



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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### BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Steffl Family Trust  
1050 North Shore Dr  
Detroit Lakes, MN 56501

**Project Location:** 32675 W Cotton Lake Rd  
Rochert, MN 56578

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) Replace an existing deck at fifty-seven (57) feet from Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, 2) replace an existing dwelling with a dwelling and attached garage to be located at seventy-five (75) feet from the Ordinary High Water (OHW) mark deviating from the required setback of 100 hundred (100) feet on a Recreational Development Lake, 3) to be located ten (10) feet from the right-of-way (ROW) deviating from the required setback of twenty (20) feet on a township road within the shoreland district all due to lot size and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 16.0246.000 **Legal Land Descriptions:** Section 34 Township 140 Range 040: 34-140-40 PT GOVT LOT 5: COMM WLY COR LOT 1 BLK 1 SILVER BAY, SW 375.11', SWLY 348.37', S 26.52' TO POB; NW 38.23, SW 95.41', SE 99.51', NE 5.72', SE 191.61 TO COTTON LK, NELY AL LK 76.53', NW 279.99' TO POB. TRACT B.

**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 # 345

### Property and Owner Review

Parcel Number(s): **160246000**

Owner: **Steffl Family Trust**

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

Mailing Address:  
**1050 North Shore Dr Detroit Lakes, MN 56501**

Site Address: **32675 W Cotton Lake Rd Rochert MN 56578**

Lot Recording Date:

Original Permit Nbr: **SITE2023-2797**

Legal Descr: **34-140-40 PT GOVT LOT 5: COMM WLY COR LOT 1 BLK 1 SILVER BAY, SW 375.11', SWLY 348.37', S 26.52' TO POB; NW 38.23, SW 95.41', SE 99.51', NE 5.72', SE 191.61 TO COTTON LK, NELY AL LK 76.53', NW 279.99' TO POB. TRACT B.**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Asking to encroach into the road right of way setback 10 ft and 57 ft from Ohw for deck and 75' from ohw for new home**

OHW Setback: **75 ft home 57 deck FROM OHW**

Side Lot Line Setback:

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

Bluff Setback: **na**

Road Setback: **10ft**

Road Type: **Township**

Existing Imp. Surface Coverage:

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

Existing Structure Sq Ft: **1320 +180 covered porch**

Proposed Structure Sq Ft: **2340 sq ft home and attached Garage / deck TBT Proposed house 40x38+2x18 = 1556 sq ft; attached garage 28X28= 784sq ft; driveway with walkway to front door 825 sq ft**

Existing Structure Height: **20'**

Proposed Structure Height: **27 ft**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

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: **Yes, measures will be used to mitigate stormwater while allowing the property owner reasonable use of their property.**

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

Explain: **Yes, the request is located in a on a developed lake with non-conforming lots.**

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

Explain: **Yes, the current structure is not adequate in size.**

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

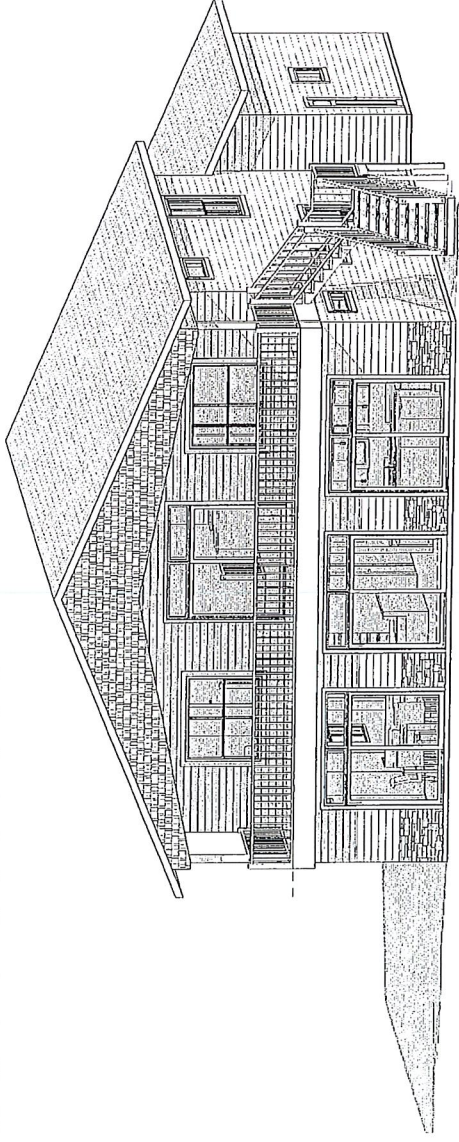
Explain: **Yes, the lot is non-conforming in both lot area and lot width.**

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

Explain: **Yes, the property will continue to be used in a residential manner**

# STEFFL RESIDENCE

## 32675 W. COTTON LAKE



**DRAFTING DISCLAIMER:**  
DESIGNS & PLANS PROVIDED BY EYE FOR DESIGN, LLC ARE NOT A SALE OF A GOOD, BUT INSTEAD A DELIVERED AMENITY. THIS SERVICE IS PROVIDED WITHOUT ANY WARRANTY, EVEN IF A DRAFTSMAN WHO IS NOT CERTIFIED AS AN ARCHITECT OR PROFESSIONAL ENGINEER NOR A DRAFTSMAN WHO IS NOT CERTIFIED AS AN ARCHITECT OR PROFESSIONAL ENGINEER FOR REPUDIATES ANY LIABILITY WHATSOEVER FOR ERRORS OR DISCREPANCIES OF ANY SORT THAT MAY OCCUR WITHIN THE DRAWINGS. OUR PLANS ARE PROVIDED AS A SERVICE TO THE CLIENT, AND WE DO NOT GUARANTEE THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION PROVIDED. THE PRIMARY USER, LET IT BE KNOWN THAT, WHILE ACCURACY IS OUR PRIMARY OBJECTIVE, IT CANNOT BE GUARANTEED.

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**CARPENTRY & FRAMING:**  
SAW LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN CONSTRUCTION SPECIFICATIONS (NDS) AND CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER SHALL BE GRADE MARKED AND TREATED TO RESIST DECAY AND INSECT DAMAGE. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR GROUND SHALL BE PRESURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. ALL LUMBER SHALL BE GRADE MARKED AND TREATED TO RESIST DECAY AND INSECT DAMAGE. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR GROUND SHALL BE PRESURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. ALL LUMBER SHALL BE GRADE MARKED AND TREATED TO RESIST DECAY AND INSECT DAMAGE. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR GROUND SHALL BE PRESURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

**LUMBER SPECIFICATIONS:**  
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-42  
B. SILL, PLATE BLOCKING, AND BRIDGING TO BE DF-42  
C. ALL STUDS TO BE DF-42 OR BETTER  
D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" OR 5/8" OSB  
E. FLOOR & ROOF TRUSS SYSTEMS SHALL BE ENGINEERED  
F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED LUGER

**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 INTERNATIONAL BUILDING CODES (2021 IBC) AND LOCAL CODES. WRITTEN DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER DIMENSIONS AND NOTES ON THE PLANS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING HEIGHT OPENINGS).  
BUILDING PERFORMANCE: MEET LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE REGIONAL AND LOCAL CODES FOR DETAILS. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH GULFON SEALANT.

LEVEL	SQ. FT.	AREA
2-STALL GARAGE	729	729 SF
MAIN LEVEL	1,824	1,824 SF
SECOND LEVEL	1,370	1,370 SF
FINISHED	3,224	3,224 SF

Sheet Number	Sheet Name
00	COVER PAGE
01	ELEVATIONS & ROOF PLAN
02	MAIN LEVEL FLOOR PLAN
03	SECOND LEVEL FLOOR PLAN
04	FOUNDATION PLAN
05	MAIN LEVEL 3D
06	SECOND LEVEL 3D
07	ROOF SHEATHING

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ANY USE, REVISION, OR DERIVATIVE WORK OF THE PLANS FURNISHED BY EYE FOR DESIGN, LLC SHALL BE THE PROPERTY OF EYE FOR DESIGN, LLC. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF EYE FOR DESIGN, LLC.

**HOUSE TYPE OF DESCRIPTION**  
CUSTOM 2 STORY - 2 STALL

**COVER PAGE**

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STEFFL RESIDENCE  
32675 W COTTON LAKE RD  
ROCHERT  
TRACT B

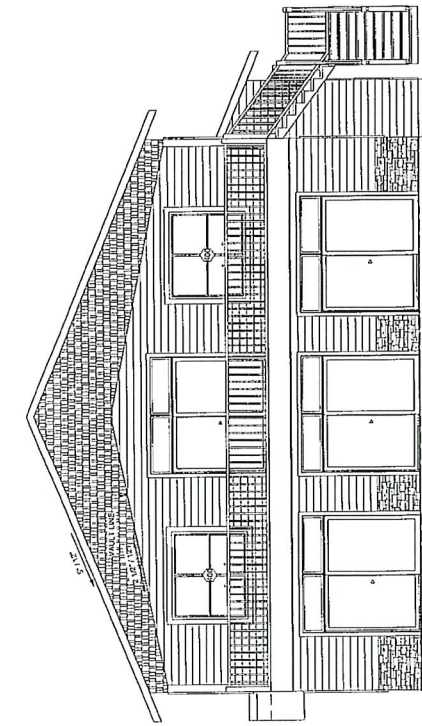
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REVISION #3: OCT 19, 2023  
REVISION #4: OCT 19, 2023  
REVISION #5: OCT 19, 2023

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

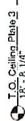
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FOR DESIGN, LLC

FINAL DRAWINGS FOR CONSTRUCTION  
CUSTOMER APPROVAL  
DATE  
CONTRACTOR  
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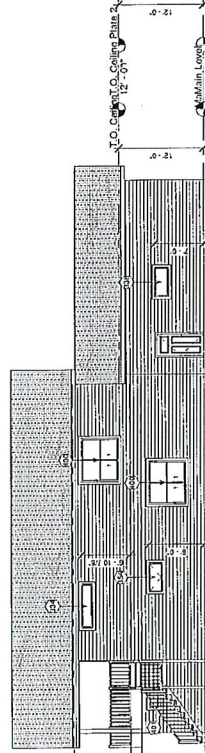




**T.O. Ceiling Plate 3**  
18" x 8 1/8"



T.Q. Coiling Plate 3



④ REAR ELEVATION

SQUARE FOOTAGE	
LEVEL	AREA
2-STALL GARAGE SQ. FT.	739 SF
	739 SF
MAIN LEVEL SQ. FT.	1,864 SF
SECOND LEVEL SQ. FT.	1,370 SF
FINISHED	2,224 SF

LEVEL
2-STALL GARAGE SQ. FT.
MAIN LEVEL SQ. FT.

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RISK OF THE USER AND ARE FURNISHED WITHOUT ANY WARRANTY.  
RESPONSIBILITY FOR THE USAGE OF CONCRETE STRUCTURAL MATERIALS  
REMAINS SOLELY WITH THE USER. OWNER, DESIGNER, CONTRACTOR, AND  
CONSTRUCTION TEAM SHALL BE RESPONSIBLE FOR THESE PLANS.

