20656 Co Hwy 22 Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2023-153426**

Legal Descr: **Block 002 of ISTHMUS BEACH 138 42|LOT 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: **Requesting a variance to replace a concrete patio with a pervious deck to be located at twenty-four (24) feet from the Ordinary High Water (OHW) mark, to construct an addition onto the existing house to be located at fifty-three (53) feet from the OHW of a Recreational Development (RD) Lake, deviating from the required setback of one hundred (100) feet. Also the proposed addition to be placed at five feet, six inches (5.6) from the side lot line, deviating from the required setback of six feet, six inches (6.5) all three requests are due to setback issues.**

OHW Setback: **24' to proposed deck and 53' to proposed addition.**

Side Lot Line Setback: **5'6"**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **26.6%**

Proposed Imp. Surface Coverage: **24.6%**

Existing Structure Sq Ft: **800sf**

Proposed Structure Sq Ft: **494sf addition.**

Existing Structure Height: **12'**

Proposed Structure Height: **18'**

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: **We cannot meet the required setbacks from the OHW or the Side Lot Line because of the placement of the existing house.**

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

Explain: **Proposed deck and addition will be in compliance with surrounding structures on this beach as several of them have a portion of their cabin, deck/patio located within the shore impact zone.**

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

Explain: **The existing cabin is not real big, so approval of the proposed addition would provide us with much**

needed increase in living space. By removing the concrete sidewalks and replacing the concrete patio with a pervious deck helps us to bring our lot coverage down below 25% and achieve our goal of adding an addition onto the house. The proposed deck will not extend toward the lake any further than the existing patio which is to be removed. Neither project will interfere with other property owner's view of the lake.

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

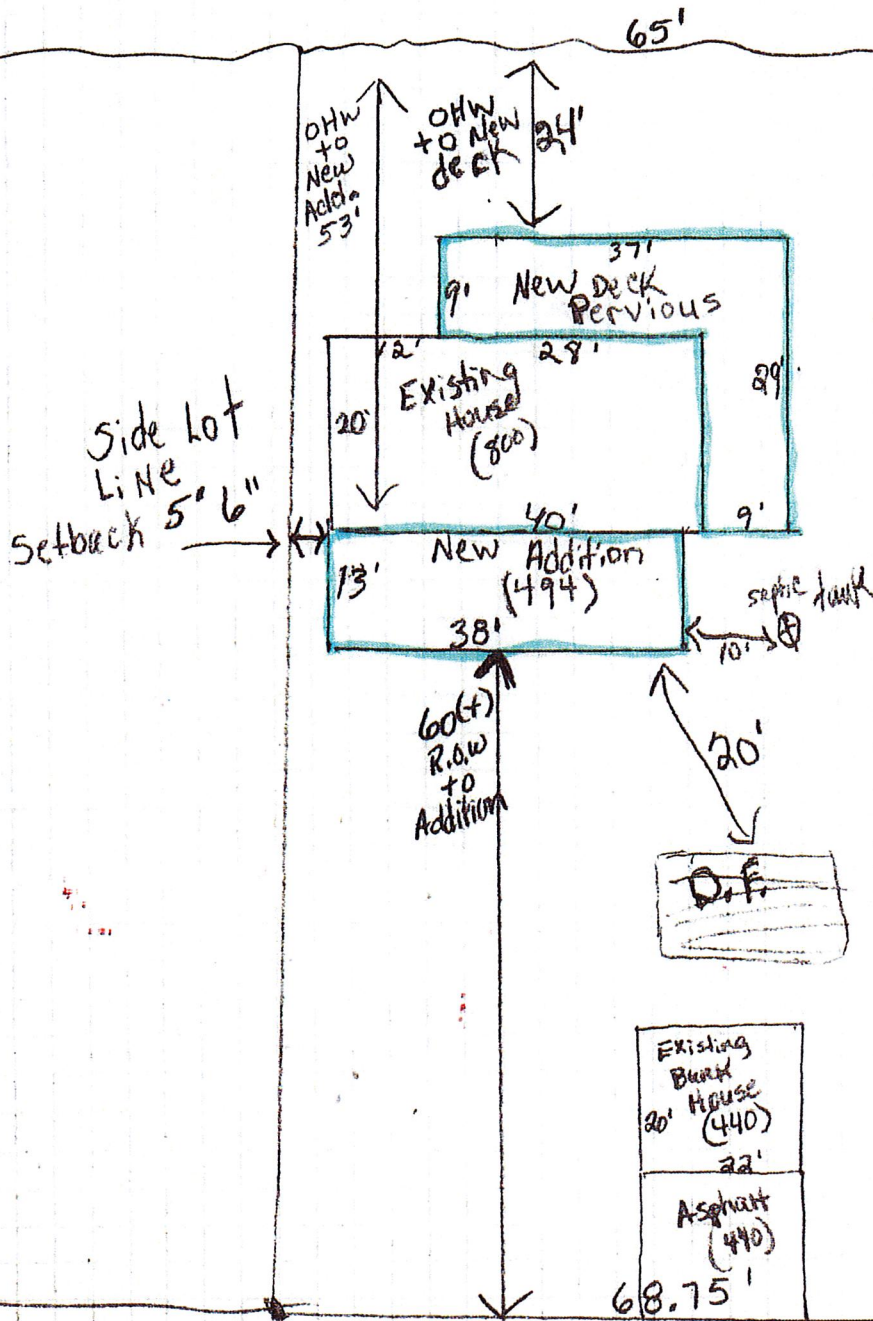
Explain: **Not a standard size lot and also the placement of the house from the 70's doesn't allow us to meet all the required setbacks.**

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

Explain: **This is a residential neighborhood and approval of these two projects will not change this use at all.**

(Colleen Properties)

17.0748.000  
Maud Lake



Lot size  
8,827

House 800  
New Add. 494  
Bunk house 440  
Asphalt Drive 440

2,174 SF

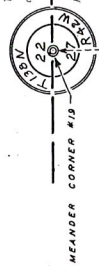
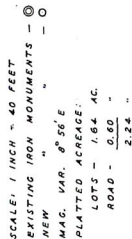
24.6%

Will be removing  
a concrete patio  
on the lake side  
of 180 SF and replace  
with a pervious deck.  
Also will remove the  
side walks totalling  
488 SF.

Co Hwy 22

ISTHMUS BEACH

Beginning at a point which bears South 42° 5' East 339.6 feet, South 0° 36' West 765.6 feet, South 34° 15' East 858.6 feet and South 54° West 847.9 feet from the Northwest Corner (Iron) of Government Lots One (1) and Two (2) of the 36th Township, Range 10 North, Township 36 North, Range 10 North, Section 27 (said Corner being known in Government Survey Records as Boulder Corner No. Nineteen (19)), which said point is located on the shore of Lake Umbagog, thence running South 59° East 126.7 feet to a point on the shoreline of Lake Umbagog; thence running South 39° East 139.0 feet along the said shore line; thence North 54° 30' East 324.0 feet; thence South 0° 00' West 104.0 feet; thence South 34° 15' East 201.1 feet to a point on the shoreline of Lake Umbagog; thence the following



we have not and do not,  
 I hereby certify that taxes for the  
 year 1955 on the lands described  
 within are paid June 5, 1955.  
 Charles A. Bonfield  
 County Auditor, Beaver  
 County, Oregon  
 Deputy

I HEREBY CERTIFY that I made the survey of LOTSEBURG BURNISH in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey, that all distances are correctly shown, that the monument for reference of future surveys have been correctly placed as shown, that the outside boundary lines are correctly described, that the topography of the land is correctly shown and that there are no lot inside.

Subscribed and sworn to before me this 9th day of April A. D. 1956.

The annexed plat is hereby approved by the Board of Commissioners of Becker County.

W. D. Shaver  
Chairman of County Board

Appends a to  
legal form  
RW Levine  
Cg. Atty  
June 5, 1956

206480

A D. \_\_\_\_\_ at \_\_\_\_\_  
and was duly recorded in Book \_\_\_\_\_  
\_\_\_\_\_ Plate \_\_\_\_\_ Page 55  
*S. P. Miller*  
Recorder all Deeds

7406



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

1:564

Date: 8/23/2023

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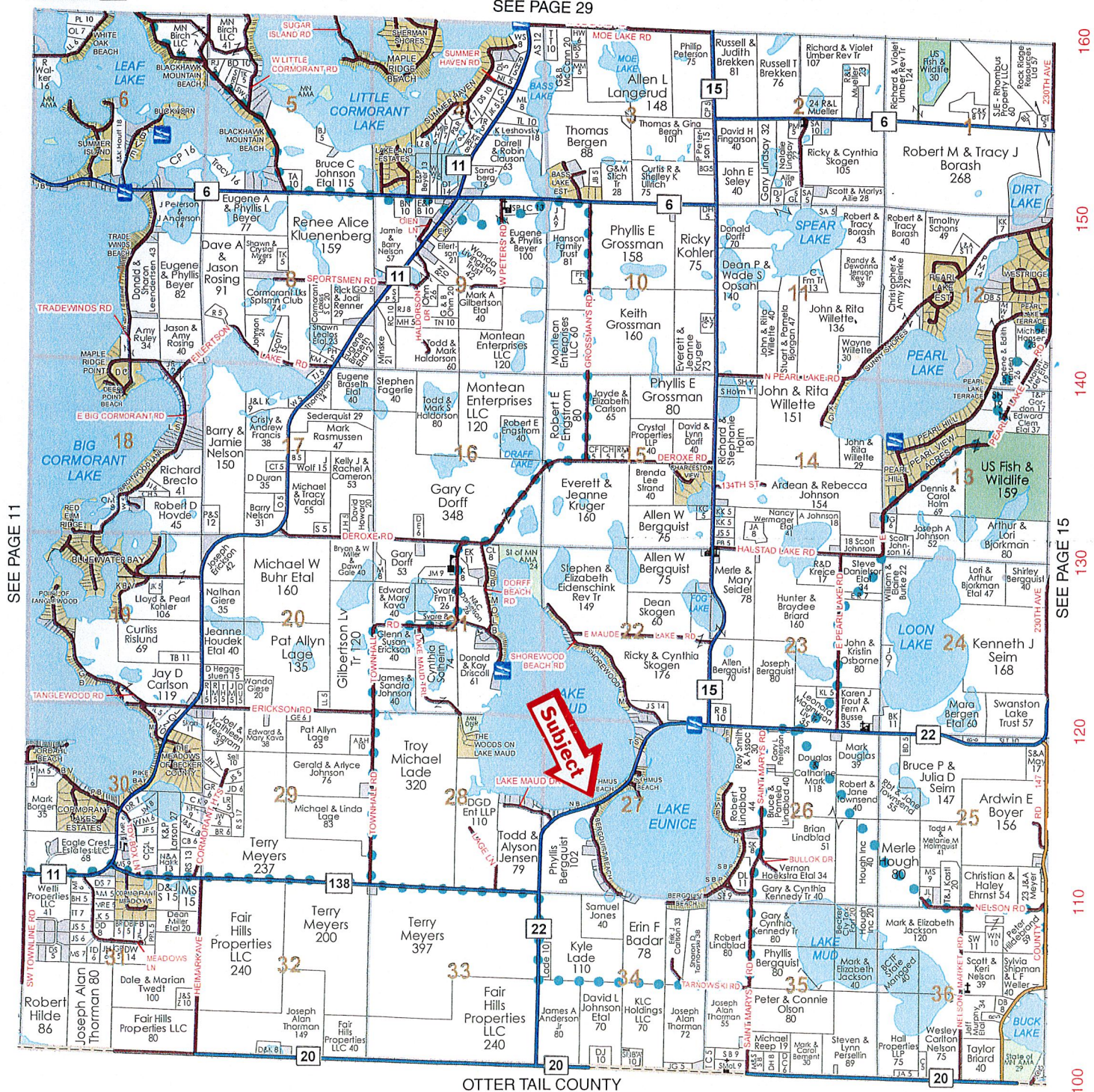


# Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

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

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

### APPLICATION AND DESCRIPTION OF PROJECT:

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

**LEGAL LAND DESCRIPTION: Tax ID Number:** 17.0325.000 **Legal Land Description:** 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; 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. 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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Detroit Lakes, MN 56501

**EMAIL:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)

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If you have questions about the Project, feel free to call 218-846-7314

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

**Regulatory Authority:** this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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# Variance Application Review

Permit # 323

## 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:  
**3730 163 Ave SE Mapleton, ND 58059**

Site Address: **11443 Lake Maud Dr Detroit Lakes, MN 56501**

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

Original Permit Nbr: **site2023-155951**

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 a deck onto an existing house with the deck to be located at fifty (50) 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: **50'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **24.8%**

Proposed Imp. Surface Coverage: **24.8% (same, no increase)**

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: **Want to construct a deck on the lakeside of our house and cannot meet the required setback from the OHW because of the placement of existing house.**

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

Explain: **Placement of the proposed deck will not negatively impact anyone's view of the lake.**

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

Explain: **Currently there is no deck or patio on the lakeside of the house.**

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

Explain: **It is a sub-standard size lot. Also, the placement of the existing house does not allow for us to meet**

**the 100' setback from the OHW with the proposed deck.**

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

Explain: **This is a residential neighborhood and adding this deck will not change this use at all.**

17.0325.000

# Maud Lake

Lot Size 16,323 SF

House 1,432

Shed 64

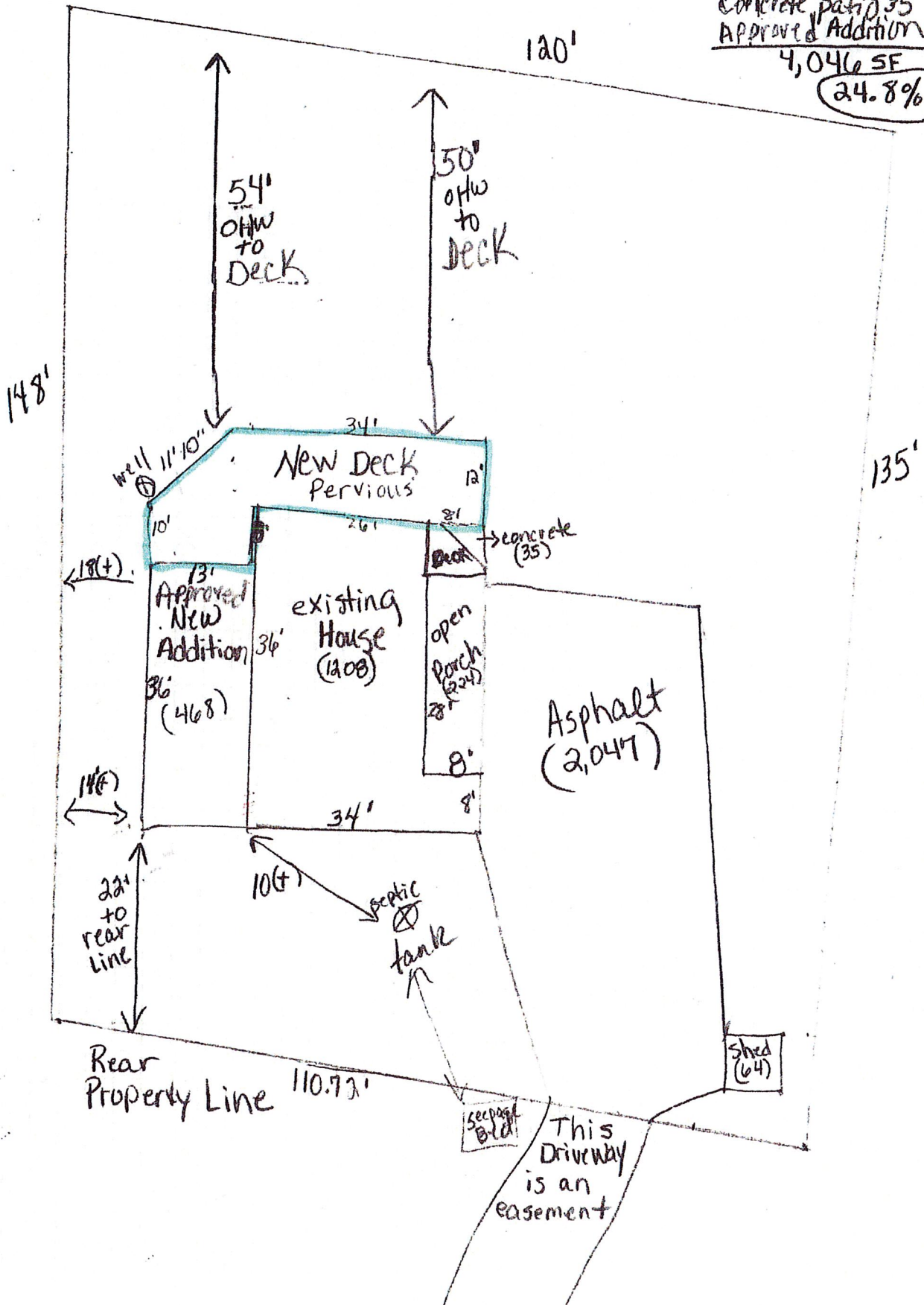
Asphalt 2,047

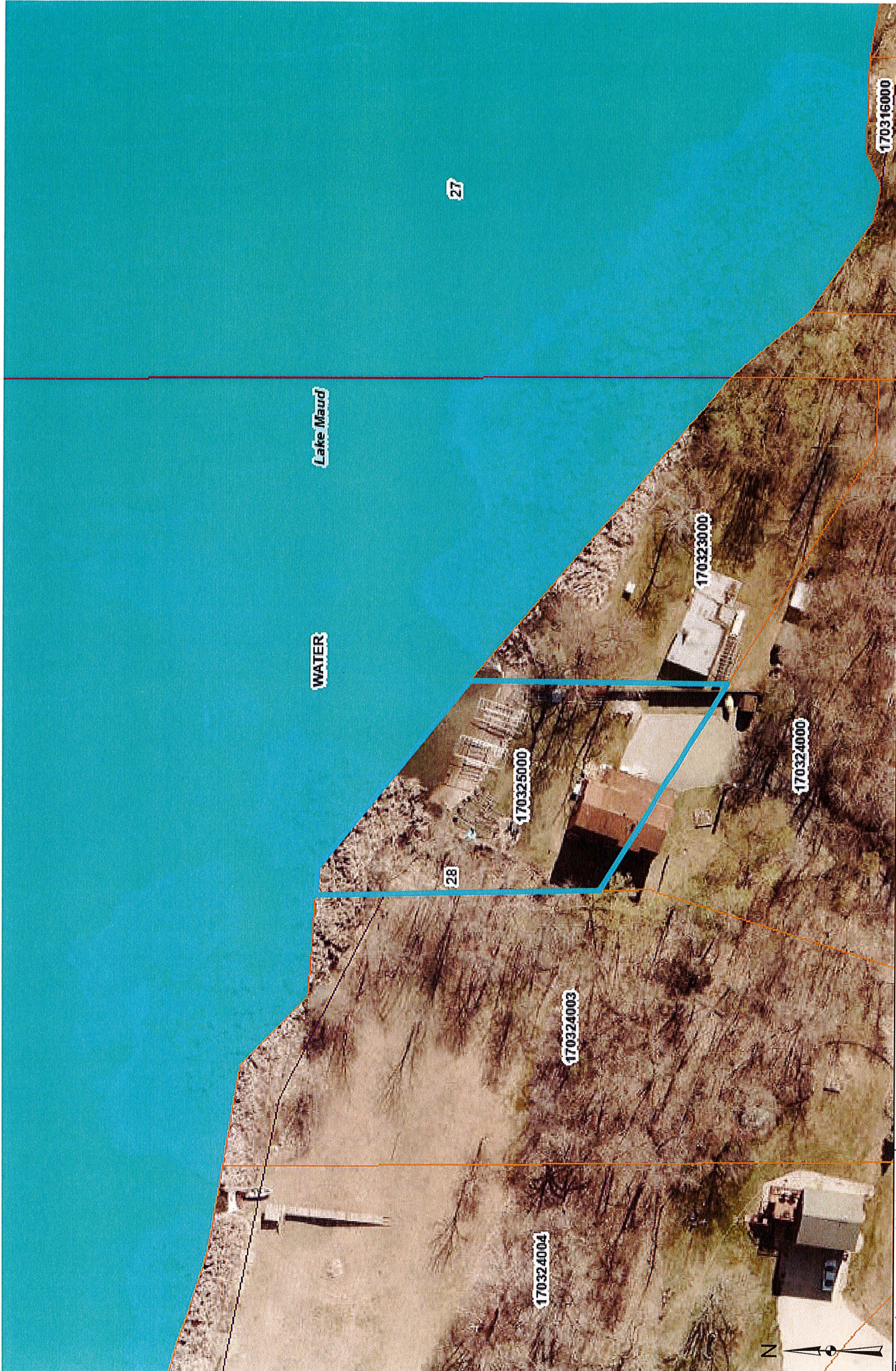
concrete patio 35

Approved Addition 468

4,046 SF

24.8%



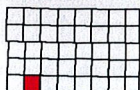


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1:1,128

Date: 8/27/2023

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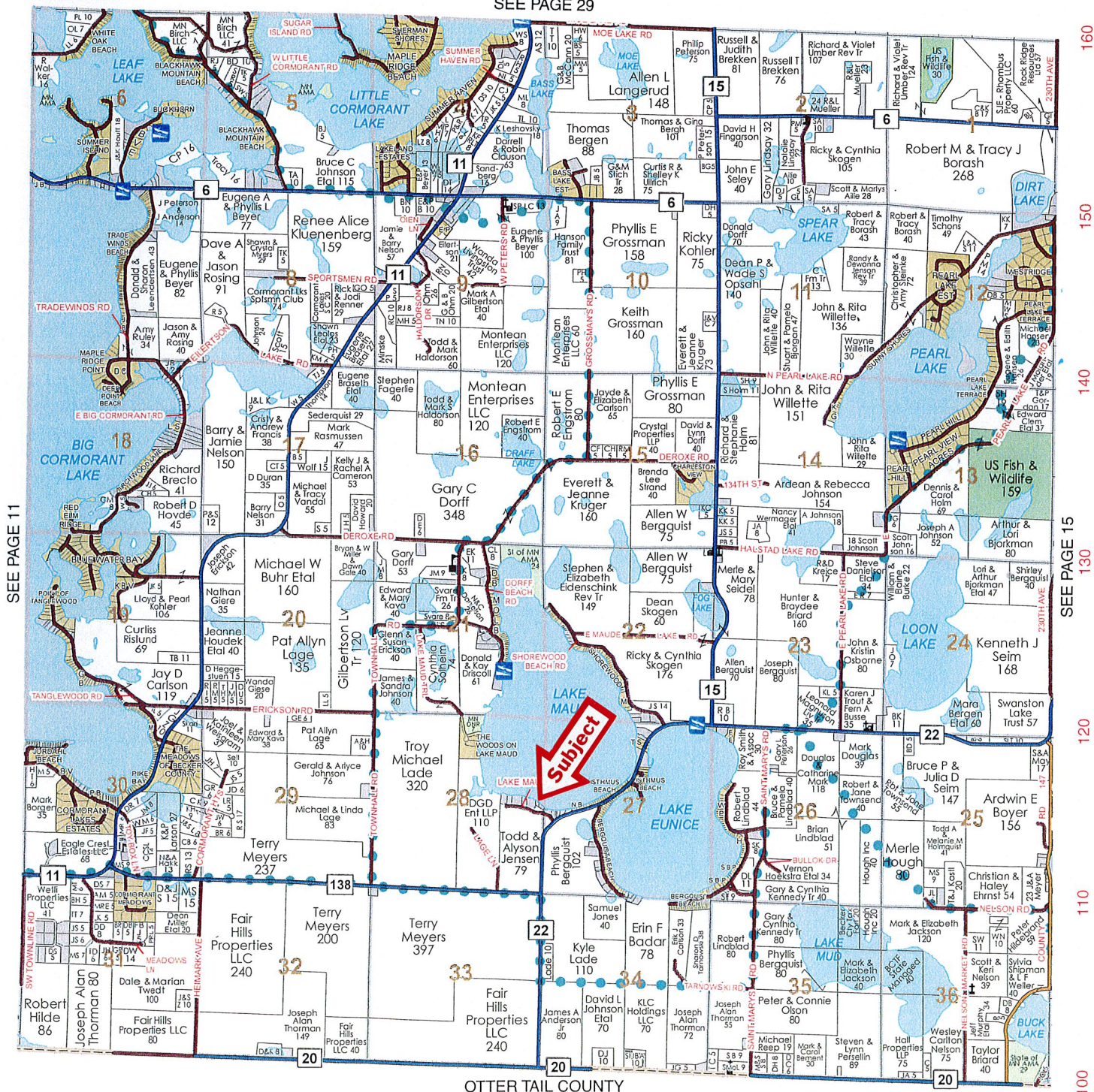


