



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 21st @ 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

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 # 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**



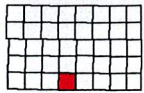
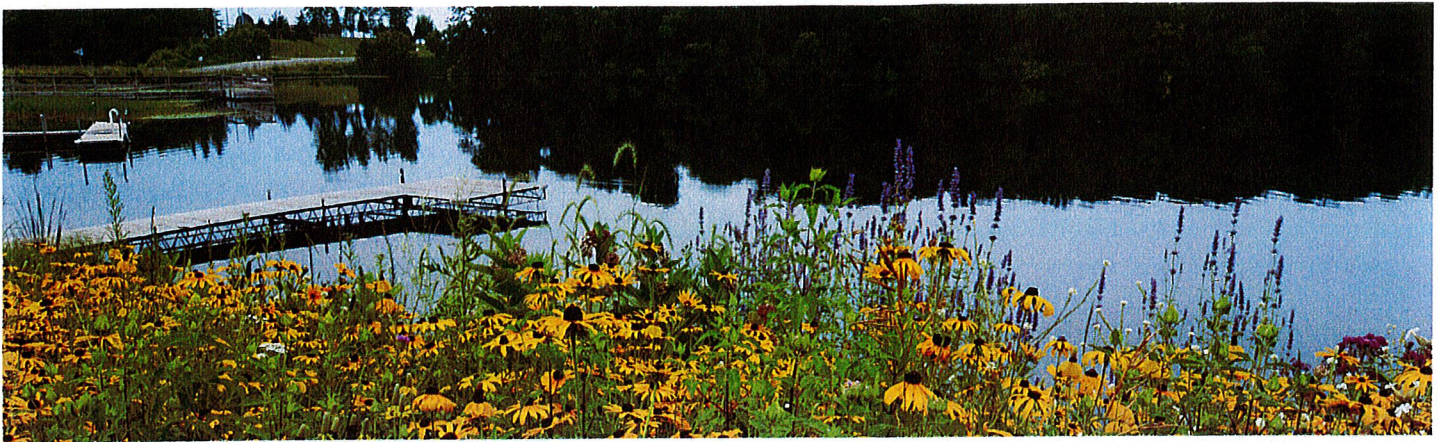