**SHEET DESCRIPTION**  
ELEVATIONS & ROOF PLAN

DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

DATE \_\_\_\_\_

**EYE FOR DESIGN, LLC**  
30860 CAREFREE LANE  
FRAZEE, MN 56544  
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eyefordesign@gmail.com

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FINAL DRAWINGS  
FOR  
CONSTRUCTION

CUSTOMER  
APPROVAL:

DATE \_\_\_\_\_

CONTRACTOR

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eyefordesignllc@gmail.com

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2-STALL GARAGE SQ. FT.	730 SF
	739 SF
MAIN LEVEL SQ. FT.	1,864 SF
SECOND LEVEL SQ. FT.	1,370 SF
FINISHED	3,234 SF

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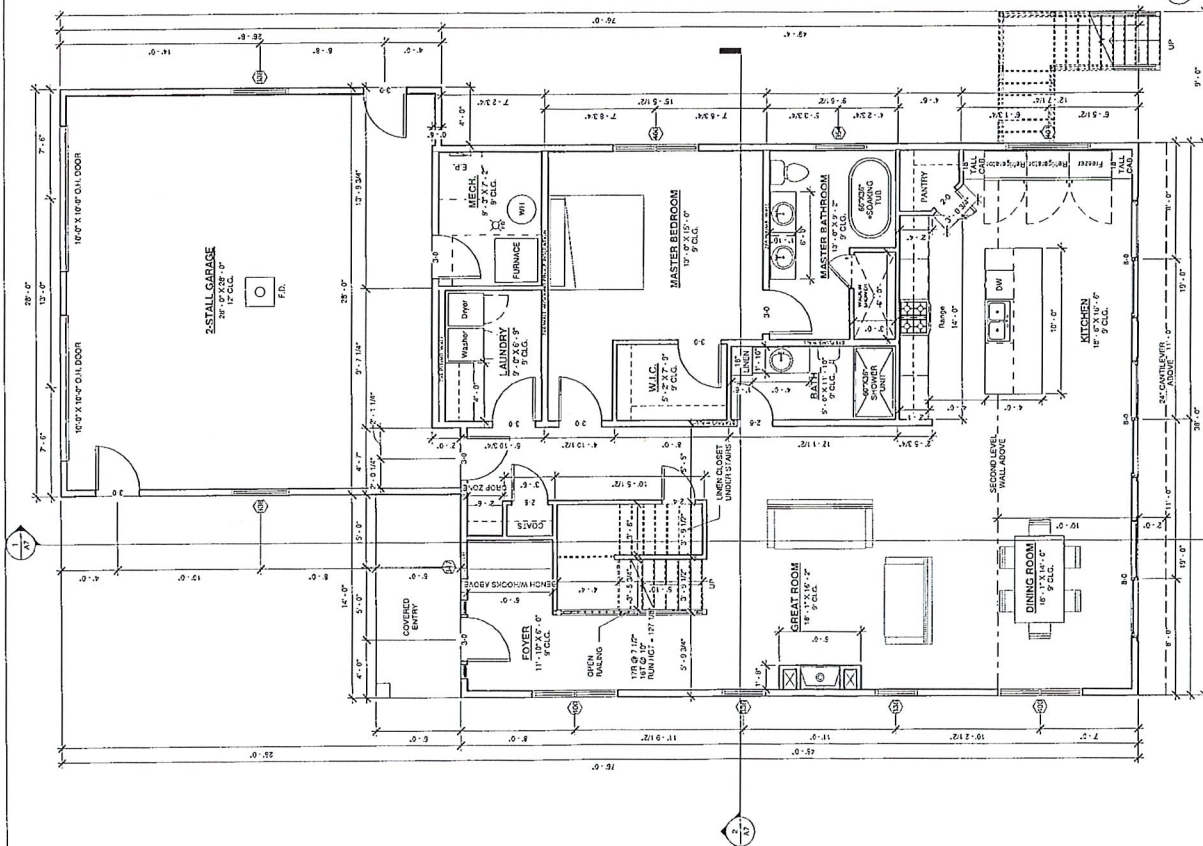
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**ATTENTION**  
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 UNITED FEDERAL COPYRIGHT ACT.

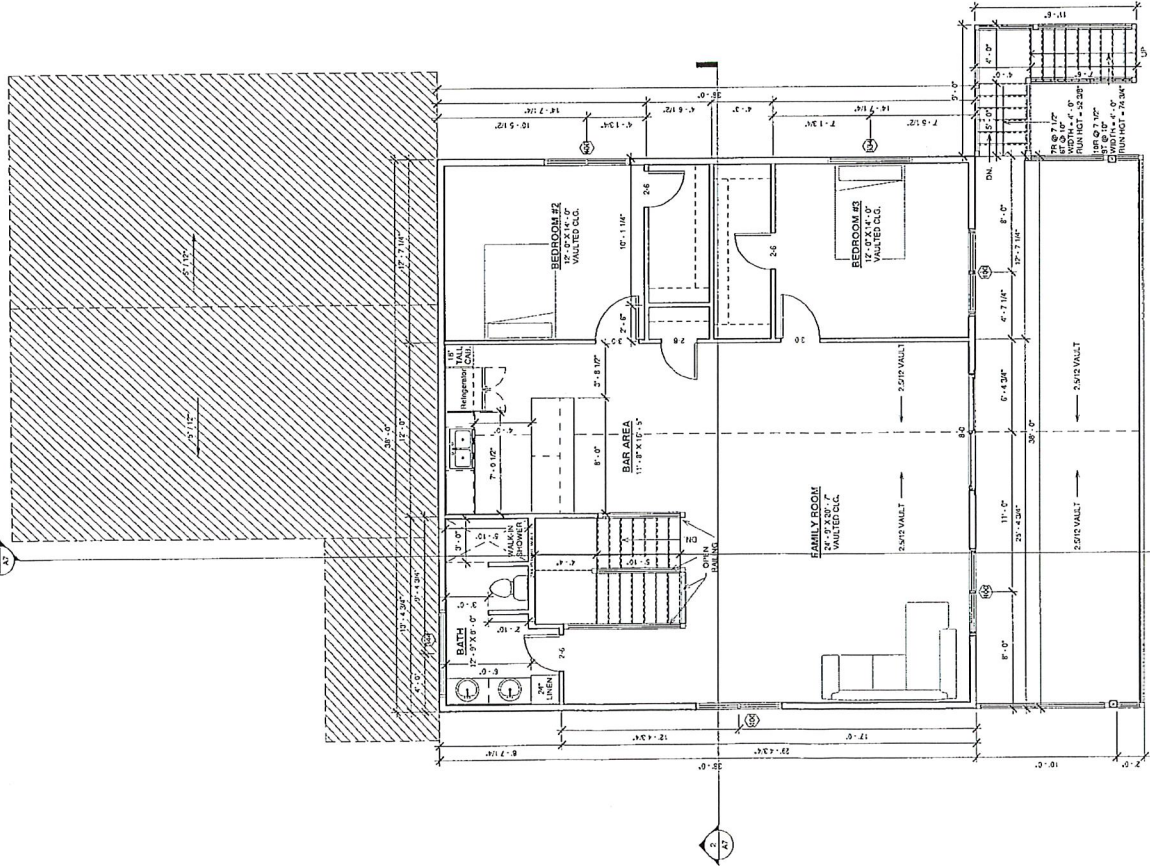
SHEET DESCRIPTION	MAIN LEVEL FLOOR PLAN	USE TYPE OF DESCRIPTION
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## NOTES

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



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

FINAL DRAWINGS FOR CONSTRUCTION

CUSTOMER APPROVAL:

DATE

CONTRACTOR

DATE

EYE FOR DESIGN, LLC

30860 CARFREE LANE

FRAZEE, MN 55544

Phone : 701 - 398 - 9225

eyefordesign@gmail.com

NOTES

1. ALL ROOF PITCHES ARE 12 PITCH WITH 12" ON 12" TRUSSES LOCATED IN GARAGE
2. TRUSSES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
3. TO SUPPORT FLOOR LOADS, A ROOF SYSTEM (GIRDS & TRUSSES) SHALL BE PROVIDED BY THE CONTRACTOR
4. CONTRACTOR MUST VERIFY ALL TRUSSES MANUFACTURED WITHIN THE LAST 12 MONTHS
5. FLOOR JOISTS EXTENDED OUT TO BE 12" MINIMUM MANUFACTURED WITHIN THE LAST 12 MONTHS
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100. CONTRACTOR TO VERIFY ALL TRUSSES MANUFACTURED WITHIN THE LAST 12 MONTHS

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LEVEL	AREA
2-STALL GARAGE SQ. FT.	730 SF
MAIN LEVEL SQ. FT.	1,884 SF
SECOND LEVEL SQ. FT.	1,370 SF
FINISHED	3,234 SF

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SHEET DESCRIPTION

SECOND LEVEL FLOOR PLAN

HOUSE TYPE OF DESCRIPTION

CUSTOM 2 STORY - 2 STALL

STEFFL RESIDENCE

32675 W COTTON LAKE RD

ROCHERT

TRACT B

DRAWN BY: JOSH S.

CHECKED: JOSH S.

BY: JOSH S.

REVISION #1: AUG. 28, 2023

REVISION #2: SEPT. 14, 2023

REVISION #3: OCT. 18, 2023

REVISION #4: OCT. 18, 2023

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A3



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<u>SHEET DESCRIPTION</u>	<u>FOUNDATION PLAN</u>
<u>HOUSE TYPE OF DESCRIPTION</u>	CUSTOM 2 STORY - 2 STALL

**FINAL DRAWINGS  
FOR  
CONSTRUCTION**

**CUSTOMER  
APPROVAL:**

DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

DATE \_\_\_\_\_

**NOTE:**

[illegible]

DRAWN BY: JOSH S.  
 CHECKED BY:  
 BY: AUG. 26, 2023  
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 REVISION #6:

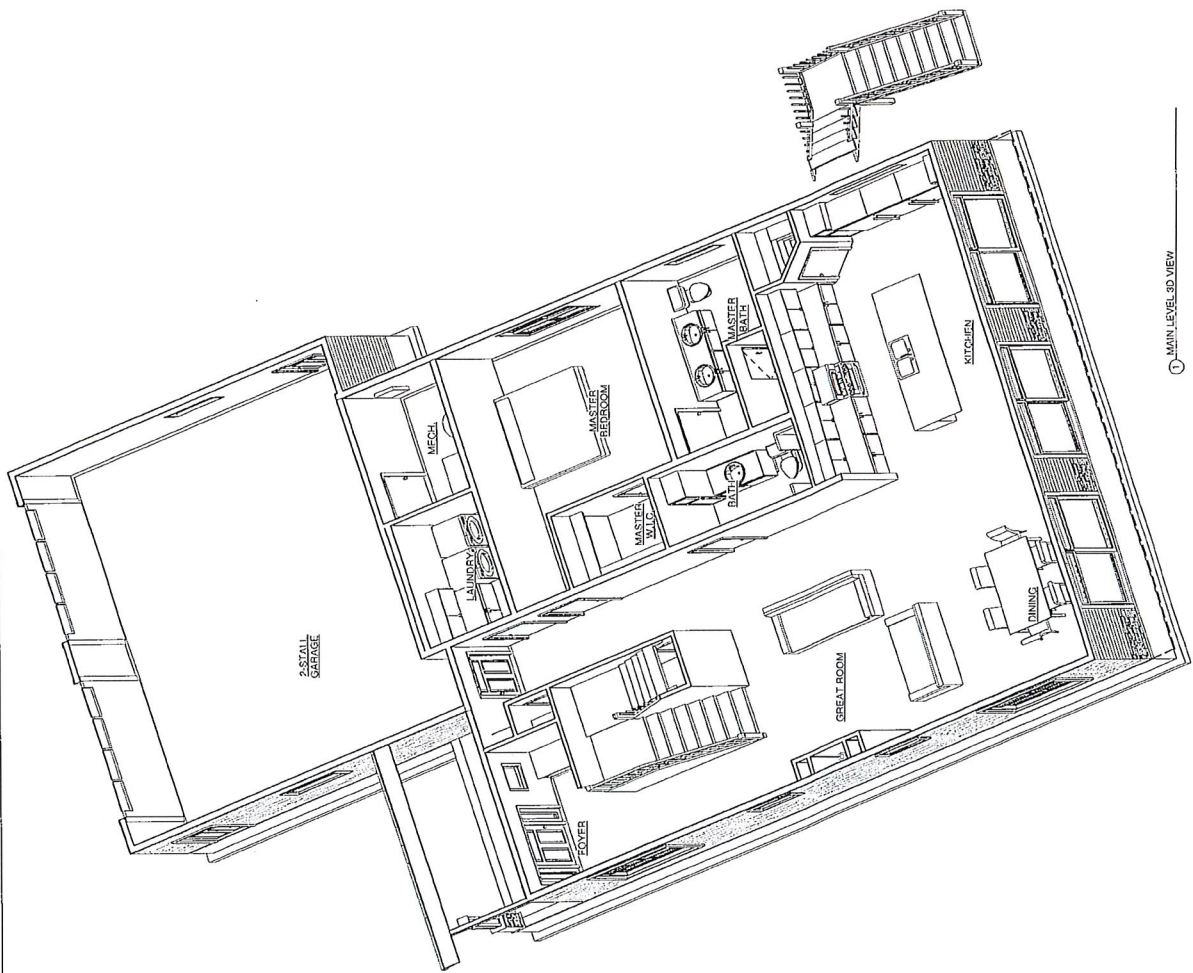
STEFFL RESIDENCE  
32675 W COTTON LAKE RD  
ROCHERT  
TRACT B

A4

**EYE**  
FOR DESIGN, LLC

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





① MAIN LEVEL 3D VIEW

SQUARE FOOTAGE	
LEVEL	AREA
2-STALL GARAGE SQ. FT.	2,370 SF
FINISHED	2,370 SF
MAIN LEVEL SQ. FT.	1,884 SF
SECOND LEVEL SQ. FT.	1,370 SF
FINISHED	3,254 SF

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SHEET DESCRIPTION  
MAIN LEVEL 3D  
HOUSE TYPE OF DESCRIPTION  
CUSTOM 2 STORY - 2 STALL

FINAL DRAWINGS FOR  
CONSTRUCTION  
CUSTOMER  
APPROVAL:  
DATE \_\_\_\_\_  
CONTRACTOR  
DATE \_\_\_\_\_

**EYE**  
FOR DESIGN, LLC

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

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BY: \_\_\_\_\_  
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STEFFL RESIDENCE  
32675 W COTTON LAKE RD  
ROCHERT  
TRACT B

A5





## FOR DESIGN,LLC

**EYE FOR DESIGN, LLC**  
30860 CARPREE LANE  
FRAZEE, MN 56544  
Phone : 701 - 388 - 9225  
eyefor design@gmail.com

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 REVISION #3: OCT. 18, 2023  
 REVISION #4:  
 REVISION #5:  
 REVISION #6:

