



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

November 9<sup>th</sup>, 2023 @ 6:00 P.M.

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

**APPLICANT:** Erik J Rockstad & Gretchen B Rockstad  
2806 190<sup>th</sup> Ave  
Ada, MN 56510

**Project Location:** 29712 387<sup>th</sup> St  
Waubun, MN 56589

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a dwelling to be located forty-five (45) 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:** 20.0546.000 **Legal Land Description:** Section 08 Township 142 Range 040; NEMEC BEACH 142 40 08-142-040 LOT 1 & PT GOVT LOT 1: BEG MC #94 TH W 105.37' TO NW COR PLAT, NE 27.40', E 132.94' TO WHITE EARTH LK, SLY AL LK TO S LN GOVT LOT 1, W 30.77' TO POB REF: PT 20.0235.000 IN 2012; Maple Grove 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 # 329

## Property and Owner Review

Parcel Number(s): **200546000**

Owner: **Erik J Rockstad & Gretchen B Rockstad**

Township-S/T/R: **MAPLE GROVE-08/142/040**

Mailing Address:  
**2806 190th Ave Ada, MN 56510**

Site Address: **29712 387th St Waubun, MN 56589**

Lot Recording Date: **After 1992**

Original Permit Nbr: **Site2023-177265**

Legal Descr: **NEMEC BEACH 142 40|08-142-040 LOT 1 & PT GOVT LOT 1: BEG MC #94 TH W 105.37' TO NW COR PLAT, NE 27.40', E 132.94' TO WHITE EARTH LK, SLY AL LK TO S LN GOVT LOT 1, W 30.77' TO POB | REF: PT 20.0235.000 IN 2012**

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Requesting a variance to construct an addition onto an existing house to be located at forty-five (45) 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 lot size and setback issues.**

OHW Setback: **45'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **15.7%**

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

Existing Structure Sq Ft: **720sf**

Proposed Structure Sq Ft: **1,560sf**

Existing Structure Height: **16'**

Proposed Structure Height: **30'**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **yes, 680sf**

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 want to enlarge our existing cabin, which was built in the 50's, and it happens to be non-conforming by today's rules because it sits 45' from the OHW, and the "setback averaging" rule did not work out for us.**

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

Explain: **We are able to add this addition and still comply with the 25% lot coverage rule.**

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

Explain: **The existing cabin is quite small. Adding the addition will give us more living space. We do realize that we will not have any impervious space left for a garage in the future, but it's "one or the other" and increasing our living space is more important to us than a garage, especially since this is not our year-round home.**



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

Explain: **It is a sub-standard size lot that is not very big and because of the shape of the lot, we feel that the best placement for the addition is to the side of the existing cabin, not towards the road because the lot narrows down to 44.7' wide at the road.**

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

Explain: **This is a mostly residential neighborhood and constructing this addition would not change that use at all.**



20.0546.000

# White Earth Lake

Becker County



WATER

77.4'

45' OHW to Addition

19'

Lot is 60' wide at this Point.

20' New Addition (840)

existing Deck

Existing House (720)

200546000

16'

24'

24'

10'

side walk

50' R.O.W to Addition

sidewalk

Driveway (856)

Well

Lot width 60'

Road Right

44.7'

OF way

387th

Street

200548000

LOT SIZE  
7,925 SF

Exist House 720  
New Addition 840  
Shed 32  
Sidewalk 112  
Driveway 256

1,960 SF

24.7%

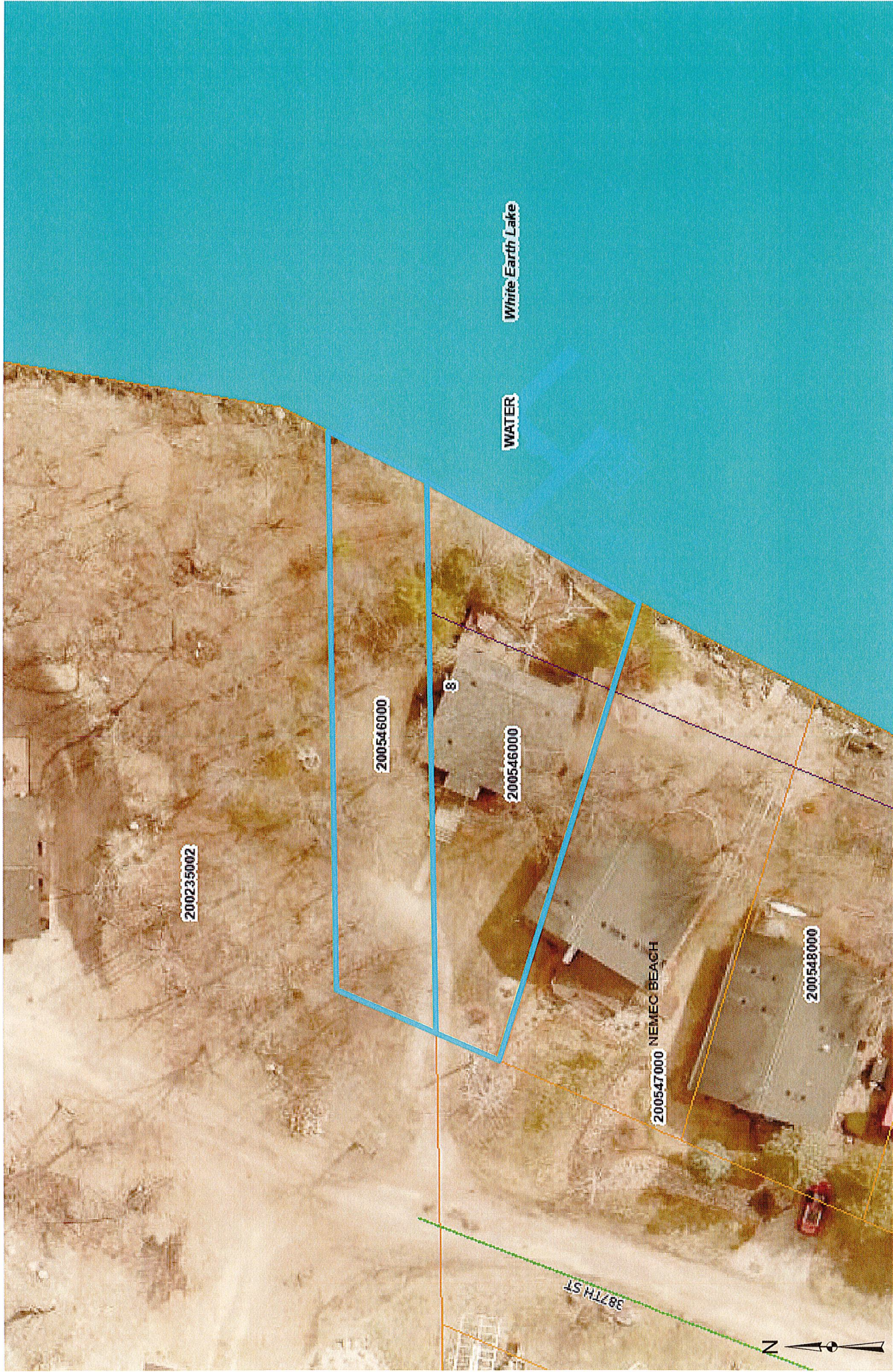
Will be removing 80 SF of concrete under the Deck

200235002

200547000







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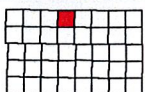
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 10/16/2023