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Becker County



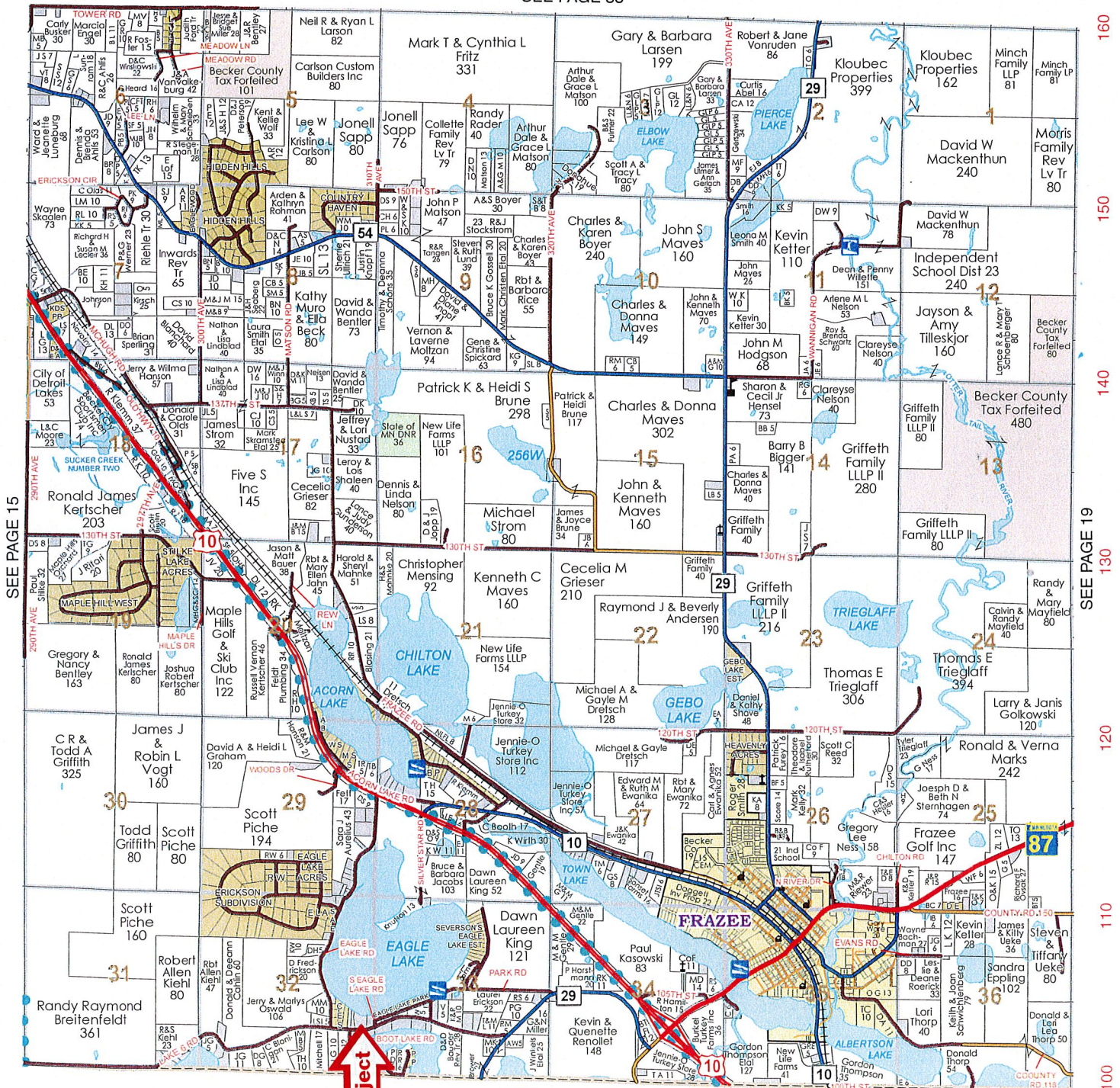


Burlington

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****

October 12th, 2023 @ 6:00 P.M.

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

APPLICANT: Marcia Lang Et Al
527 W Bowen Ave
Bismarck, ND 58504

Project Location: 17272 Haugen Beach Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance for a shed to be located three (3) inches from the Road Right-of-Way (ROW) and for a dwelling to be located eleven (11) feet from the ROW, both deviating from the required setback of twenty (20) feet on a township road within the shoreland district due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0738.000 **Legal Land Description:** Section 30 Township 138 Range 042; HAUGEN BEACH 138 42 LOT 19; 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

To view all application information on this project please visit:

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

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

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

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Variance Application Review

Permit # 325

Property and Owner Review

Parcel Number(s): **170738000**

Owner: **Marcia Lang Et Al**

Township-S/T/R: **LAKE EUNICE-30/138/042**

Mailing Address:
527 W Bowen Ave Bismarck, ND 58504

Site Address: **17272 Haugen Beach Rd**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2023-168659**

Legal Descr: **HAUGEN BEACH 138 42|LOT 19**

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:

Placement of the existing well and holding tank.

Description of Variance Request: **Requesting a variance to construct a shed with the closest corner to be located less than one (1) foot from the Road Right of Way (R.O.W.) and a new double wide manufactured home with the closest corner to be located at eleven (11) feet from the R.O.W. of a Township Road deviating from the required setback of twenty (20) feet due to setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **11' to the closest corner of the proposed house and 3" to the proposed shed**

Road Type: **Township**

Existing Imp. Surface Coverage: **16.9%**

Proposed Imp. Surface Coverage: **24.7%**

Existing Structure Sq Ft: **892sf**

Proposed Structure Sq Ft: **1,456sf**

Existing Structure Height: **12'**

Proposed Structure Height: **16'**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