# Lake Eunice

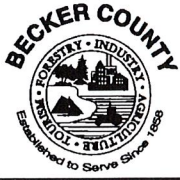
## Township 138N - Range 42W

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SEE PAGE 29



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

**APPLICANT:** Ramona Borke  
14512 Tradewinds Rd  
Audubon, MN 56511

**Project Location:** 14512 Tradewinds Rd  
Audubon, MN 56511

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to be at twenty-eight point four one (28.41) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district due to lot size.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 17.1276.000 **Legal Land Description:** Section 07 Township 138 Range 042; TRADE WINDS BEACH LOT 30; 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. 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 # 320

## Property and Owner Review

Parcel Number(s): **171276000**

Owner: **Ramona Borke**

Township-S/T/R: **LAKE EUNICE-07/138/042**

Mailing Address:  
**14512 Tradewinds Rd Audubon, MN 56511**

Site Address: **14512 Tradewinds Rd**

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

Original Permit Nbr: **SITE2023-2590**

Legal Descr: **TRADE WINDS BEACH|LOT 30**

## 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:

**Impervious Surface Area Percentage**

Description of Variance Request: **Increase percentage of impervious surface from existing of 26.44% to 28.41% with property improvements and redirection of excess rain water run off.**

OHW Setback: **NA**

Side Lot Line Setback: **NA**

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

Bluff Setback: **NA**

Road Setback: **NA**

Road Type: **Township**

Existing Imp. Surface Coverage: **26.44**

Proposed Imp. Surface Coverage: **28.41**

Existing Structure Sq Ft: **See site plan calculation**

Proposed Structure Sq Ft: **See site plan calculation**

Existing Structure Height: **20'-6" at Lakeside**

Proposed Structure Height: **12'-6" at Roadside Garage**

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: **We intend to maintain pervious water runoff and containment.**

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

Explain: **Due to the situation of the property already being over the 25% coverage existing ordinance at 26.44%, the variance would increase coverage to 28.41% with the addition of much improved water runoff and containment to prevent excessive erosion.**

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

Explain: **Creating a landscaping option to better the property for future generations.**

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

Explain: **The existing structure is already over the coverage percentage by 1.44%. By taking it an extra 1.97%, we plan to benefit the overall function property and surrounding properties.**

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

Explain: **In our comprehensive site plan, the new addition with relocated exiting garage would improve accessibility, safety and overall land grade.**

REVISION DATE	REVISION BY	DESCRIPTION

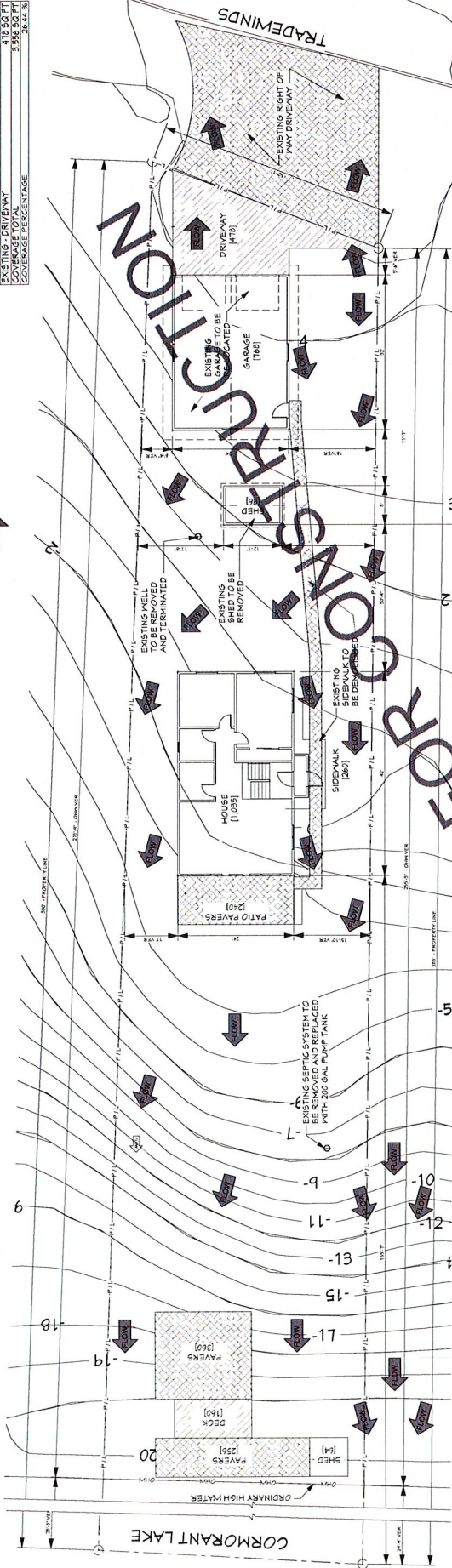
DATE:	8/10/2023
SCALE:	AS SHOWN
SHEET:	2 OF 8

**SITE LEGEND:**



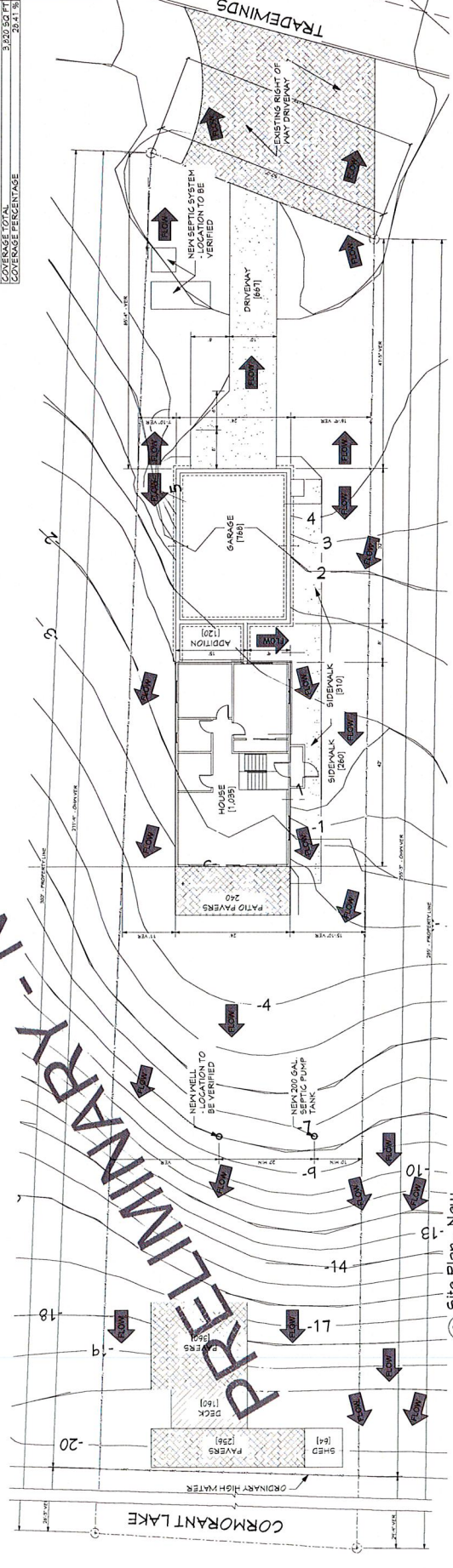
DIRECTION OF RUN OFF WATER FLOW

SQUARE FOOTAGE	EXISTING
SITE	13,448.50 FT <sup>2</sup>
ALLOWABLE 25%	3,362.50 FT <sup>2</sup>
EXISTING - HOUSE	1,095.50 FT <sup>2</sup>
EXISTING - GARAGE	1,095.50 FT <sup>2</sup>
EXISTING - PATIO/PATYER/SHEDS	1,095.50 FT <sup>2</sup>
EXISTING - DRIVEWAY	418.50 FT <sup>2</sup>
COVERAGES TOTAL	3,362.50 FT <sup>2</sup>
COVERAGES PERCENTAGE	24.91%

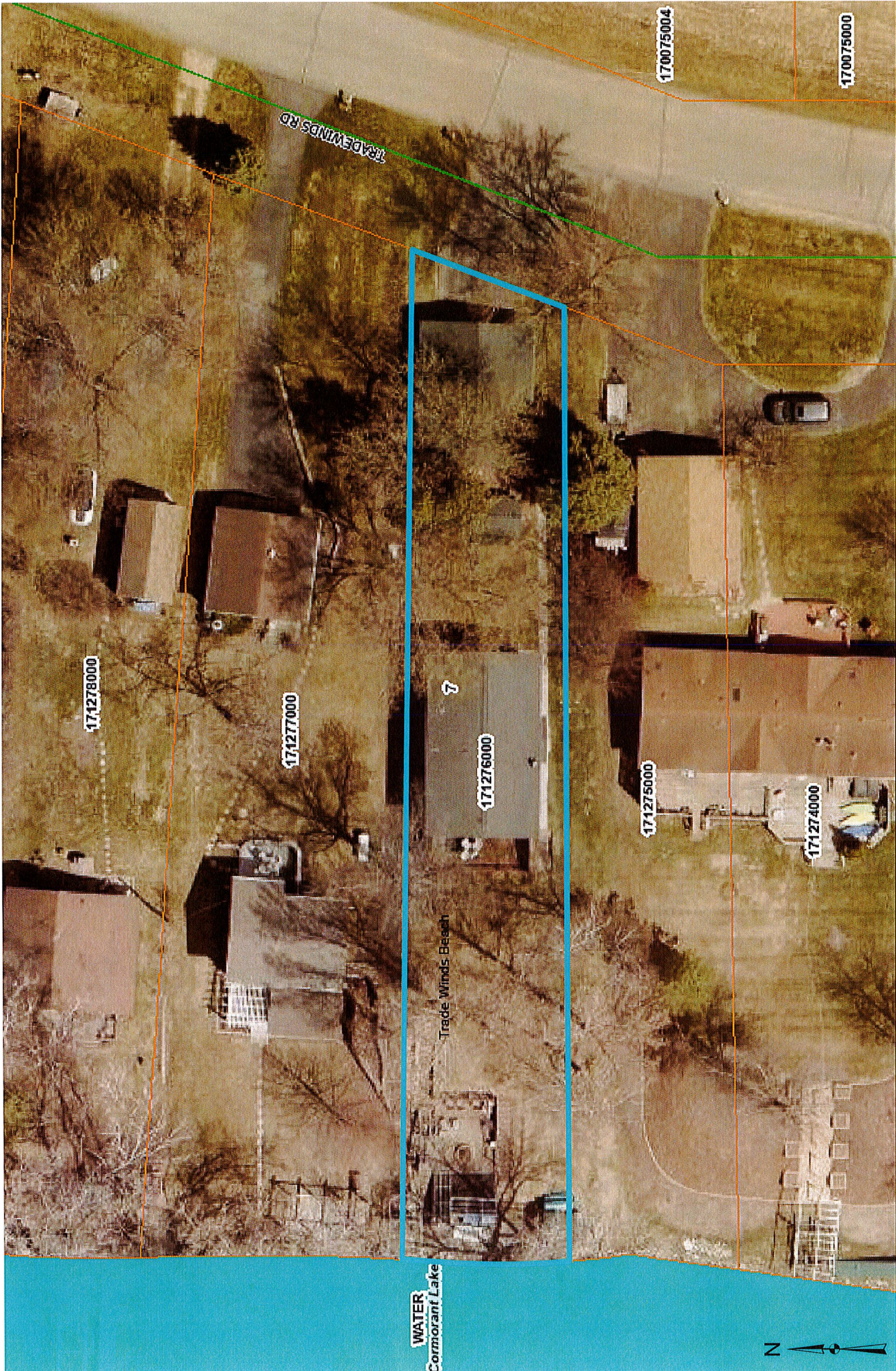


1 Site Plan - Existing  
SCALE: 1" = 10'

SQUARE FOOTAGE	NEW
SITE	13,448.50 FT <sup>2</sup>
ALLOWABLE 25%	3,362.50 FT <sup>2</sup>
EXISTING - HOUSE	1,095.50 FT <sup>2</sup>
EXISTING - GARAGE	1,095.50 FT <sup>2</sup>
EXISTING - PATIO/PATYER/SHEDS	1,095.50 FT <sup>2</sup>
EXISTING - DRIVEWAY	418.50 FT <sup>2</sup>
NEW - ADDITION	1,095.50 FT <sup>2</sup>
NEW - DRIVEWAY	418.50 FT <sup>2</sup>
COVERAGES TOTAL	3,362.50 FT <sup>2</sup>
COVERAGES PERCENTAGE	24.91%