Becker County



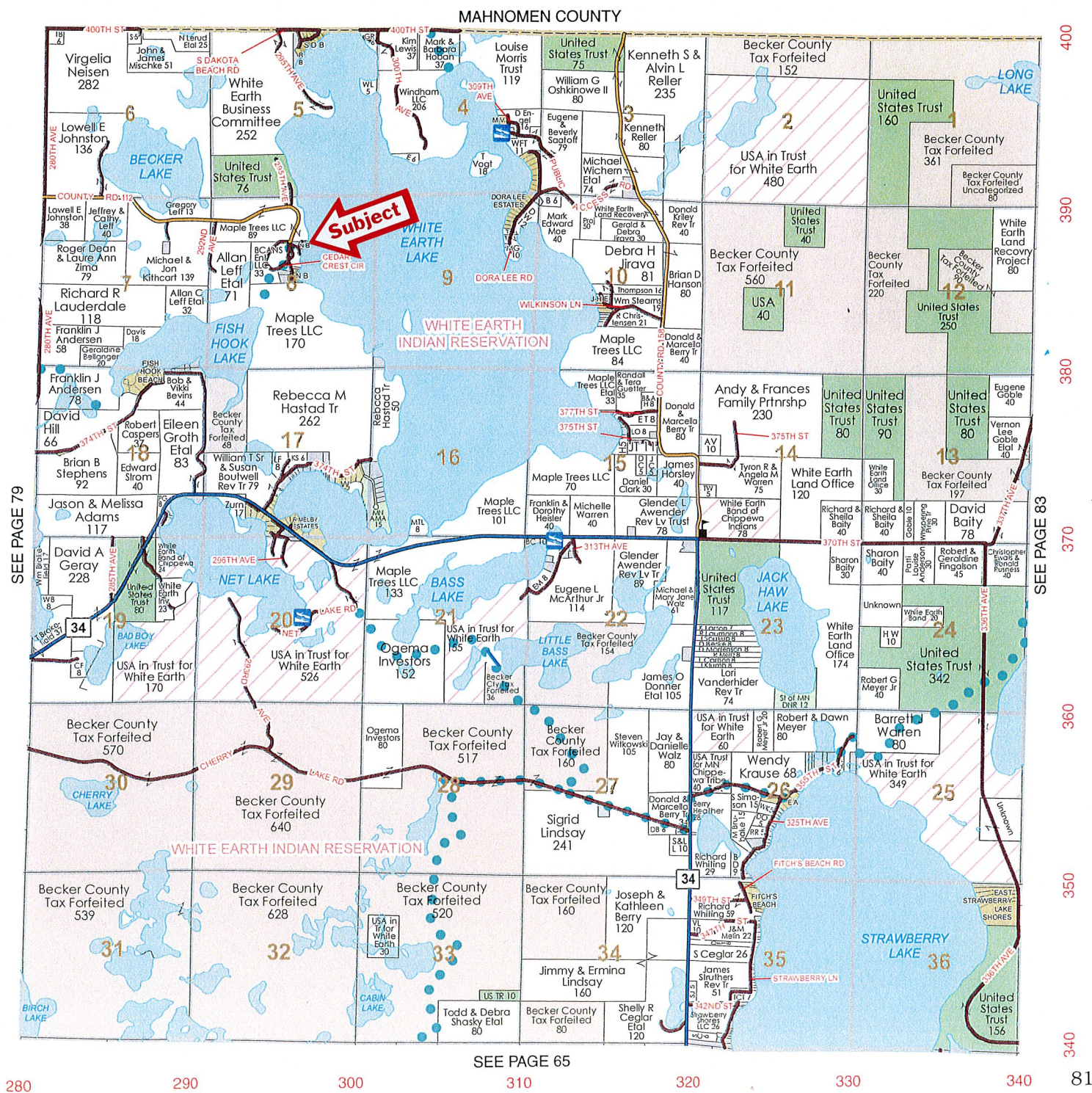




## Maple Grove

## Township 142N - Range 40W

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# COUNTY OF BECKER

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

November 9<sup>th</sup>, 2023 @ 6:00 P.M.

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

**APPLICANT:** Roslyn F Johnson Revocable Trust &  
Douglas & Cynthia Boese  
2217 Baihly Summit Dr SW  
Rochester, MN 55902

**Project Location:** 40183 Hunters Rd  
Ponsford, MN 56575

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to be located at thirty-nine (39) 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 setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 25.0015.000 **Legal Land Description:** Section 07 Township 141 Range 038; W 5 RDS OF E 25 RDS OF LOT 1; 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:

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

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# Variance Application Review

Permit # 330

## Property and Owner Review

Parcel Number(s): **250015000**

Owner: **Roslyn F Johnson Revocable Trust & Douglas & Cynthia Boese**

Township-S/T/R: **ROUND LAKE-07/141/038**

Mailing Address:  
**2217 Baihly Summit Dr SW**

Site Address: **Rochester, MN 55902**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2023-2826**

Legal Descr: **W 5 RDS OF E 25 RDS 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:

**Ability to construct a modest addition to a cabin located in the shore impact zone and also to modify the roof structure to replace two small dormers with a larger dormer.**

Description of Variance Request: **Our existing family cabin, constructed in the late 1940s, exhibits several conditions that have, after study, proven to be difficult to remedy within the structure's existing footprint. Safety concerns with a steep stairway to a sleeping loft above and a bathroom so small that it is not easily accessible to aging family members are among the issues that are difficult to continue to ignore. As maintenance issues need to be attended to, it seems like now is the time to make upgrades that can ensure use of the cabin by future generations.**

**While exploring options, it became clear that the best solution would involve a modest addition on the rear of the cabin that would allow for the extension of the stair, and an expansion of and better access to a bathroom. Like many, we have found ourselves working from the cabin, and a small flexible space will help support that in a small flexible space away from activities.**

**In addition, we would like, if feasible, to remove two dormers on the lakeside with a larger dormer, to improve efficiency in the upper sleeping loft. While we use all of the existing space, the head clearance is reduced as one moves away from the center of the room. While we looked at raising the whole roof, it seems as though this less drastic concept will suffice. Please refer to drawings sent by e-mail along with the Site Permit application.**

OHW Setback: **39'**

Side Lot Line Setback: **10'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **95' from Centerline**

Road Type:

Existing Imp. Surface Coverage: **10%**

Proposed Imp. Surface Coverage: **12%**

Existing Structure Sq Ft: **672 square feet on main level and 480 square feet on upper level**

Proposed Structure Sq Ft: **957 square feet on lower level and 480 square feet on upper level**

Existing Structure Height: **18'**

Proposed Structure Height: **18'**

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: **It is our understanding that the ordinance is intended to limit development in proximity to lakes in order to maintain and enhance the quality of surface waters. It is our belief that a modest addition to the rear of the structure, with adjoining grades sloping away from the lake, will not have an impact on site runoff into the lake. The intent of the zoning ordinance is also to conserve the value of properties and encourage the most appropriate use of the land. While the opportunity exists to remove the existing structure and build a new cabin a few feet back, we believe that doing so would require far more resources, from an environmental standpoint, and have a greater impact on the site. Instead, we would like to utilize and build on existing infrastructure and to minimize construction, which can have an adverse affect on our neighbor's enjoyment of the lake. Improvements to our property will also help conserve the value of those neighbor's property.**

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

Explain: **We recognize that a significant goal of the Comprehensive Plan involves limiting undesirable impacts on natural resources, in part through limitations on impervious surfaces and larger lot sizes. We think that maintaining a less intensive seasonal cabin on a generously sized lot with an impervious percentage of only 12% is consistent with the intent of the plan. Too, the proposed project will not result in an increase in occupancy or a higher use of the lake's resources and the existing septic system will remain adequate.**

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

Explain: **Given that the proposed modifications are modest in scale, not lakeside, and the site's impervious percentage remains low, we believe that they represent a reasonable use of the property.**