BY: \*  
 CHECKED  
 DRAWN BY: JOSH S.  
 AUG. 26, 2023

STEFFL RESIDENCE  
32675 W COTTON LAKE RD  
ROCHESTER  
TRACT B

A7

FINAL DRAWINGS  
FOR  
CONSTRUCTION

CUSTOMER  
APPROVAL:

DATE \_\_\_\_\_

CONTRACTOR

DATE

SQUARE FOOTAGE	
LEVEL	AREA
2-STALL GARAGE SQ. FT.	739 SF
	739 SF
MAIN LEVEL SQ. FT.	1,864 SF
SECOND LEVEL SQ. FT.	1,370 SF
FINISHED	3,234 SF

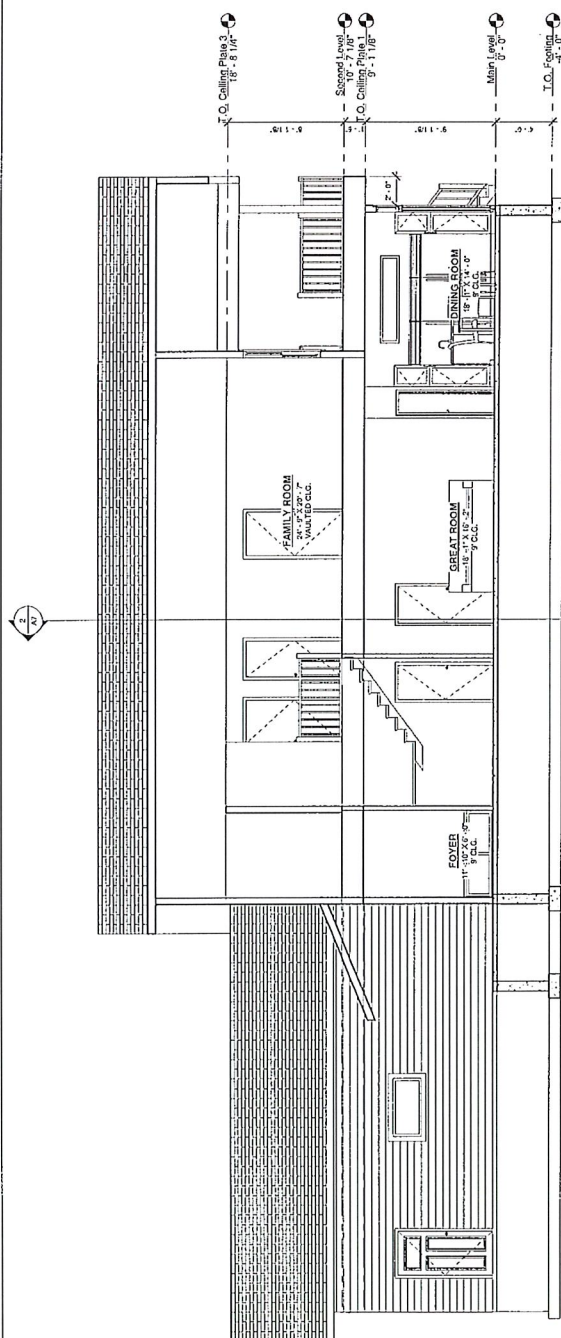
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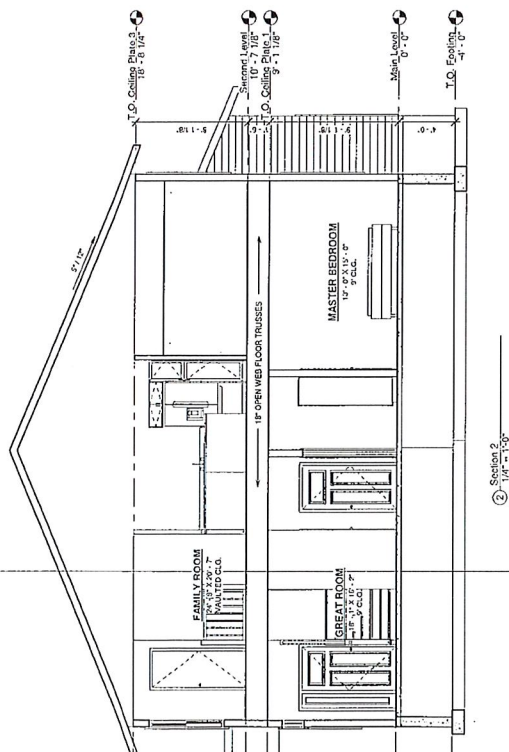
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**SHEET DESCRIPTION**  
**CROSS SECTIONS**

HOUSE TYPE OF DESCRIPTION  
CUSTOM 2 STORY - 2 STALL.

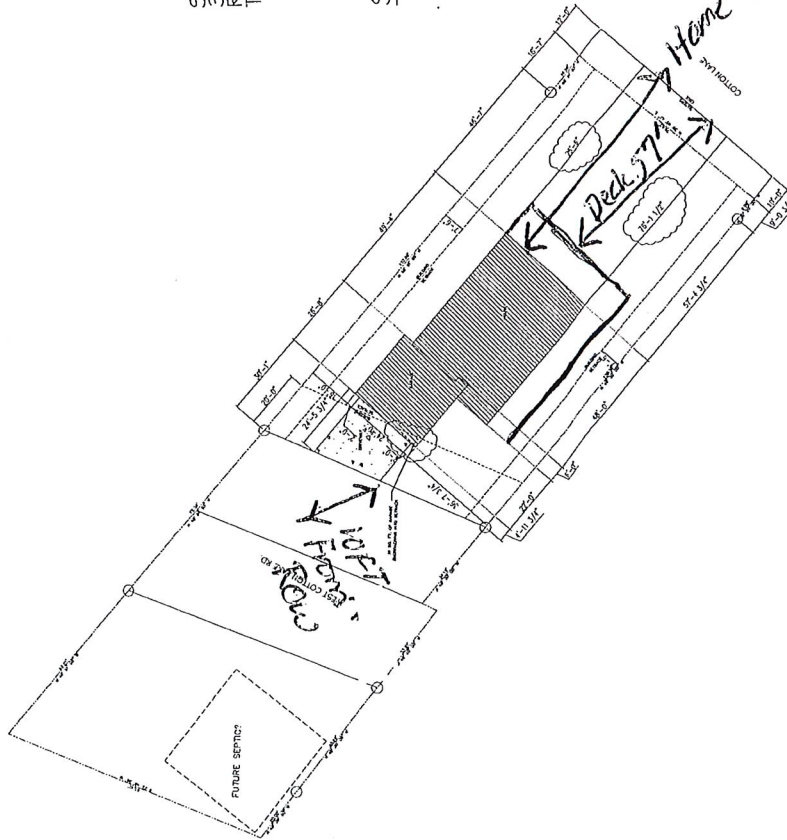


①  $\frac{\text{Section 1}}{1/4" = 1'-0"}$

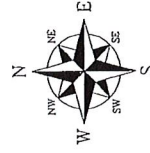


② Section 2  
 $\frac{1}{4} = 1:0$

BUILDABLE S.F.		%	OTHER		TOTAL %
TOTAL AREA W/IN SETBACK	COVERAGE	%	OTHER S.F. COVERAGE	INTERIOUS COVERAGE	
107.4	12,020	2.50%	20	5	25



STEFFL RESIDENCE  
32675 W. COTTON LAKE RD.  
ROCHERT  
TRACT B



SITE PLAN LAYOUT  
SCALE: 1"=20'-0"

FINAL DRAWINGS  
DATE: \_\_\_\_\_  
CONSTRUCTION  
CUSTOMER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CONTRACTOR APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

**EYE**  
FOR DESIGN

EYE FOR DESIGN, LLC  
30860 CARE FREE LANE  
FRAZEE, MN 56544  
Phone: 701 - 388 - 9225  
eyefordesignllc@gmail.com

DRAWN BY: JOSH S.  
CHECKED BY: SEPT. 1, 2023  
REVISION #1: SEPT. 14, 2023  
REVISION #2: OCT. 18, 2023  
REVISION #3: \_\_\_\_\_  
REVISION #4: \_\_\_\_\_  
REVISION #5: \_\_\_\_\_  
REVISION #6: \_\_\_\_\_

STEFFL RESIDENCE  
32675 W. COTTON LAKE RD.  
TRACT B  
ROCHERT

C-1

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SHEET DESCRIPTION  
SITE PLAN  
HOUSE TYPE OF DESCRIPTION  
CUSTOM 2 STORY - 2 STALL

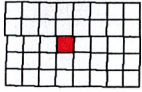




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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	





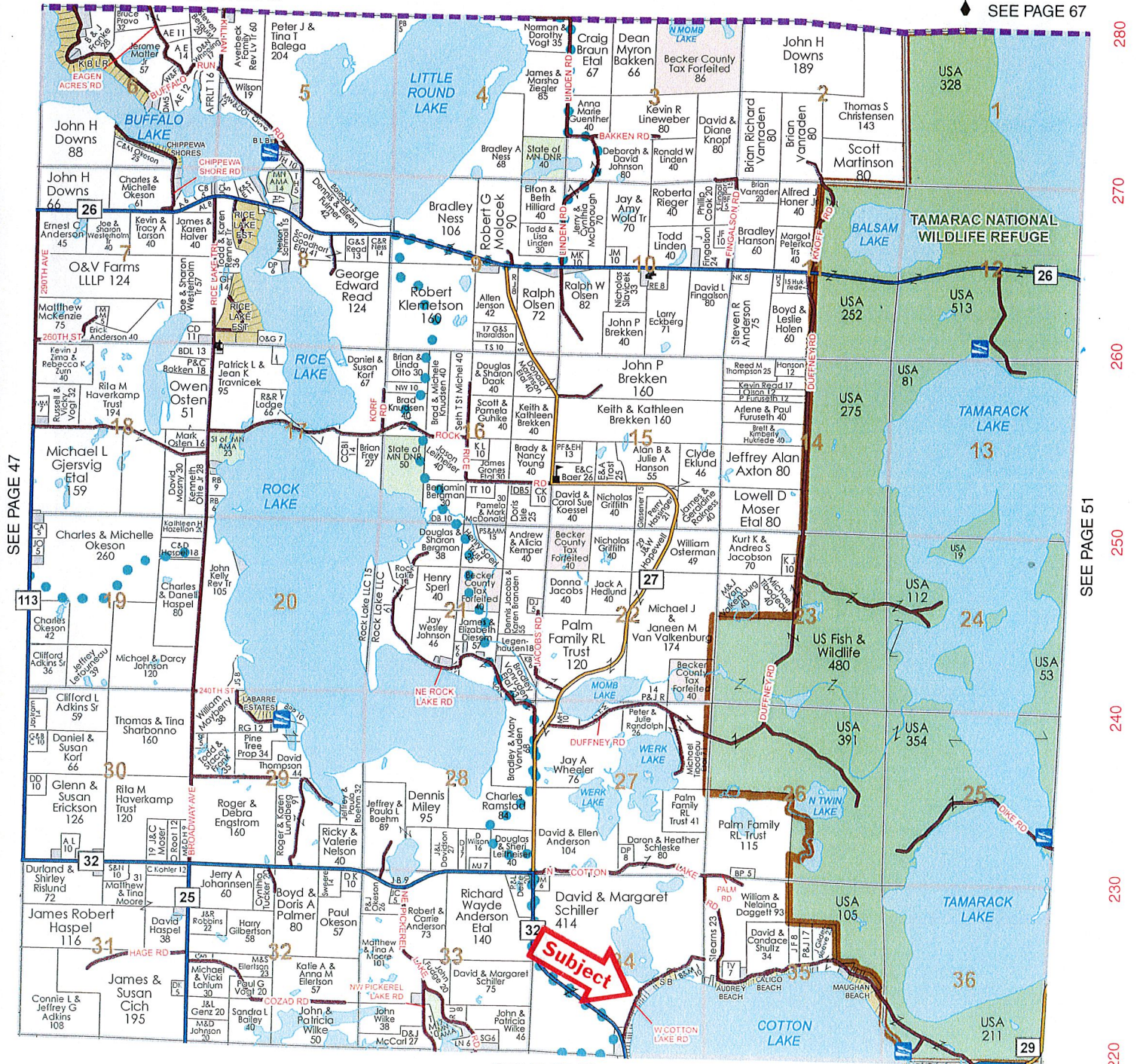
Holmesville

Township 140N - Range 40W

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SEE PAGE 67



SEE PAGE 33





# 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\*\***

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Matthew E & Sarah M Mueller  
754 Riverbend Rd  
Oxbow, ND 58047

**Project Location:** 14854 E Munson Dr  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) replace a patio with a deck to be located nineteen (19) feet from Ordinary High Water (OHW) 2) construct a deck to be located nineteen (19) feet from the OHW, and 3) to construct a three (3) season porch to be located thirty-three (33) feet from OHW all 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 Numbers: 19.1165.000 **Legal Land Descriptions:** Section 08 Township 138 Range 041: Dutton's Rearrangement Lots 61 to 64 Inc. Life Estate to Arnold Mackner; Munson Lake.