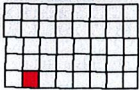


2 Site Plan - New  
SCALE: 1" = 10'



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	
1:564	Date: 8/28/2023
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

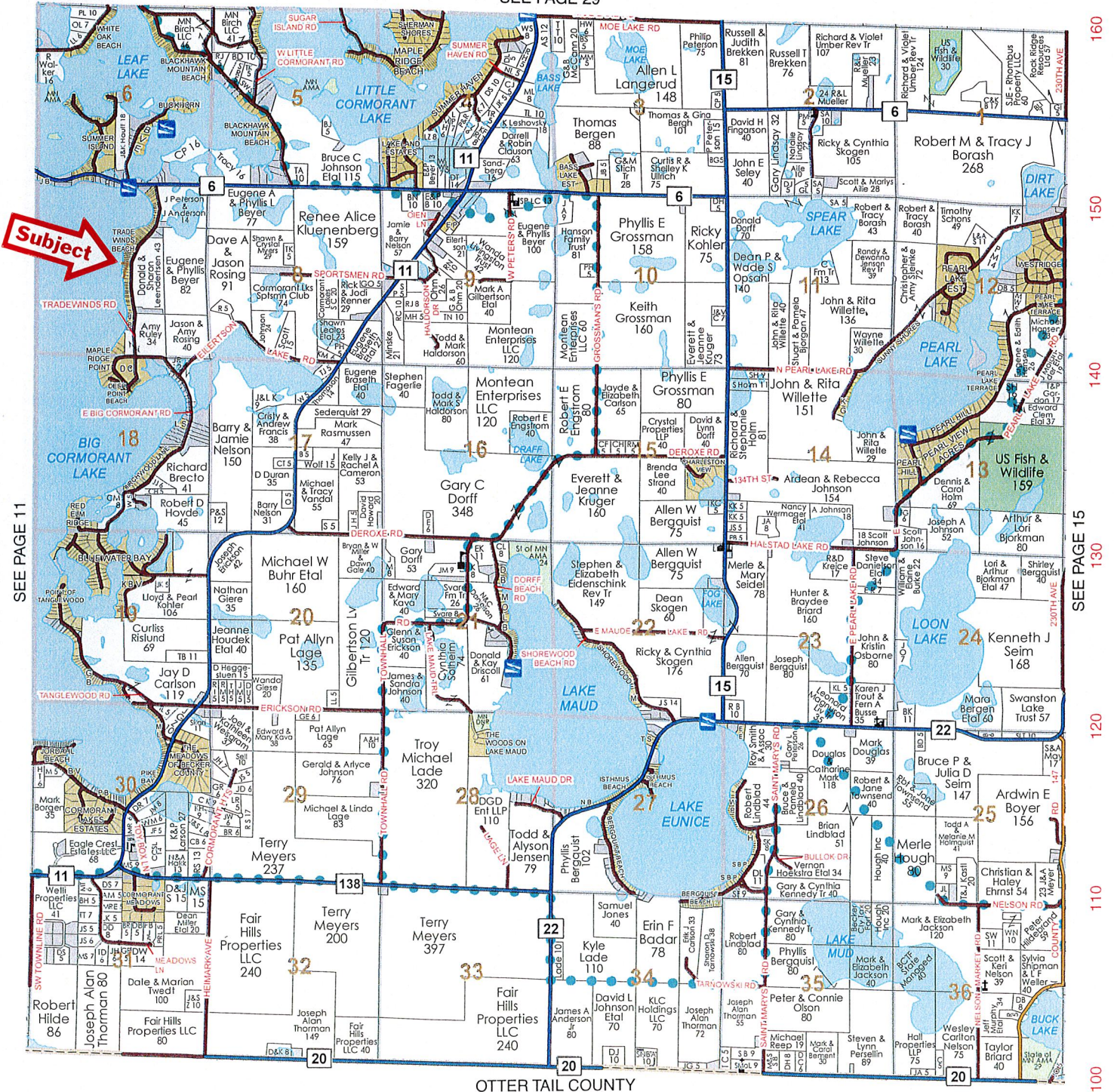


## Lake Eunice

## 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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Peter A Stensgard  
1904 9<sup>th</sup> St S  
Moorhead, MN 56560

**Project Location:** 20159 E Maud Lake Rd  
Detroit Lakes, MN 56501

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located three (3) feet from the side property line deviating from the required setback of ten (10) feet and to be located sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred feet on a Recreational Development Lake all due to lot size and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 17.0249.000 **Legal Land Description:** Section 22 Township 138 Range 042; 22-138-42 PT GOVT LOT 1: BEG MOST ELY COR LOT 1 MAPLE BCH, SE AL SW LN RD 64.28', SW 170.36' TO LK MAUD, NWLY AL LK 41.88', NE 150.09' TO POB.; 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. 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 315

## Property and Owner Review

Parcel Number(s): 170249000

Owner: Peter A Stensgard

Township-S/T/R: LAKE EUNICE-22/138/042

Mailing Address:  
1904 9th St S Moorhead, MN 56560

Site Address: 20159 E Maud Lake Rd Detroit Lakes, MN 56501

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2022-2133

Legal Descr: 22-138-42 PT GOVT LOT 1: BEG MOST ELY COR LOT 1 MAPLE BCH, SE AL SW LN RD 64.28', SW 170.36' TO LK MAUD, NWLY AL LK 41.88', NE 150.09' 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: I am applying for a variance to have the side of my deck 3 feet from the border of my neighbor ( to the West, Morinville) and to be allowed to have my deck end at a distance of 65 feet to the ordinary high water mark

OHW Setback: 65 feet

Side Lot Line Setback: 3 feet

Rear Setback (non-lake): n/a

Bluff Setback: n/a

Road Setback: 118 feet

Road Type: Township

Existing Imp. Surface Coverage: 11.2%

Proposed Imp. Surface Coverage: 3%

Existing Structure Sq Ft: The structure will be a low to the ground deck 12 feet long ( with two steps to ground across the front of deck) X 22 feet or 264 sq. ft of deck and 22 feet of steps

Proposed Structure Sq Ft: 276 sq ft

Existing Structure Height: 18" on average but will vary slightly

Proposed Structure Height: 1 ft. 6 "

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: Both of my neighbors to each side have multiple decks. Therefore my simple but elegant deck composed of high end materials will fit right in aesthetically in my opinion.

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

Explain: My deck permit and variance will add beauty and value to my property

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

Explain: the views of the beach are so beautiful it is only fitting to have lake front properties with decks

4. Are there circumstances unique to the property? **No**

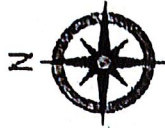
Explain: **only an old boathouse towards the lake would be considered unique in my opinion**

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

Explain: **nearly all the neighboring properties have decks and this deck will not appear close to the property but actually quite a distance from the shoreline and high water mark**

# CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 1  
SECTION 22-138-42  
BECKER COUNTY, MINNESOTA



## LEGEND

- = Denotes stump and lines along property line
- = Denotes iron monuments placed, coated with Minnesota Registration No. 43807.
- = Denotes iron monuments replace.
- Orientation of bearing system is assumed.



Scale: 1 inch = 50 feet

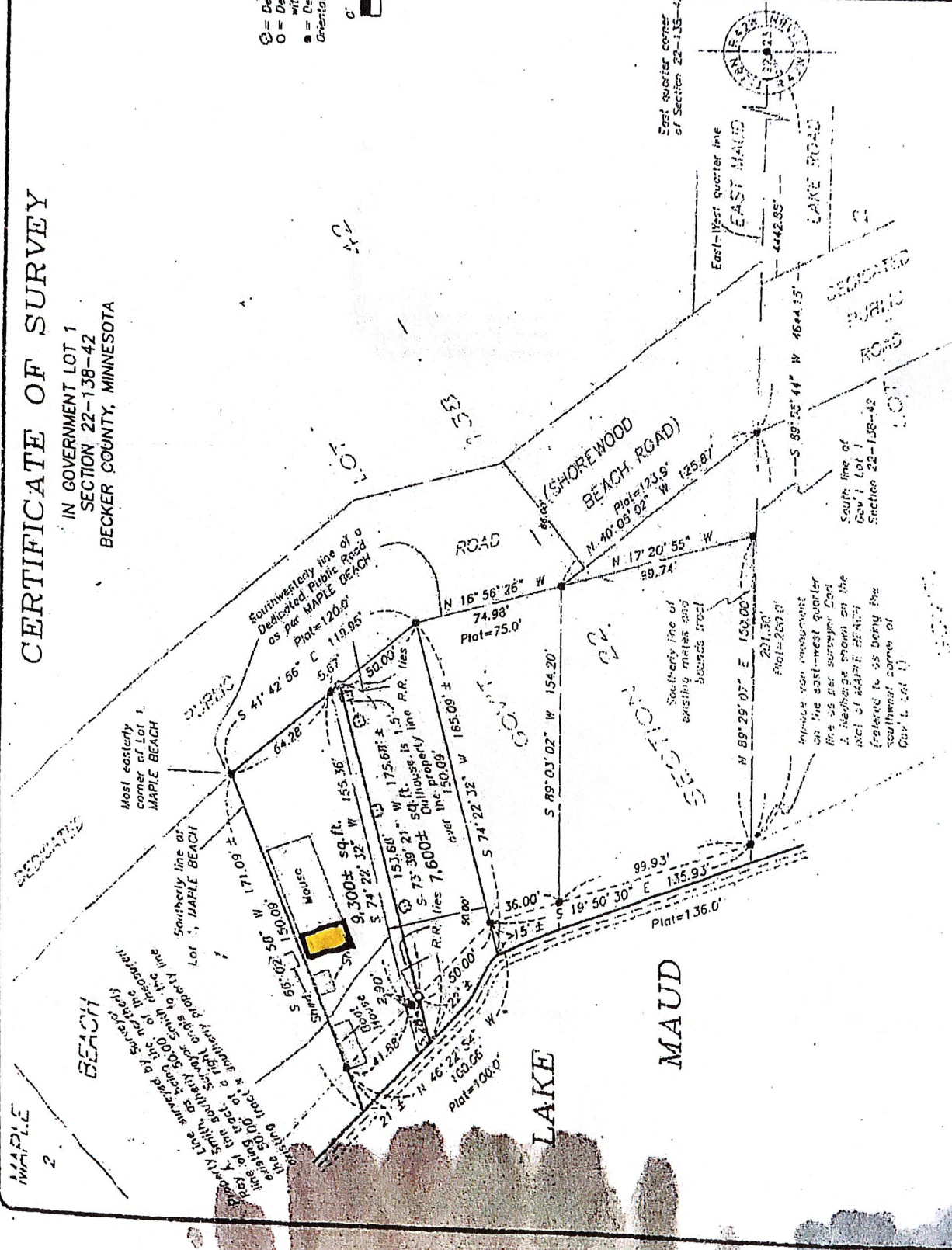
I hereby certify that this survey, map or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