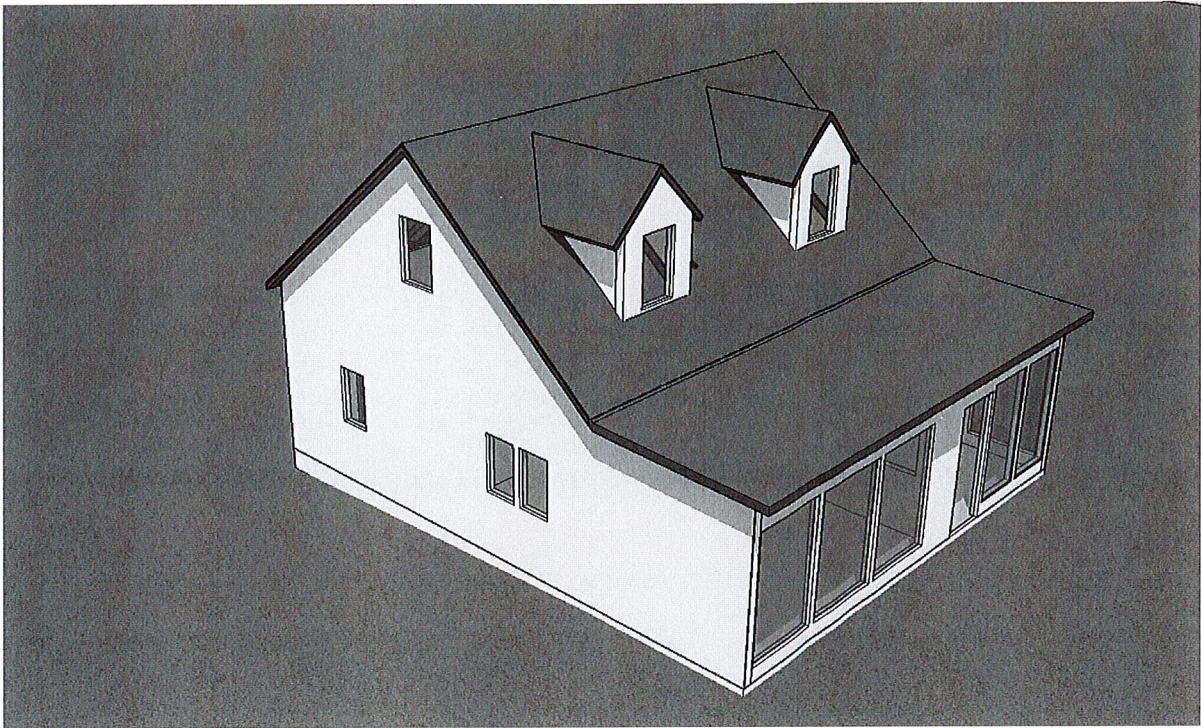
4. Are there circumstances unique to the property? **Yes**

Explain: **40183 Hunters Road is unique in that it is one of the three remaining original cabins constructed in the 1940s on the north side of Round Lake by acquaintances from Hunter, North Dakota and it has been in the family ever since. Originally a fishing cabin, it has remained mostly unchanged over the years, except for the introduction of a small bathroom, the space for which was "borrowed" from the adjoining bedroom. In these times, when small seasonal cabins are often torn down and replaced by larger homes, we think it is important to honor the heritage that continues by undertaking the modifications proposed and make the cabin functional for future generations.**

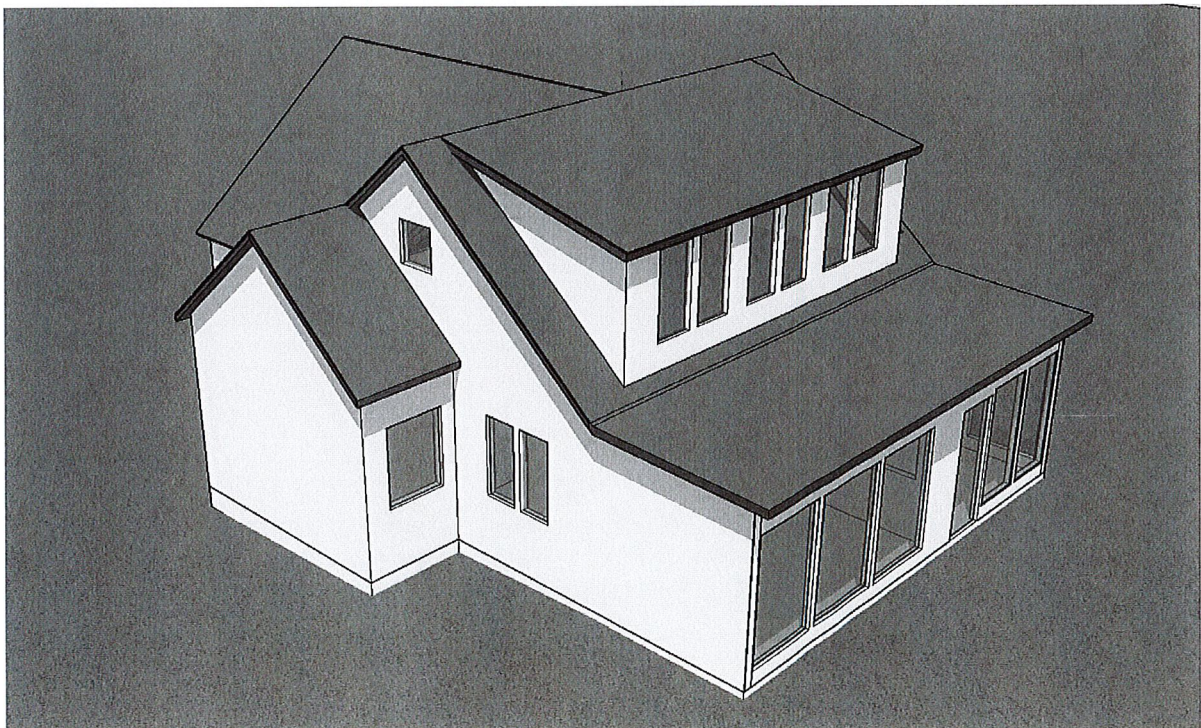
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Modifications made under the variance would maintain the character and quality of the Hunters Road stretch of cabins. The design of the addition would take its cue from the existing Cape Cod style cabin in form and materials and, since it would be constructed on the rear of the existing cabin, it will not be easily seen from the lake. The dormer modification would be designed as if it may be original to the cabin and, in lieu of raising the roof to achieve better functioning space, will maintain the structure's low profile.**