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

### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** nicole.bradbury@co.becker.mn.us

**To view all application information on this project please visit:**

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/board\\_adjustments/](https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/)

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

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

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

*Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.*

# Variance Application Review

Permit # 355

## Property and Owner Review

Parcel Number(s): **191165000**

Owner: **Matthew E & Sarah m Mueller**

Township-S/T/R: **LAKE VIEW-08/138/041**

Mailing Address:  
**754 Riverbend Rd Oxbow ND 58047**

Site Address: **14854 E Munson Dr Detroit Lakes MN 56501**

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

Original Permit Nbr: **SITE2024-242348**

Legal Descr: **DUTTON'S REARRANGEMENT|LOTS 61 TO 64 INCL. LIFE ESTATE TO ARNOLD MACKNER**

## 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: **Existing Cabin is 25' from lake. Paver patio is 19' from lake. Removing paver patio and changing to wood/composite deck. Extending out additional deck 20' and adding a 3 season porch on the back side of the deck.**

OHW Setback: **19'**

Side Lot Line Setback: **25'**

Rear Setback (non-lake):

Bluff Setback: **NA**

Road Setback: **89'**

Road Type: **Township**

Existing Imp. Surface Coverage: **10.27%**

Proposed Imp. Surface Coverage: **12.8%**

Existing Structure Sq Ft: **572 cabin, 676 garage, 140 concrete pad, 600 driveway**

Proposed Structure Sq Ft: **All proposed: 896**

Existing Structure Height: **16'**

Proposed Structure Height: **16'**

Existing Basement Sq Ft: **NA**

Proposed Basement Sq Ft: **NA**

Change to roofline? **Yes**

Change to main structural framework? **No**

## Other Questions Review

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

Explain: **Similar to other cabins that have done additions/decks**

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

Explain: **Addition/deck will allow more frequent use of cabin and help sustain property for additional years to come. Removing an impervious patio and replacing with a pervious deck.**

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

Explain: **Changing impervious paver patio to pervious wood/composite deck and extending deck out. 3 season porch will be built on top of deck towards to back side of the cabin. This will allow more enjoyment of the property.**

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

Explain: **Lot size is not in compliance with today's standards. Existing cabin is also not in compliance with**

today's standards.

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

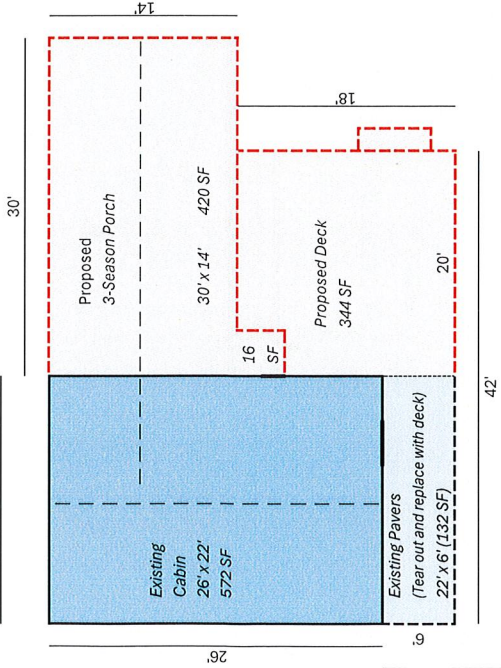
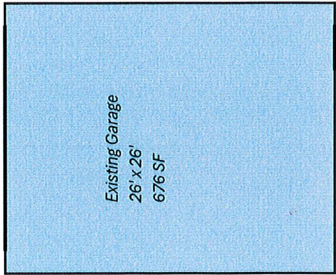
Explain: **Other structures in the area sit close to the lake. The additions will make the property more aesthetically pleasing.**



Property Description	
Matt & Sarah Mueller	
14854 E. Munson Dr	
Detroit Lakes, MN	
Munson Lake	

General Scope of Proposed Project	
Add 30' x 14' 436 SF 3-Season Porch (deck base)	
Add 20' x 18' 344 SF wood/composite deck	
Replace front pavers (132 SF) with wood/composite deck	

Impervious Surface Calculation			
Lot Size	19,350	SF	
Allowable Impervious @ 25%	4,838	SF	
Cabin	26x22	Existing	572
Garage	26x26	Existing	676
Paver Patio (removed)		Existing	132
Deck		Existing	
3-Season Porch Addition	30x14	Existing	436
Existing Concrete Pad	14x10	Existing	140
<b>Total SF</b>		<b>Existing</b>	<b>1,520</b>
<b>Impervious Surface %</b>		<b>Existing</b>	<b>7.86%</b>
		<b>Proposed</b>	<b>9.43%</b>



Munson Lake

175'±

No delinquent taxes and transfer  
entered June 2, 2023

Mary E Hendrickson  
Becker County Auditor/Treasurer

By JD Deputy

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 697501**

June 2, 2023 at 9:10 AM

I hereby certify that the within  
instrument was recorded in this office.

Susan Syvertson, County Recorder

By JD Deputy

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1.65  
Receipt # 20923  
Becker County Auditor/Treasurer

P.I.D. 19.1165.000

chg \_\_\_\_\_  
paid X  
well \_\_\_\_\_

QUIT CLAIM DEED #12

DEED TAX: \$1.65

DATE: 5/31/23

FOR VALUABLE CONSIDERATION, Matthew E Mueller and Sarah M Mueller, husband and wife, Grantors, hereby convey and quitclaim to Matthew E Mueller and Sarah M Mueller, Grantees, as joint tenants and not tenants in common, real property in the County of Becker, Minnesota, legally described as follows:

Lots Sixty-one, Sixty-two, Sixty-three, and Sixty-four of Dutton's Rearrangement of Lots Fifty-seven to Sixty-two, inclusive, of Ray S Dutton's Subdivision according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota

*Check here if all or part of the described real property is Registered (Torrens) ☐*

together with all hereditaments and appurtenances.

THE TOTAL CONSIDERATION FOR THIS TRANSFER OF PROPERTY IS \$3000.00 OR LESS.

*Check applicable box:*


☐ The Seller certifies that the Seller does not know of any wells on the described real property.

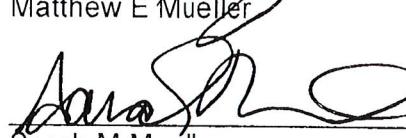
☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_).

☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.



WITNESS, the hands of the Grantors.

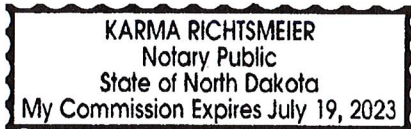
  
Matthew E Mueller

  
Sarah M Mueller

STATE OF NORTH DAKOTA

COUNTY OF CASS

On this 31 day of May, 2023, before me personally appeared Matthew E Mueller and Sarah M Mueller, husband and wife, known to me to be the persons who are described in, and who executed the within and foregoing instrument and severally acknowledged that they executed the same.



  
Notary Public  
My Commission expires:

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)  
Wheeler McCartney, P.C.  
35 4th St N, Suite 102  
Fargo, ND 58102

TAX STATEMENTS FOR THE REAL  
PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:  
Matthew E Mueller and Sarah M Mueller  
754 Riverbend Rd,  
Oxbow, ND 58047





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## Mueller

Becker County

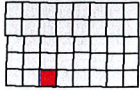


1:2,113

Date: 4/11/2024

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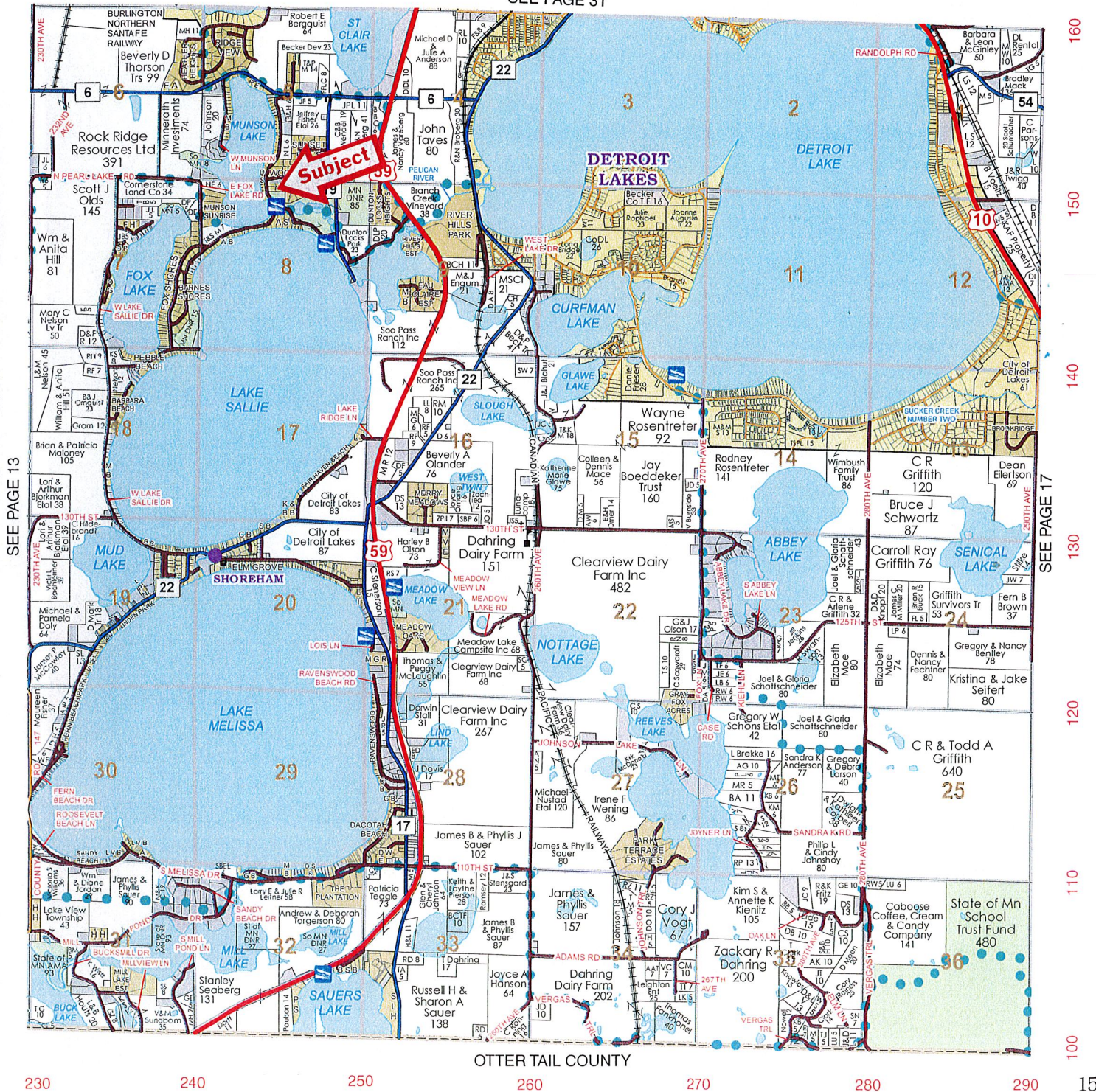


## Lake View

## Township 138N - Range 41W

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SEE PAGE 13

SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Fairbanks Cumber Family  
Revocable Living Trust  
21138 Sunset View Rd  
Rochert, MN 56578

**Project Location:** 21138 Sunset View Rd  
Rochert, MN 56578

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) enclose an existing deck forty (40) feet from the Ordinary High Water (OHW) mark.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 10.0742.000 **Legal Land Descriptions:** Section 01 Township 139 Range 040: Sunset View Beach 139 40 Lots 12 and 13, Cotton Lake.