Other Questions Review

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

Explain: **We can make the setback averaging rule work on the lakeside of property, but cannot meet the R.O.W. setback because this lot is not very deep and due to the placement of the existing well and septic.**

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

Explain: **Proposed dwelling and shed are in compliance with surrounding structures. There are sheds in this surrounding neighborhood that are located close to the road and/or sitting in the R.O.W..**

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

Explain: **More living space is needed and sticking with a narrow, longer home such as this double wide manufactured home helps us achieve all setbacks except on the roadside. Also, placement of the well, does not allow us to ask to be any closer to the OHW, and placement of the holding tank does not allow for us to move over to the other side of the lot. Therefore, the house ends up too close to the R.O.W. and so does the**

storage shed. The shed is much needed as we will never be able to fit a garage on our property.

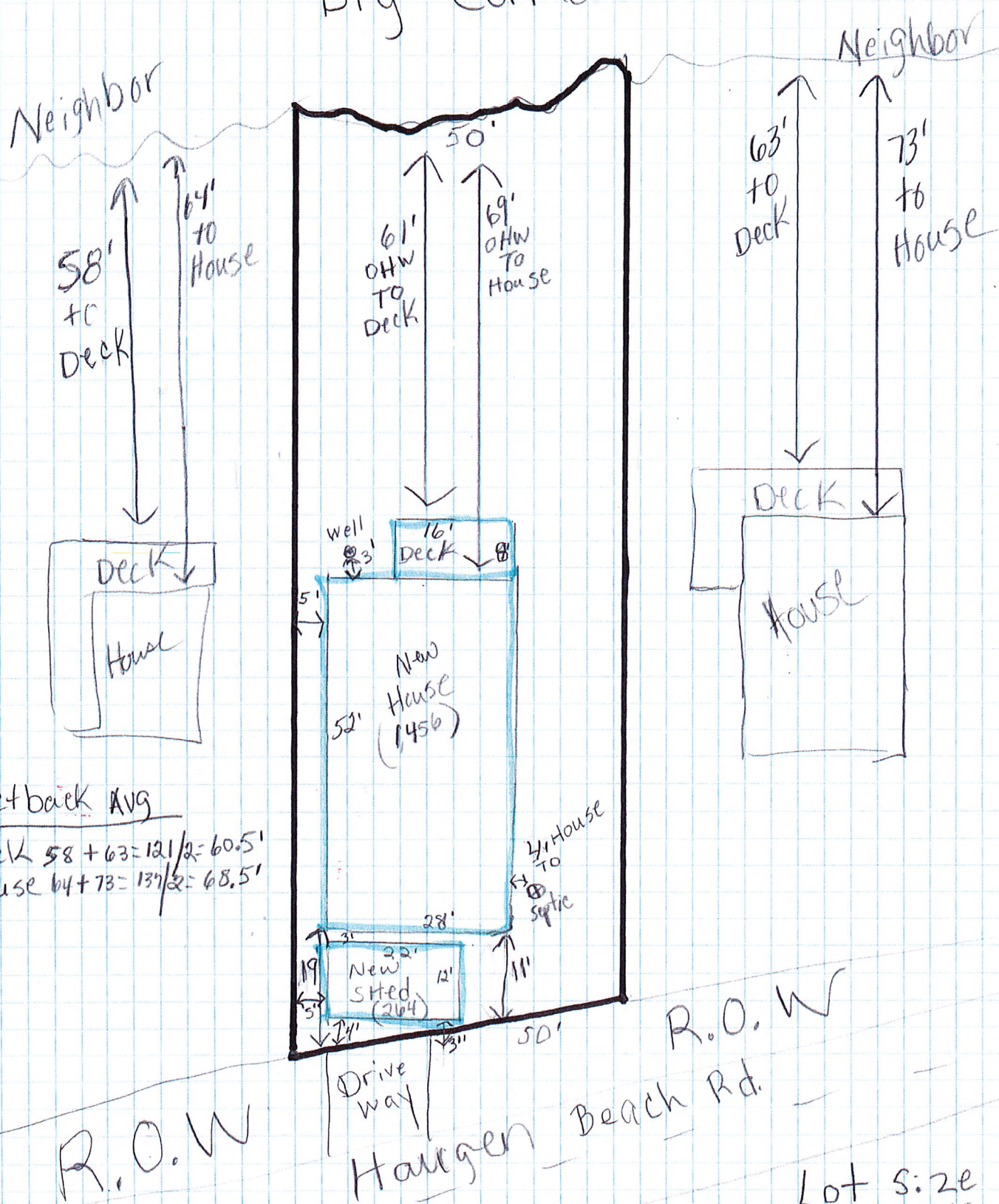
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a substandard size lot. The placement of the well and holding tank, which are both in good operating condition, are a causing factor in the placement of the house and shed. Our current storage shed is sitting in the R.O.W. so to build this new shed in the proposed location would enable us to get the current shed out of the R.O.W.. Our driveway will be in the R.O.W. which is the case with most properties along this road.**