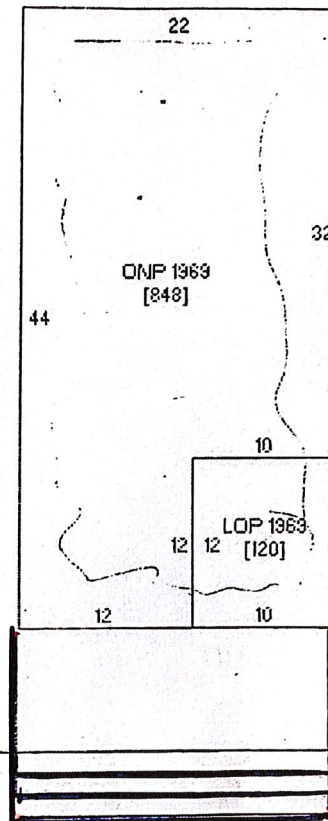
*Christy D. Dwyer*

Christy D. Dwyer, M. L. S., License # 43807

**HEYER LAND SURVEYING AND ENGINEERING, LLC**  
522 MAIN ST. WEST, DETROIT LAKES, MN 56501  
OFFICE: 218-644-5343 FAX: 218-644-5273  
hayer@hayer.com

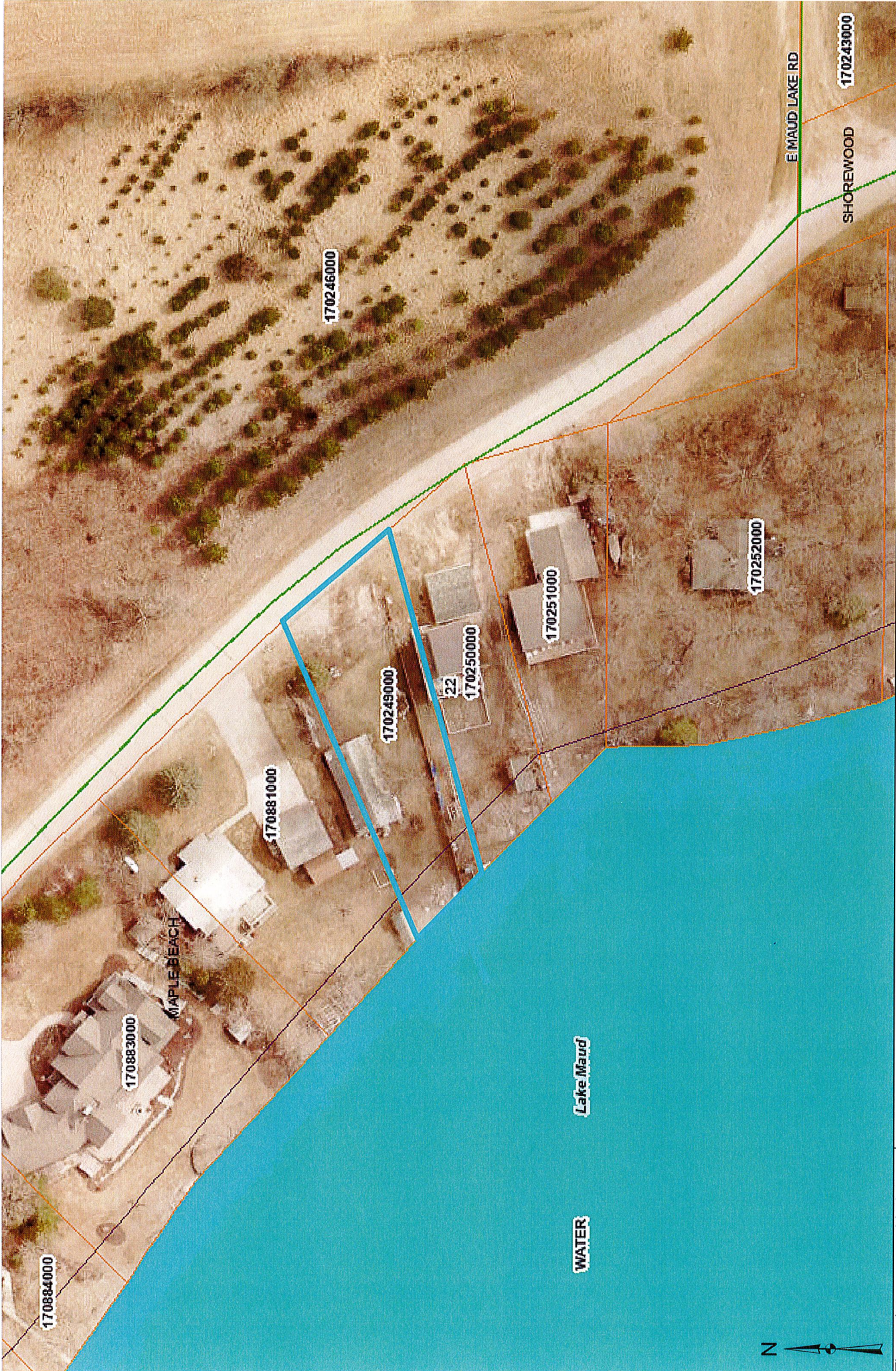
DRAWING FILE 22-138-42	COORD. FILE 22-138-42	DRAWN BY CDE
CLIENT NAME: David C. Gullust 20159 E. Maple Lake Rd. Detroit Lakes, MN 56501		
DRAWING NUMBER 496		





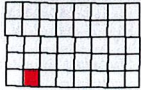
78'

High Water  
Mark



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

1:1,128	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 8/27/2023	

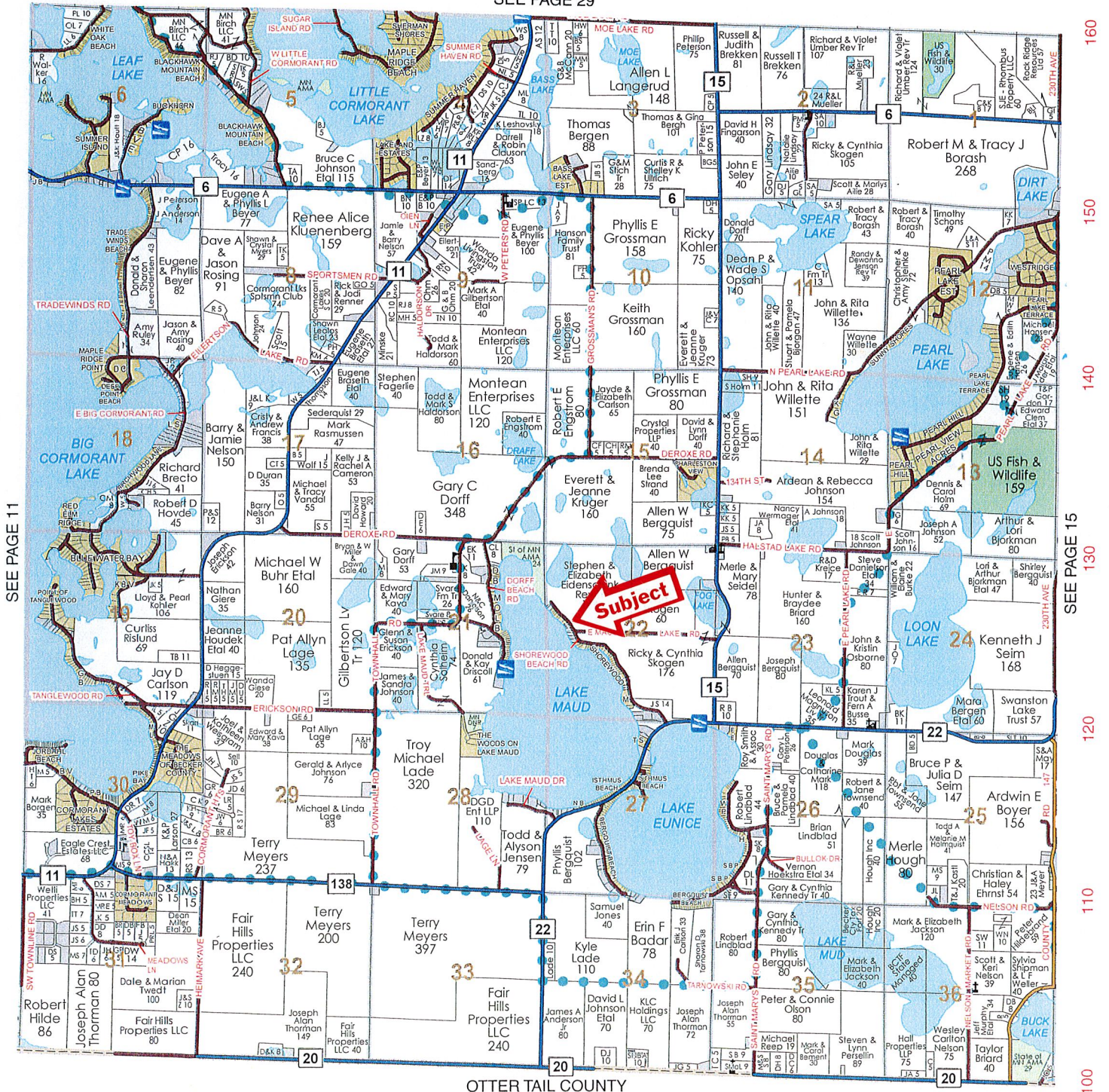


Lake Eunice

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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Richard E & Arlene S Lillis  
25139 Englewood Dr  
Detroit Lakes, MN 56501

**Project Location:** 25139 Englewood Dr  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located forty-nine (49) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 08.0853.000 **Legal Land Description:** Section 09 Township 139 Range 041; ENGLEWOOD LOT 6; 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. 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 316

## Property and Owner Review

Parcel Number(s): **080853000**

Owner: **Richard E & Arlene S Lillis**

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

Mailing Address:  
**25139 Englewood Dr Detroit Lakes, MN 56501**

Site Address: **25139 Englewood Dr Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2023-2440**

Legal Descr: **ENGLEWOOD|LOT 6**

## 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: **Want To build a Pervious deck 49 ft from the OHW. OHW was determined by Pelican Watershed district per phone call on 8-1-2023. They said it would be 1 foot from edge of water on 8-1-2023.**

OHW Setback: **49ft**

Side Lot Line Setback:

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

Bluff Setback: **na**

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **25%**

Proposed Imp. Surface Coverage: **25%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **10x34 340 sqft**

Existing Structure Height: **n/a**

Proposed Structure Height: **ground level**

Existing Basement Sq Ft: **n/a**

Proposed Basement Sq Ft: **n/a**

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: **almost all other lots and structures on this side of the lake are also non conforming**

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

Explain: **Proposed deck will be in compliance with surrounding structures on this beach as most of them have a portion of their cabin, deck/patio, that sit within the shore impact zone.**

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

Explain: **The deck will improve the usability of the home and enhance the character of the locality.**

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

Explain: **non conforming lot the dwelling does not meet the current ordinance standards**

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

Explain: **other dwellings on this side of the lake are close to the same size and setbacks**

OHWL Water line

50.14'



Proposed upper floor deck 6x10

34'

Existing house 1394 sq ft

Proposed open porch 14x17 13x24

190'

Existing Driveway

Proposed garage 24' 504 sq ft

21'

6'

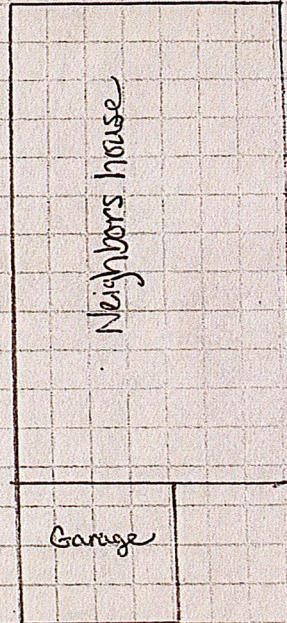
Proposed Driveway

8'

Septic Holding tanks

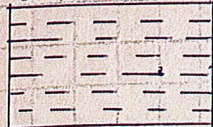
59.79'

203.18'



This line is nothing just picked up on photocopy

\* Proposed for permit for 2023-116069



This line is nothing just picked up on photo

\* Shaded areas are existing but will be removed



on permit 2023-2372



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.