**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 # 353

### Property and Owner Review

Parcel Number(s): **100742000**

Owner: **Fairbanks Cumber Family Revocable Living Trust**

Township-S/T/R: **ERIE-01/139/040**

Mailing Address:  
**21138 Sunset View Rd Rochert, MN 56578**

Site Address: **21138 Sunset View Rd Rochert MN 56578**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **100742000**

Legal Descr: **SUNSET VIEW BEACH 139 40|LOTS 12 AND 13**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **We would like to be able to install a roof on top of the existing 12'x16' Deck, We also would like to install retractable screens on the front, and sides, along with screen on the back to make a bug free area.**

OHW Setback: **Not sure how the setback from the water effects this project, my request is to only add a roof and retractable screens to an existing structure. The existing structure is 40' off the water**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **192**

Proposed Structure Sq Ft: **192**

Existing Structure Height:

Proposed Structure Height: **12' above the existing deck**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft:

Change to roofline? **Yes**

Change to main structural framework? **No**

### Other Questions Review

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

Explain: **Using already built structure for intended purpose.**

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

Explain: **Existing Structure**

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

Explain: **Structure is already there just wanting to screen it in.**

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

Explain: **Due to location of deck .**

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

Explain: **will not impede on any neighbor site of lake.**

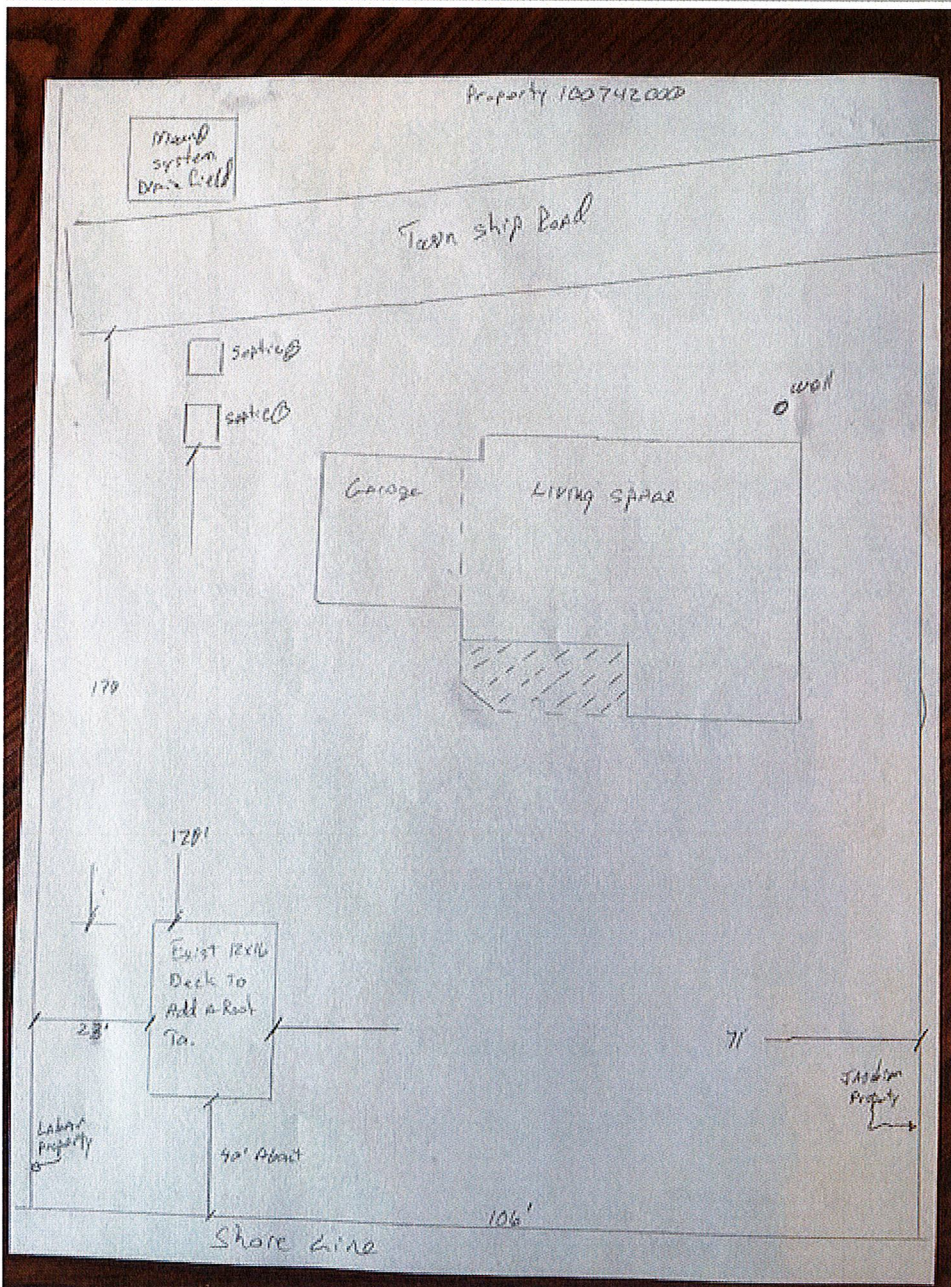


## Susan Rockwell

**From:** Craig Fairbanks <elkdragger@gmail.com>  
**Sent:** Tuesday, April 16, 2024 3:54 PM  
**To:** Susan Rockwell  
**Subject:** [EXTERNAL]Re: Sketch

### BECKER COUNTY SECURITY NOTICE:

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.



Sent from my iPhone









WATER

100742000 1

100740000

100739000  
Sunset View Beach

100738000

100737000

100736000

100735000

100007000

100005000

100006001

100008000

29

100010001

100011000

100010002

# Fairbanks

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

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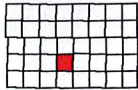
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 4/10/2024

Becker County





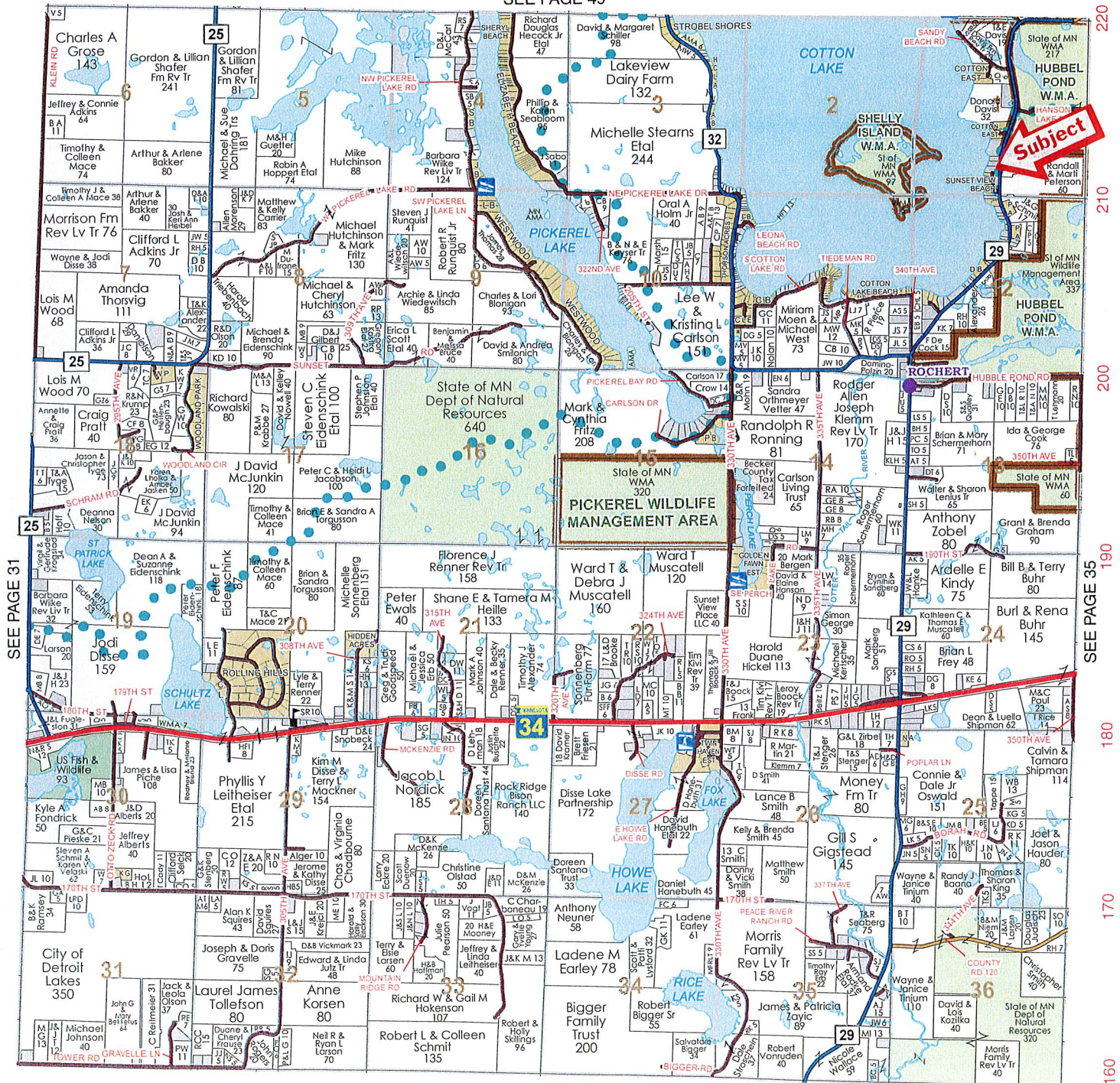


Erie

Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Curt J Lynde & Kristine M Lynde  
27398 Bullert Rd  
Ogema, MN 56569

**Project Location:** 19063 Co Rd 131  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached structure to be located eleven (11) feet from the side property line deviating from the required setback of fifteen (15) feet on a commercially zoned lot and to be fifteen (15) 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:** 08.0334.000 **Legal Land Descriptions:** Section 21 Township 139 Range 041: 50' E&W X 100' N&S LYING 200 FT W OF NE COR NW1/4 OF NE1/4 OF NE1/4

**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 # 359

### Property and Owner Review

Parcel Number(s): **080334000**

Owner: **Curt J Lynde and Kristine M Lynde**

Township-S/T/R: **DETROIT-21/139/041**

Mailing Address:  
**27398 Bullert Rd Ogema MN 56569**

Site Address: **19063 CO RD 131 DETROIT LAKES**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2024-2969**

Legal Descr: **50' E&W X 100' N&S LYING 200 FT W OF NE COR NW1/4 OF NE1/4 OF NE1/4**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a detached structure to be located eleven (11) feet from the side property line deviating from the required setback of fifteen (15) feet on a commercially zoned lot and to be fifteen (15) feet from the rear property line deviating from the required setback of twenty (20) feet all due to lot size and setback issues.**

OHW Setback:

Side Lot Line Setback: **11'**

Rear Setback (non-lake): **15'**

Bluff Setback:

Road Setback:

Road Type: **County**

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

Proposed Imp. Surface Coverage: **48%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **2432**

Existing Structure Height:

Proposed Structure Height: **24'**

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 narrow width of the lot makes it very difficult to meet the 15' setback from either side.**

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

Explain: **The existing building is in poor condition. Construction of a new building would allow this property to be better used for commercial purposes. The total impervious will remain below what is allowed.**

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

Explain: **The existing building is in poor condition. Construction of a new building would allow this property to be better used for commercial purposes.**

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

Explain: **Commercial lots require a 15' setback. On a 50' wide lot, we lose 30 feet in setbacks. It does not allow enough space to construct a reasonable sized building for a commercial lot.**



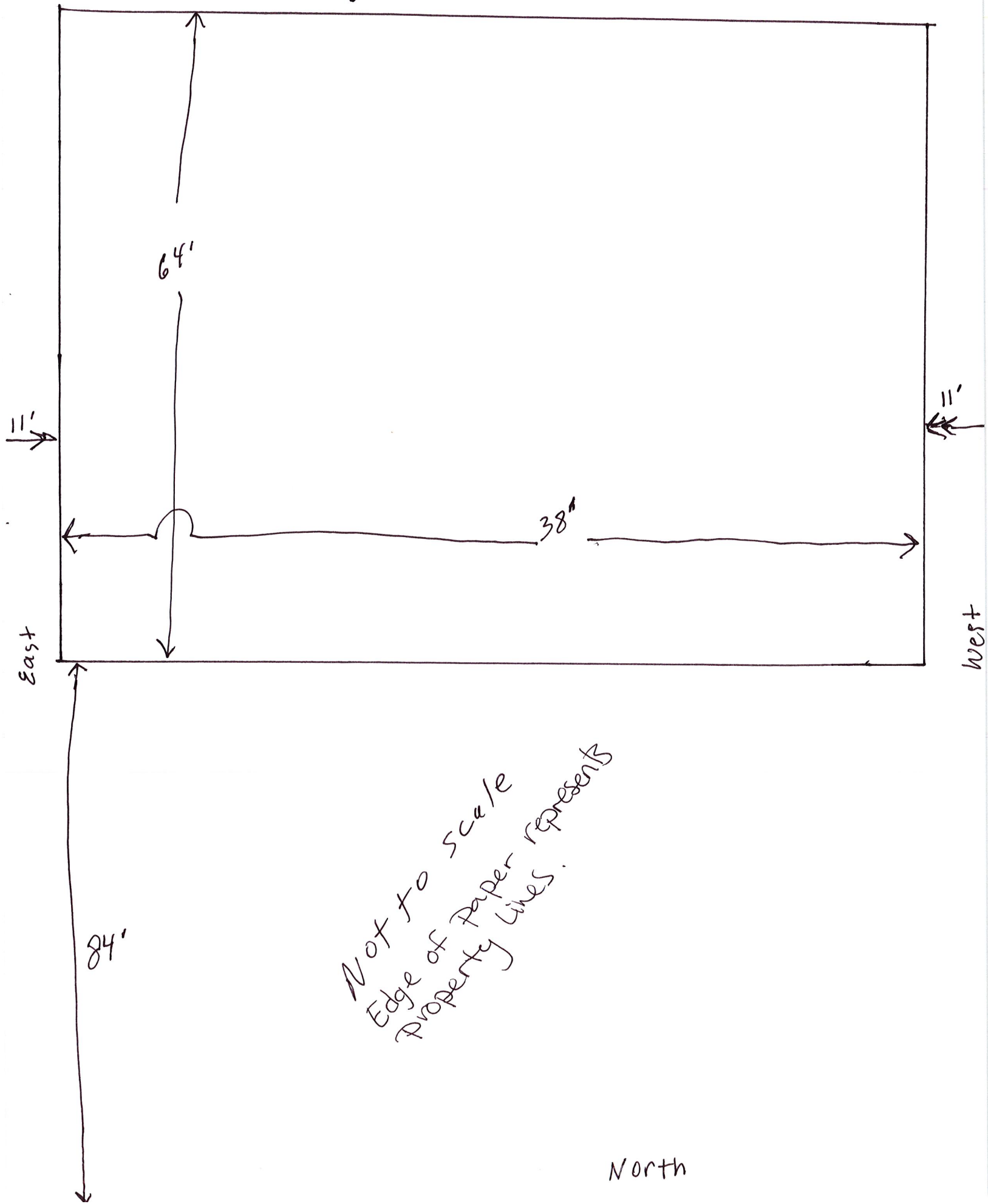
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The adjacent and several other surrounding properties are also zoned as and being used for commercial purposes.**

