



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****

February 8, 2024 @ 6:00 P.M.

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

APPLICANT: Rustin L & Jodi L Summers
16307 Sugar Island Rd
Audubon, MN 56511

Project Location: 16307 Sugar Island Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to add a deck onto an existing dwelling to be located sixty-four (64) 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: 02.0332.000 **Legal Land Description:** Section 32 Township 139 Range 042 SUGAR ISLAND NLY 5 FT OF LOT 11; & LOT 12; Audubon 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 # 334

Property and Owner Review

Parcel Number(s): **020332000**

Owner: **Rustin L & Jodi L Summers**

Township-S/T/R: **AUDUBON-32/139/042**

Mailing Address:
16307 Sugar Island Rd Audubon MN 56511

Site Address: **16307 Sugar Island Rd Audubon MN 56511**

Lot Recording Date:

Original Permit Nbr: **2023-186063**

Legal Descr: **SUGAR ISLAND|NLY 5 FT OF LOT 11; & LOT 12**

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: **Trying to add a deck where there was a landing and stairway from one level to ground. The deck will not stick out farther than the original stairs did before they were torn down due to rot and siding replacement.**

OHW Setback: **64'**

Side Lot Line Setback: **12**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **none**

Proposed Imp. Surface Coverage: **128 sf**

Existing Structure Sq Ft: **2300**

Proposed Structure Sq Ft: **144**

Existing Structure Height: **20'**

Proposed Structure Height: **10'**

Existing Basement Sq Ft: **yes-- 1300 SF**

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

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: **The deck will not be any closer to the lake than the stairs were before the stairs were removed.**

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

Explain: **I do not know for sure**

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

Explain: **Just replacing steps and adding area to landing from upper floor.**

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

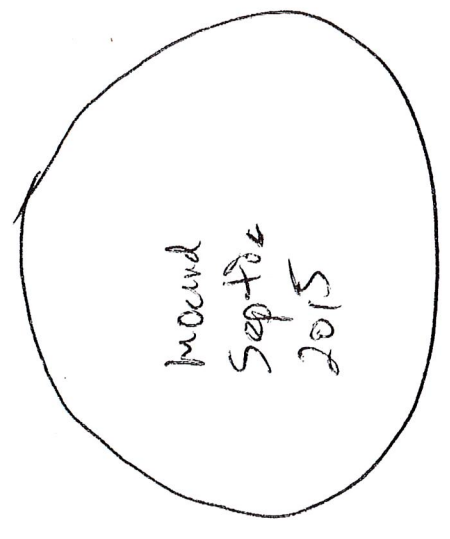
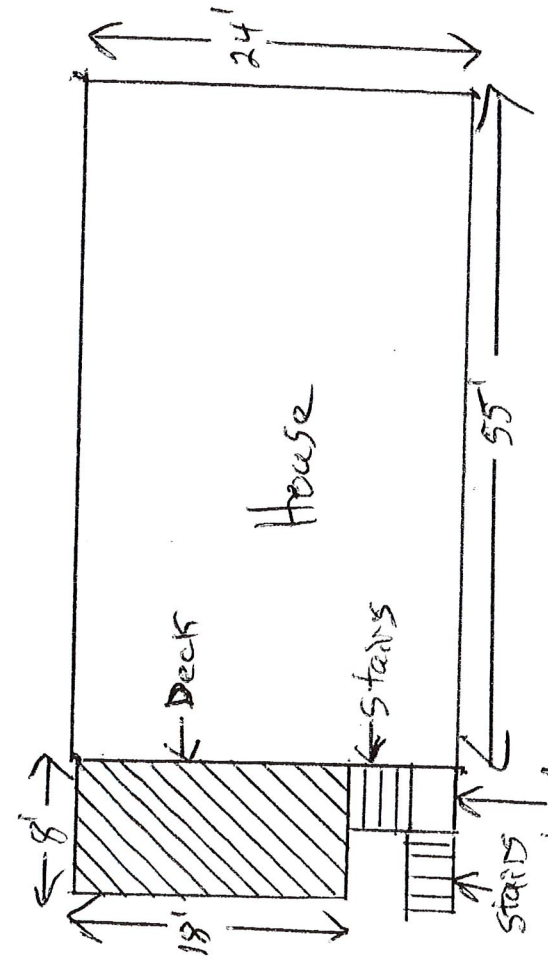
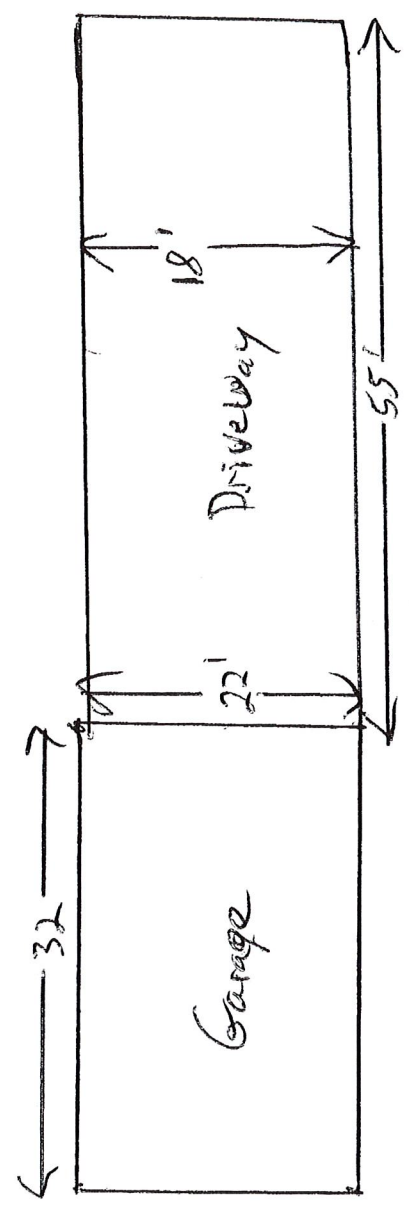
Explain: **None**

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

Explain: **We are essentially just making the landing larger.**

Dimensions 16'50" up to land fill
 Addition, up to 56'5"

Plot + Proposed Deck Addition



Deck will be
 No closer than
 old stairs we
 to Lake.

Note: Landing and Stairs were torn down due to rot and Siding Replacement - to Lake.

Water

Set
Back

70'

72'

68'

Deck

Anderson

16307
Sugar Island Rd
Aulicaban
Summers

Zenker



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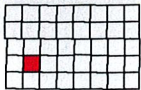
Becker County



Date: 1/17/2024

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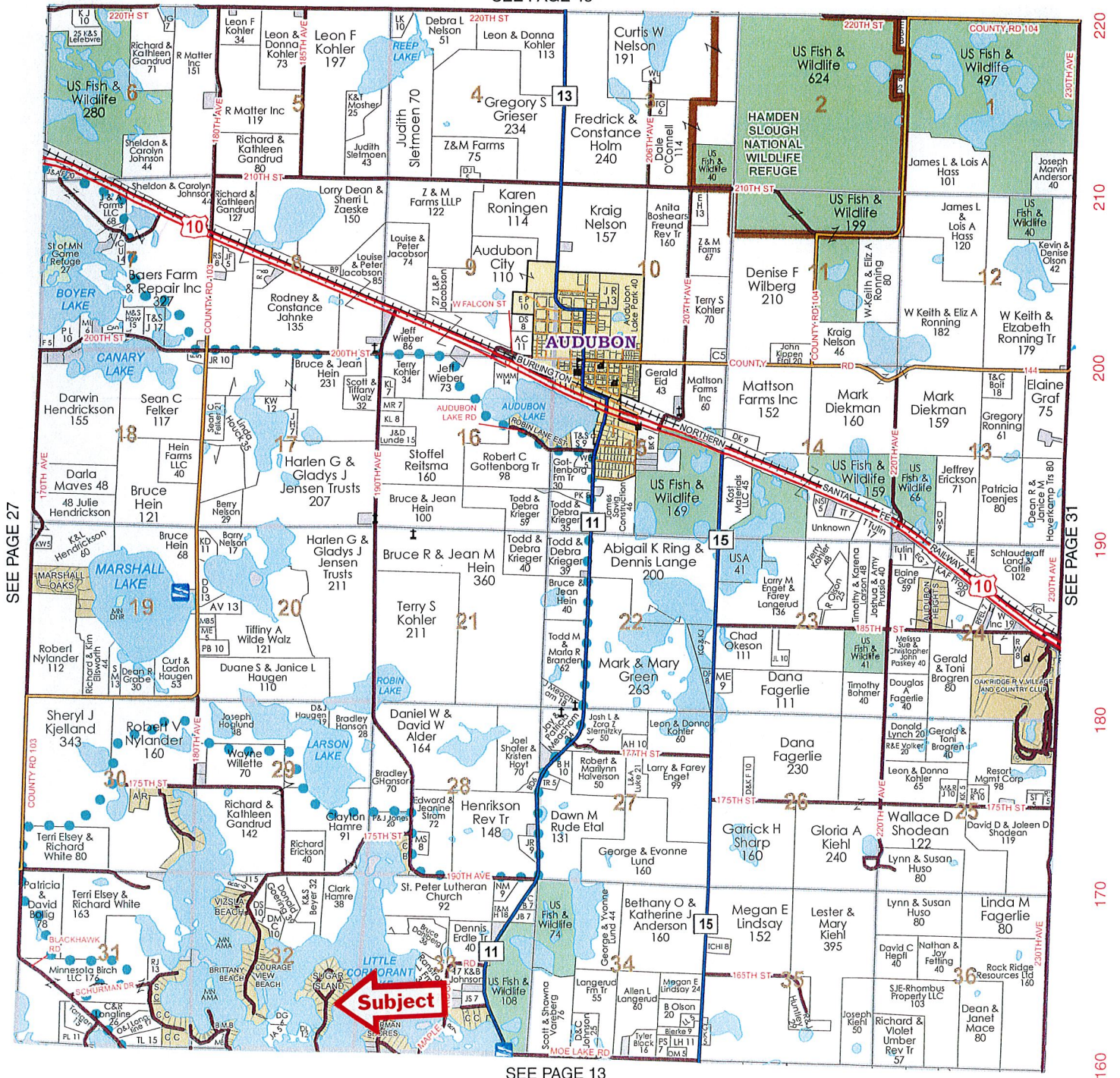


Audubon

Township 139N - Range 42W

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SEE PAGE 45



SEE PAGE 13



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****

February 8, 2024 @ 6:00 P.M.

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

APPLICANT: Mark & Colleen Dubord
5420 12 St S
Fargo, ND 58104

Project Location: 20662 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to replace a concrete patio with a pervious deck to be located thirty-eight (38) feet from the Ordinary High Water (OHW) mark and to construct an addition onto an existing dwelling with the addition to be located fifty-two (52) feet from the OHW; both 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: 17.0749.000 **Legal Land Description:** Section 27 Township 138 Range 042 ISTHMUS BEACH 138 42 Block 002 LOT 2; 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:

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 # 335

Property and Owner Review

Parcel Number(s): **170749000**

Owner: **Mark & Colleen Dubord**

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

Mailing Address:
5420 12 St S Fargo, ND 58104

Site Address: **20662 Co Hwy 22, Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2024-208153**

Legal Descr: **Block 002 of ISTHMUS BEACH 138 42|LOT 2**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Requesting a variance to replace a concrete patio with a pervious deck to be located at thirty-eight (38) feet from the Ordinary High Water (OHW) mark and to construct an addition onto the existing house with the addition to be located at fifty-two (52) feet from the OHW, both deviating from the required setback of one hundred (100) feet on a Recreational Development (RD) lake due to setback issues and lot size.**

OHW Setback: **38' to proposed deck and 52' to proposed addition**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **22.1%**

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

Existing Structure Sq Ft: **688sf**

Proposed Structure Sq Ft: **640sf addition + 688sf=1,328sf**

Existing Structure Height: **14'**

Proposed Structure Height: **20'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

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 setback from the OHW for the proposed deck or addition because of the placement of the existing house. Also, the "setback averaging" rule did not work out for us.**

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

Explain: **The 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 small, additional living space is greatly needed. To achieve this we are**

proposing to remove the concrete patio and replace it with a pervious deck, remove some sidewalks and a portion of the asphalt driveway which will allow us to remain under the 25% lot coverage rule. These proposed projects will not cause any interference with the neighbor'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 cabin from the fifties doesn't allow us to meet the required setbacks from the OHW.**

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

Explain: **This property is located in a residential neighborhood and if approved, the addition and decks will not change that use at all.**

17.0749.000

Maud Lake

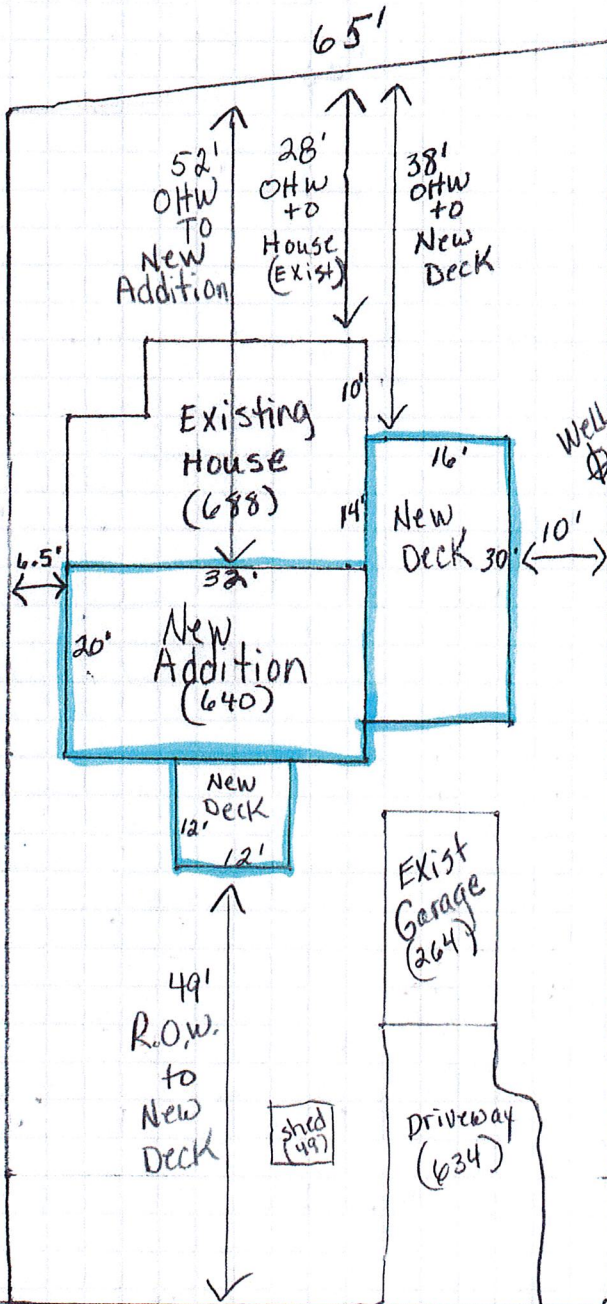
Mark & Colleen
Dubond
20662 CO Hwy 22
D.L.