230 240 250 260 270 280 290 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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Jason G Makela & Janel E Makela  
50504 180<sup>th</sup> St  
Osage, MN 56570

**Project Location:** 17891 510<sup>th</sup> Ave  
Menahga, MN 56464

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck and porch to be located sixty-three (63) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 37.0101.000 **Legal Land Description:** Section 26 Township 139 Range 037; NW1/4 NW1/4 LESS PT: COMM NW COR, S 164.24' TO POB; S 387.79', NE 188.08', NE 142.06', NW 137.66' TO POB. (TRACT A - .48 AC); Wolf 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:** nicole.bradbury@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 # 319

## Property and Owner Review

Parcel Number(s): **370101000**

Owner: **Jason G Makela & Janel E Makela**

Township-S/T/R: **WOLF LAKE-26/139/037**

Mailing Address:  
**50504 180th St Osage, MN 56570**

Site Address: **17891 510th Ave Menahga, MN 56464**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2023-157645**

Legal Descr: **NW1/4 NW1/4 LESS PT: COMM NW COR, S 164.24' TO POB; S 387.79', NE 188.08', NE 142.06', NW 137.66' TO POB. (TRACT A - .48 AC)**

## 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 to construct a 6x24 foot screened-in deck with 2' soffits, which would be a roof size of 8x28' on South side of structure along with an uncovered pervious deck size of 8x22' on West side of structure. There were existing decks on East and South side of structure but these would not fit into the existing footprint of them as they were different sizes and wrong side of building for new layout.**

OHW Setback: **63' proposed**

Side Lot Line Setback: **450**

Rear Setback (non-lake): **690'**

Bluff Setback:

Road Setback: **450**

Road Type: **Township**

Existing Imp. Surface Coverage: **.1**

Proposed Imp. Surface Coverage: **.01**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **384 of total pervious and impervious deck**

Existing Structure Height: **12'**

Proposed Structure Height:

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: **Proposed covered deck is kept to a minimum to provide better use of structure. This is limiting the effect it would have on setback ordinance from lake. Also, existing structure was built so runoff all goes to uphill side of structure away from lake.**

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

Explain: **The plan that is proposed maintains the ability of the lake and its watershed to remain healthy. This lake also has a great buffer zone and this plan maintains the integrity of this area. Also, we are planning a gutter system that would minimize any erosion to the property due to this project.**

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

Explain: **This is a relatively small proposal to make the dwelling more user friendly and also gives the users of**

the property the ability to enjoy the serene area it is located on.

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

Explain: **Dwelling was replaced with new in same footprint. Building layout was reversed to be more user-friendly. This resulted in existing deck areas to be unusable in location they were. It also is built on a significant hill. This proposal would allow for an area to enjoy the outdoor scene as it provides a level surface with a screened deck to enjoy the area with less bugs.**

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

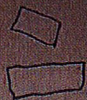
Explain: **The character of the locality would be maintained as it is the only inhabitable dwelling on this lake with none in sight of this dwelling. This would not compromise any aesthetics of the property and would allow greater use of the property throughout the year.**

370087000

370088000

510<sup>th</sup> Ave

70109001



driveway

proposed deck (8'x22')



16'x24' cabin

proposed, covered deck (6'x24')

73'

Peninsula Lake



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.

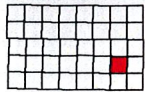
Becker County



1:9,028

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

Date: 8/29/2023

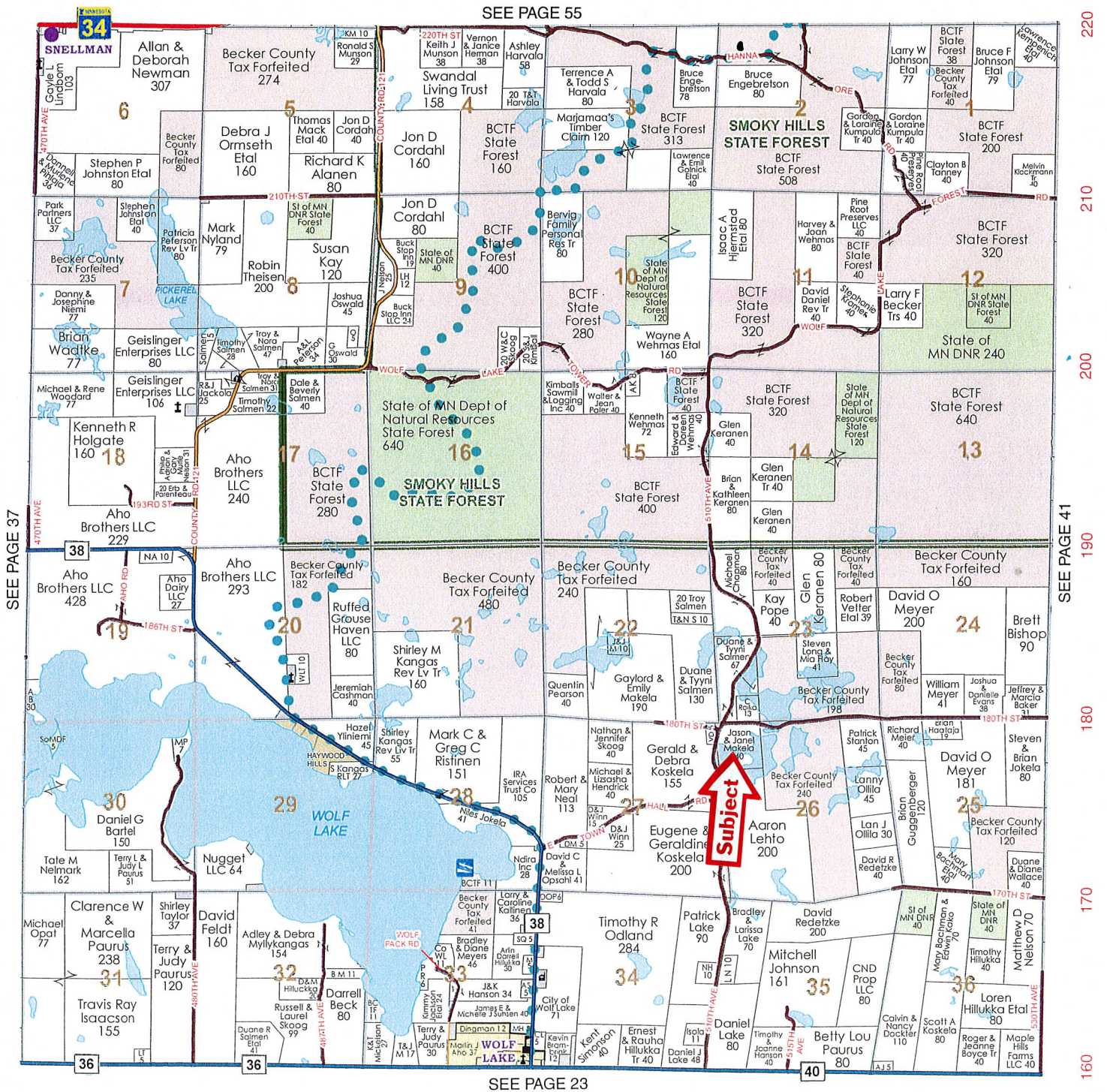


Wolf Lake

Township 139N - Range 37W

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SEE PAGE 55



SEE PAGE 23



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Eagle Lake Resort LLC  
2543 Willow Rd N  
Fargo, ND 58102

**Project Location:** 30886 Eagle Lake Rd  
Frazee, MN 56544

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a second story on a dwelling to be located two (2) feet, five (5) inches from the side property line due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 03.0331.000 **Legal Land Description:** Section 32 Township 138 Range 040; 32-138-40 PT GOVT LOT 4: COMM MC#33 N 251.3', SW 597.05', S 38.06' TO CTR RD, W 17.03' TO POB; N 398.4', NE 119.94' TO EAGLE LK, ELY AL LK 400.51', S 403.62' TO CTR RD, WLY AL RD 354.19' TO POB. TRACT B.; 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 317

### Property and Owner Review

Parcel Number(s): **30331000**

Owner: **Eagle Lake Resort LLC**

Township-S/T/R: **BURLINGTON-32/138/040**

Mailing Address:  
**2543 Willow Rd N Fargo, ND 58102**

Site Address: **30886 Eagle Lake Rd Frazee, MN 56544**

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

Original Permit Nbr: **Unknown**

Legal Descr: **32-138-40 PT GOVT LOT 4: COMM MC#33 N 251.3', SW 597.05', S 38.06' TO CTR RD, W 17.03' TO POB; N 398.4', NE 119.94' TO EAGLE LK, ELY AL LK 400.51', S 403.62' TO CTR RD, WLY AL RD 354.19' TO POB. TRACT B.**

### 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:

**Fence**

Description of Variance Request: **Wanting to add additional footage going up and not larger square footage**

OHW Setback:

Side Lot Line Setback: **2ft 5"**

Rear Setback (non-lake):

Bluff Setback: **None**

Road Setback: **Unknown**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **380**

Proposed Structure Sq Ft: **380**

Existing Structure Height: **12ft**

Proposed Structure Height: **20ft**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

### Other Questions Review

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

Explain: **Want to add office space up**

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

Explain: **Going up not larger square footage**

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

Explain: **Office space**

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

Explain: **Fence next to property**

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

Explain: **Just taller**



WATER

Eagle Lake

16'x23'

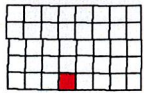
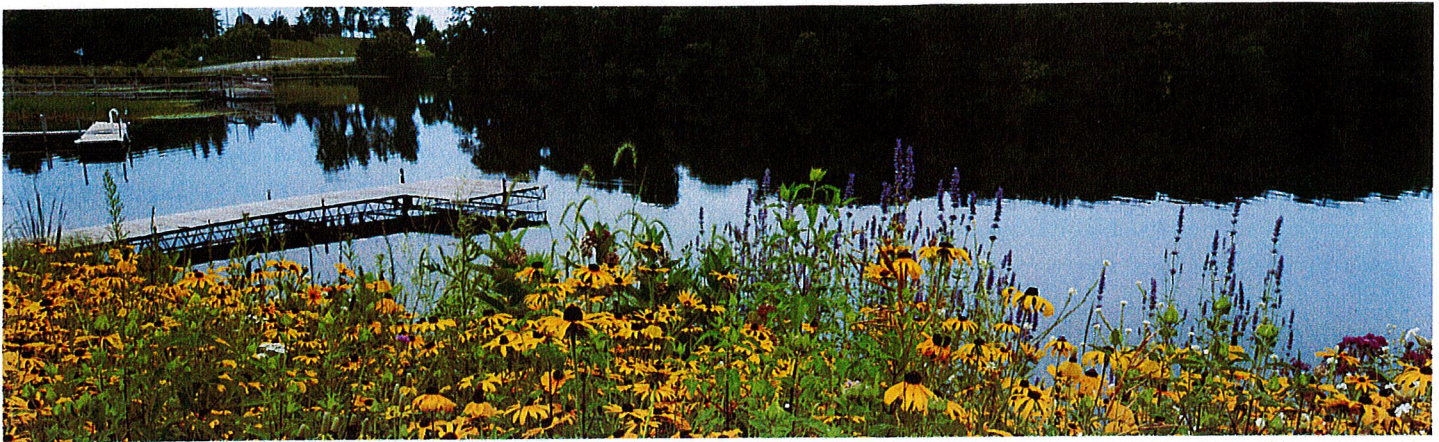