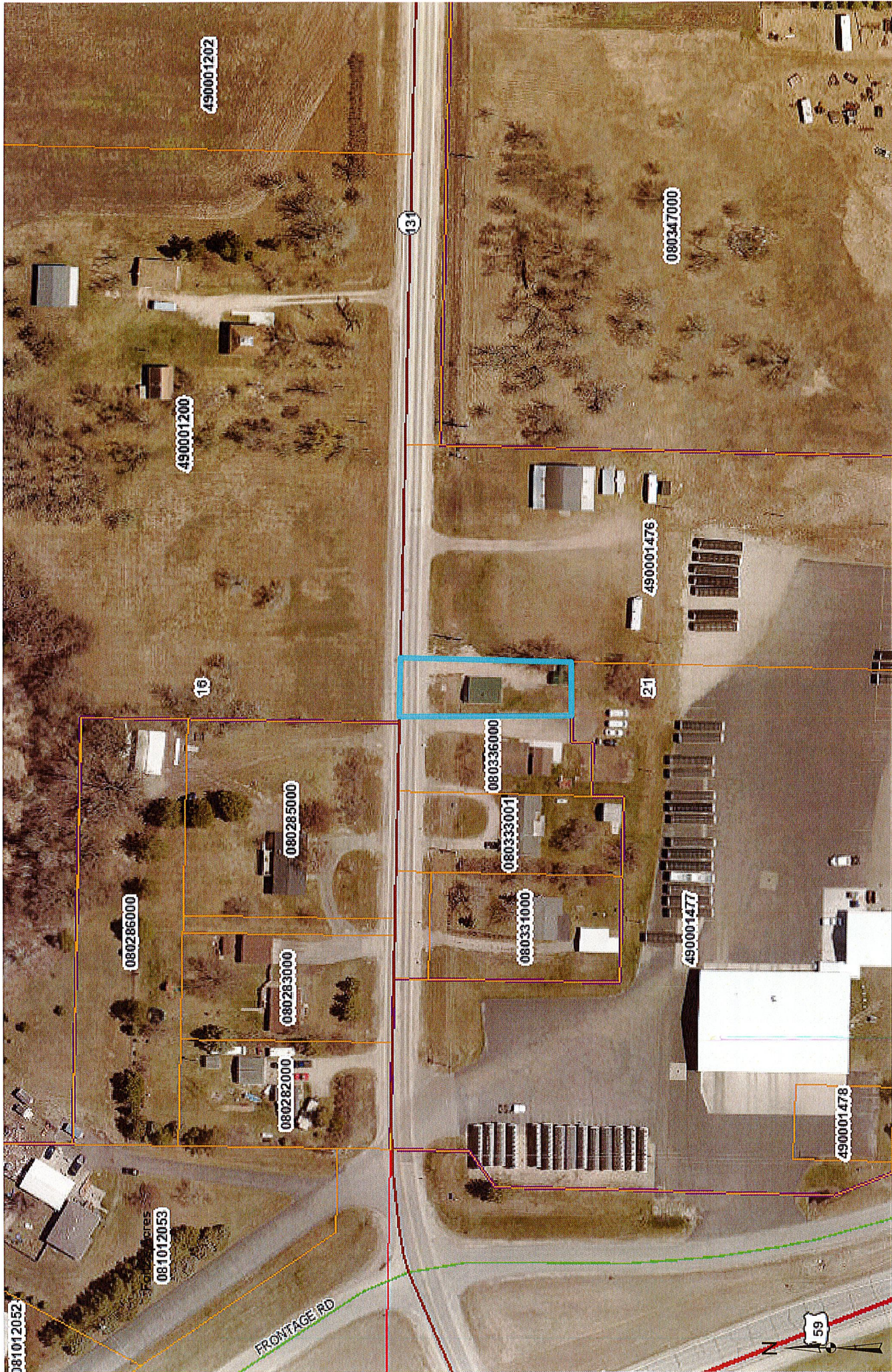
15'

South

Lot size 50' wide  
By 163' Deep







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.

1:2,113

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

Date: 4/18/2024

Becker County





230 240 250 260 270 280 290 31





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Jaeden G Pederson & Lorie M Pederson  
1439 12<sup>th</sup> St Ct  
West Fargo, ND 58078

**Project Location:** 15591 W Little Cormorant Rd  
Audubon, MN

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a storage shed to be located five (5) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet on a township road within the shoreland district due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 17.1252.832 **Legal Land Descriptions:** Section 05 Township 138 Range 042: Block 001 Lot 002 THREE LAKES HIDEAWAY, Little Cormorant Lake

**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 # 357

### Property and Owner Review

Parcel Number(s): **171252832**

Owner: **Jaeden G Pederson**

Township-S/T/R: **LAKE EUNICE-05/138/042**

Mailing Address:  
**1439 12th St Ct West Fargo ND 58078**

Site Address: **15591 W LITTLE CORMORANT RD  
AUDUBON MN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2024-2954**

Legal Descr: **Lot 002 Block 001 of THREE LAKES HIDEAWAY**

### Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **We are requesting a variance from the road right-of-way setback for the construction of a detached garage. Becker County guidelines state that a structure shall not be closer to the road than 20 feet from the property line pins; we are asking for a variance that will allow the closest point of the structure to be no closer to the road than 5 feet from the property line pins.**

OHW Setback: **525**

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **5**

Road Type: **Township**

Existing Imp. Surface Coverage: **6.63% in total**

Proposed Imp. Surface Coverage: **9.17% in total**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **3200**

Existing Structure Height:

Proposed Structure Height: **23**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **No**

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: **We believe the purpose and intent of the right-of-way setback ordinance is to maintain an adequate distance between the road and any structures to allow for sufficient visibility for traffic and pedestrians, as well as space for snow removal and utility installations next to the road. We have examined the effect that granting a variance would have on these issues, and as the closest point of the building to the middle of the road would still be approximately 35 feet, we believe that there is still adequate distance to meet safety, visibility, and utility needs. Additionally, as the proposed structure would be built at a slight angle to the road, only about 205 square feet of the structure would be inside of the variance zone; the structure would not run parallel to the road. The road in that area is straight, so the proposed structure would not hinder visibility for traffic or pedestrians as they pass by.**

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

Explain: **Ordinances such as the right-of-way setback requirement are designed to work in tandem with the**



BCCP; the BCCP is designed to allow for flexibility where reasonable departures result in a benefit to both the County and the applicant. We believe that this variance request would constitute a reasonable departure from the ordinance. Many of the concerns noted in the BCCP relate to pressure on natural resources and local services; due to the location of the proposed structure on the property as it pertains to stormwater runoff and erosion, we believe that those additional pressures would be nearly zero. It will not result in additional pressure in terms of use of local services, as it does not result in additional people using the roads or the lake. As the owners of the property, we would benefit from the construction of this structure by improving our utilization of the property, and the County would benefit through the increase in the value of the property. Neighboring properties would benefit through the improvement of the immediate area and a likely increase in the value of their properties as well. One of the main goals of the BCCP is to meet the demand for future development while preserving the quality and character of the lakes and adjacent lands (p. 21). By carefully examining the possible locations on the property for this proposed structure, we believe we would strike the balance between these issues that the BCCP intends. The BCCP also lists six development goals (p. 91): Water Quality, Sustainable Development, Shoreland Protection, Natural and Economic Stewardship, Agricultural and Agricultural Practices, and Sustainable Economic Development. We believe our continued improvement and maintenance of our property will contribute to the enhancement of the Sustainable Development, Shoreland Protection, Natural and Economic Stewardship, and Sustainable Economic Development goals, while not negatively impacting the Water Quality or Agricultural and Agricultural Practices goals of the BCCP.

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

Explain: **The intended use of the proposed structure is for storage of vehicles and equipment necessary for the maintenance of the property and the enjoyment of Little Cormorant Lake. It will also have a small area with a bathroom and space for indoor activities. The proposed location of the structure is on the back side of the existing house, further away from the lake, and would be the best use of that section of the property. It will be an enhancement to the value and utility of the property.**

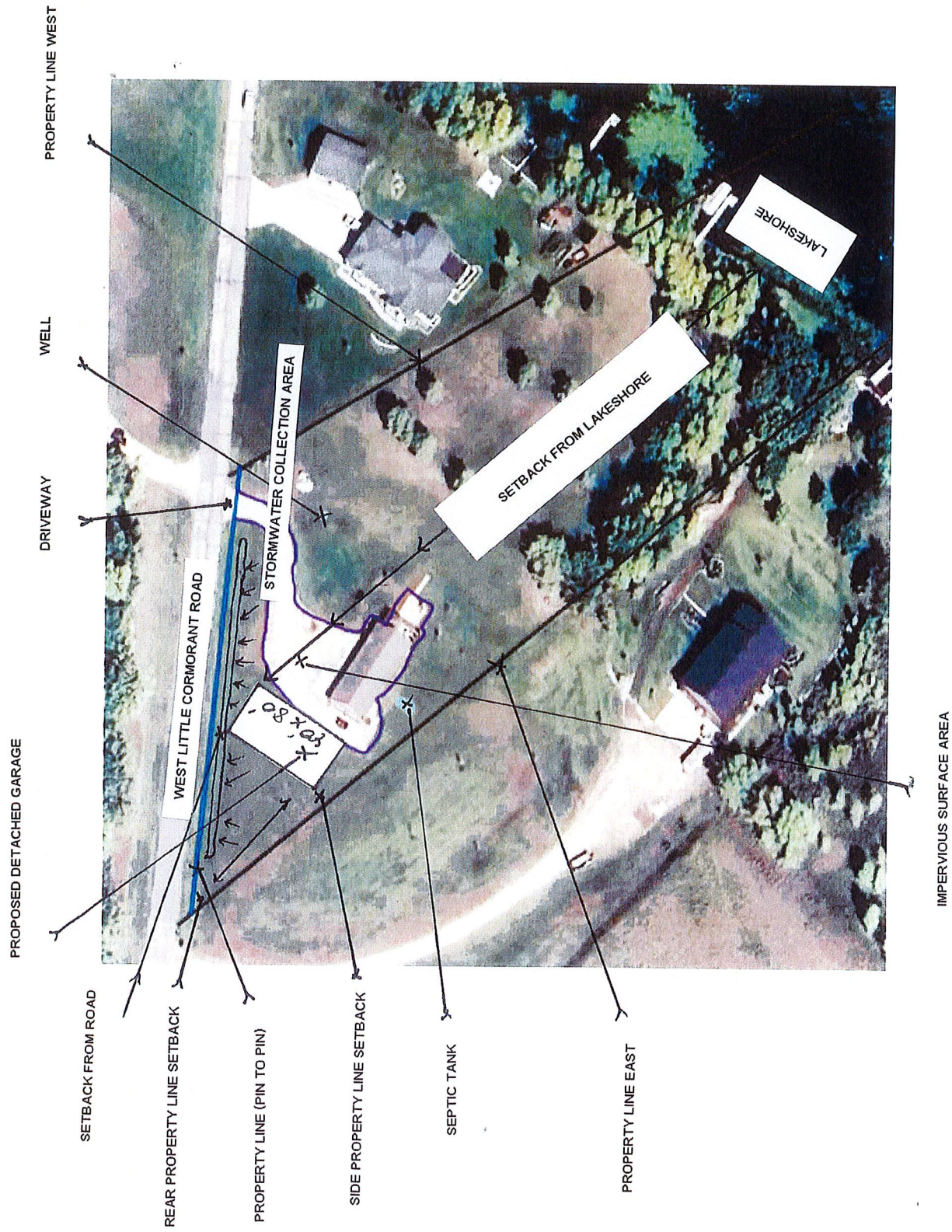
4. Are there circumstances unique to the property? **Yes**