LOT SIZE = 9,159 SF.

Existing House 688
Proposed Addition 640
Detached Garage 264
Shed 49
Drive way 634

2,275

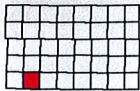
24.8%



Co. Hwy. 22



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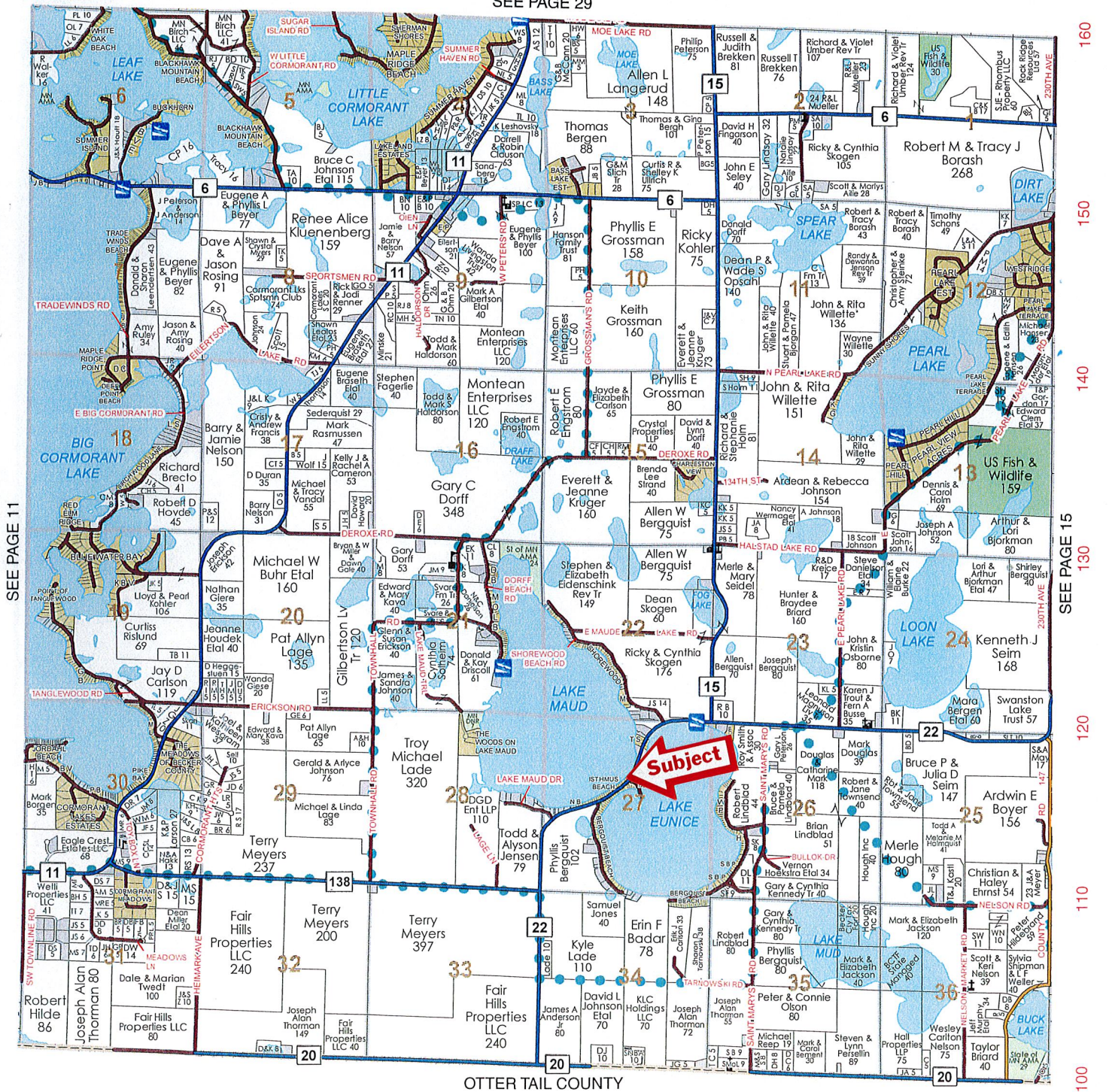


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

February 8th, 2024 @ 6:00 P.M.

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

APPLICANT: Thomas S & Beverly A Foltz
1808 Heritage Dr
Detroit Lakes, MN 56501

Project Location: 27241 Chippewa Shore Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request to amend variance recorded document number 460190 for garage door placement.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 16.0334.000 & 16.0335.000 **Legal Land Descriptions:** Section 06 Township 140 Range 040; CHIPPEWA SHORES 1ST 6-140-40 LOT 23 CHIPPEWA SHRS 1ST. PT GOVT LOT 8, 9. PT SEC 7 NW1/4 NE1/4: BEG SW COR CHIPPEWA SHRS, N 253.91', NWLY 1963.42', S 42.3', SELY 1925.65', S 323.85', E 33.14', N 97.69' TO POB. LESS .96AC (TRACTS A3-A17). & CHIPPEWA SHORES 1ST LOT 24; Holmesville Township.

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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.

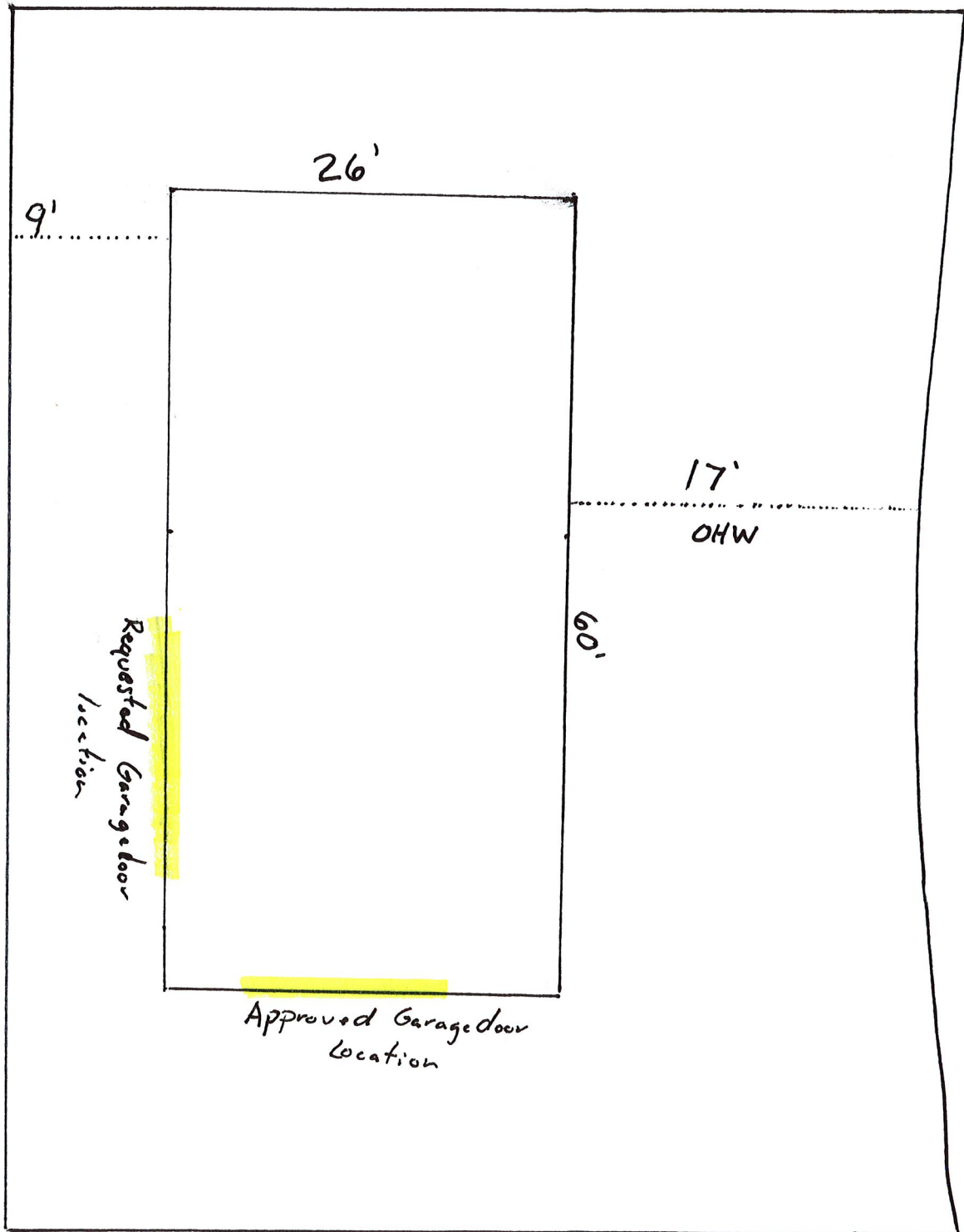
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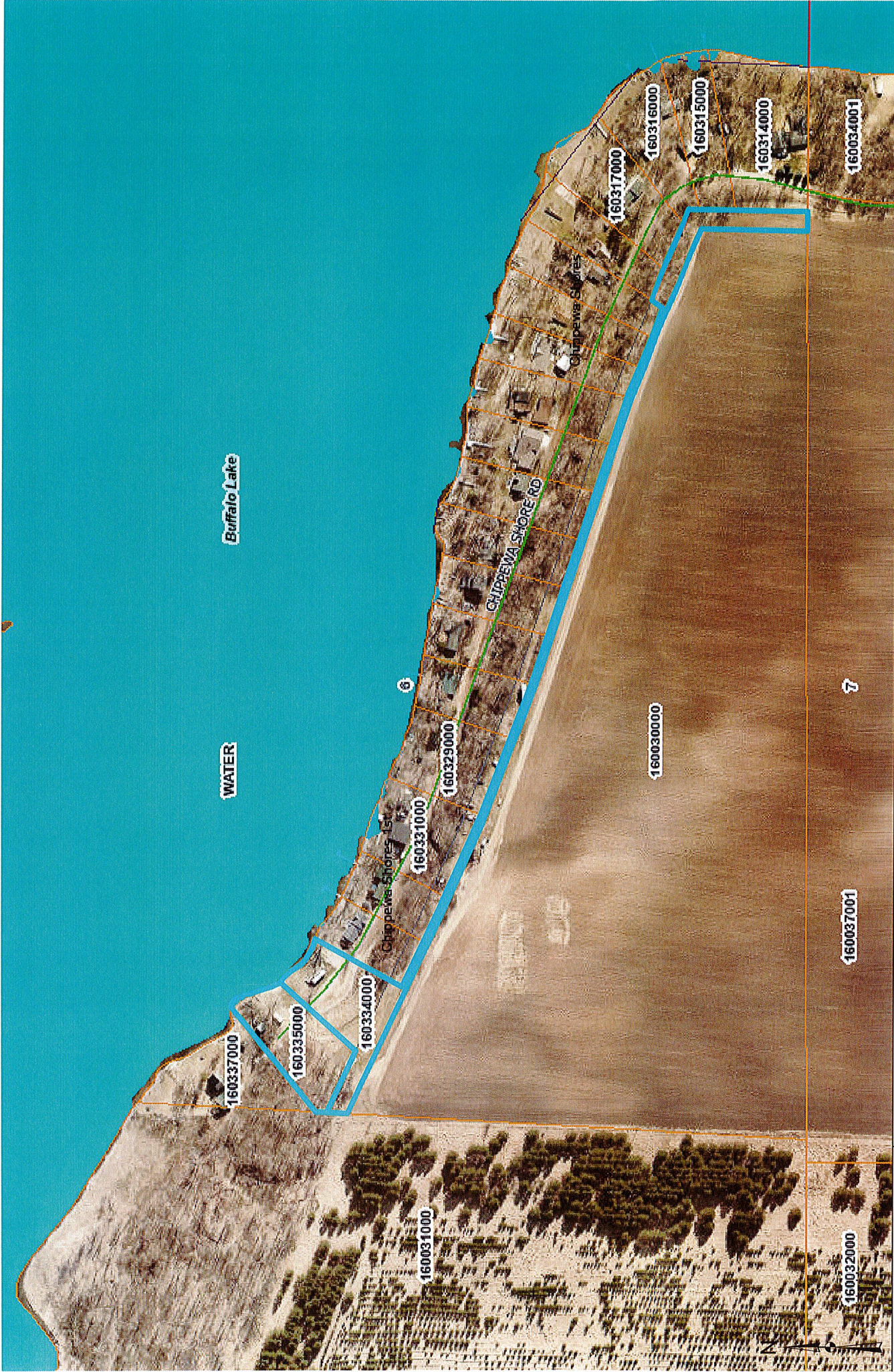
BECKER COUNTY RECORDER-STATE OF MN
Document No. 460190
Date JUN 2 2000 / 10:28 AM
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M. M. Martinson
County Recorder *Dr* Dpty.
16.0334.00
16.0335

✓chg
paid
well
non / std
extra

NA

Chippewa Shores RD





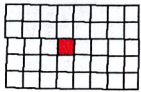
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1-4,514