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

Explain: **Throughout this area of our neighborhood there are structures that are in similar proximity to the road. This is a residential neighborhood and replacing our old trailer house with a new updated one will not change this use at all.**

Big Cormorant Lake



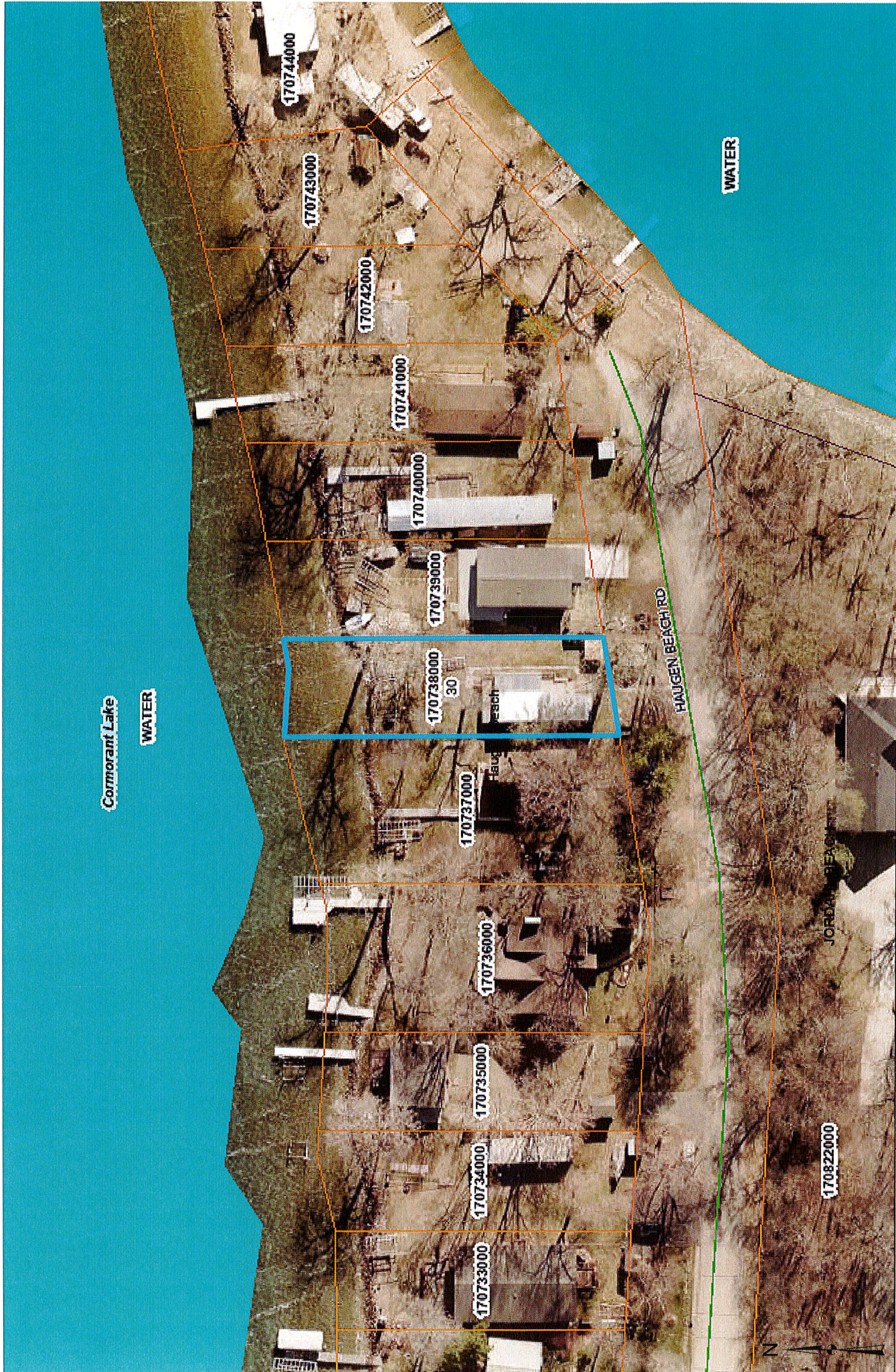
Setback Avg

Deck $58 + 63 = 121 / 2 = 60.5'$
House $64 + 73 = 137 / 2 = 68.5'$

Lot 5: 2e
6,975 SF

New House 14560
New shed 264

24.7% 1720



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.

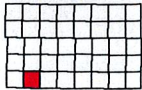
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Date: 9/19/2023