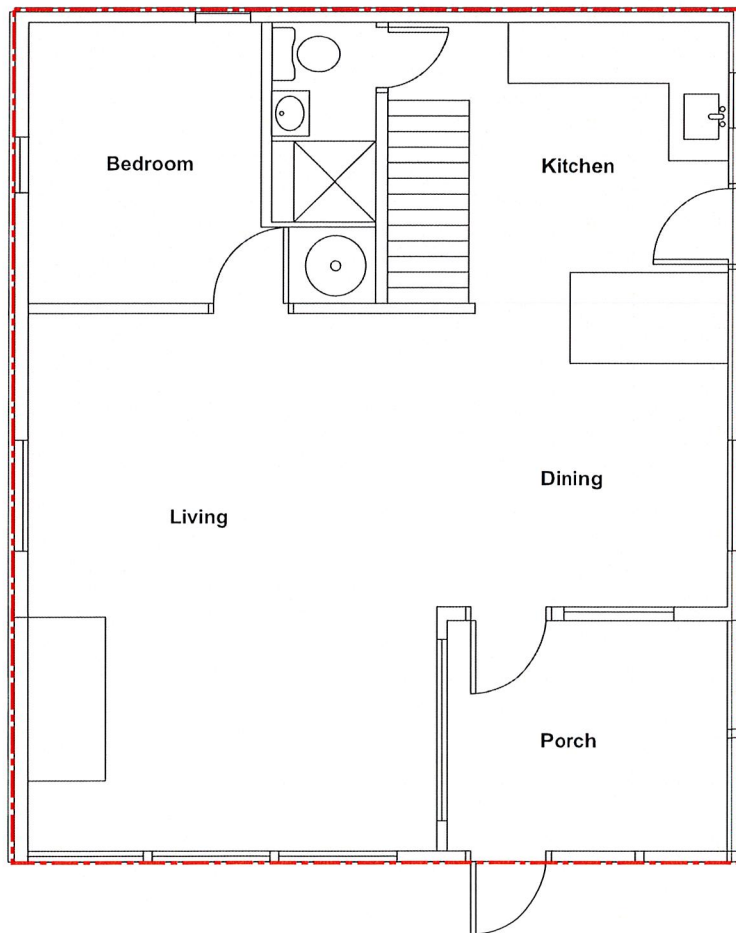


Existing Cabin



Proposed Addition

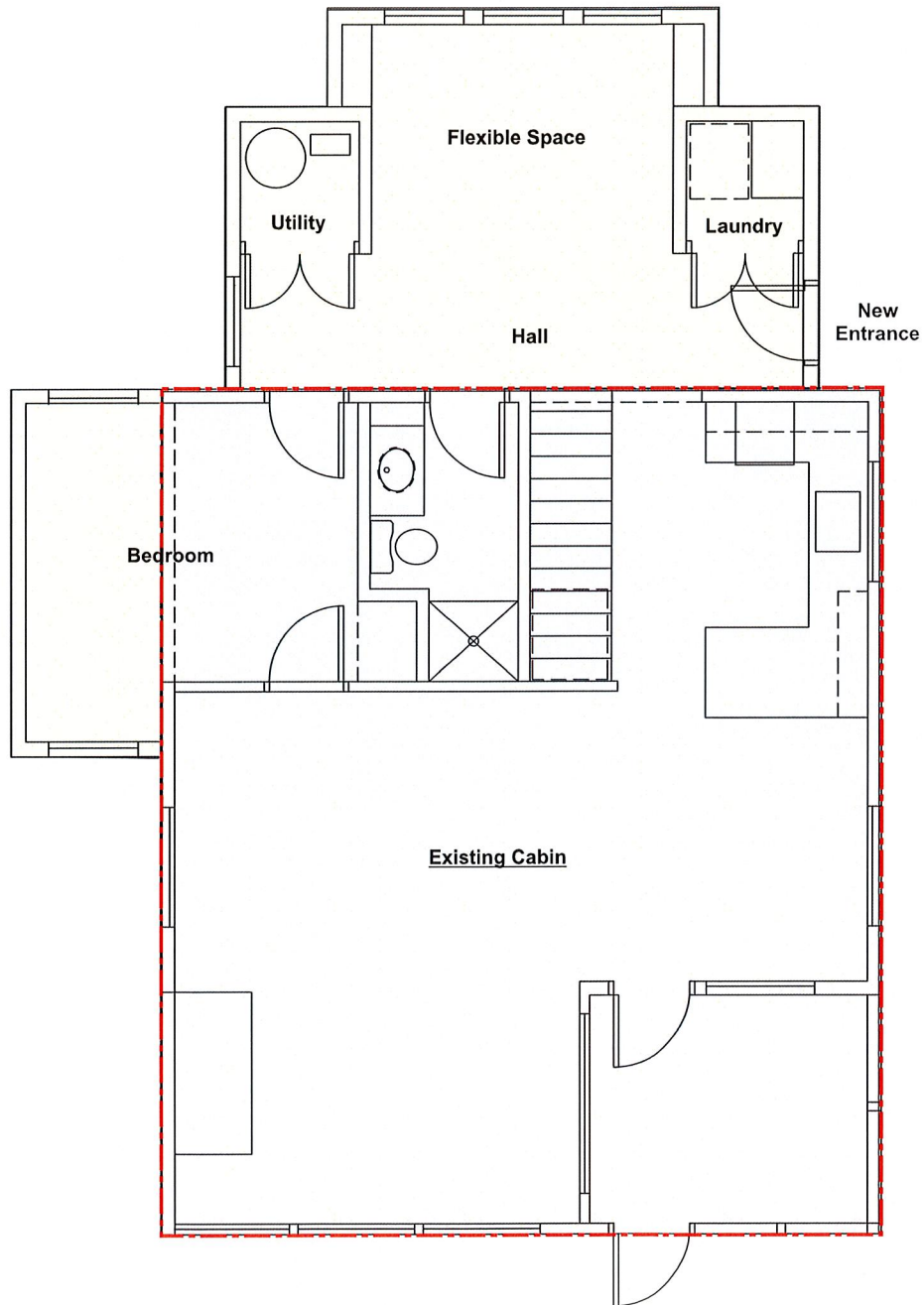




**Floor Plan - Existing**

40183 Hunters Road  
Parcel # 250015000

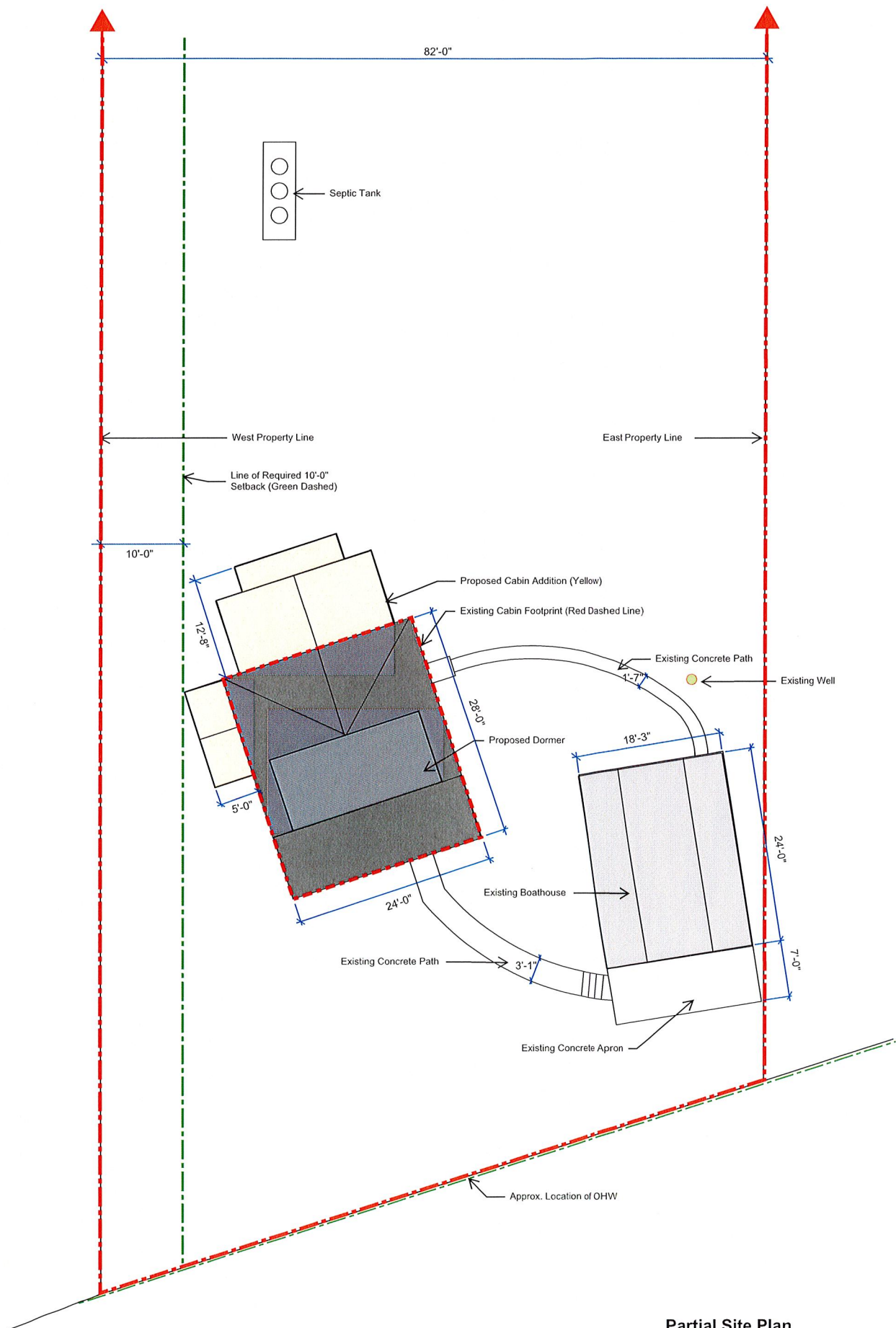




**Floor Plan - Addition**

40183 Hunters Road  
Parcel # 250015000

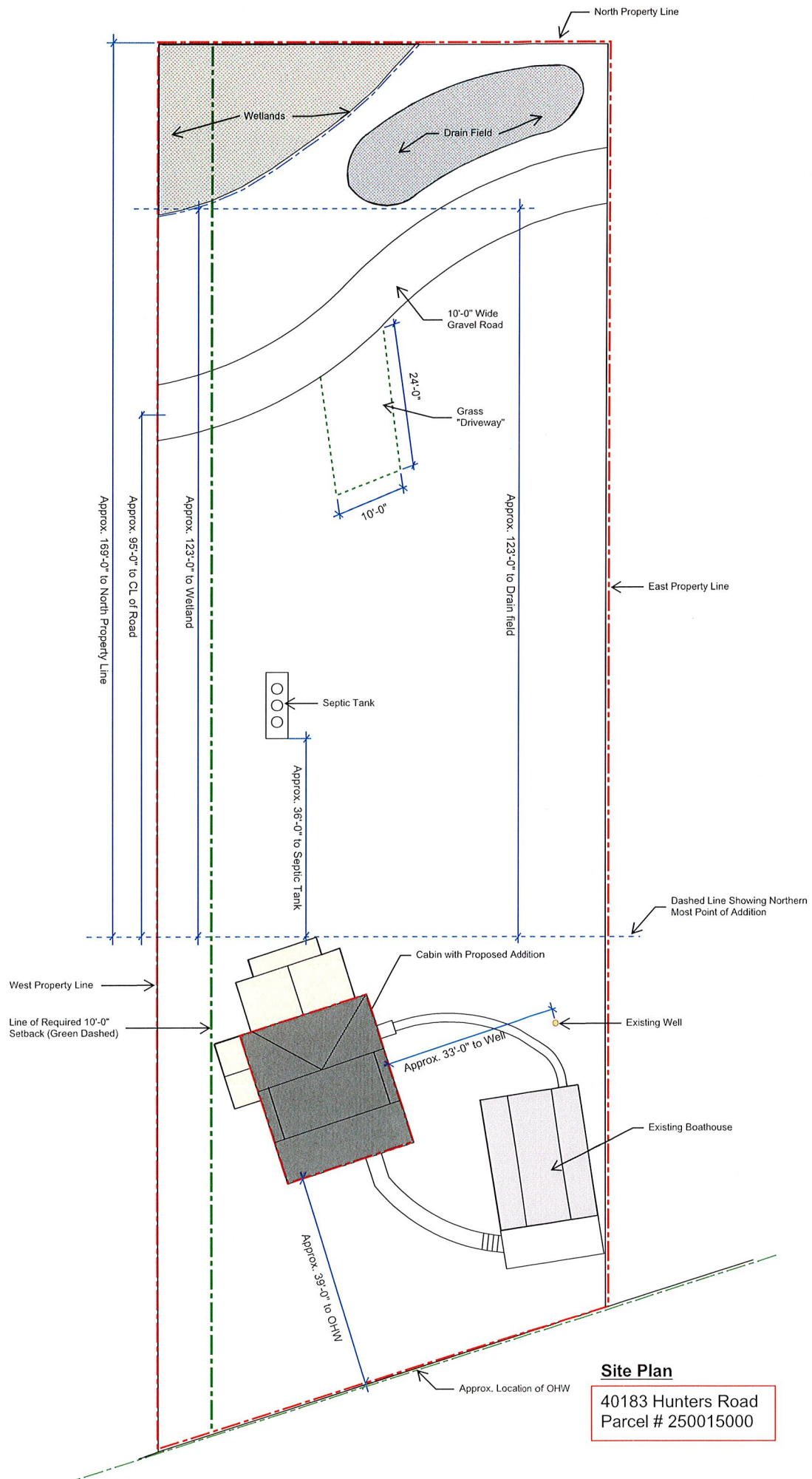




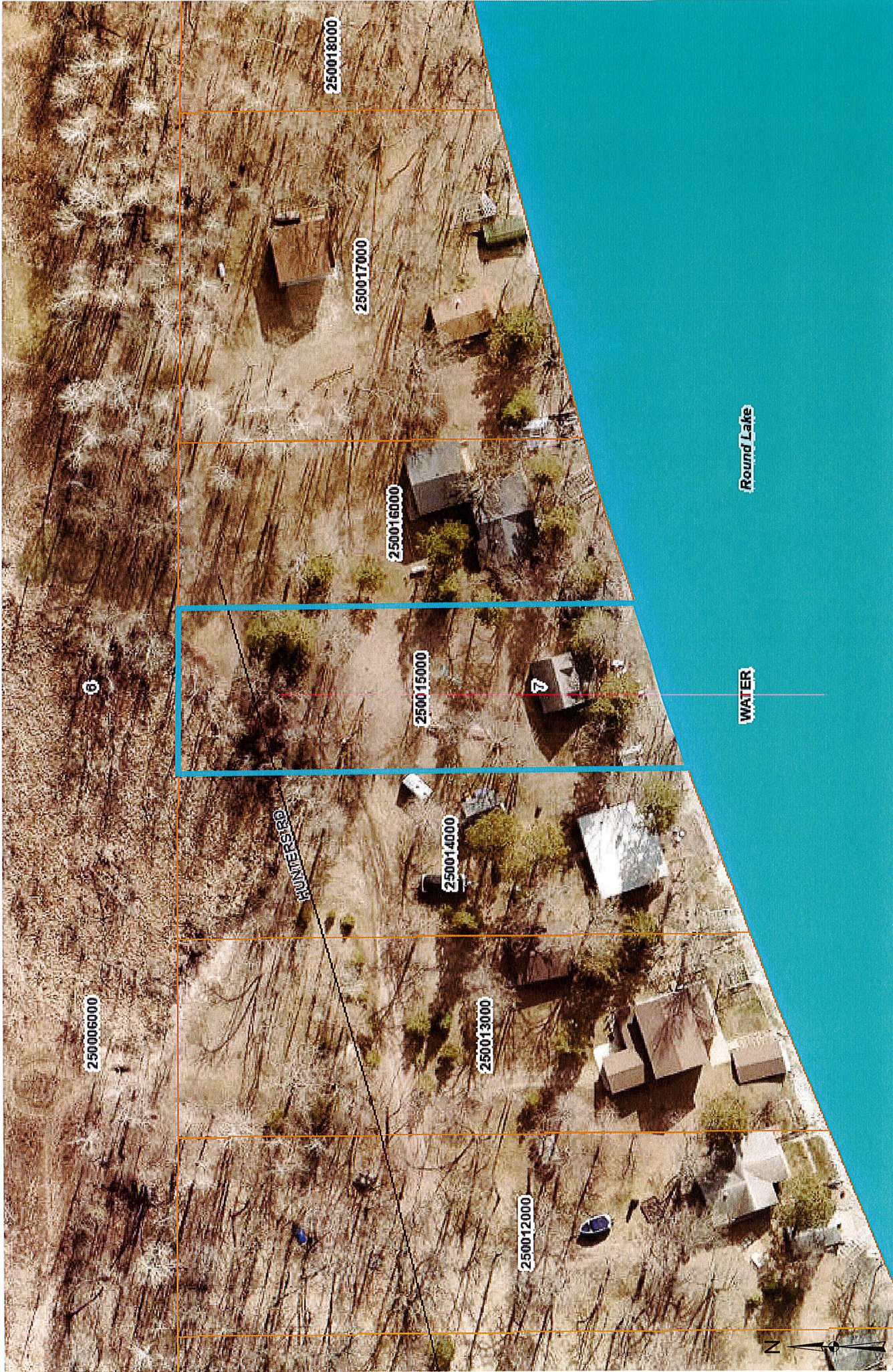
**Partial Site Plan**

40183 Hunters Road  
Parcel # 250015000









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: 10/17/2023		









# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

November 9<sup>th</sup>, 2023 @ 6:00 P.M.

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

**APPLICANT:** Spirit & Life Evangelistic  
3103 Village Green Dr  
Moorhead, MN 56560

**Project Location:** TBD 120<sup>th</sup> Ave  
Lake Park, MN 56554

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to allow a thirty-three (33) foot wide easement to serve more than two (2) tracts.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 18.0057.002 **Legal Land Description:** Section 08 Township 139 Range 043; 8-139-43 PT GOVT LOT 1: COMM NW COR GOVT LOT 1, S 200', SE 628.91', SE 595.48', E 234.16', ELY 281.18', S 254.76' TO SAND LAKE AND POB; N 254.76', WLY 281.18', W 234.16', NW 162.72', N 540.29', W 454.92', N AL DRVIE 500.54', W 38.47', S 1050.07' TO SAND LK, SLY & ELY AL SAND LK TO POB. INCL TRACT B.; Lake Park 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.