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

Date: 1/22/2024

Becker County



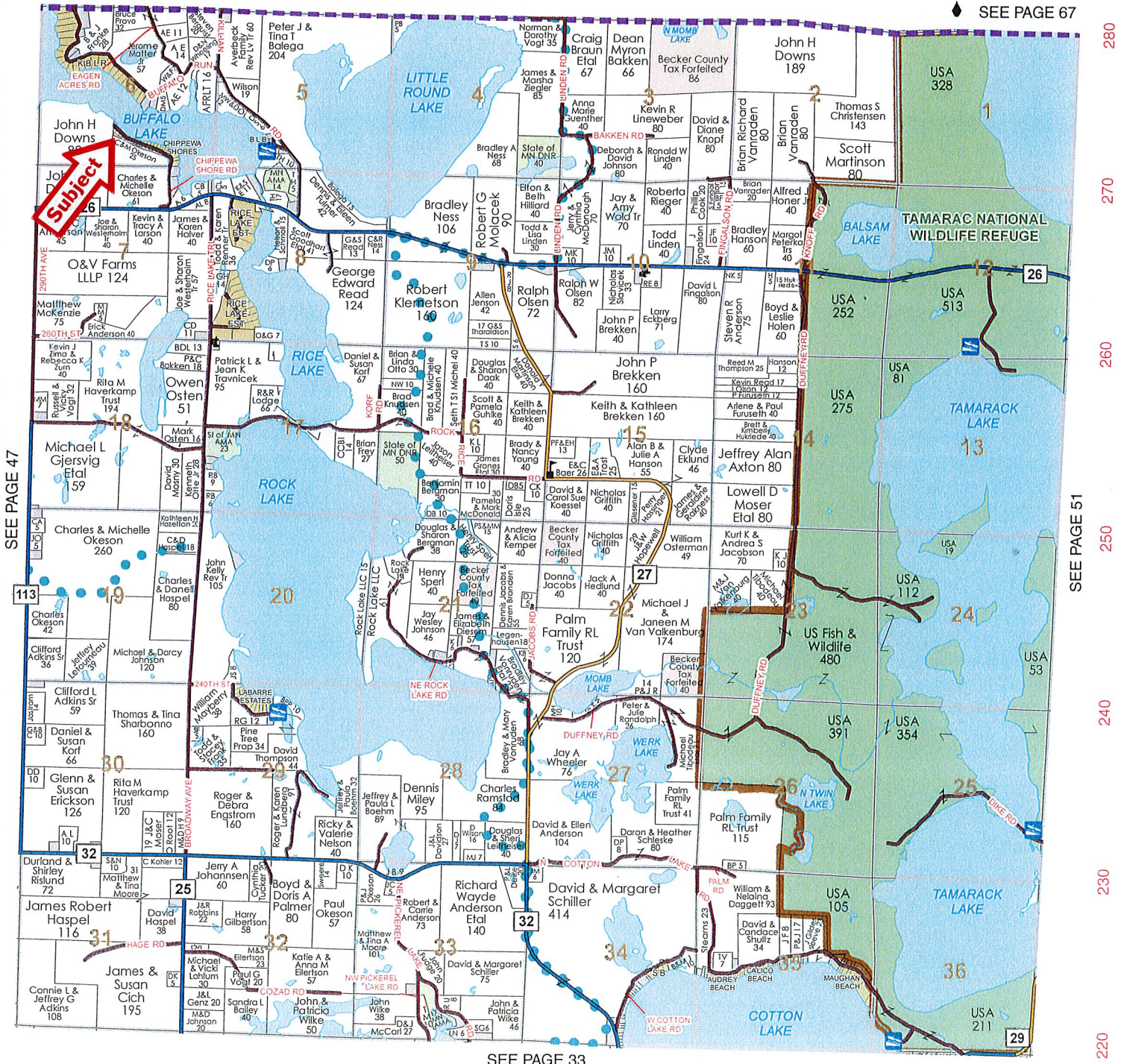
Holmesville

Township 140N - Range 40W

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SEE PAGE 65

SEE PAGE 67





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

February 8, 2024 @ 6:00 P.M.

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

APPLICANT: Paul Bakken
31166 State Hwy 33
Detroit Lakes, MN 56501

Project Location: 18462 315th Ave
Detroit Lakes, MN 56501

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: 10.0322.004 **Legal Land Description:** Section 21 Township 139 Range 040 21-139-40 PT SE1/4 NW1/4, PT SW1/4 NE1/4: COMM E QTR COR SEC 21, W 1946.27' TO POB; N 1317.7', W 2082.96', S 1318.87', E 465.94', N 210', E 880', S 210', E 738.84' TO POB. TRACT A. Erie Township

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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 # 339

Property and Owner Review

Parcel Number(s): **100322004**

Owner: **Paul Bakken**

Township-S/T/R: **ERIE-21/139/040**

Mailing Address:
31166 State Highway 33 Detroit Lakes, MN 56501

Site Address: **18462 315th Ave Detroit Lakes MN 56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: -

Legal Descr: **21-139-40 PT SE1/4 NW1/4, PT SW1/4 NE1/4: COMM E QTR COR SEC 21, W 1946.27' TO POB; N 1317.7', W 2082.96', S 1318.87', E 465.94', N 210', E 880', S 210', E 738.84' 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: **Request a variance to allow an existing 33' private easement to serve more than two tracts of land.**

OHW Setback: **N/A**

Side Lot Line Setback: **N/A**

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **N/A**

Road Type: **Township**

Existing Imp. Surface Coverage: **N/a**

Proposed Imp. Surface Coverage: **N/A**

Existing Structure Sq Ft: **N/A**

Proposed Structure Sq Ft: **N/A**

Existing Structure Height: **N/A**

Proposed Structure Height: **N/A**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

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: **Property is located at a dead end. Property is primarily used for hunting/recreation with no intent of having any type of housing development which would require a bigger road corridor.**

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

Explain: **Property will be used in a recreational manner.**

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

Explain: **Land use is consistent with adjacent uses.**

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

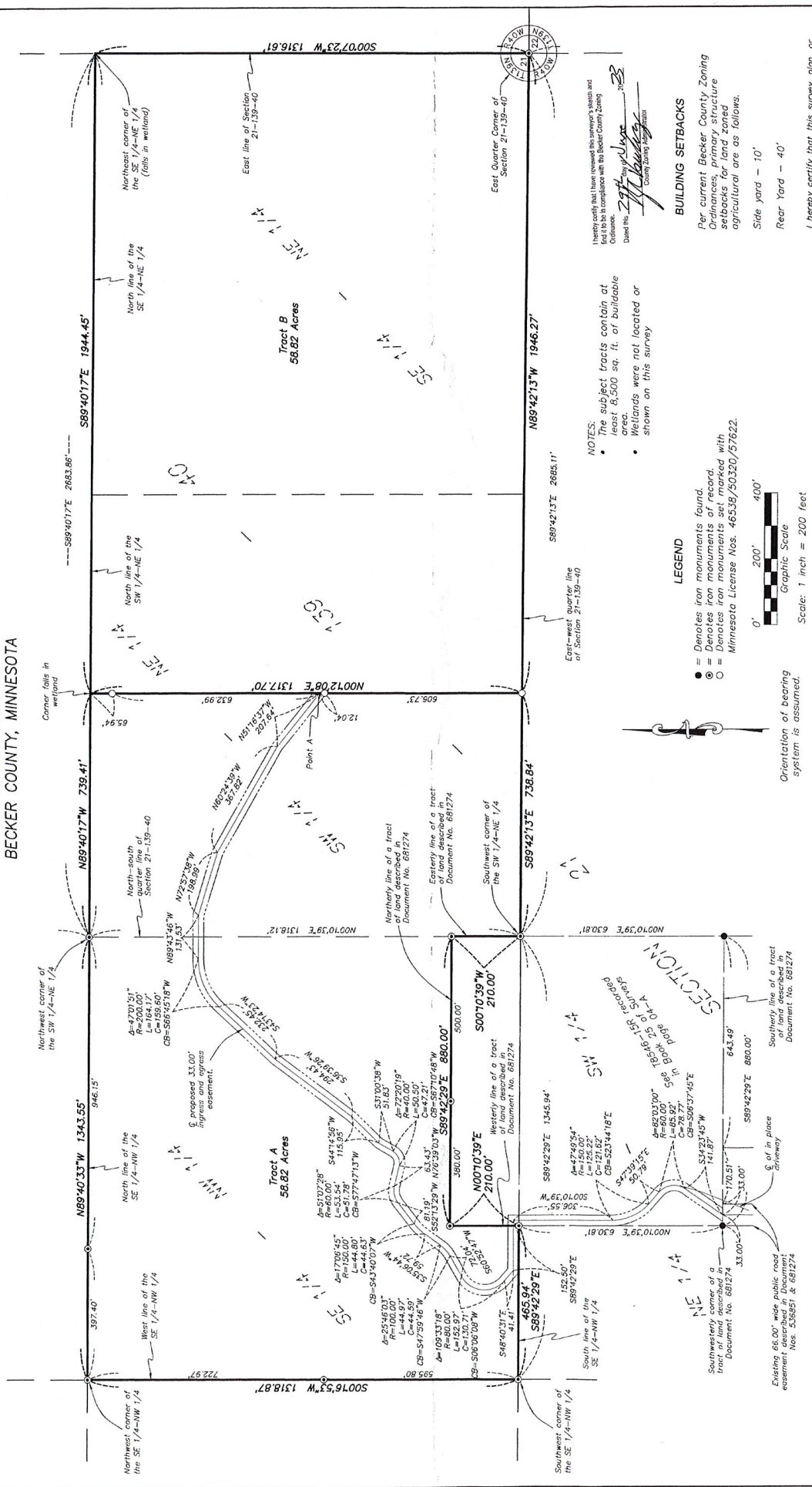
Explain: **Property is restricted by the existing size of the private easement.**

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

Explain: **Property will remain in the current state with a subdivision occurring for the separation of an existing building from the remaining hunting property.**

CERTIFICATE OF SURVEY

IN THE SE 1/4-NW 1/4
AND THE SW 1/4-NE 1/4
AND THE SE 1/4-NE 1/4
SECTION 21-139-40
BECKER COUNTY, MINNESOTA



SURVEY DISCLAIMER:
This map was prepared without the benefit of either a title commitment, or an opinion of title, or an abstract of title, or an abstract of the parcel for easements of record, or representations regarding information shown herein pertaining to easements, reservations, or other interests in the land. The undersigned surveyor has not made a search of the public records for any titles, deeds, easements, reservations, rights of way, setback lines, or other interests in the land. The use of the County website is by no means to be construed as a proper or thorough investigation of the public records as would be accomplished by an abstract of title and/or an opinion of title by an attorney at law. The surveyor makes no representation as to the status of title or easements on the property described herein.

NOTES:
• The subject tracts contain at least 8,500 sq. ft. of buildable area.
• Wetlands were not located or shown on this survey.

LEGEND
• = Denotes iron monuments found.
• = Denotes iron monuments of record.
• = Denotes iron monuments set marked with Minnesota License Nos. 46538/50320/57622.

BUILDING SETBACKS
Per current Becker County Zoning Ordinances, primary structure setbacks for land zoned agricultural are as follows:
Side yard - 10'
Rear Yard - 40'

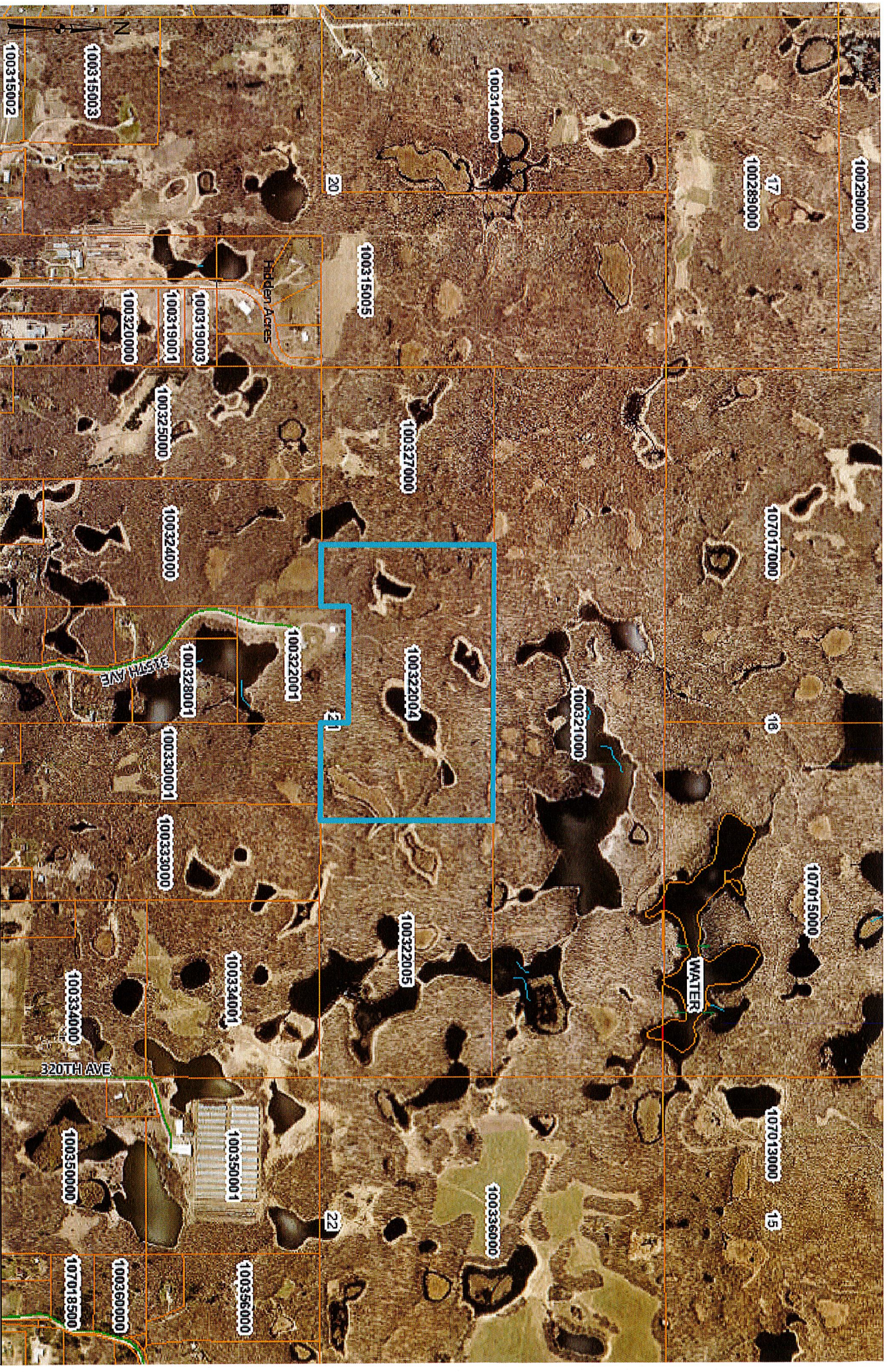
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Scott R. Walz
Signature: *[Signature]*
Date: June 6, 2023
License # 50320

DRAWING NUMBER: 10347-15

COMP FILE:	21SECTION_2021(CC)
S/T/RE:	21/139/40
DWG FILE:	21BARKEN_LOS
COMP BY:	JSL
DRAWN BY:	JSL

CLIENT:
PAUL BARKEN
31166 STATE HIGHWAY 34
DETROIT LAKES, MN 56001
www.meadowlandsurveying.com
218-847-4289

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56001
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com



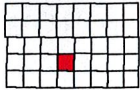
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Date: 1/22/2024