333000

030331000



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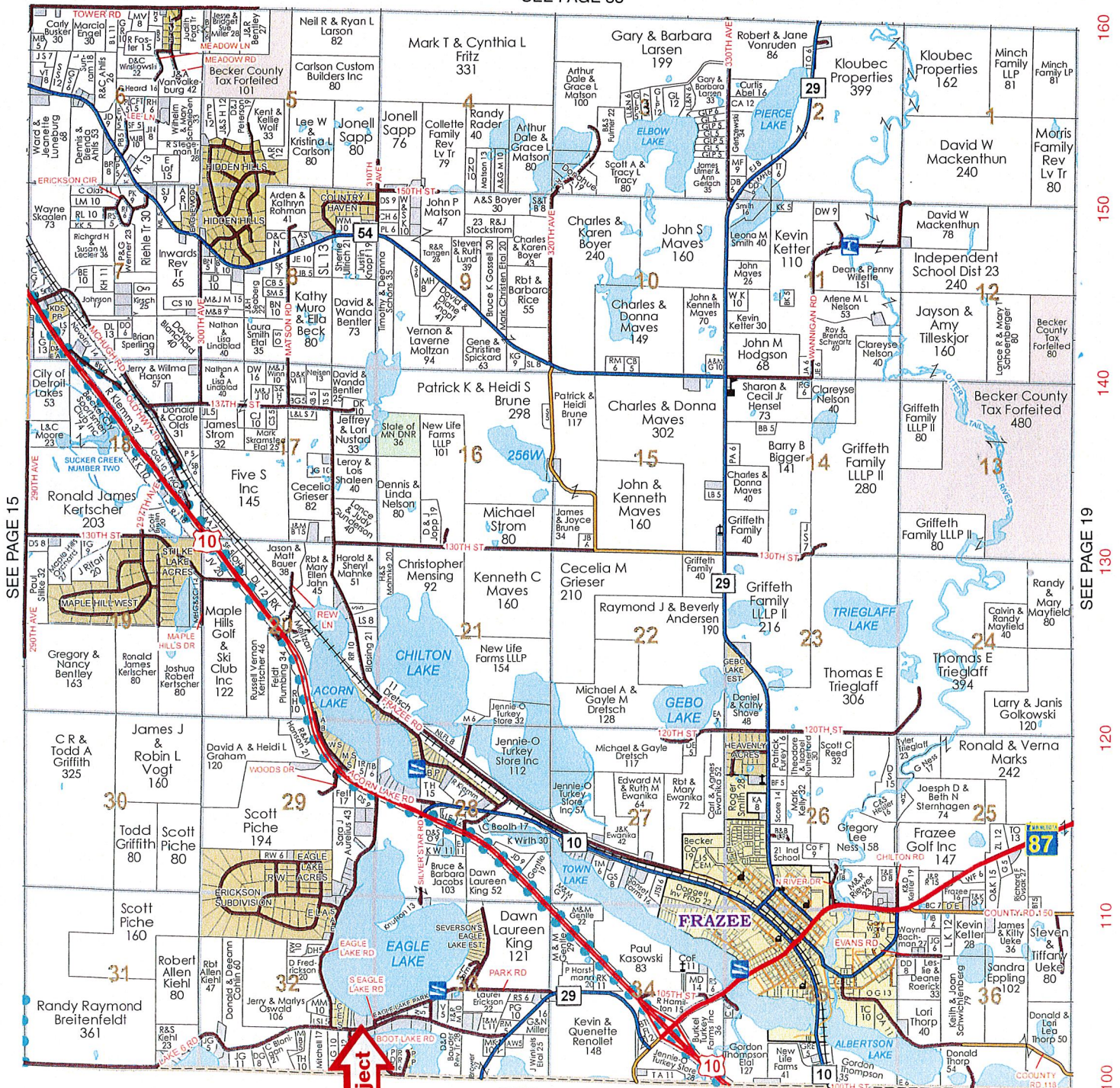


## Burlington

## 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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Kevin Solwold  
PO Box 471  
Moorhead, MN 56561

**Project Location:** 30864 Eagle Lake Rd  
Frazee, MN 56544

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a dwelling with the closest point being located eighty (80) feet from the Ordinary High-Water (OHW) mark and a patio to be located sixty (60) feet from the OHW both deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 03.0333.000 **Legal Land Description:** Section 32 Township 138 Range 040; 32-138-40 PT GOVT LOT 4: COMM MC 33, N 251.3', SW 597.05', S 38.06' TO CTR RD, W 148.63' AL CTR RD TO POB; E 131.6', NLY 398.4', NE 119.94', W AL EAGLE LK 79.99', SLY 576.25' TO POB. TRACT A.; 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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.

*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 # 321

## Property and Owner Review

Parcel Number(s): **030333000**

Owner: **Bob & Mary Owner**

Township-S/T/R: **BURLINGTON-32/138/040**

Mailing Address:

**Bob & Mary Owner**

**123 Oak St**

**Anytown, MN 56501**

Site Address: **12345 Blue River Rd**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2022-100524**

Legal Descr: **32-138-40 PT GOVT LOT 4: COMM MC 33, N 251.3', SW 597.05', S 38.06' TO CTR RD, W 148.63' AL CTR RD TO POB; E 131.6', NLY 398.4', NE 119.94', W AL EAGLE LK 79.99', SLY 576.25' 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 an 10x20 addition on the southwest side of existing structure and a 14x9 patio by the East Entry.**

OHW Setback: **60 for patio, 80 for addition**

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **350**

Road Type: **Township**

Existing Imp. Surface Coverage: **5.4**

Proposed Imp. Surface Coverage: **5.4**

Existing Structure Sq Ft: **1020**

Proposed Structure Sq Ft: **220**

Existing Structure Height: **10 ft**

Proposed Structure Height: **10ft**

Existing Basement Sq Ft: **Yes, 1020**

Proposed Basement Sq Ft: **no**

Change to roofline? **Yes**

Change to main structural framework? **No**

## Other Questions Review

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

Explain: **Would like to add an addition to the west Entry way and a patio in front of the East entryway and cannot meet the OHW because of the placement of the existing dwelling.**

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

Explain: **The new addition and patio will not affect neighboring properties in a negative way.**

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

Explain: **The addition and patio will make both entryways more accessible.**

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

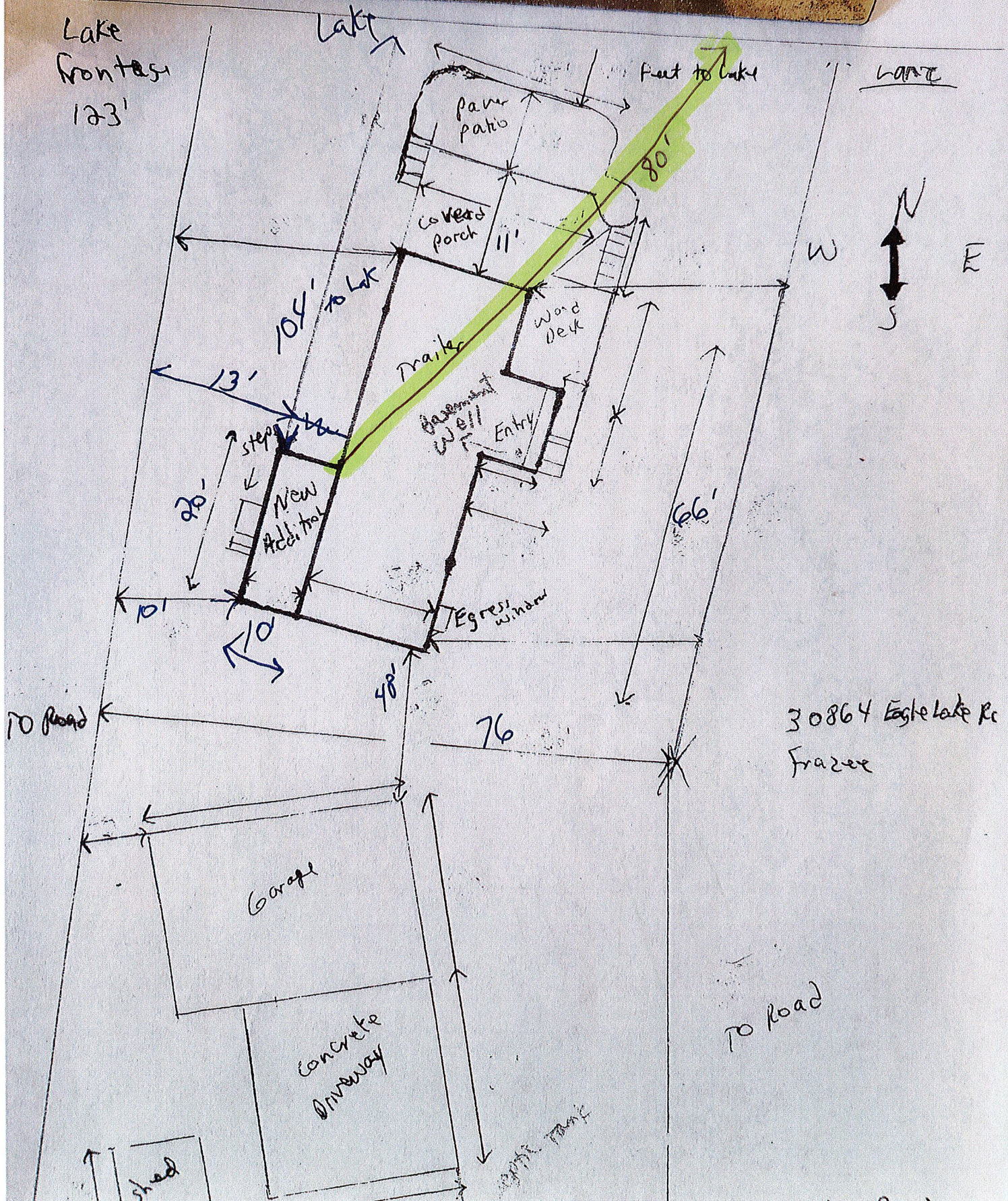
Explain: **Existing dwelling does not meet the current required setback.**

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

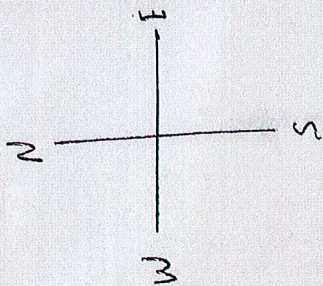
Explain: **Yes, there are other structures closer to the lake than I am requesting for the addition and the patio.**

A&W

Lake  
Frontage  
123'