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## Variance Application Review

Permit # 328

### Property and Owner Review

Parcel Number(s): **180057002**

Owner: **Spirit & Life Evangelistic**

Township-S/T/R: **LAKE PARK-08/139/043**

Mailing Address:  
**3103 Village Green Dr Moorhead, MN 56560**

Site Address: **TBD 120th Ave Lake Park, MN 56554**

Lot Recording Date: **This will be a new lot split**

Original Permit Nbr: **Not applicable**

Legal Descr: **8-139-43 PT GOVT LOT 1: COMM NW COR GOVT LOT 1, S 200', SE 628.91', SE 595.48', E 234.16', ELY 281.18', S 254.76' TO SAND LAKE AND POB; N 254.76', WLY 281.18', W 234.16', NW 162.72', N 540.29', W 454.92', N AL DRVIE 500.54', W 38.47', S 1050.07' TO SAND LK, SLY & ELY AL SAND LK TO POB. INCL 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:

**Easement for Cemetary use--cemetary is already there and used, selling off larger portion of land and keeping 2.75 acres for the cemetary. Meadowland Surveying needs this done before they can start.**

Description of Variance Request: **Easement for Cemetary use--cemetary is already there and used, selling off larger portion of land and keeping 2.75 acres for the cemetary. Meadowland Surveying needs this done before they can start.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

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?

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 cemetary is already there and has been since 1983. We just need to have this done in order for the land to be surveyed.**

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

Explain: **It is not asking for anything out of the ordinary--just so people can legally use the easement to come in and out of the cemetary for their loved ones.**

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

Explain: **So people can bury their loved ones or go and add flowers to the graves like they have been doing for years already.**



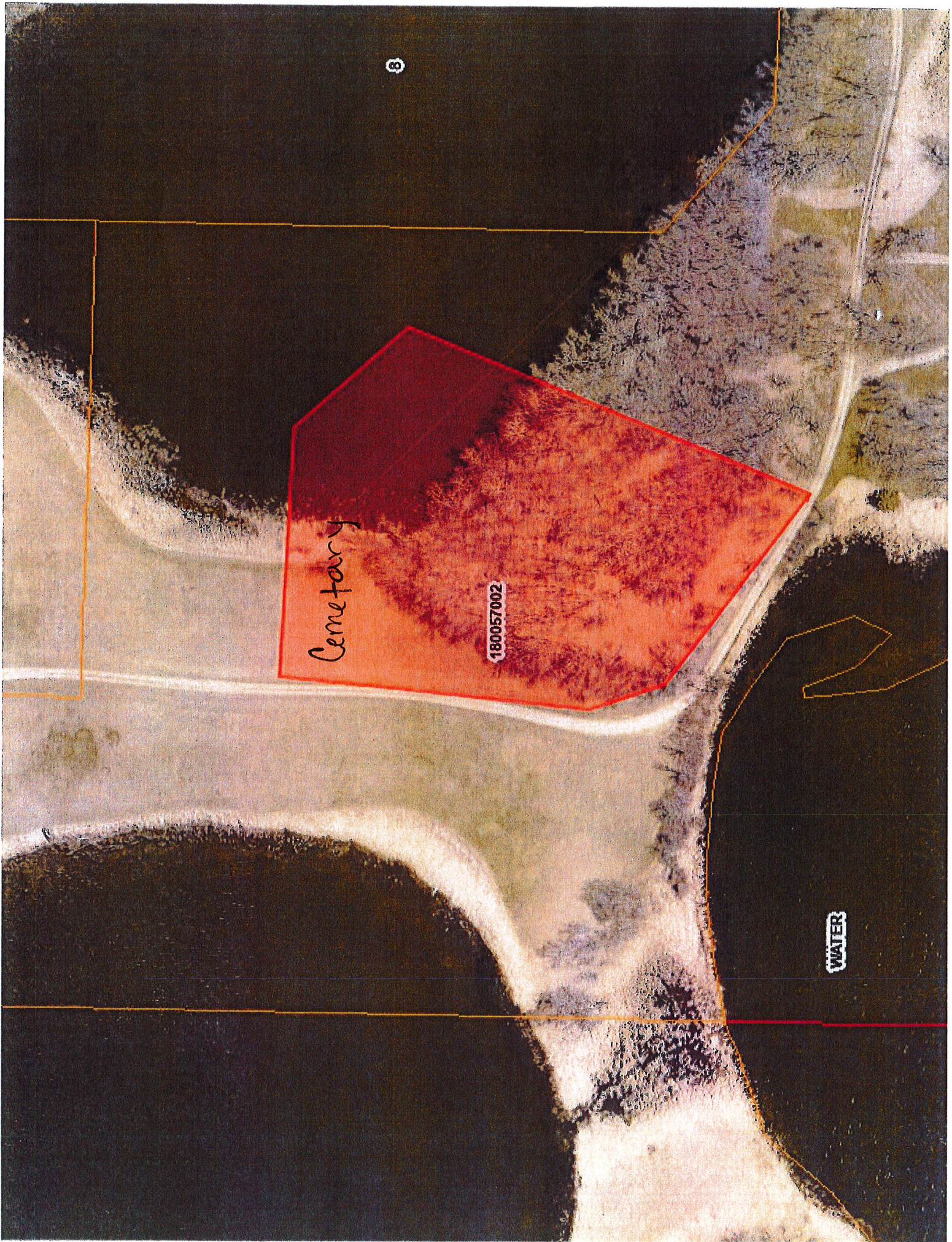
4. Are there circumstances unique to the property? **No**

Explain: **This cemetery has been there since 1983. We are just splitting off the cemetery and selling the rest of the church property. We just want the cemetery to continue as normal.**

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

Explain: **Nothing will change.**









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Becker County



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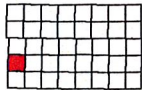
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# Need Additional Plat Books?

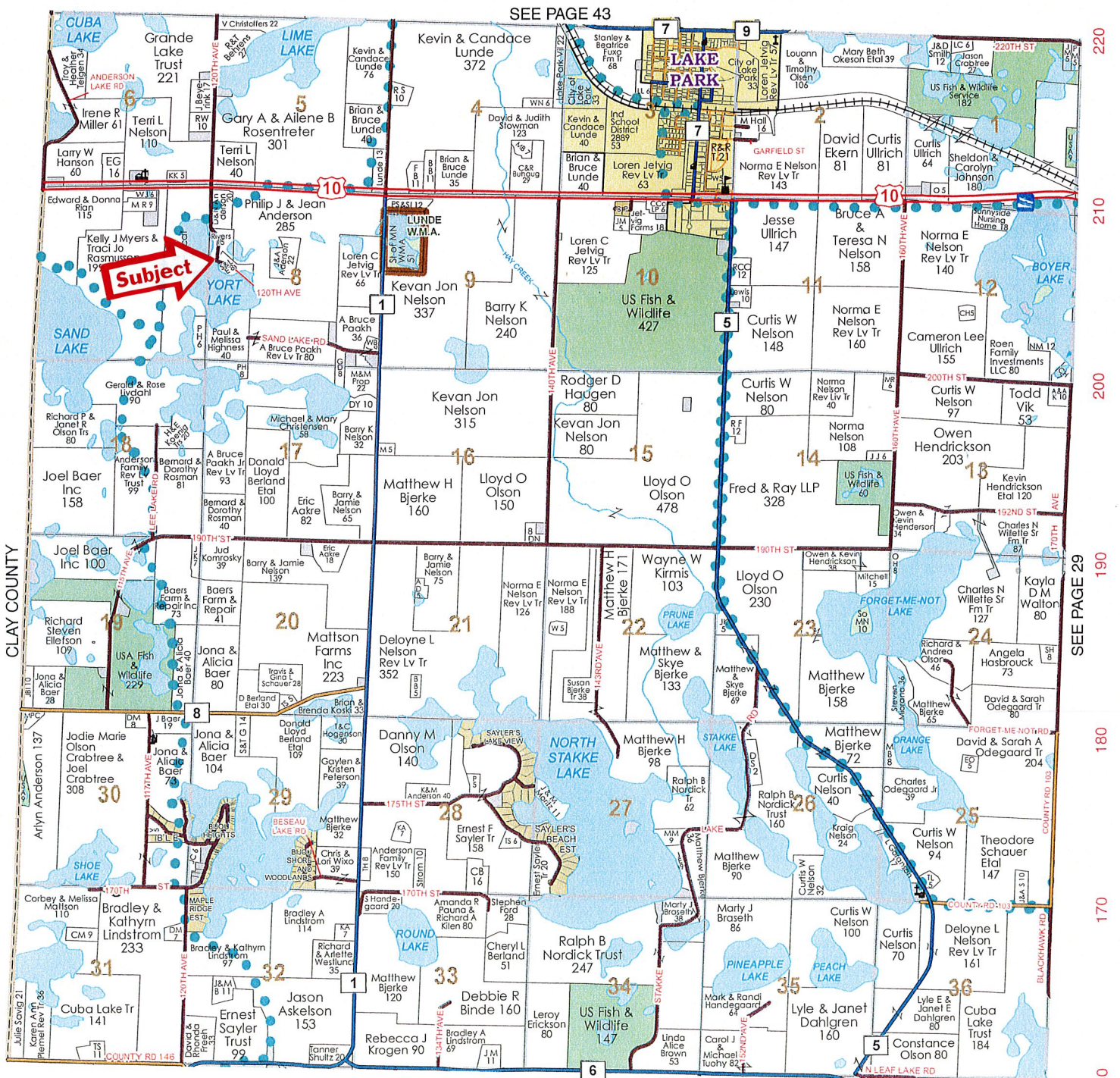
Becker Soil & Water Conservation District • 809 - 8th Street SE • 218-846-7360  
Becker County Auditor/Treasurer's Office • Courthouse, 2nd Floor • 218-846-7311  
Detroit Lakes Sport Shop • 930 Washington Avenue • 218-846-2645  
Chamber of Commerce • 700 Summit Avenue • 218-846-9202