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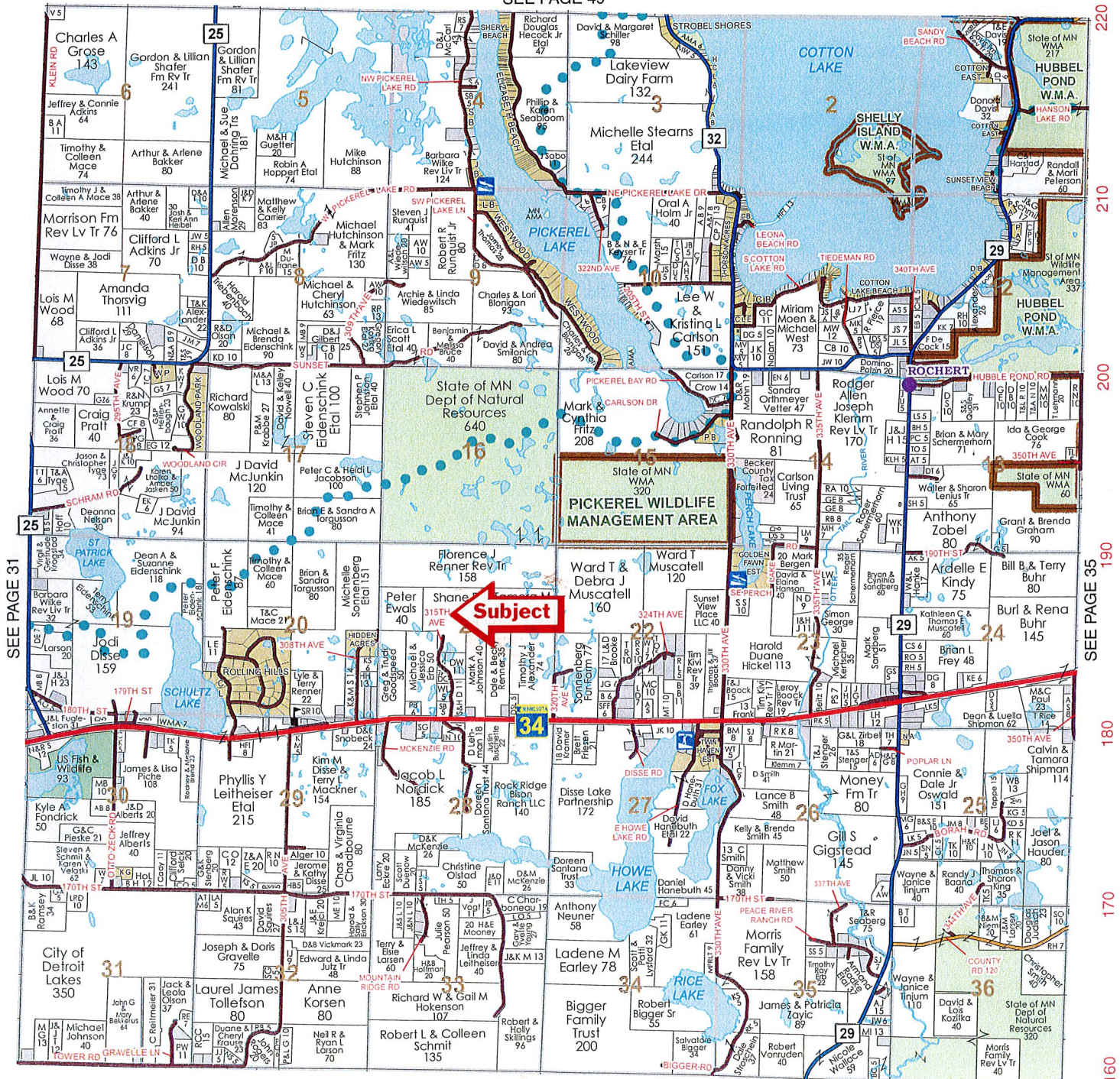


Erie

Township 139N - Range 40W

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SEE PAGE 49





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****

February 8th, 2024 @ 6:00 P.M.

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

APPLICANT: Scott J Olds
14680 W Lake Sallie Dr
Detroit Lakes, MN 56501

Project Location: TBD Maple Ridge Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached structure to be located ten (10) feet from the Right-of-Way (ROW) of a township road deviating from the required setback of twenty (20) feet and to be located ten (10) feet from the rear property line deviating from the required setback of twenty (20) feet all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.0975.000 & 17.0976.000 **Legal Land Descriptions:** Section 04 Township 138 Range 042; MAPLE RIDGE BCH 2ND LOTS 17 AND 18 & MAPLE RIDGE BCH 2ND 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:

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 # 337

Property and Owner Review

Parcel Number(s): **170975000 170976000**

Owner: **Scott J olds**

Township-S/T/R: **LAKE EUNICE-04/138/042**

Mailing Address:
14680 W Lake Sallie Dr Detroit Lakes MN 56501

Site Address: **TBD Maple Ridge Rd Audubon MN 56511**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **2024-2887**

Legal Descr: **MAPLE RIDGE BCH 2ND|LOTS 17 AND 18**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Lot depth is shallow.

Description of Variance Request: **Request to be 10' from both rear property line and township ROW**

OHW Setback: **N/A**

Side Lot Line Setback: **N/A**

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

Bluff Setback: **N/A**

Road Setback: **10**

Road Type: **Township**

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **25**

Existing Structure Sq Ft: **N/A**

Proposed Structure Sq Ft: **2400**

Existing Structure Height: **N/A**

Proposed Structure Height: **30**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **The variance will allow a lot of record to be used as a buildable lot, while conforming to all other requirements outside of the request.**

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

Explain: **The request is located in a populated shoreland area.**

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

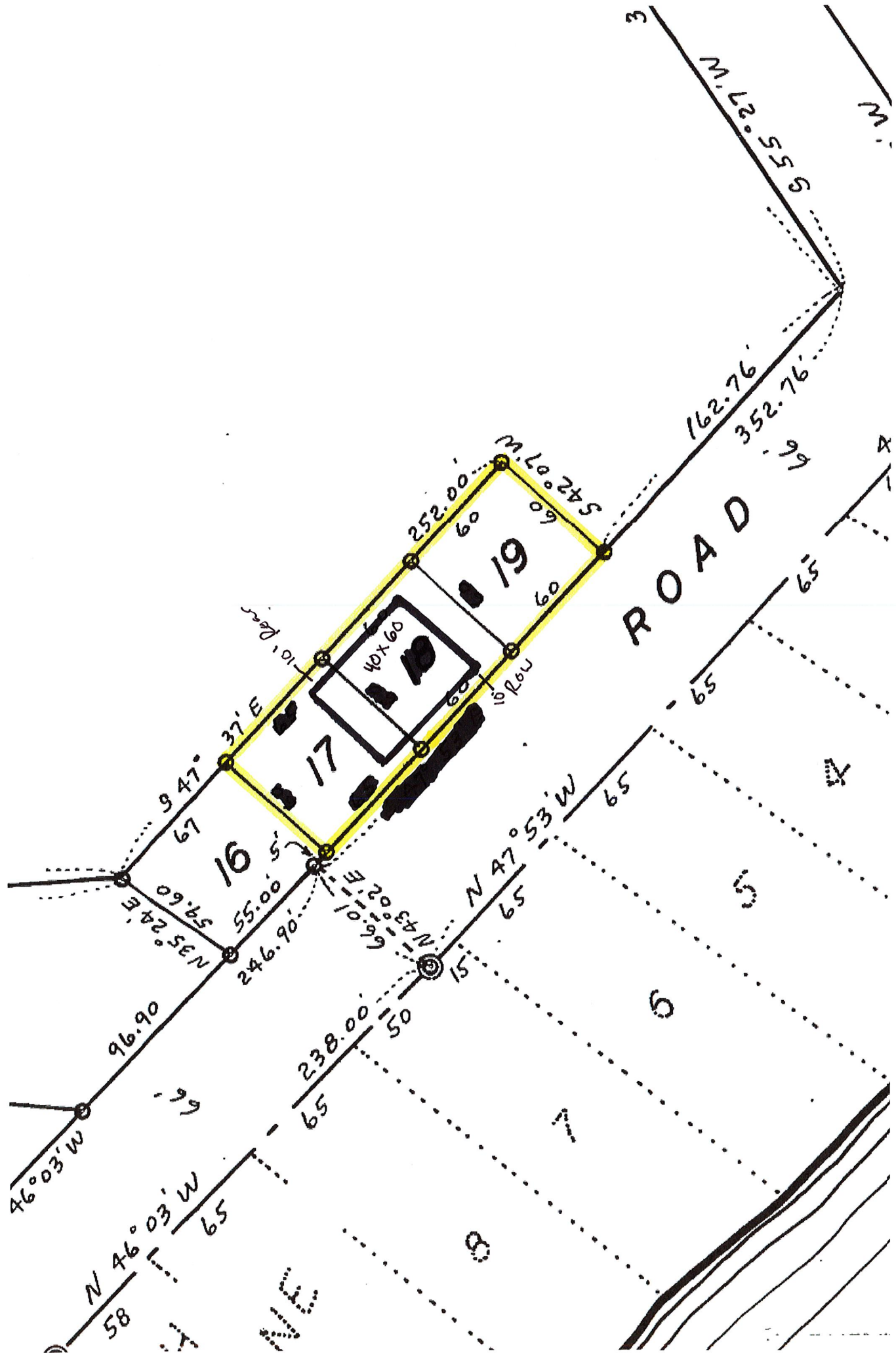
Explain: **The request is consistent with similar land use in the area and is residential in nature.**

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

Explain: **The lots are substandard in size and very narrow in shape.**

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

Explain: **There are multiple detached storage structures in the vicinity of the request with some having non-conforming existing setbacks.**





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1:1,128

Date: 1/22/2024

Becker County



TOURISM • FORESTRY • AGRICULTURE • INDUSTRY

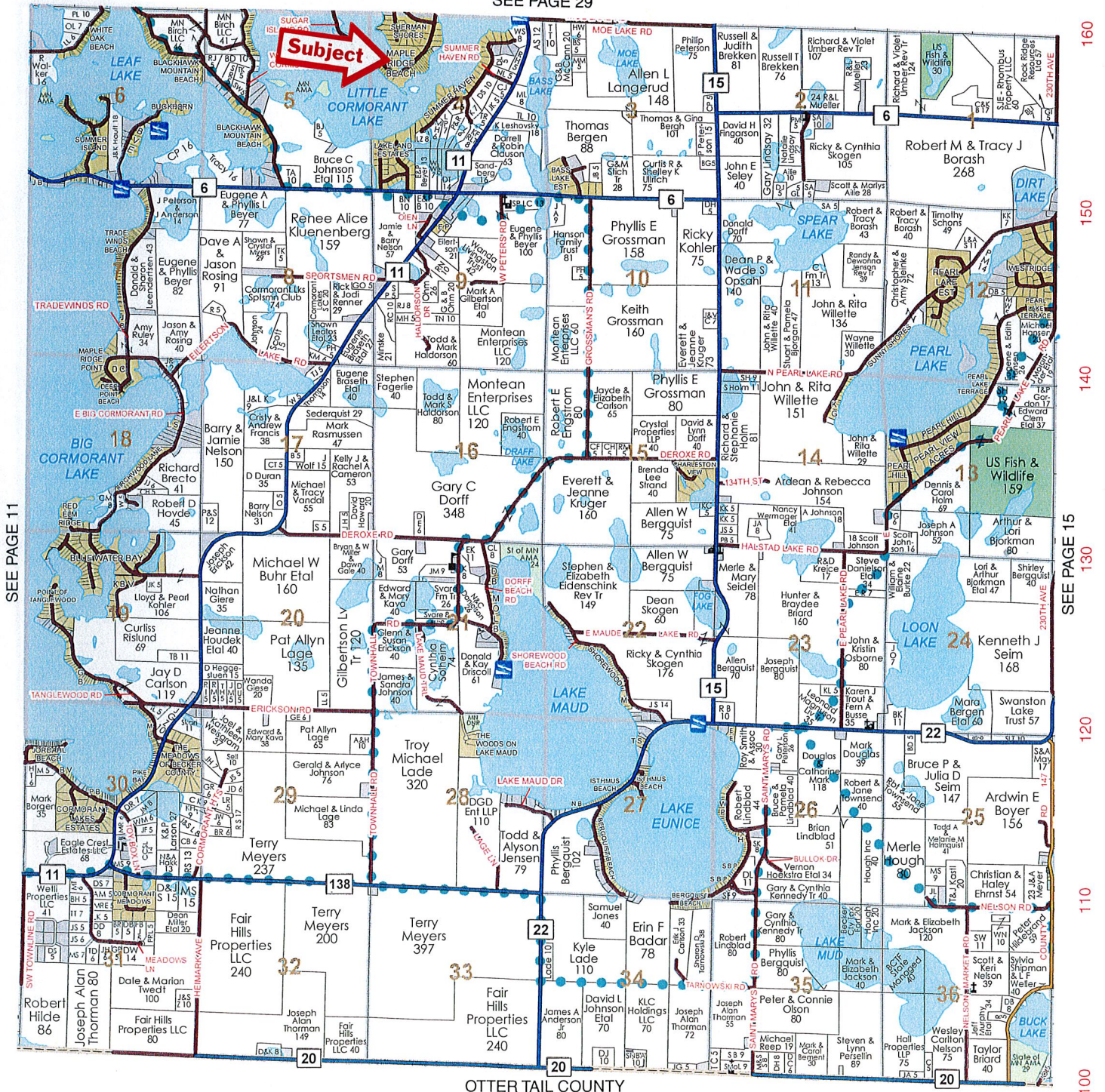


Lake Eunice

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 ~ Fax: 218-846-7266

January 23, 2024

Scott J Olds
14680 W Lake Sallie Dr
Detroit Lakes, MN 56501

COPY

To whom it may concern,

Your application for a variance has been scheduled for Public Hearing.

You may appear before the Becker County Board of Adjustment in person, by agent, or by attorney on the merits of your application **February 8th, 2024 at 6:00 p.m.**, in the 1st Floor Commissioners Room of the Becker County Courthouse, Detroit Lakes, MN.

The Board will begin its tour on **February 1st, 2024, starting at 8:00 am** in the Zoning Conference Room. Please make sure your project has been well marked. The Board has the authority to table or deny an application for lack of information, such as not being able to determine the location of the project.