Becker County



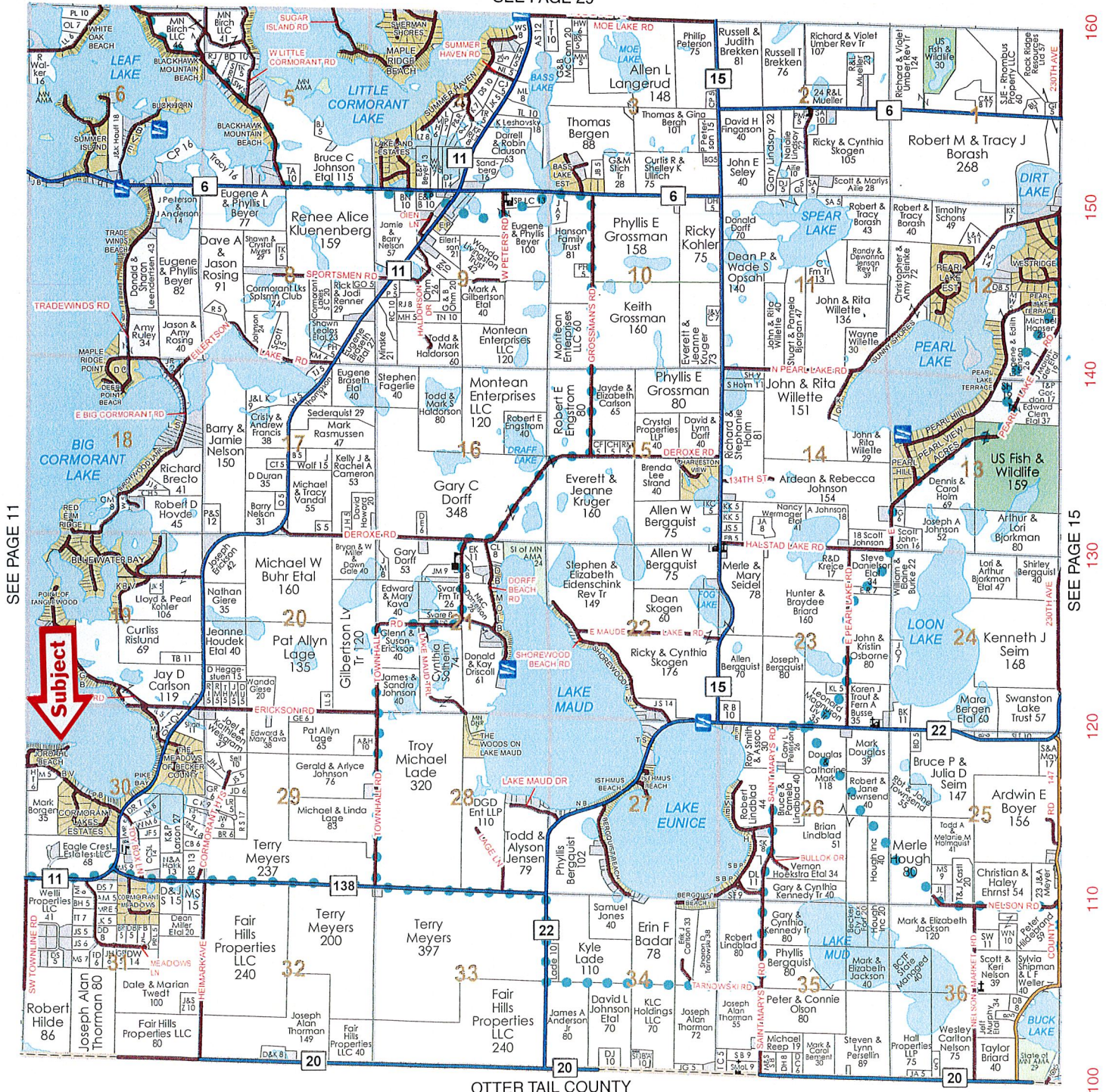


Lake Eunice

Township 138N - Range 42W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

October 12th, 2023 @ 6:00 P.M.

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

APPLICANT: Dewayne M & Margaret Dunham
19247 Sherman Shores Rd
Audubon, MN 56511

Project Location: 27182 Little Floyd Lake Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to add two (2) feet and ten (10) inches of height to an existing structure located one and a half (1.5) feet from the side property line deviating from the required setback of five (5) feet on a lot of record, located fifteen (15) feet from the Road Right-of-Way (ROW) deviating from the required setback of twenty (20) feet on a township road within the shoreland district, and to be at forty (40) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1103.000 **Legal Land Description:** Section 11 Township 139 Range 041; MADSEN'S GROVE LOT 7; 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

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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 # 327

Property and Owner Review

Parcel Number(s): **081103000**

Owner: **Dewayne M & Margaret Dunham**

Township-S/T/R: **DETROIT-11/139/041**

Mailing Address:
19247 Sherman Shores Rd Audubon, MN 56511

Site Address: **27182 Little Floyd Lake Rd Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2023-2710**

Legal Descr: **MADSEN'S GROVE|LOT 7**

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: **To add 2' onto and existing building.**

OHW Setback: **+75'**

Side Lot Line Setback: **1.5'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **15'**

Road Type: **Township**

Existing Imp. Surface Coverage: **45**

Proposed Imp. Surface Coverage: **40**

Existing Structure Sq Ft: **1350**

Proposed Structure Sq Ft: **1350**

Existing Structure Height: **22'**

Proposed Structure Height: **24'10"**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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: **Will be reducing impervious percentage.**