Lake Park

Township 139N - Range 43W

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SEE PAGE 11





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November 9<sup>th</sup>, 2023 @ 6:00 P.M.

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

**APPLICANT:** Soo Pass Ranch Inc; Lake Sallie Homes, LLC    **Project Location:** TBD Lake Ridge Ln  
900 Wayzata Blvd E Suite 130    Detroit Lakes, MN 56501  
Wayzata, MN 55391

### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance for sixteen (16) dock slips for a proposed shoreland conservation subdivision.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 19.0320.000, 19.0338.002, 19.0338.001, and 19.1433.000 **Legal Land Descriptions:** Sections 16 & 17 Township 138 Range 041; 16-138-41 GOVT LOT 5. GOVT LOT 6 LESS S 34.75'. LESS 1.06AC (PT 19-321-1).; PT GOVT LOT 1; BEG AT MOST WLY COR OUTLOT A OF LAKERIDGE PLAT TH N 24.56', NW 164.85' TO LK, SWLY AL LK 100', & E 200.62' AL N LN OF OUTLOT A TO POB.; N 600 FT OF LOT 1 EX .40 AC TR.; LAKERIDGE Block 001 OUTLOT A.; Lake View Township.

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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.

*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 # 332

## Property and Owner Review

Parcel Number(s): 190320000 190338001, 190338002, 191433000

Owner: **Soo Pass Ranch Inc**

Township-S/T/R: **LAKE VIEW-16/138/041**

Mailing Address:  
**900 Wayzata Blvd E Suite# 130 Wayzata, MN 55391**

Site Address: **TBD Lake Ridge Ln Detroit Lakes, MN 56501**

Lot Recording Date:

Original Permit Nbr: **n/a**

Legal Descr: **16-138-41 GOVT LOT 5. GOVT LOT 6 LESS S 34.75'. LESS 1.06AC (PT 19-321-1).**

## 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:

**Requesting a variance for the number of slips allowed in a proposed Shoreland Conservation Subdivision**

Description of Variance Request: **Owner would like to propose a 16 unit single family residential Shoreland Conservation Subdivision (SCS) as opposed to a 14 unit lot and block subdivision. The property contains a very large bluff near the shoreline. The owner understands the potential environmental issues creating 14 lots each owning their own lakeshore and potentially creating access to the lake down the bluff for each lot. With that awareness, a SCS which places all of the homes in the second tier (more than 200 feet from the lake) and centralizes the docking on the north end of the project in a flat area outside of the bluff. Unfortunately, the current ordinance for determining the number of slips allowed for a SCS allows for a maximum of one slip for each unit in the first tier. To determine the number of units in the first tier, the bluff area must be removed from the area calculation to determine the number of units. Even though there is enough lake shore (1400') for 14 lots, after removing the bluff from the area for the density calculation, only 6.7 units would be allowed in the first tier. The owner is requesting that one slip be allowed for each home for a maximum of 16, if the SCS is application is approved.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

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?

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 lake shore southerly of this project is developed into single family residents and the applicant owns the land northerly of the proposed project.**



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

Explain: **Lake Sallie is a General Development Lake. This classification allows for the high density of residential subdivision of all of the lake classifications. The comprehensive plan identifies GD lakes as residential areas.**

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

Explain: **A residential subdivision is a reasonable use for the property as evidenced by the development on the rest of the lake. By subdividing as an SCS, impacts to the bluff and lake are minimized.**

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

Explain: **The large bluff area reduces the number of allowable slips and also makes a lot and block subdivision environmentally undesirable.**

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

Explain: **Allowing for the slips to be centralized in an appropriate area that does not contain a bluff and limiting the total number of boats to one per house preserves the character of the locality. It will also leave nearly a quarter mile of shoreline undisturbed.**