***BE ADVISED THAT IF YOUR PROJECT AREA IS NOT
STAKED OUT PRIOR TO THE BOARD OF ADJUSTMENT
INFORMATIONAL TOUR YOUR VARIANCE APPLICATION
WILL BE REMOVED FROM THE HEARING AGENDA.
APPLICATION FEES ARE NOT REFUNDABLE!***

The following fees must be paid before the Hearing date:

Variance Application Fee	\$200.00
Cormorant Surcharge	
Fine	\$0.00
Recording Fee	\$46.00
Notification Fee	\$0.00
(Minimum Fee)	\$80.00
Total Amount Due Zoning	\$280.00
Total Amount Due Recorder	\$46.00
Amount Prepaid	\$0.00
Balance Due Zoning	\$280.00
Balance Due Recorder	\$46.00

A check may be made payable to **"Becker County Zoning"** for the Zoning Fees; to **"Becker County Recorder"** for the recording fees and submitted to the address on the letterhead. ****Please Note: If application is approved there will be a separate fee for other Permits before construction begins. Thank you.**

Sincerely,

Becker County Planning & Zoning

BOA Government List of Notification for Hearings

Applicant's Name Scott J Olds
 Parcel Number 17.0975.000 3 19.0976.000

Notification List	Notification Count
TWP (Mail) (5 / 1 if in Lk Eunice*/4 if in Lake View**)	1
DNR (Email) rodger.hemphill@state.mn.us	EMAIL
COLA (Email) david.m.oberlander@gmail.com	EMAIL
County Highway (Email) jdolson@co.becker.mn.us	EMAIL
Watershed District (Pelican***/Cormorant) (Mail)	—
Board of Adjustment (Mail)	7
Lake Association (Mail)	—
Soil & Water (If cattails on Plat) (Email) Bryan/Brandon/Claire	EMAIL
City (If within 2 miles) (Mail)	—
US F&WS (If on buffer zone) (Mail)	—
MNDOT (Mail)	—
Tribal Office (If on Reservation) (Mail)	—
Commissioners and Office Staff (5 +3) No Charge 5 Comm, 1 Co Admin, Admin Sect, P&Z Admin (Email)	(8) Do not count in totals
# of Property Landowners (Mail)	16
# of Govt Notifications (add up all above - (Do not include Commissioners and Office Staff)	+ 8
Outcome letter to DNR only (Mail)	+ 1
TOTAL # of notifications	= 25
	X 2
Total Dollar amount owed for notification	= 80 min

Eunice

Date Notices Mailed _____

Date Notice sent to Newspaper _____

* Lake Eunice; only send 1 packet to: Lake Eunice Twp, 12708 Town Hall Rd, Audubon, MN 56511

** Lake View: Don't send packet to Treasurer

*** Pelican Watershed wants a packet mailed as well as emailed to: prwdpermit@arvig.net,
prwdinfo@arvig.net, tera.guetter@arvig.net

Var - 200
 Not - 80
 280

Rec - 44

Parcel Number	Owner Name	Owner Address	Owner City	Owner State	Owner Postal Code
170925000	MATTHEW & ELIZABETH WOLTER	68 PRAIRIEWOOD DR S	FARGO	ND	58103
170924000	DAVID L JONES	4602 WOODHAVEN DR S	FARGO	ND	58104
170923000	KATIE HENRY & LAWRENCE HENRY	1201 11TH AVE	LANGDON	ND	58249
170928000	JAMES R HALEY JR & CHELSEA M HALEY	2826 LONGFELLOW RD N	FARGO	ND	58102
170932000	TERRI L NELSON	15569 MAPLE RIDGE RD	AUDUBON	MN	56511
170931000	KRISTOPHER S POULSON & MALLORY K POULSON	602 MARTINS AVE N	CASSELTON	ND	58012
170930000	RUSSELL R FLETSCHOCK & CATHY M FLETSCHOCK	484 19TH AVE W APT C	WEST FARGO	ND	58078
170929000	DAVID & ELLEN SALISBURY	15601 MAPLE RIDGE RD	AUDUBON	MN	56511
170927000	RACHEL M PEDERSON	3461 28TH ST S #306	FARGO	ND	58104
170926000	RICHARD J ANDERSON	15627 MAPLE RIDGE RD	AUDUBON	MN	56511
170968000	FRANK R THOMPSON & JUDITH THOMPSON	15578 MAPLE RIDGE RD	AUDUBON	MN	56511
170972000	WARREN D MOE & KRISTI S MOE	123 11TH ST N	OAKES	ND	58474
170973000	TRACY & TARA WINTERQUIST	1008 SUGAR DR	ARGUSVILLE	ND	58005
170975000	SCOTT J OLDS	14680 WEST LAKE SALLIE DR	DETROIT LAKES	MN	56501
170974000	GERALD L & NANCY K WERMAGER	15632 MAPLE RIDGE RD	AUDUBON	MN	56511
170979000	JONATHAN W & CATHY L NELSON	15751 MAPLE RIDGE RD	AUDUBON	MN	56511
170978000	CHARLES L & SUSAN K HOGGARTH	15696 MAPLE RIDGE RD	AUDUBON	MN	56511



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****

February 8th, 2024 @ 6:00 P.M.

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

APPLICANT: John W & Tracy L Alin
3810 15th St S
Moorhead, MN 56560

Project Location: 23797 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to 1) Construct a detached garage to be located twenty (20) feet from the right-of-way (ROW) deviating from the required setback of forty-five (45) feet on a County Highway. 2) Construct a deck attached to a dwelling to be located three (3) feet from the side property line deviating from the required setback of six point six (6.6) feet on a lot of record and to be located forty-three (43) from the ROW deviating from the required setback of forty-five (45) feet on a County Highway. 3) Construct a dwelling to be located three (3) feet from the side property line deviating from the required setback of six point six (6.6) feet on a lot of record and to be located forty (40) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake. 4) Construct a deck onto a dwelling to be located twenty-eight (28) feet from the OHW deviating from the required setback of seventy-five (75) on a General Development Lake. All requests are due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1804.000 **Legal Land Descriptions:** Section 19 Township 138 Range 041; SHOREHAM 138 41 Block 008 LOT 1; 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

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 # 336

Property and Owner Review

Parcel Number(s): **191804000**

Owner: **John W & Tracy L Alin**

Township-S/T/R: **LAKE VIEW-19/138/041**

Mailing Address:
3810 15th St S

Site Address: **23797 Co Hwy 22 Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2023-2840**

Legal Descr: **Block 008 of SHOREHAM 138 41|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: **Asking for a variance to construct a deck 28' from OHW deviating from 75' , 3' from side property line deviating from 7.3', Construct a dwelling 48' from OHW Deviating from 75' Setback, to construct a deck 43' from ROW Deviating from 45'. and to construct a garage 20' from ROW Deviating from 45'.**

OHW Setback: **28'**

Side Lot Line Setback: **3'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20**

Road Type: **County**

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: **Using a non conforming lot to its intended use.**

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

Explain: **To use lot for its intended use.**

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

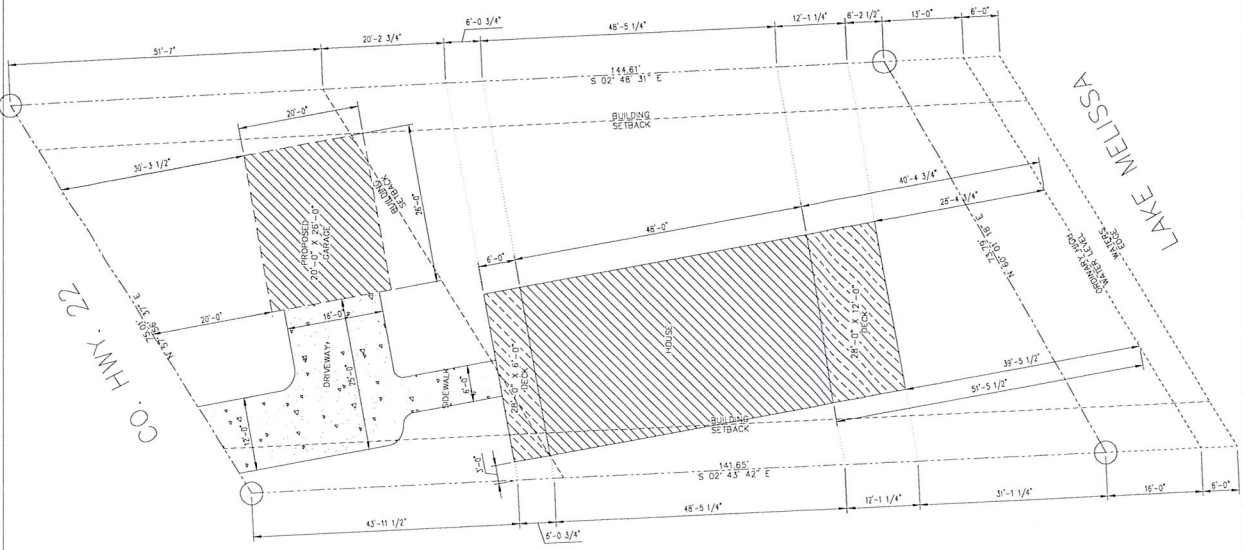
Explain: **Removing a home over a property line.**

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

Explain: **Lot is small and angled.**

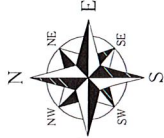
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Will be removing existing home over property line.**



SITE STATISTICS		
ITEM	AREA (SF)	COVERAGE (%)
BUILDINGS	1,864 SF	18%
DRIVEWAY & SIDEWALK	680 SF	6.5%
TOTAL IMPERVIOUS	2,544 SF	24.5%
GRASSY LANDSCAPING	7,856 SF	75.5%
TOTAL LOT	10,400 SF	100%

ALIN RESIDENCE
SHOREHAM 138 41
23797 CO. HWY. 22
LOT #1 / BLOCK #8
CITY OF DETROIT LAKES, MN 56501



SITE PLAN LAYOUT
SCALE: 1"=10'-0"

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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DISCRPTION
CUSTOM 2 STORY

EYE
FOR DESIGN, LLC

30860 CARE FREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignlm@gmail.com

DRAWN BY: JOSH S.
CHECKED BY: JOSH S.
DATE: SEPT. 21, 2023
REVISION #1: SEPT. 29, 2023
REVISION #2:
REVISION #3:
REVISION #4:
REVISION #5:
REVISION #6:

ALIN RESIDENCE
23797 CO. HWY. 22
LOT #1 / BLOCK #8
SHOREHAM 138 41
CITY OF DETROIT LAKES, MN 56501

C-1

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER
APPROVAL:

DATE _____

CONTRACTOR

DATE _____

FINAL DRAWINGS
FOR
CONSTRUCTION

CUSTOMER
APPROVAL:

DATE _____

CONTRACTOR _____

DATE _____

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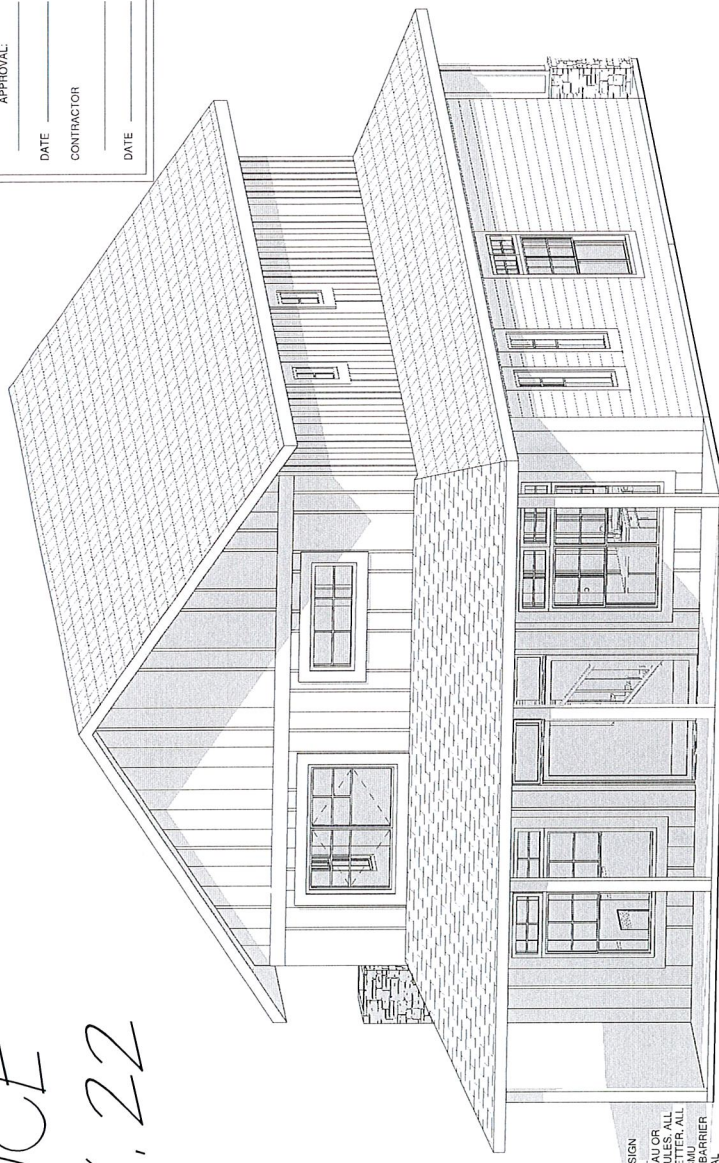
EYE FOR DESIGN
30860 CAREFREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignm@gmail.com

Phone : 701 - 388 - 3223
eye4ordesign@gmail.com

DRAWN BY: JOSH S.
CHECKED BY:
SEPT. 21, 2023

ALIN RESIDENCE
23797 CO. HWY. 22
CITY OF DETROIT LAKES, MN 56501
LOT #1/BLOCK #8
SHOREHAM 138 41

AO



SQUARE FOOTAGES		
LEVEL	AREA	
MAIN LEVEL SQ. FT.	1,341 SF	
SECOND LEVEL SQ. FT.	992 SF	
FINISHED	2,338 SF	
CRAWL SPACE	539 SF	
UNFINISHED	539 SF	
Sheet List		
Sheet Number	Sheet Name	
A0	COVER PAGE	
A1	ELECTRICAL & ROOF PLAN	
A2	MAIN LEVEL FLOOR PLAN	
A3	SECOND LEVEL FLOOR PLAN	
A4	FOUNDATION PLAN	
A5	CROSS SECTIONS	

GENERAL NOTES: THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES: INTERNATIONAL BUILDING CODES, INTERNATIONAL RESIDENTIAL CODES, AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE BUILDER SHALL OBTAIN ALL NECESSARY PERMITS AND BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE NOTED, THE BUILDER SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT IMMEDIATELY BY E-MAIL AND TELEPHONE. THE ARCHITECT IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS), AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

BUILDING PERFORMANCE: HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, AND GARAGE AREAS NOT INCLUDING ENVELOPE, SHALL BE SEALED WITH CAULK OR FOAM. VENTED DIRECTLY TO THE EXTERIOR, ALL PENETRATION OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

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ON THESE PLANS. USE OF SUCH PLANS ARE AT THE SOLE
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<u>SHEET DESCRIPTION</u>
COVER PAGE
<u>HOUSE TYPE OF DESCRIPTION</u>
CUSTOM 2 STORY

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[illegible]

CARPENTRY & FRAMING:
SAW/LUMBER DESIGN IS BASED ON THE NATIONW. DESIGN SPECIFICATION, LATEST EDITION. SAW/LUMBER SHALL BE SELECTED TO MEET THE DESIGN REQUIREMENTS OF ALL WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE OF #2 OR BETTER, ALL LUMBER SHALL BE PRESSURE TREATED UNLESS A PROTECTED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONGTIE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN AND TYPE SHOWN ON THE DRAWINGS, HANGERS NOT SHOWN SHALL BE SIMPSON HANGERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON ZMAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON GALVANIZED OR HOT DIPPED GALVANIZED NAILS. FRAMING NAILS SHALL BE PER IRC TABLE 230.4.1, OR IRC TABLE 230.4.1 (1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD SP 16, NATIONAL LAMINATE VENEER ASSOCIATION (NLVA) INSTITUTE OF TIMBER CONSTRUCTION, ATC 117. EACH MEMBER SHALL BEAR AN ATC ATC APPARUS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF FINISH SHALL BE APPLIED TO ALL EXPOSED SURFACES. TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON.