Explain: **The size of the lot is larger than many of the neighboring properties, which provides us with the opportunity to construct this building in the proposed location with the aid of a small setback variance. We believe that the granting of this variance will allow us to construct this building in the best possible location to keep it out of the sightlines for our neighbors, traffic, and pedestrians, while still maintaining enough of a setback from the road to not cause any safety or visibility issues. In addition, by building in the proposed location, the structure will be able to take advantage of the existing stormwater containment area and will not contribute to any possible erosion or runoff into the lake. Also, due to the size of the property, the percentage of impervious surface would be less than 10% even after construction of the proposed structure.**

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

Explain: **Many properties in the locality have both homes and detached garages or storage structures; the combination of being a rural area as well as a recreational area creates the necessity for storage of vehicles, boats, seasonal furniture, and property maintenance equipment. We intend for this structure to be pleasant to look at, with premium overhead doors, windows on all sides, and entry doors with overhangs. Its physical location is on the back side of the property, over 500 feet from the lakeshore, and will not interfere with visibility for our neighbors, traffic, or pedestrians. It will be a single story building that will not be out of place with other buildings in the area. It will not require the installation of an additional driveway or additional utility services.**





TOTAL IMPERVIOUS SURFACE AREA INDICATED: 11,579 SF



No delinquent taxes and transfer  
entered December 30, 2022

Mary E. Hendrickson  
Becker County Auditor/Treasurer

By JD Deputy

BECKER COUNTY DEED TAX  
AMT. PD. \$ 1,600.50  
Receipt # 17675  
Becker County Auditor/Treasurer

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 694784**

December 30, 2022 at 11:59 AM

I hereby certify that the within  
instrument was recorded in this office.

Susan Syvertson, County Recorder

By JD Deputy

BECKER COUNTY RECORDER  
Well Certificate Received December 30, 2022  
Susan Syvertson - County Recorder  
JD - Deputy

chg       
paid X  
well X

### WARRANTY DEED

P.I.D. 17.1252.832

DEED TAX: \$ 1600.50

DATE: December 29, 2022

E-CRV No.: 1502838

FOR VALUABLE CONSIDERATION, James G Parsons and Michele M Parsons, husband and wife, Grantors, hereby convey and warrant to Jaeden G Pederson and Lorie M Pederson, Grantees, as joint tenants and not tenants in common, real property in the County of Becker, Minnesota, legally described as follows:

Lot Two, Block One, Three Lakes Hideaway, according to the certified plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

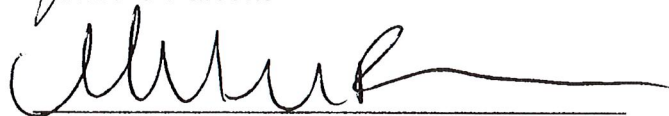
Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: 1068123).
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.



WITNESS, the hands of the Grantors.

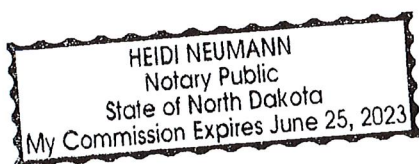
  
James G Parsons

  
Michele M Parsons

STATE OF NORTH DAKOTA

COUNTY OF CASS

On this 29 day of December, 2022, before me personally appeared James G Parsons and Michele M Parsons, husband and wife, known to me to be the persons who are described in, and who executed the within and foregoing instrument and severally acknowledged that they executed the same.





Notary Public  
My Commission expires:

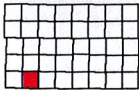
THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)  
Wheeler McCartney, P.C.  
35 4th St N, Suite 102  
Fargo, ND 58102

TAX STATEMENTS FOR THE REAL  
PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:  
Jaeden G Pederson and Lorie M Pederson  
1439 12th St Ct,  
West Fargo, ND 58078







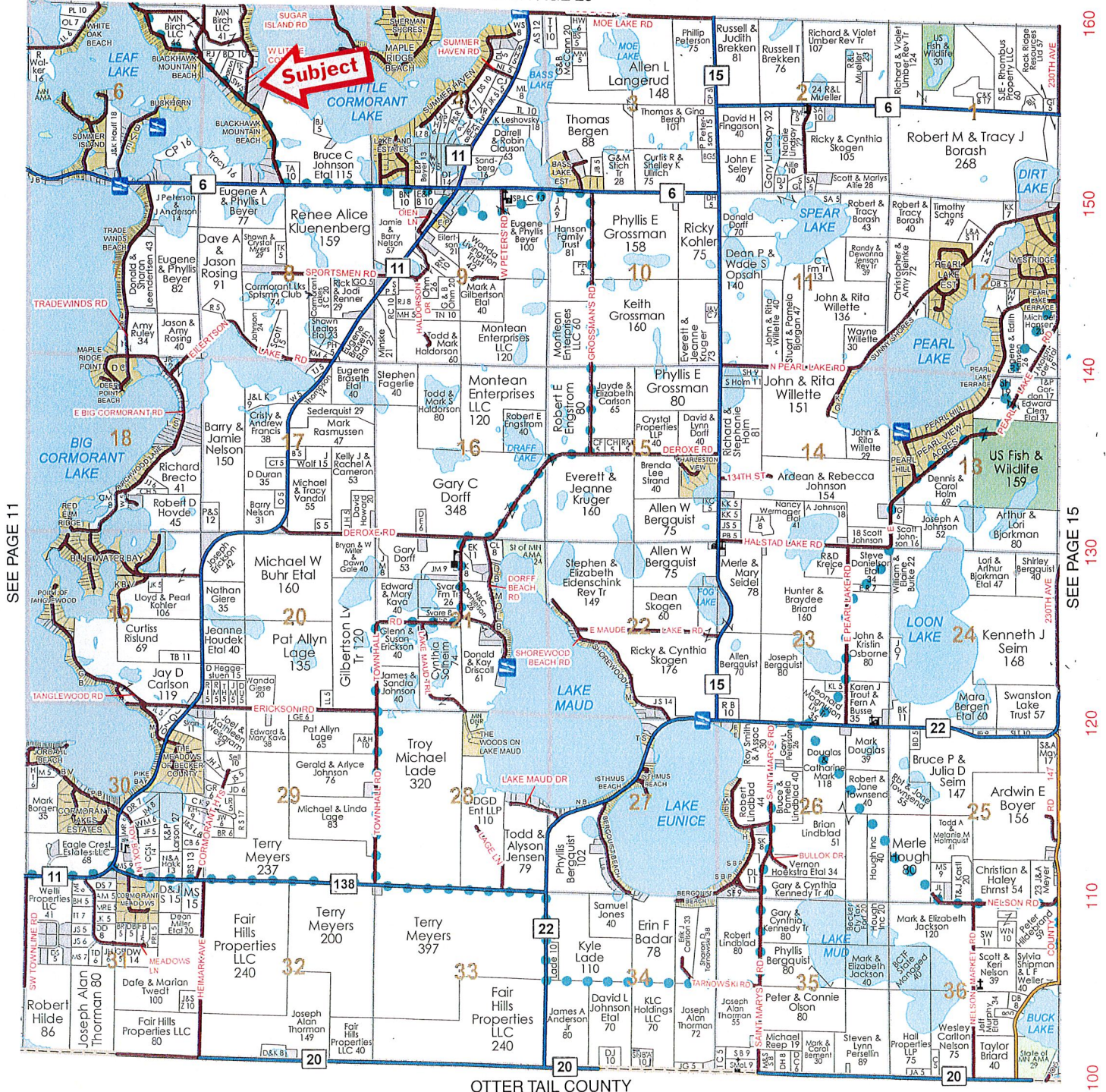


## Lake Eunice

## Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Michael D & Carla A Johnson  
2611 Major Ave N  
Golden Valley, MN 55422

**Project Location:** 38025 Lloyd Larson Ln S  
Ponsford, MN 56575

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck, screened porch, and a second story addition to an existing dwelling to be located zero (0) feet from a bluff deviating from the required setback of thirty (30) feet due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 12.0060.003 **Legal Land Descriptions:** Section 08 Township 142 Range 037; PT GOVT LOT 4: COMM SE COR TH W 459.64' TO POINT A, CONT W 37.60' AL S LN, TH NE 170.37' TO POB; CONT NE 183.72', TH NW 352.32' TO BAD MED LK, SLY AL LK 225', TH SE 305.04' TO POB AKA TRACT A; Bad Medicine Lake.

**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 # 352

## Property and Owner Review

Parcel Number(s): 120060003

Owner: Michael D & Carla A Johnson

Township-S/T/R: FOREST-08/142/037

Mailing Address:  
2611 Major Ave N Golden Valley, MN 55422

Site Address: 38025 Lloyd Larson Ln S Ponsford, MN 56575

Lot Recording Date:

Original Permit Nbr: SITE2024-234382

Legal Descr: PT GOVT LOT 4: COMM SE COR TH W 459.64' TO POINT A, CONT W 37.60' AL S LN, TH NE 170.37' TO POB; CONT NE 183.72', TH NW 352.32' TO BAD MED LK, SLY AL LK 225', TH SE 305.04' TO POB  
AKA 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 construct a deck, screen porch, & second story addition to an existing dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff. The proposed project is to add a second story, deck and screen porch to the existing dwelling.

OHW Setback: 108'

Side Lot Line Setback: 43'

Rear Setback (non-lake):

Bluff Setback: 0'

Road Setback: 187'

Road Type: Township

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? Yes

Change to main structural framework?

## Other Questions Review

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

Explain: Yes, all other setbacks are being met and are under the allowed impervious service requirements. The proposed deck will be located over the current driveway and the proposed screen porch will be located to the side of the existing structure. The proposed changes will increase the enjoyment of the lot.

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

Explain: The proposed project will not negatively impacting anyone's views or enjoyment of the lake. The location meets or exceeds the required lake setback. The location is also well away from the easement so it would not create any road hazards. The dwelling would be located in its existing footprint with the deck located over the existing driveway.



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

Explain: **Yes, this lot is being used for residential purposes and is in a residential neighborhood. The proposed project would allow for the continued use of the property in a residential manor. The second story would add a bedroom and master bathroom to allow for more living space below. We also want to accommodate visiting friends and extended family and increase enjoyment of the lake. The existing house only has one bathroom. A second bathroom is greatly needed when any type of company visits. The proposed deck and porch will allow for a nice space in which to enjoy the views of the lake.**

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

Explain: **The lot is a standard size, however there is a large bluff on the lot at over 100 feet back from the lake. In 2000 a site permit was granted for the existing dwelling. It appears at the time the Becker County Zoning Office did not identify the project location to be a bluff. No Variance was required or requested of the owners at that time. The current staff stated it appears that it is a bluff and noted they feel the setback is not being met.**

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

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. The lot is fairly wooded providing screening from the lake.**



**PRELIMINARY DRAWINGS**  
(NOT FOR CONSTRUCTION USE)

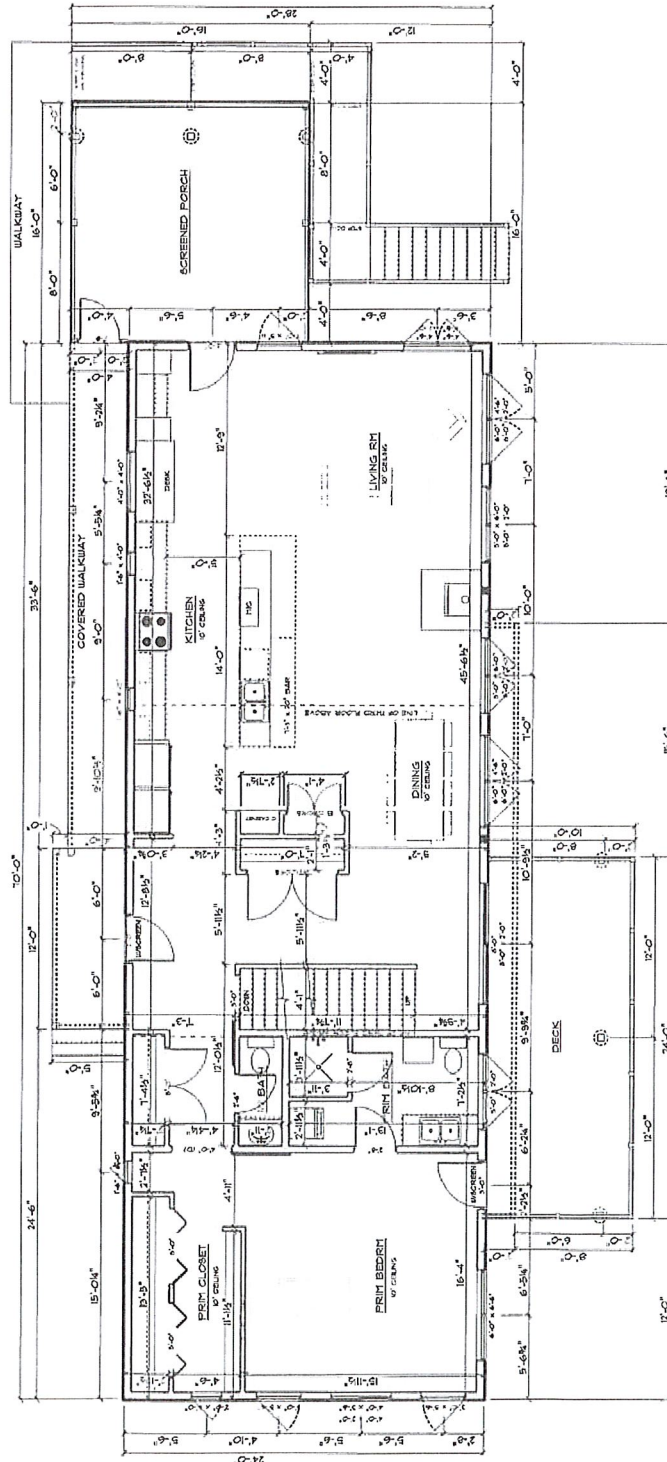
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Date \_\_\_\_\_