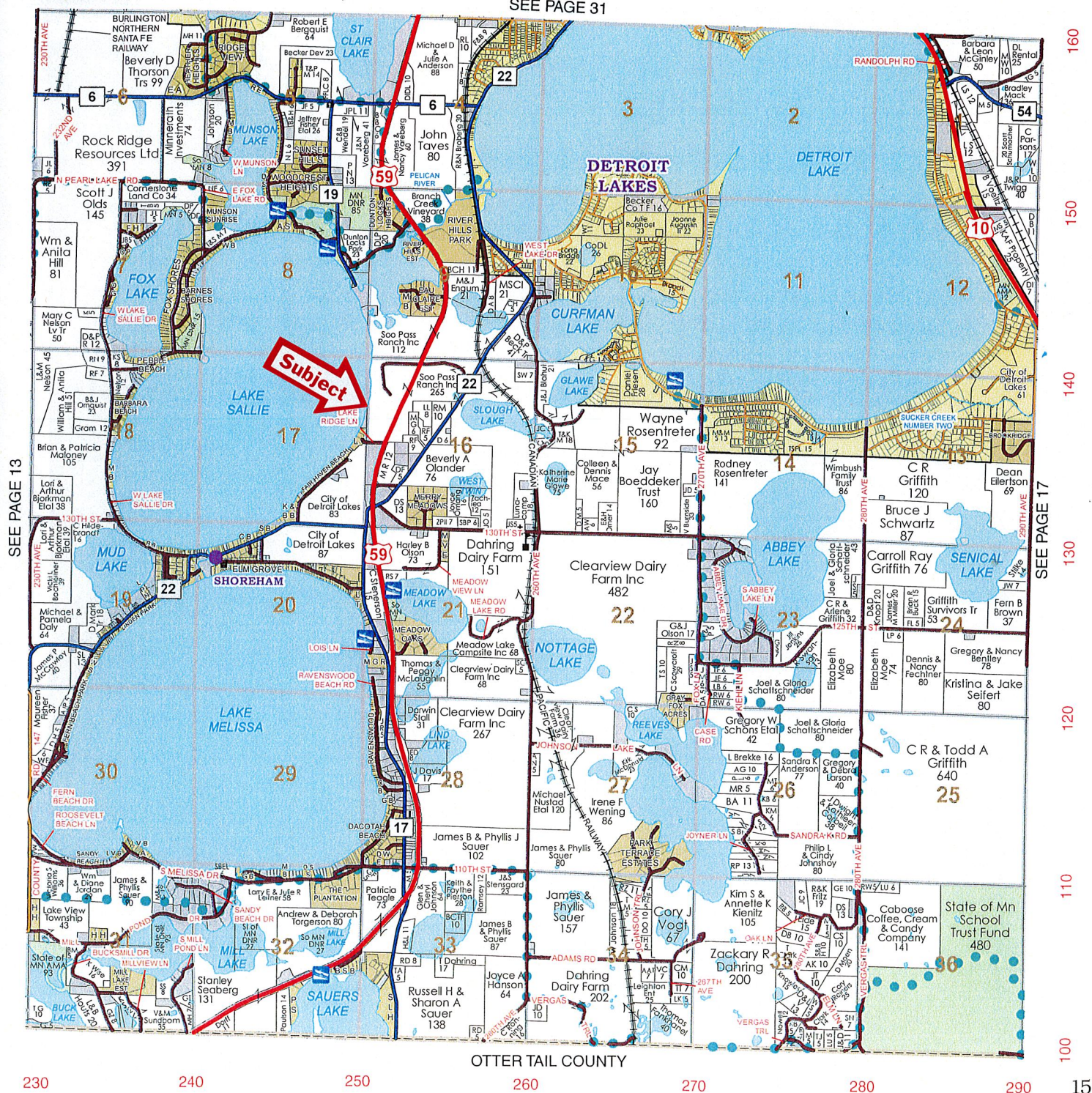
## Lake View

## 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\*\***

November 9<sup>th</sup>, 2023 @ 6:00 P.M.

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

**APPLICANT:** Casey & Carolyn Beckerleg  
606 Westminster Dr  
Moorhead, MN 56560

**Project Location:** 20808 400<sup>th</sup> Ave  
Detroit Lakes, MN 56560

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling and attached garage to be located fifty-five (55) feet from the OHW mark deviating from the required setback of one hundred feet on a Recreational Development Lake and to be located twenty (20) feet from the side property line deviating from the required setback of thirty (30) feet on a commercially zoned lot located next to a different zoning district all due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 15.0139.000 **Legal Land Description:** Section 12 Township 139 Range 039; PT LOT 2; BEG 486.39' W OF NE COR TH SW 691.97', S 132.70', W 162.45' TO LK, N AL LK & E 330.42' TO BEG; 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:

#### 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 # 331

## Property and Owner Review

Parcel Number(s): **150139000**

Owner: **Casey & Carolyn Beckerleg**

Township-S/T/R: **HEIGHT OF LAND-12/139/039**

Mailing Address:  
**606 Westminster Dr**

Site Address: **Moorhead, MN 56560**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2023-179229**

Legal Descr: **PT LOT 2; BEG 486.39' W OF NE COR TH SW 691.97', S 132.70', W 162.45' TO LK, N AL LK & E 330.42' 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:

**We are applying for a variance due to the small level area to build on the lot. We have a long narrow tear drop shape lot and there is not enough room to build 100 ft back**

Description of Variance Request: **We are applying for a variance due to the small level area to build on the lot. We have a long narrow tear drop shape lot and there is not enough room to build 100 ft back**

**Request a variance for a dwelling and attached garage to be located 55 ft from the OHW and to be located 20' from the side property line.**

OHW Setback: **55**

Side Lot Line Setback: **20**

Rear Setback (non-lake): **40**

Bluff Setback:

Road Setback: **600**

Road Type: **Township**

Existing Imp. Surface Coverage: **9.22**

Proposed Imp. Surface Coverage: **10.74**

Existing Structure Sq Ft: **1176 sq ft**

Proposed Structure Sq Ft: **3028 sq ft**

Existing Structure Height: **15**

Proposed Structure Height: **17**

Existing Basement Sq Ft: **Yes 10x10**

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: **Yes, our proposed set back is in line with many other dwellings on this lake**

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

Explain: **Yes, we are trying to keep maximum set back and remain affordable**

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

Explain: **Yes, we will be as far or farther back from OHW mark than current structure**

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

Explain: **We have a unique shaped lot with little reasonable area to build**

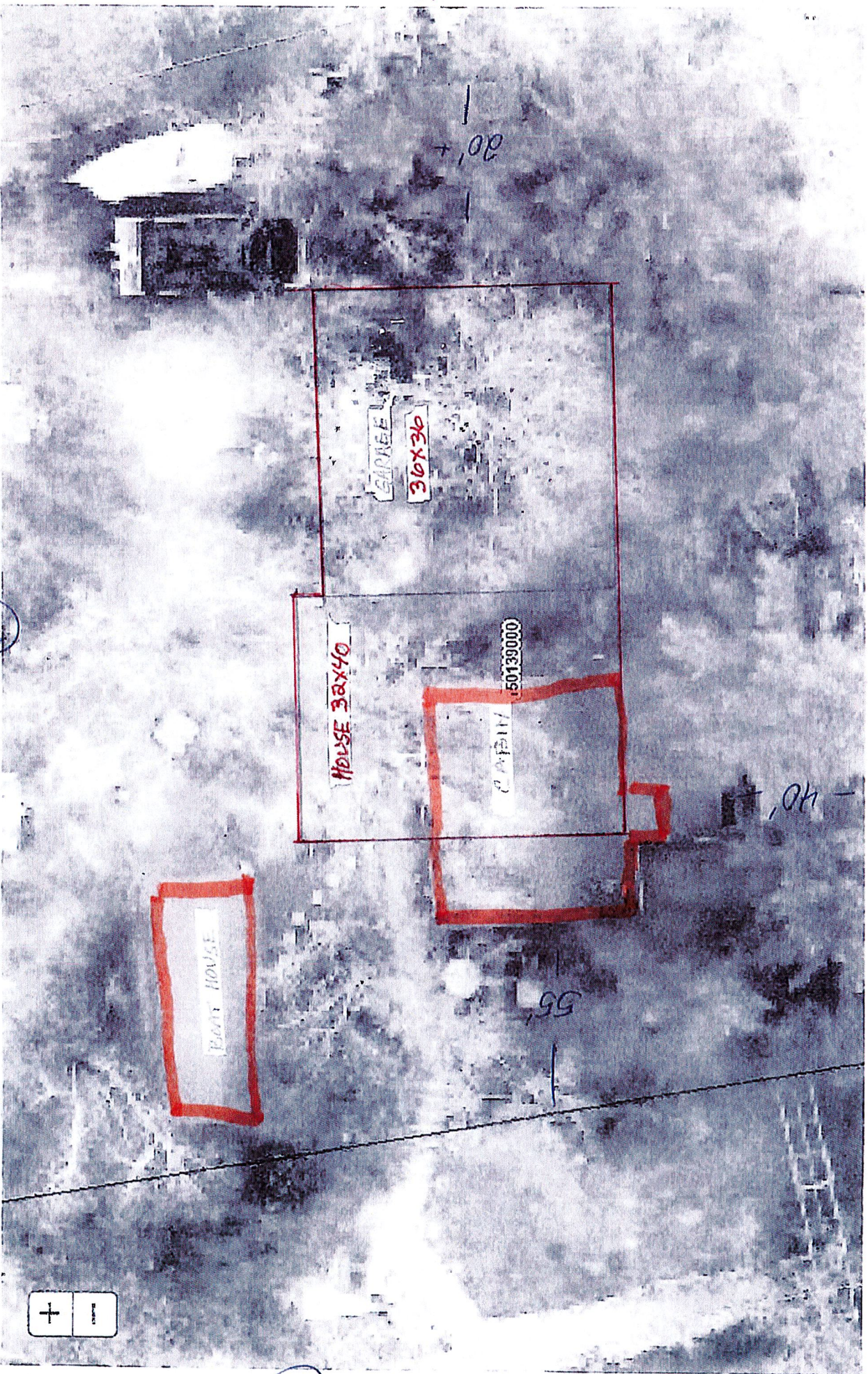
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **We currently have a log cabin and plan to replace it with a dwelling that will continue to blend with**



the environment.









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