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-42
- B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-W2.
- C. ALL STUDS TO BE DF22 OR BETTER.

D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" OR 9/16" OSB. WALL SHEATHING SHALL BE 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER
APPROVAL:

DATE
CONTRACTOR
DATE

EYE
FOR DESIGN

EYE FOR DESIGN

30860 CAREFREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignm@gmail.com

DRAWN BY: JOSH S
CHECKED: JOSH S
BY: JOSH S
REVISION #1: DEC 27, 2023
REVISION #2: JAN 5, 2024
REVISION #3: JAN 5, 2024
REVISION #4: JAN 5, 2024
REVISION #5: JAN 5, 2024
REVISION #6: JAN 5, 2024

ALIN RESIDENCE

23797 CO. HWY. 22
CITY OF DETROIT LAKES, MN 56501
LOT #1/BLOCK #8
SHOREHAM 138 41

A1

WINDOW SCHEDULE

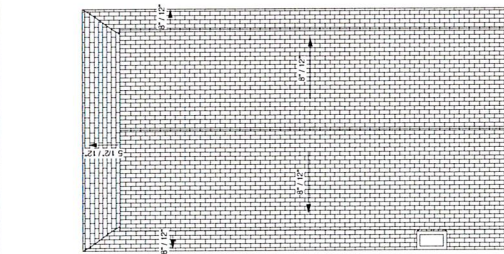
Window #	Type	Size	Width	Height	Head Height	Count
Second Level						
375	Casement - Double	72" X 48"	6'-0"	4'-0"	6'-8"	3
353	Double Hung - Single	30" X 48"	2'-6"	4'-0"	6'-8"	2
312	Picture	24" X 24"	2'-0"	2'-0"	6'-8"	5
342	Transom	60" X 24"	5'-0"	2'-0"	6'-8"	1
Main Level						
357	Double Hung - Picture	72" X 60"	6'-0"	5'-0"	6'-8"	6
369	Picture	30" X 54"	2'-6"	4'-5"	8'-0"	2
368	Picture	36" X 24"	3'-0"	2'-0"	8'-0"	2
367	Transom	36" X 16"	3'-0"	1'-4"	8'-0"	13
Grand total						23

SQUARE FOOTAGE						
LEVEL	AREA					
MAIN LEVEL SQ. FT.	1,344 SF					
SECOND LEVEL SQ. FT.	992 SF					
FINISHED	2,336 SF					
CRAWL SPACE	539 SF					
UNFINISHED	539 SF					

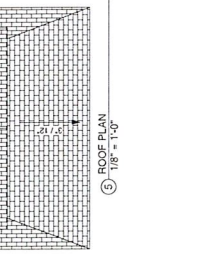
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IMPLIED, AS TO THE ACCURACY OR
COMPLETENESS OF THE INFORMATION
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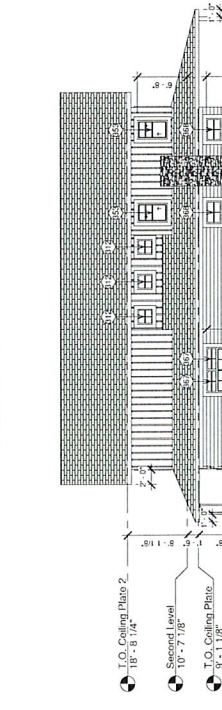
SHEET DESCRIPTION
ELEVATIONS & ROOF PLAN
HOUSE TYPE OF DISCRETION
CUSTOM #2 STORY



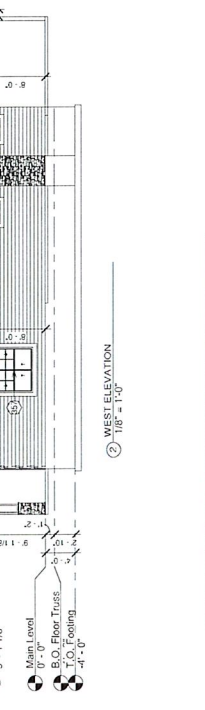
1 SOUTH ELEVATION
1/8" = 1'-0"



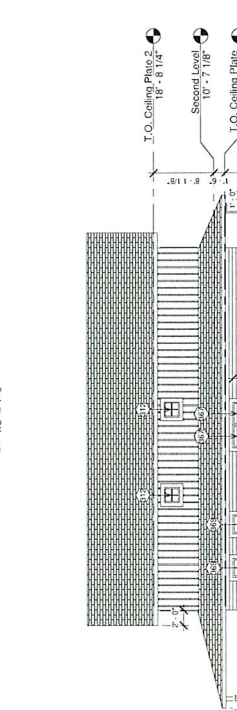
2 WEST ELEVATION
1/8" = 1'-0"



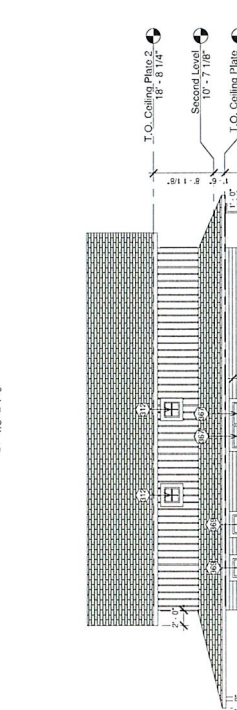
3 EAST ELEVATION
1/8" = 1'-0"



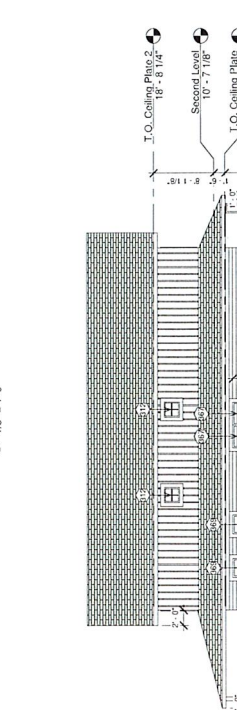
5 ROOF PLAN
1/8" = 1'-0"



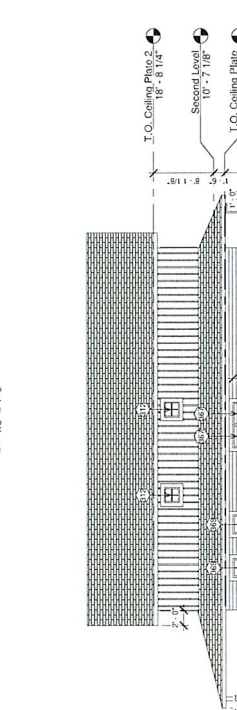
4 NORTH ELEVATION
1/8" = 1'-0"



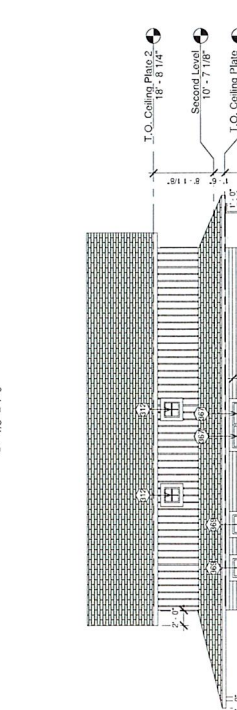
6 SECOND LEVEL CEILING PLAN
1/8" = 1'-0"



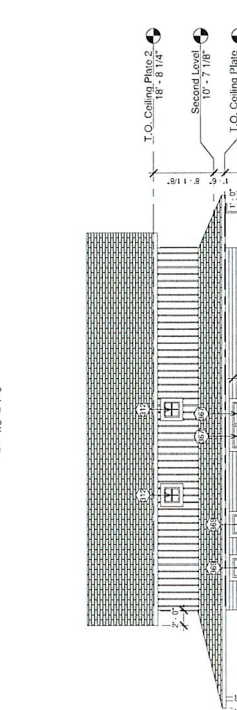
7 MAIN LEVEL CEILING PLAN
1/8" = 1'-0"



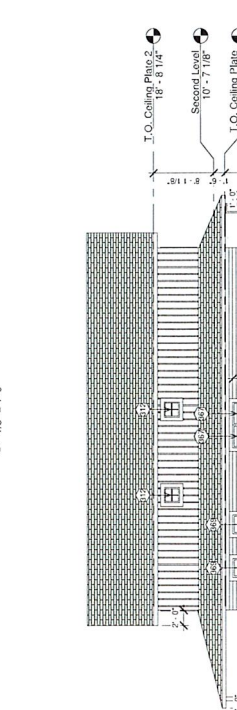
8 B.O. FLOOR TRUSS
1/8" = 1'-0"



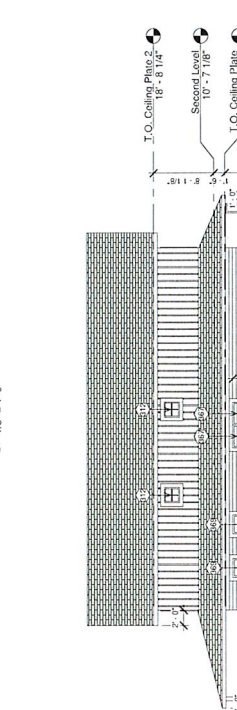
9 I.O. CEILING PLATE 2
1/8" = 1'-0"



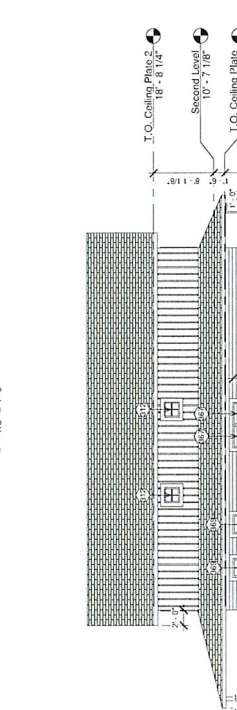
10 SECOND LEVEL I.O. CEILING PLATE
1/8" = 1'-0"



11 MAIN LEVEL I.O. CEILING PLATE
1/8" = 1'-0"



12 B.O. FLOOR TRUSS
1/8" = 1'-0"



13 I.O. CEILING PLATE 2
1/8" = 1'-0"

FINAL DRAWINGS FOR CONSTRUCTION

CUSTOMER APPROVAL:

DATE

CONTRACTOR

DATE

EYE

FOR DESIGN

EYE FOR DESIGN

30860 CAHFREE LANE

FRAZEE, MN 56544

Phone : 701 - 388 - 9225

eyefordesign@gmail.com

DRAWN BY: JOSH S

CHECKED: SEPT. 21, 2023

REVISION #1: DEC. 27, 2023

REVISION #2: JAN. 5, 2024

REVISION #3: JAN. 5, 2024

REVISION #4: JAN. 5, 2024

REVISION #5: JAN. 5, 2024

ALIN RESIDENCE

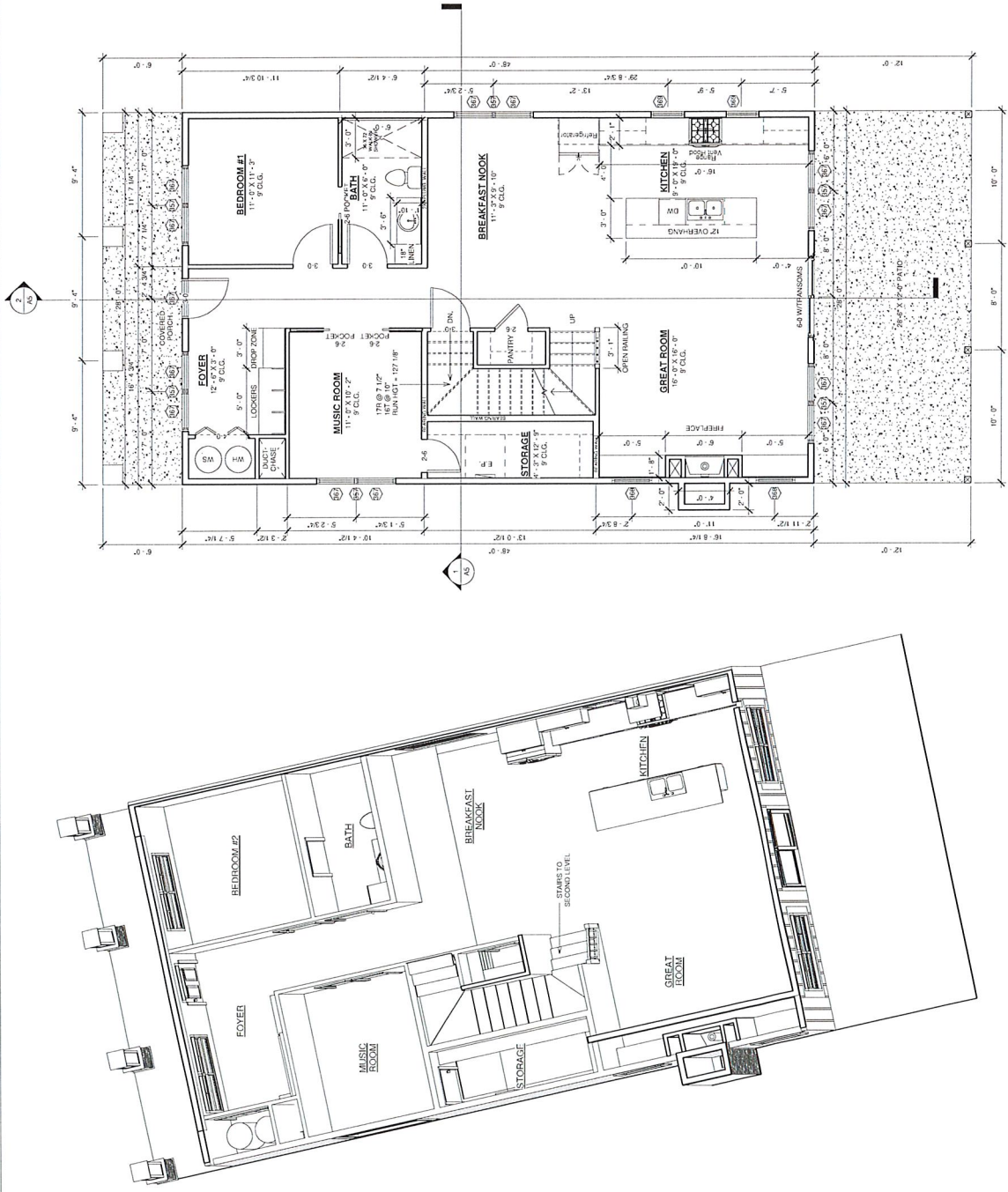
23797 CO. HWY. 22

CITY OF DETROIT LAKES, MN 56501

LOT #1/BLOCK #8

SHOREHAM 138 41

A2



2 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

3 MAIN LEVEL 3D VIEW

SQUARE FOOTAGE	
LEVEL	AREA
MAIN LEVEL SQ. FT.	1,344 SF
SECOND LEVEL SQ. FT.	992 SF
FINISHED	2,336 SF
CRAWL SPACE	539 SF
UNFINISHED	539 SF