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

Explain: **Effort to make property more conforming.**

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

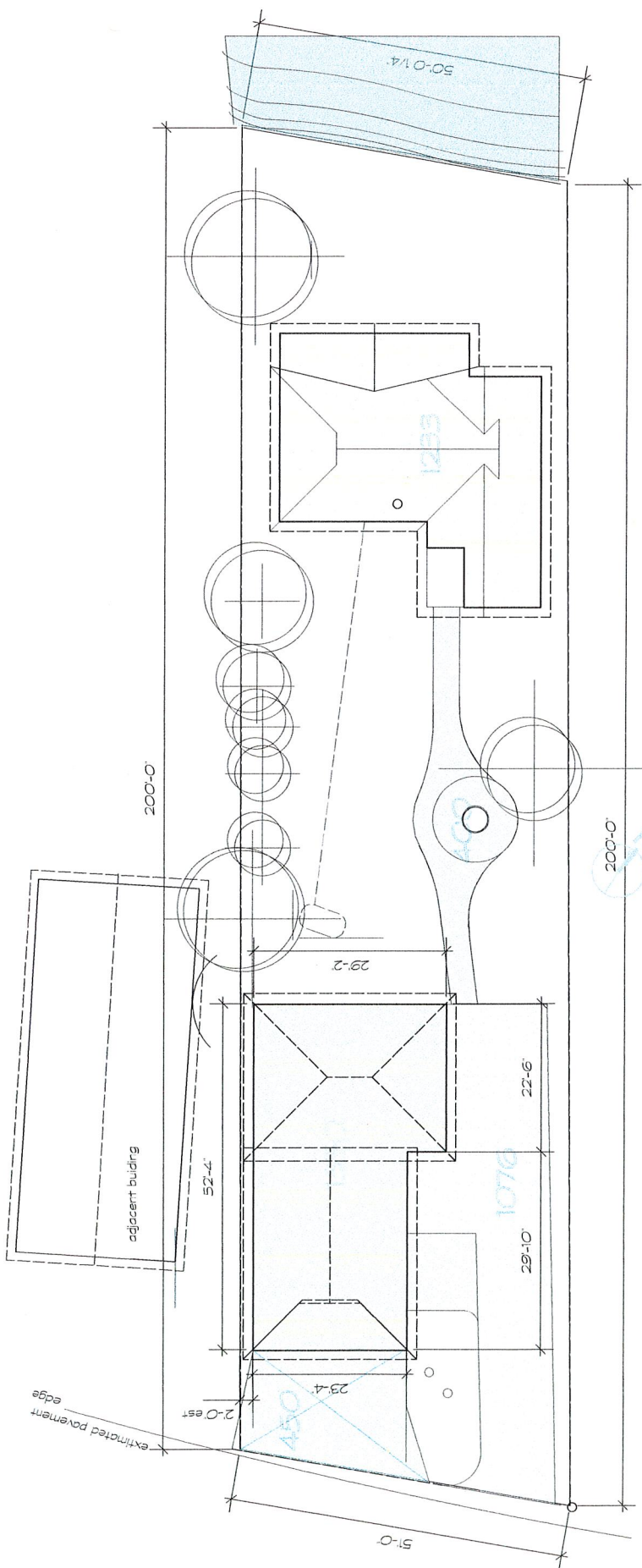
Explain: **Residential Lake Home.**

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

Explain: **Building is already within the setbacks.**

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

Explain: **Will be residing to make a better appearance to matching existing cottage.**



DUNHAM PROPERTY

SITE RESOURCES:
ORIGINAL PLOT
MADISENS GROVE LOT # 7
BECKER COUNTY GIS MAP/PHOTO
FIELD MEASUREMENTS
SITE PHOTOS

parcel # 081103000
27182 LITTLE FLOYD LAKE ROAD
DETROIT LAKES MN

LOT COVERAGE	10,051 sq ft	allowable 25%	2513
Cottage	1,233 sq ft		
Garage	1,350		
Drive	450		
Drive	1,076		
Walk	400		
total	4,500	45%	
Proposed			
Cottage	1,233		
Garage	1,350		
Drive	-	removed	
Drive	1,076		
Walk	400		
total	4,059	40%	