30864 Eagle Lake Rd  
Frazee



New concrete  
sidewalk

30864 Eagle Lake

FD

Frazer

Note: Rendering  
not drawn  
to scale



Becker County

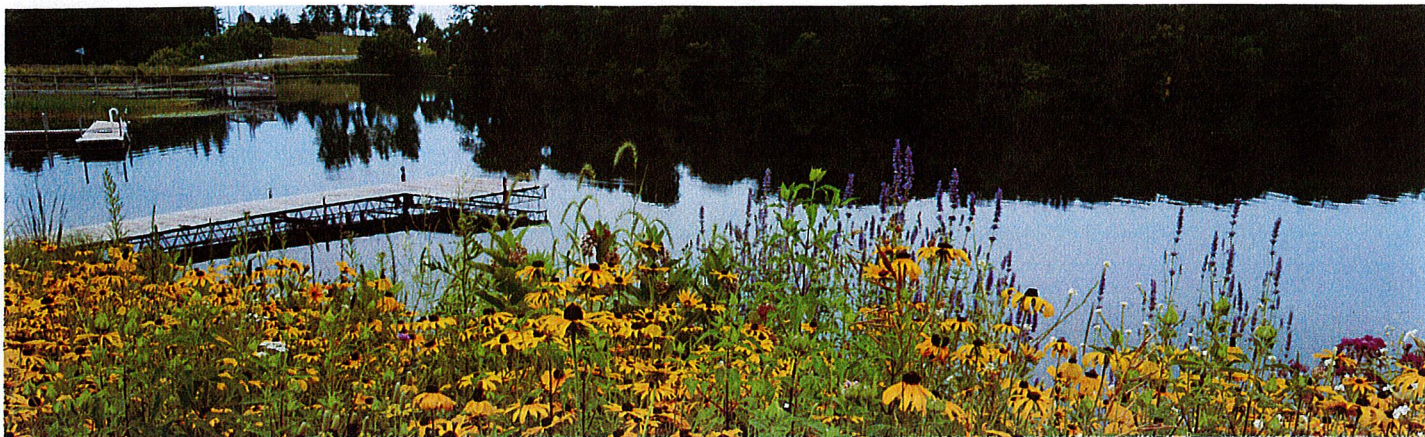


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 9/6/2023

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

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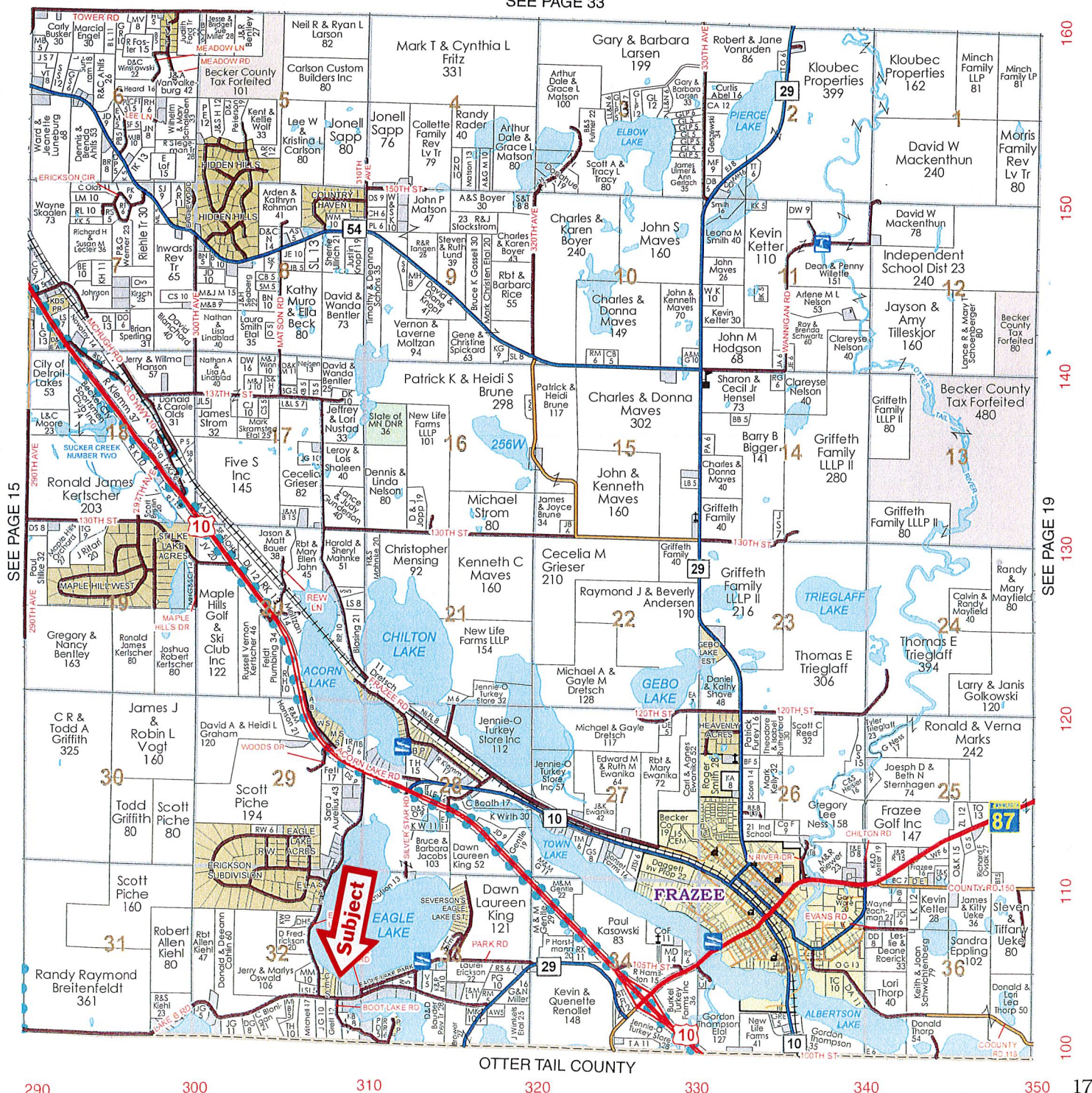


# Burlington

## 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\*\***

September 21<sup>st</sup> @ 6:00 P.M.

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

**APPLICANT:** Thomas & Kjirstin Delaney  
31856 Co Hwy 50  
Park Rapids, MN 56470

**Project Location:** 31856 Co Hwy 50  
Park Rapids, MN 56470

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling with an attached garage to be located sixty-four (64) feet from the Ordinary High-Water (OHW) mark with an attached porch to be located at fifty-three (53) feet from the OHW deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 34.0097.000 **Legal Land Description:** Section 14 Township 141 Range 036; S 200' OF N 1100' OF LOT 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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 # 318

## Property and Owner Review

Parcel Number(s): **340097000**

Owner: **Thomas & Kjirstin Delaney**

Township-S/T/R: **TWO INLETS-14/141/036**

Mailing Address:  
**31856 Co Hwy 50 Park Rapids, MN 56470**

Site Address: **31856 Co Hwy 50 Park Rapids, MN 56470**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2023-132423**

Legal Descr: **S 200' OF N 1100' OF LOT 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: **We need to rebuild this cabin for year round full time living. This is our is our primary residence, which it has been since July 2021. To accommodate our full time living, we need to increate the footprint from existing. My Lot does not slope to the water line, but rather a berm up then drop off to the water, which prevents storm water from directly flowing to the lake. I have already also added a Buffer zone in addition to the natural flow not going to the lake. This Buffer zone/Shoreline restoration project, was completed by the Becker county Soil and Water Conservation Department. If I were to move the house back, I would have to remove many trees, and disturb natural wooded undergrowth. Also a small Lady slipper patch. So, building on the same footprint, with a slight additional expansion away from the lake will minimize tree removal, and disruption of natural wooded undergrowth. All my plans are to be the best steward of the lake as possible, while adding to the existing footprint.**

OHW Setback: **53**

Side Lot Line Setback: **15**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **n/a Easement between**

Road Type: **County**

Existing Imp. Surface Coverage: **14.3%**

Proposed Imp. Surface Coverage: **15.9%**

Existing Structure Sq Ft: **1100**

Proposed Structure Sq Ft: **2225**

Existing Structure Height: **16**

Proposed Structure Height: **23**

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: **All efforts are to maintain or reduce the watershed potential affects to the lake.**

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

Explain: **I looked up the Becker County Comprehensive Plan? \***

**And there is no conflict**

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

Explain: **The proposed project reduces the changes to the natural existing areas of the lot.**

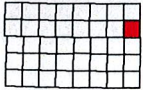
4. Are there circumstances unique to the property? **Yes**

Explain: **This lot is unusual in the fact that I believe it is the only lot on the lake that does not have direct free flow of storm water from the lot to the lake. It is mainly level and a uphill berm before dropping about 6 feet to the water, and I also have a voluntary project completed by the Becker count Soil and water conservation department to also add a buffer zone via the Shoreline restoration Project.**

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

Explain: **It will maintain the natural wooded area with wild undergrowth, and will not reduce that.**



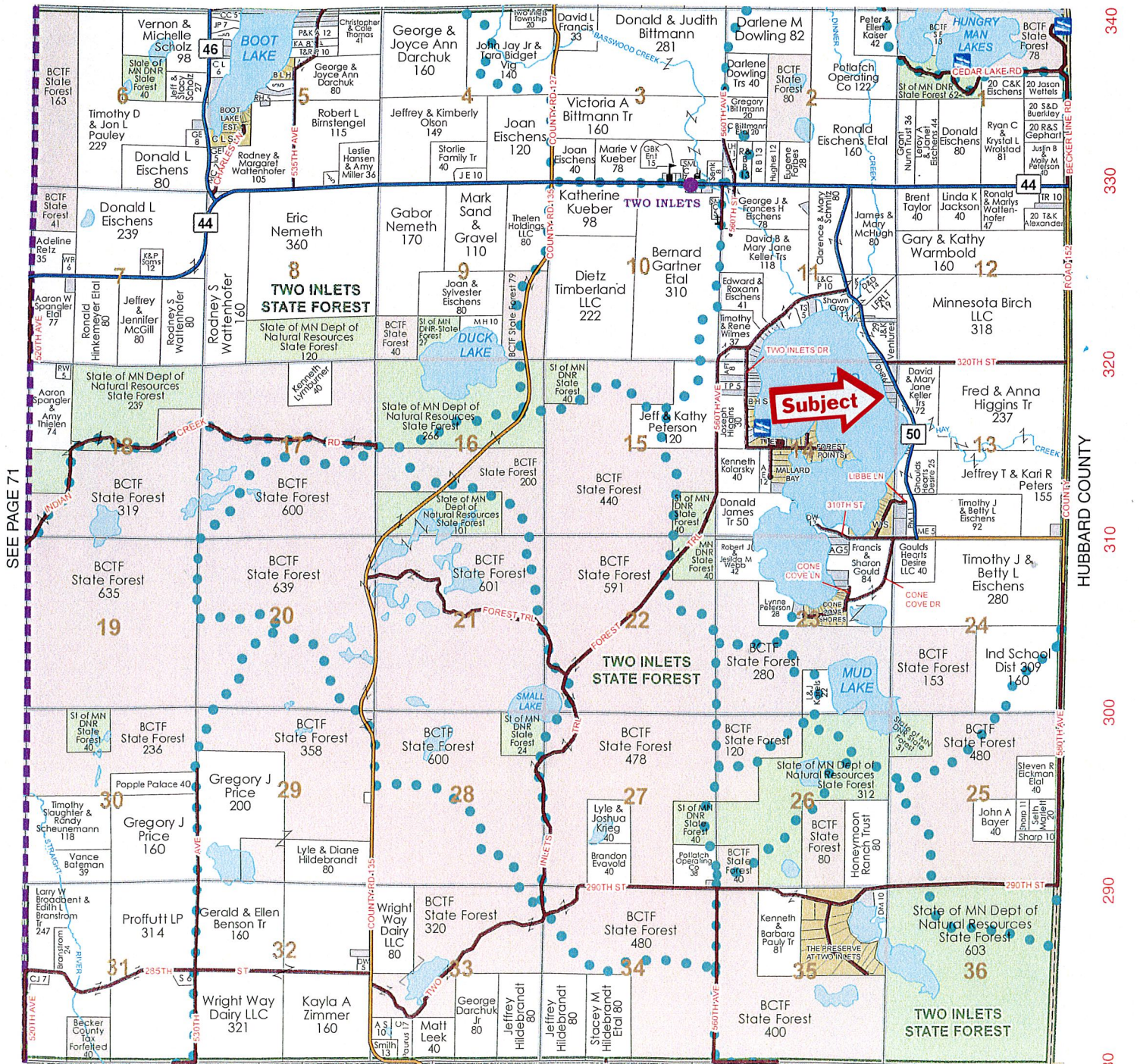


Two Inlets

Township 141N - Range 36W

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