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SHEET DESCRIPTION

MAIN LEVEL FLOOR PLAN

HOUSE TYPE OF DISCREPTION

CUSTOM 2 STORY

FINAL DRAWINGS FOR CONSTRUCTION
CUSTOMER APPROVAL:
DATE _____
CONTRACTOR
DATE _____

EYE
FOR DESIGN

NOTES
1. ALL ROOF PITCHES ARE 6/12 PITCH WITH 24" ALUMINUM RAINWATER GUTTERS LOCATED IN GARAGE TO CARRY SECOND FLOOR & ROOF.
2. VERIFY ANY NEED OF MAJOR HEADERS, TRUSSES, OR JOISTS IN GARAGE & ROOF.
3. VERIFY ALL MAJOR FLOOR & ROOF MANUFACTURER & SUPPLIED BY TRUSS MANUFACTURER.
4. CONTRACTOR MUST VERIFY ALL TRUSS MANUFACTURER'S HANGERS OUT TO BE HANGERED OFF GIRDERS TRUSS PER MANUFACTURER'S SPECIFICATIONS.
5. VERIFY LAYOUT OF SECOND FLOOR WITH CONTRACTOR.
6. VERIFY ALL WINDOW HEADERS @ 8'-8" (VERIFY HEADER MATERIALS).
7. VERIFY ALL WINDOW HEADERS @ 8'-8" (VERIFY HEADER MATERIALS).
8. CONTRACTOR (SUPPLIED BY OTHERS) TO ALL WINDOW & DOOR UNITS 5'-0" ON LARGER THE HEADERS ACCORDING TO IRC 2021.
9. VERIFY START CASE MATERIAL.
10. VERIFY START CASE MATERIAL.
11. VERIFY START CASE MATERIAL.
12. VERIFY START CASE MATERIAL.

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FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesign@gmail.com

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REVISION #6: SEP 21, 2023

ALIN RESIDENCE
23797 CO. HWY. 22
CITY OF DETROIT LAKES, MN 56501
LOT #1/BLOCK #8
SHOREHAM 138 41

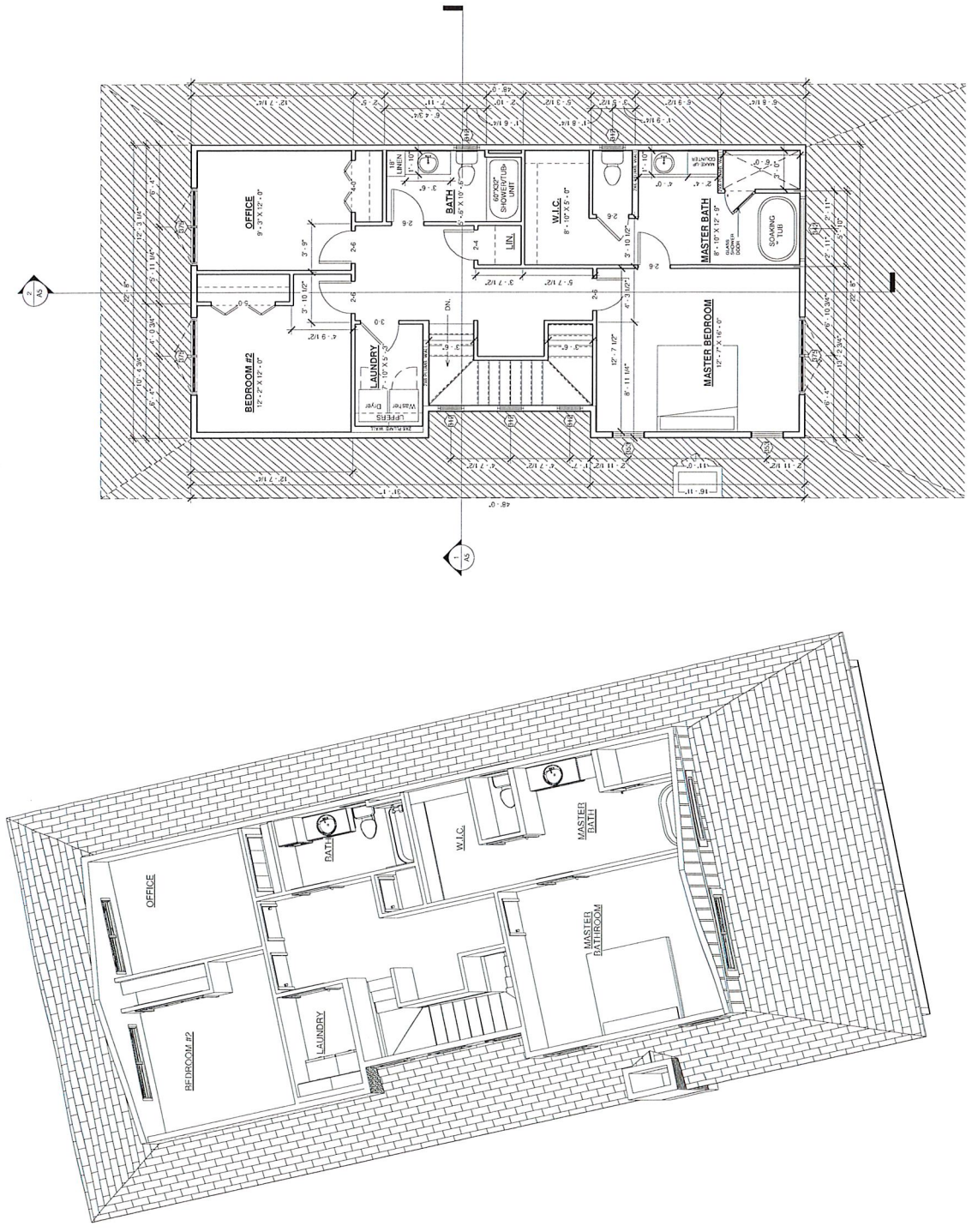
A3

SQUARE FOOTAGE	
LEVEL	AREA
MAIN LEVEL SQ. FT.	1,344 SF
SECOND LEVEL SQ. FT.	992 SF
FINISHED	2,336 SF
CRAWL SPACE	530 SF
UNFINISHED	530 SF

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SHEET DESCRIPTION
SECOND LEVEL FLOOR PLAN
HOUSE TYPE OF DISCRETION
CUSTOM 2 STORY



2 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

3 SECOND LEVEL 3D VIEW

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER
APPROVAL:

DATE

CONTRACTOR

DATE

EYE
FOR DESIGN

NOTE:
1. UNDISTURBED EARTH UNDER ALL FOOTINGS
2. DOWEL SPACE FOUNDATION W/4" FROST WALLS
AND FOOTINGS

EYE FOR DESIGN

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FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignm@gmail.com

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REVISION #3: JAN 5, 2024
REVISION #4: JAN 5, 2024
REVISION #5: JAN 5, 2024
REVISION #6: JAN 5, 2024

ALIN RESIDENCE

23797 CO. HWY. 22
LOT #1/BLOCK #8
CITY OF DETROIT LAKES, MN 56501
SHOREHAM 138 41

A4

SQUARE FOOTAGE	
LEVEL	AREA
MAIN LEVEL SQ. FT.	1,341 SF
SECOND LEVEL SQ. FT.	992 SF
FINISHED	2,336 SF
CRAWL SPACE	539 SF
UNFINISHED	539 SF

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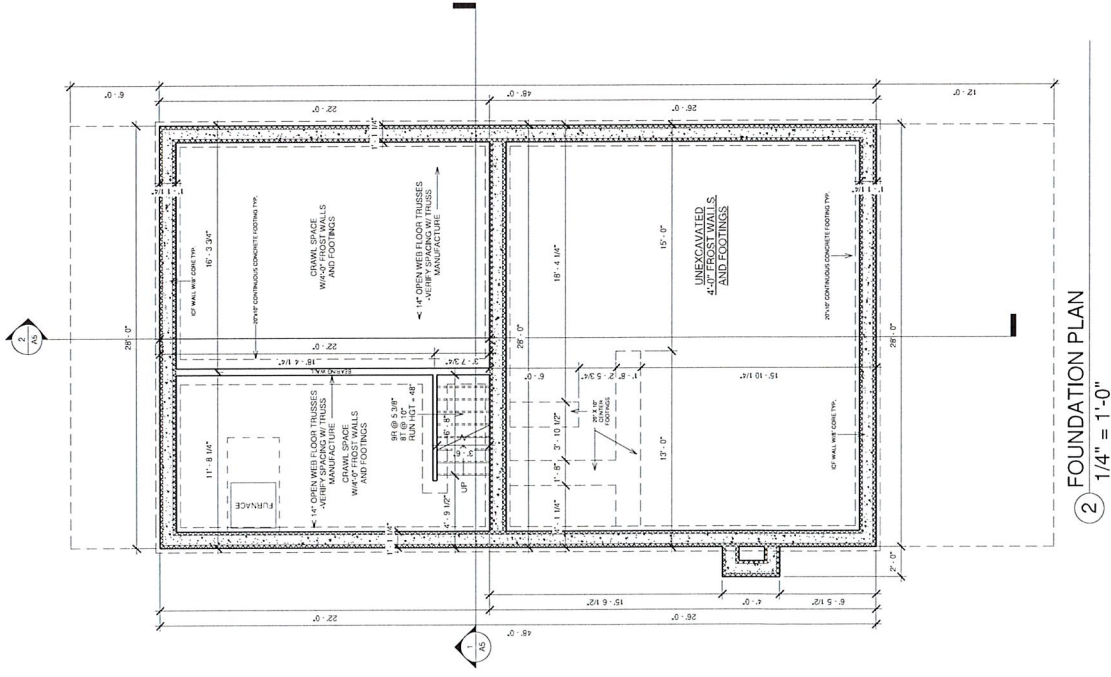
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SHEET DESCRIPTION

FOUNDATION PLAN

HOUSE TYPE OF DISCREPTION

CUSTOM 2 STORY



DATE _____

CONTRACTOR _____

DATE _____

FINAL DRAWINGS
FOR
CONSTRUCTION

CUSTOMER
APPROVAL:

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FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignfm@gmail.com

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BY:
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REVISION #3:
REVISION #4:
REVISION #5:
REVISION #6:

ALIN RESIDENCE
23797 CO. HWY. 22
CITY OF DETROIT LAKES, MN 56501
LOT #1/BLOCK #8
SHOREHAM 138 41

A5

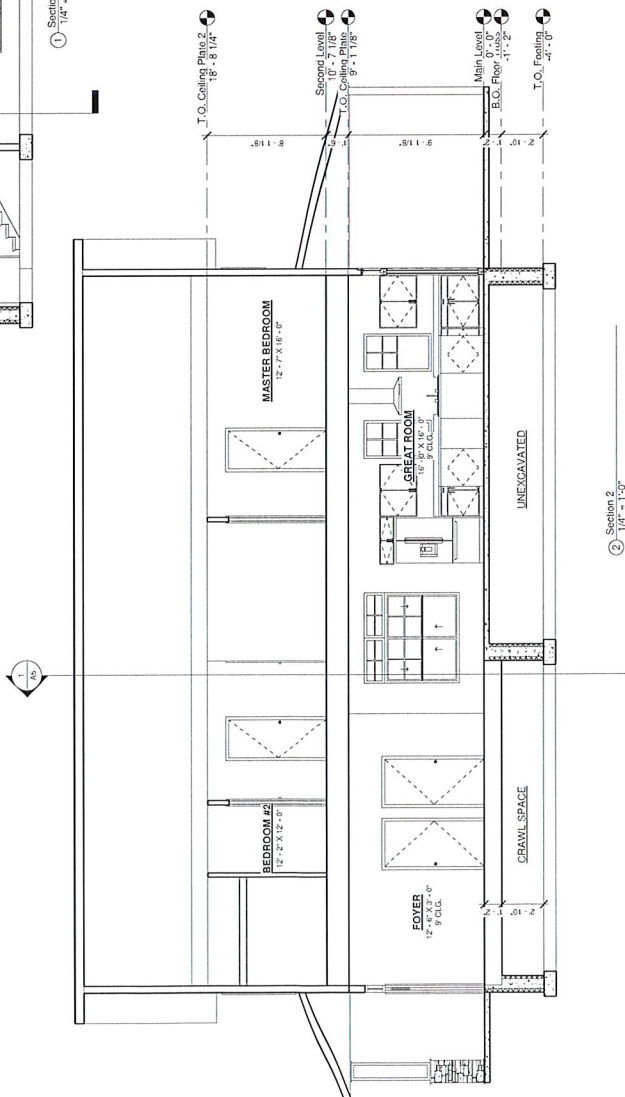
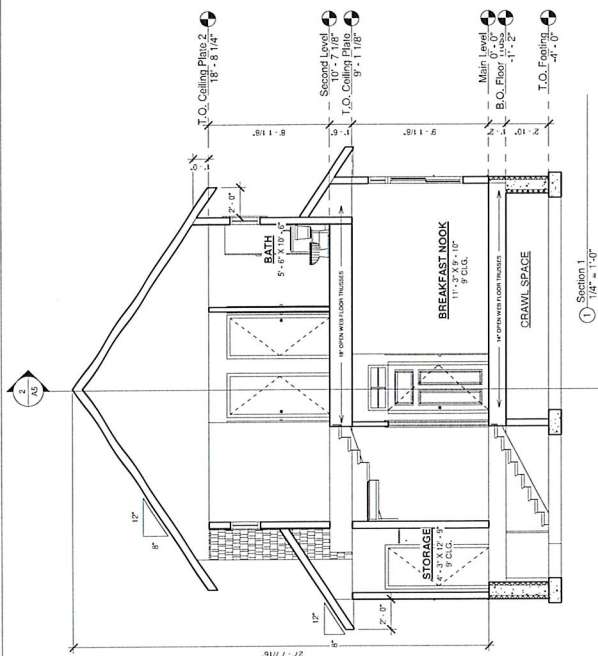
SQUARE FOOTAGE	
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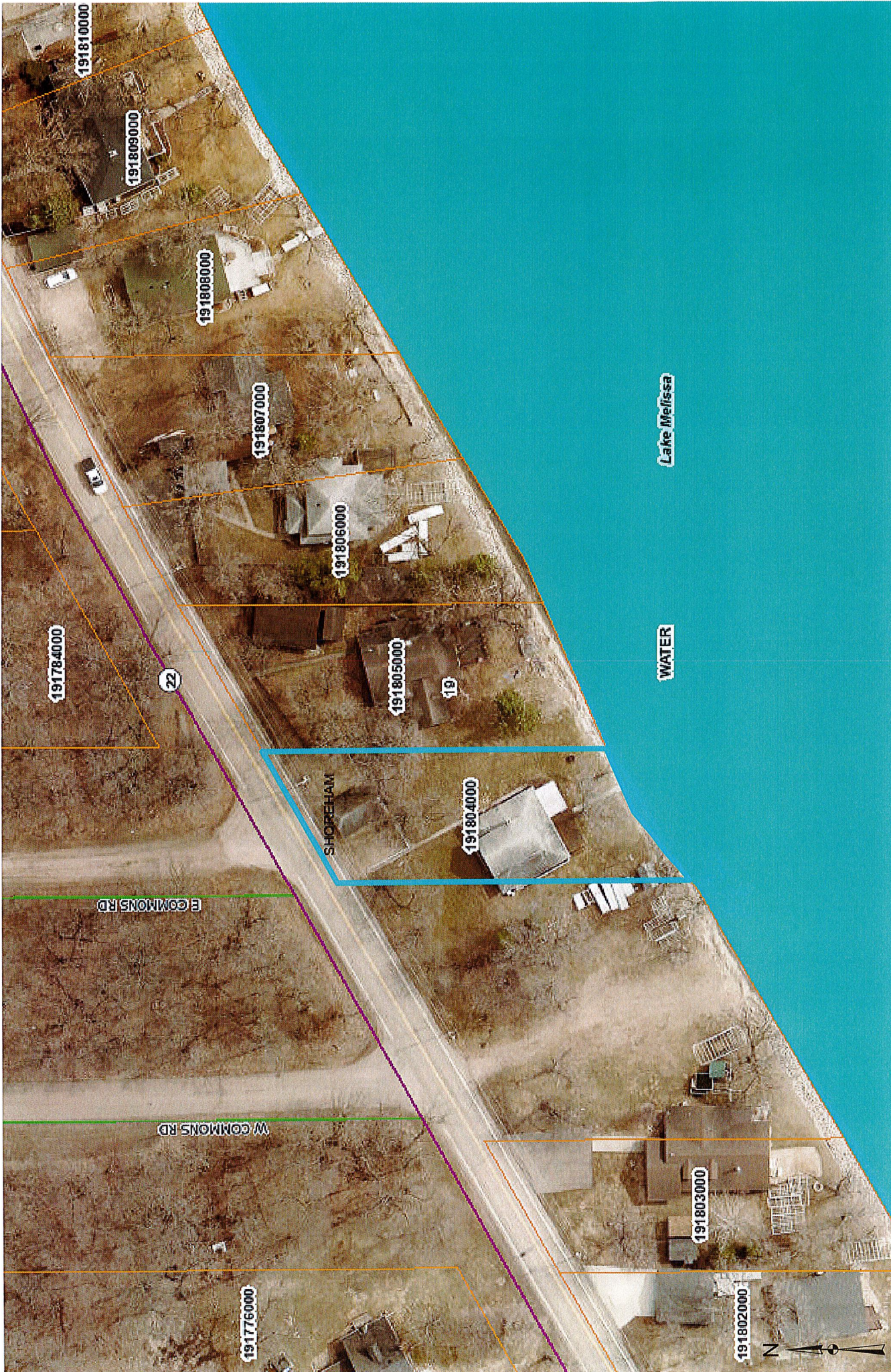
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SHEET DESCRIPTION	CROSS SECTIONS	HOUSE TYPE OF DISCRPTION	CUSTOM 2 STORY
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COUNTY OF BECKER

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****

February 8th, 2024 @ 6:00 P.M.

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

APPLICANT: Donald E II & Nancy Edwards
21237 Co Hwy 21
Detroit Lakes, MN 56501

Project Location: TBD Co Hwy 21
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a storage structure to be located thirty (30) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake and to be located fifteen (15) feet from the Right-of-Way (ROW) deviating from the required setback of forty-five (45) feet on a County Highway in the shoreland district all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 08.0052.000 **Legal Land Descriptions:** Section 03 Township 139 Range 041; 3-139-41 GOVT LOT 8 LYING W OF CTR CSAH 12 & N OF CTR CHANNEL BETWEEN FLOYD AND LITTLE FLOYD LAKES. 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

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 # 338

Property and Owner Review

Parcel Number(s): 080052000

Owner: Donald E II & Nancy Edwards

Township-S/T/R: DETROIT-03/139/041

Mailing Address:
21237 Co Hwy 21 Detroit Lakes MN 56501

Site Address: 21237 Co Hwy 21 Detroit Lakes MN
56501

Lot Recording Date: Prior to 1971

Original Permit Nbr: 2024-2888

Legal Descr: 3-139-41 GOVT LOT 8 LYING W OF CTR CSAH 12 & N OF CTR CHANNEL BETWEEN FLOYD AND LITTLE FLOYD LAKES.

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Lot shape and lot depth are unique

Description of Variance Request: **Request a variance to construct a storage structure to be located thirty (30) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake and to be located fifteen (15) feet from the Right-of-Way (ROW) deviating from the required setback of forty-five (45) feet on a County Highway in the shoreland district all due to lot size and setback issues.**

OHW Setback: 30

Side Lot Line Setback: -

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: 15

Road Type: County

Existing Imp. Surface Coverage: 0

Proposed Imp. Surface Coverage: Under 5 percent

Existing Structure Sq Ft: 0

Proposed Structure Sq Ft: 1280

Existing Structure Height: N/A

Proposed Structure Height: 24

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: No

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

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

Explain: **It will allow a structure on a lot of record with low impervious surface.**

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

Explain: **Located on a general development lake.**

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

Explain: **It will be used as others in the neighborhood.**

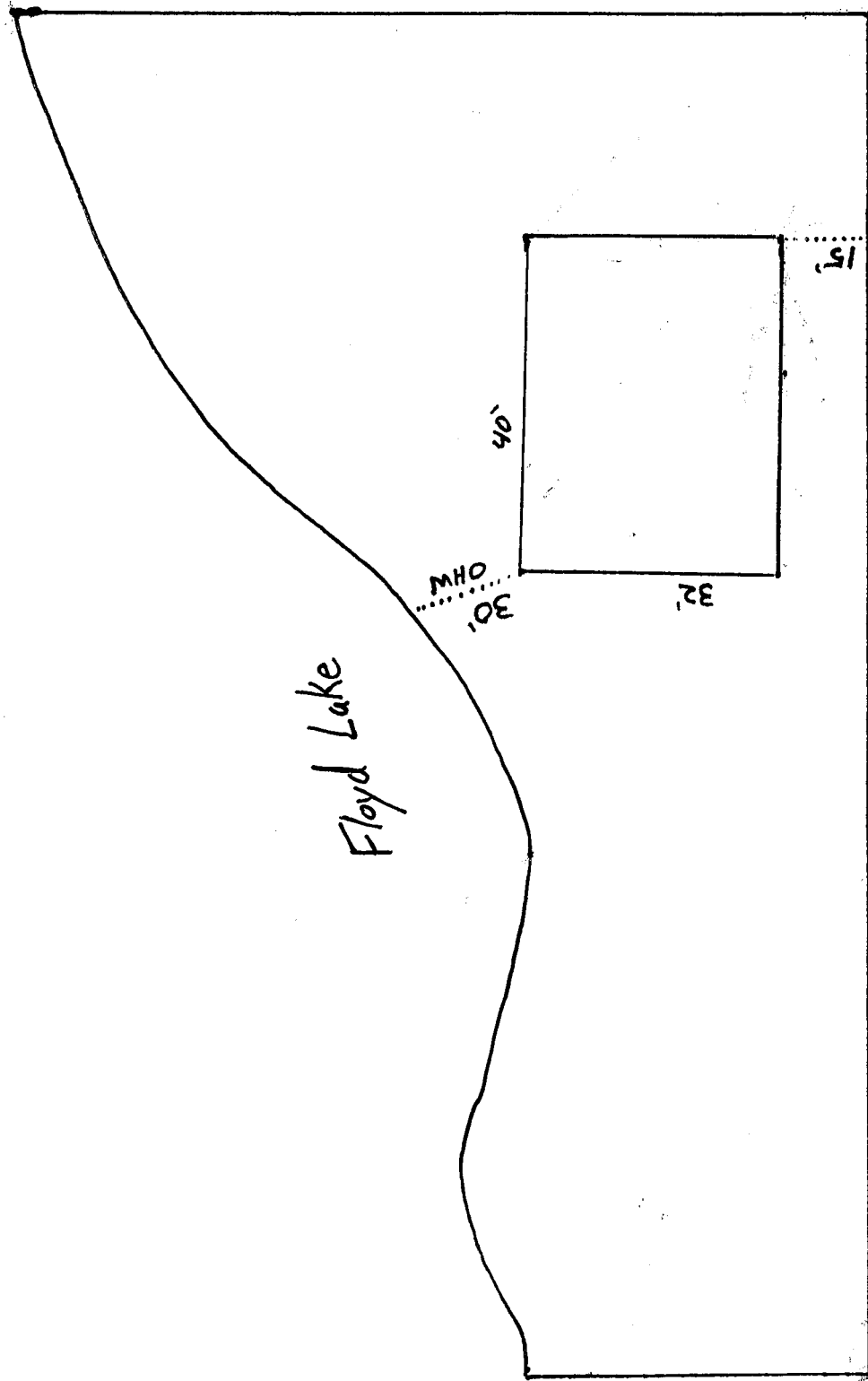
4. Are there circumstances unique to the property? **Yes**

Explain: **The lot does not have buildable area without the variance due to lot depth from the lake, wetland, and county highway.**

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

Explain: **The locality consists of homes and storage structures.**

08.0052.000



ROW

CO HWY 21



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1:8,451		This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.
Date: 1/24/2024		

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frontdesk@meadowlandsurveying.com

218-847-4289

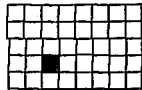
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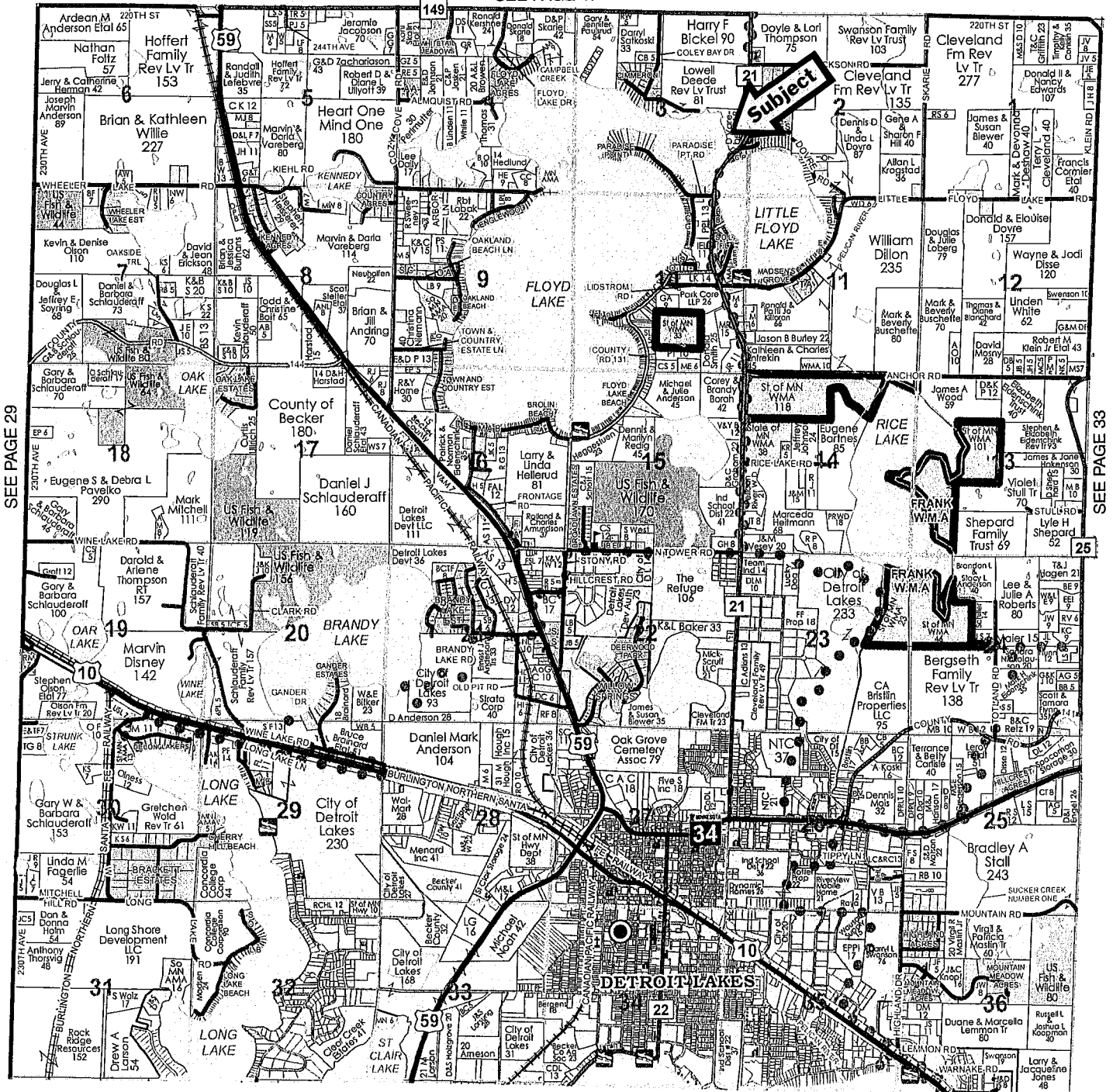


Detroit

Township 139N - Range 41W

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