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

Becker County



1:1,128

Date: 9/19/2023

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MEADOWLAND SURVEYING INC

For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

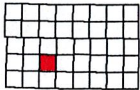
218-847-4289

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www.meadowlandsurveying.com

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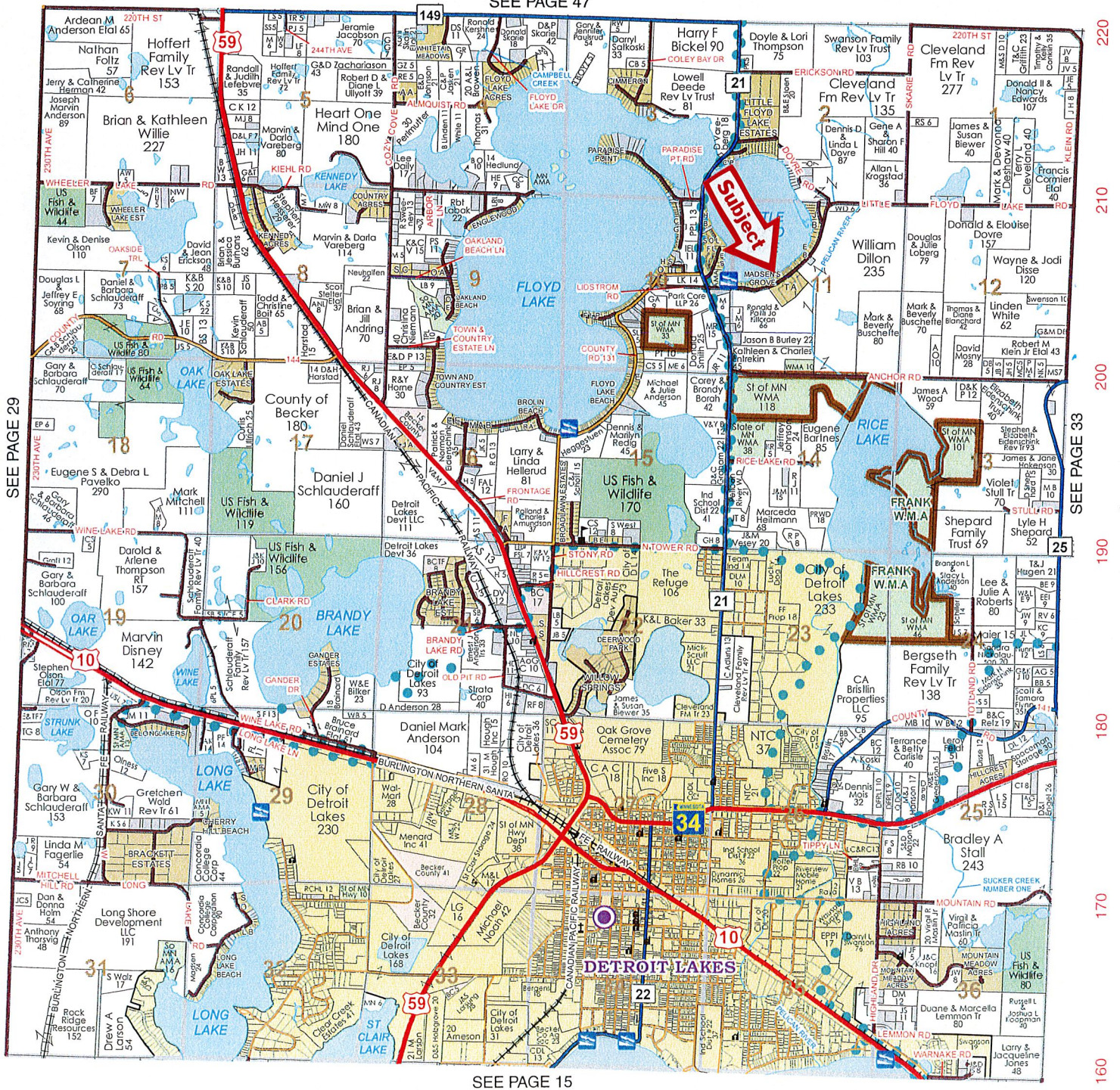


Detroit

Township 139N - Range 41W

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