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Fargo, ND 58103 (Fax): 701-492-0531  
www.lamperlumber.com  
Your Project Number \_\_\_\_\_

**YLINEMI CONST.**  
REVISIONS  
1. 2.24  
2. 21.24  
3. 20.23  
4. 31.23  
5. 14.24

**JOHNSON CABIN**  
38075 Lloyd Larson Rd  
Ponfard, MN 56575  
JAMIE H  
23-263  
9.22.23

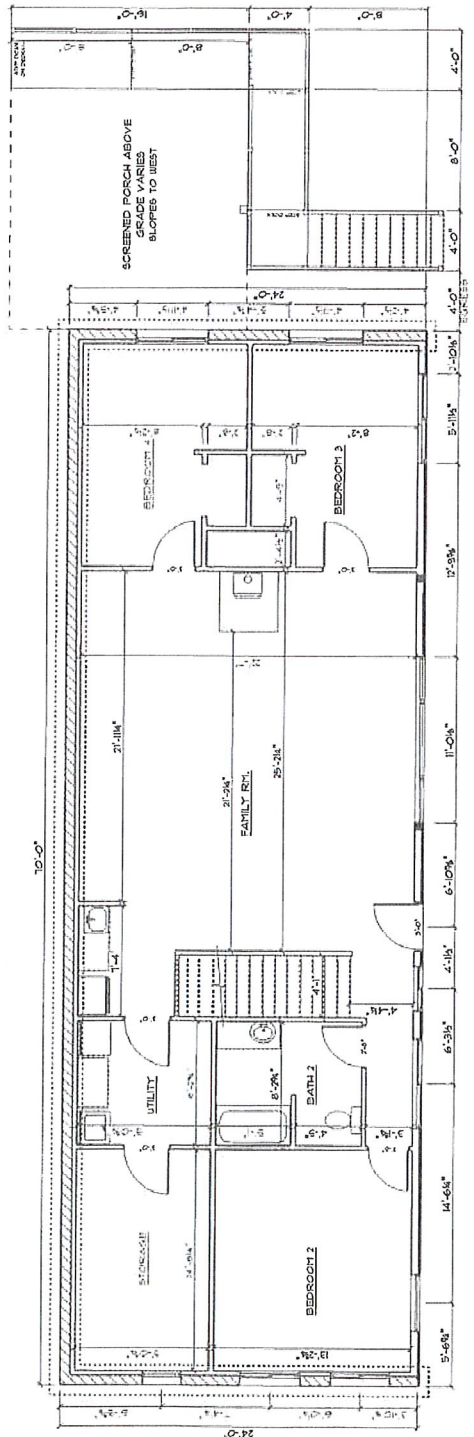
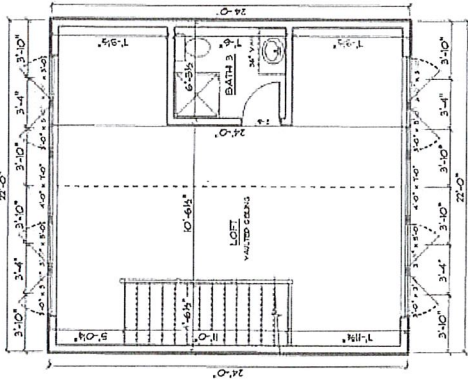


**MAIN FLOOR**  
SCALE: 1/8" = 1'-0"

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1680 sq ft.
BASEMENT	1680 sq ft.
3RD FLOOR	528 sq ft.



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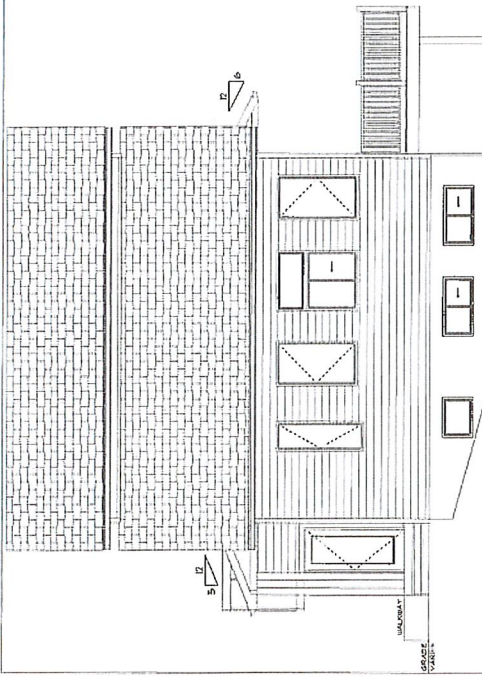
**YLINEMI CONST.**

REVISIONS	
3.8.24	2.21.24
2.21.24	2.20.23
10.31.23	3.14.24

**JOHNSON CABIN**  
38075 Lloyd Lawton Rd  
Pondorf, MN 55915  
Sheet No. 4  
23-263  
9.22.23  
JAMIE H

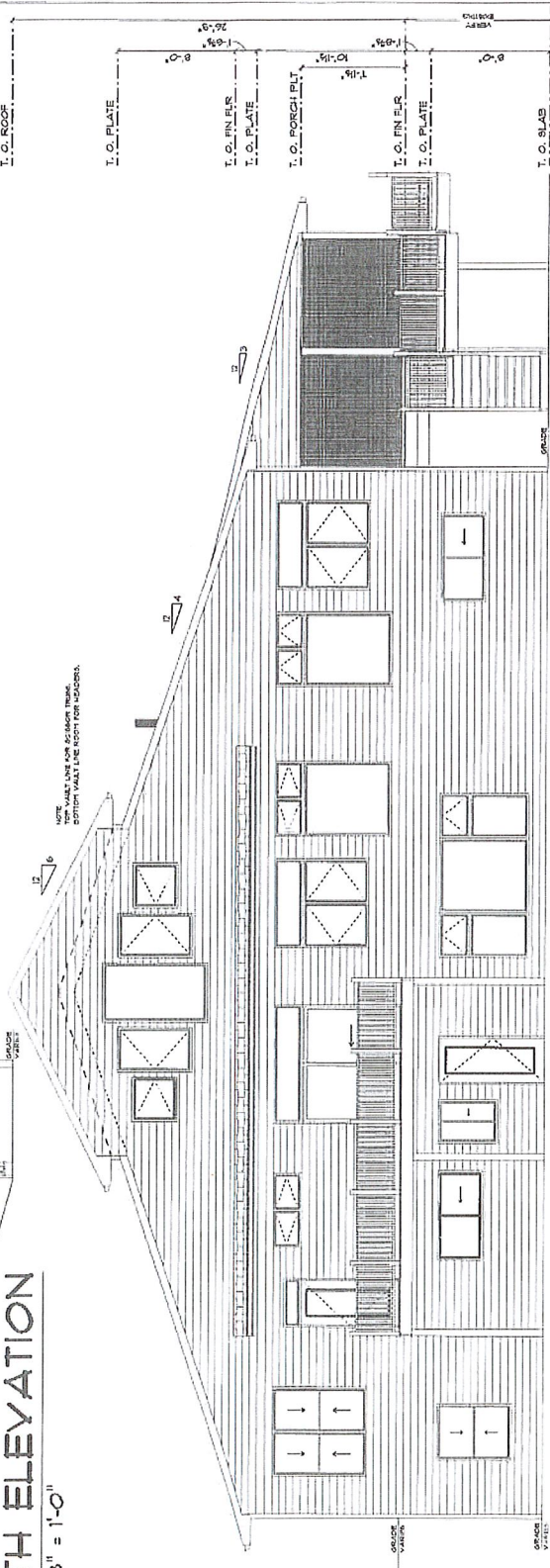


**PRELIMINARY DRAWINGS**  
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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE:  
TOP WALL LINE FOR ROOF TRIM.  
BOTTOM WALL LINE NOT FOR SIDINGS.



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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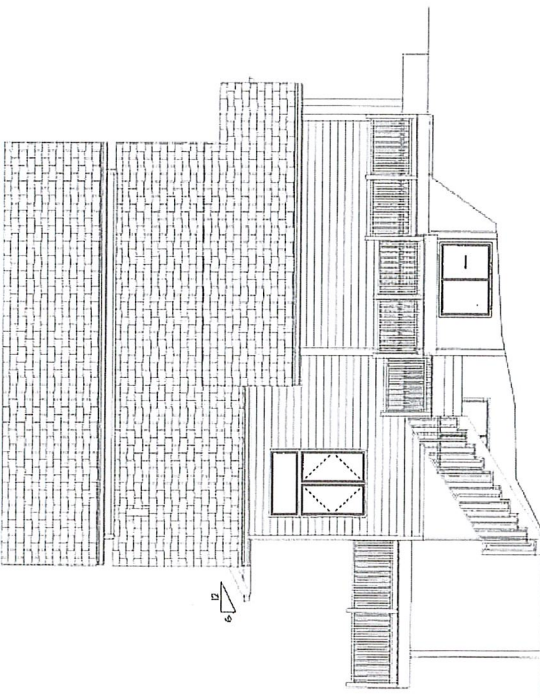
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3.0.24	12.20.23
2.21.24	12.20.23
3.0.24	12.20.23

**JOHNSON CABIN**  
38075 Loyd Lyon Rd  
Pomfret, MN 56575

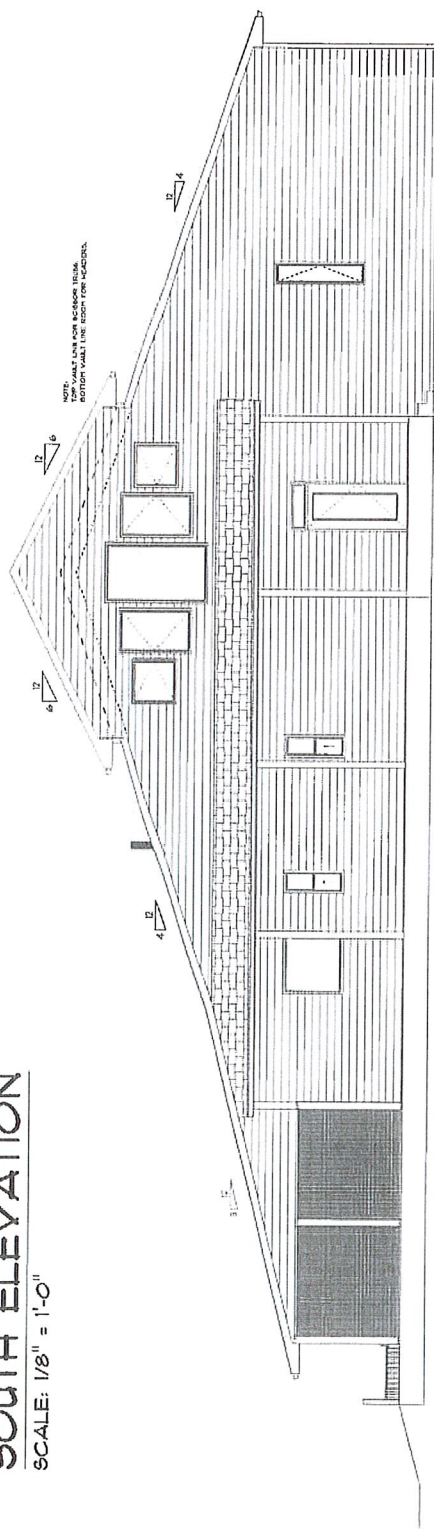
Sheet 1  
Date 9.22.23  
23-263  
JAMIE H



**PRELIMINARY DRAWINGS**  
(NOT FOR CONSTRUCTION USE)



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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Date \_\_\_\_\_

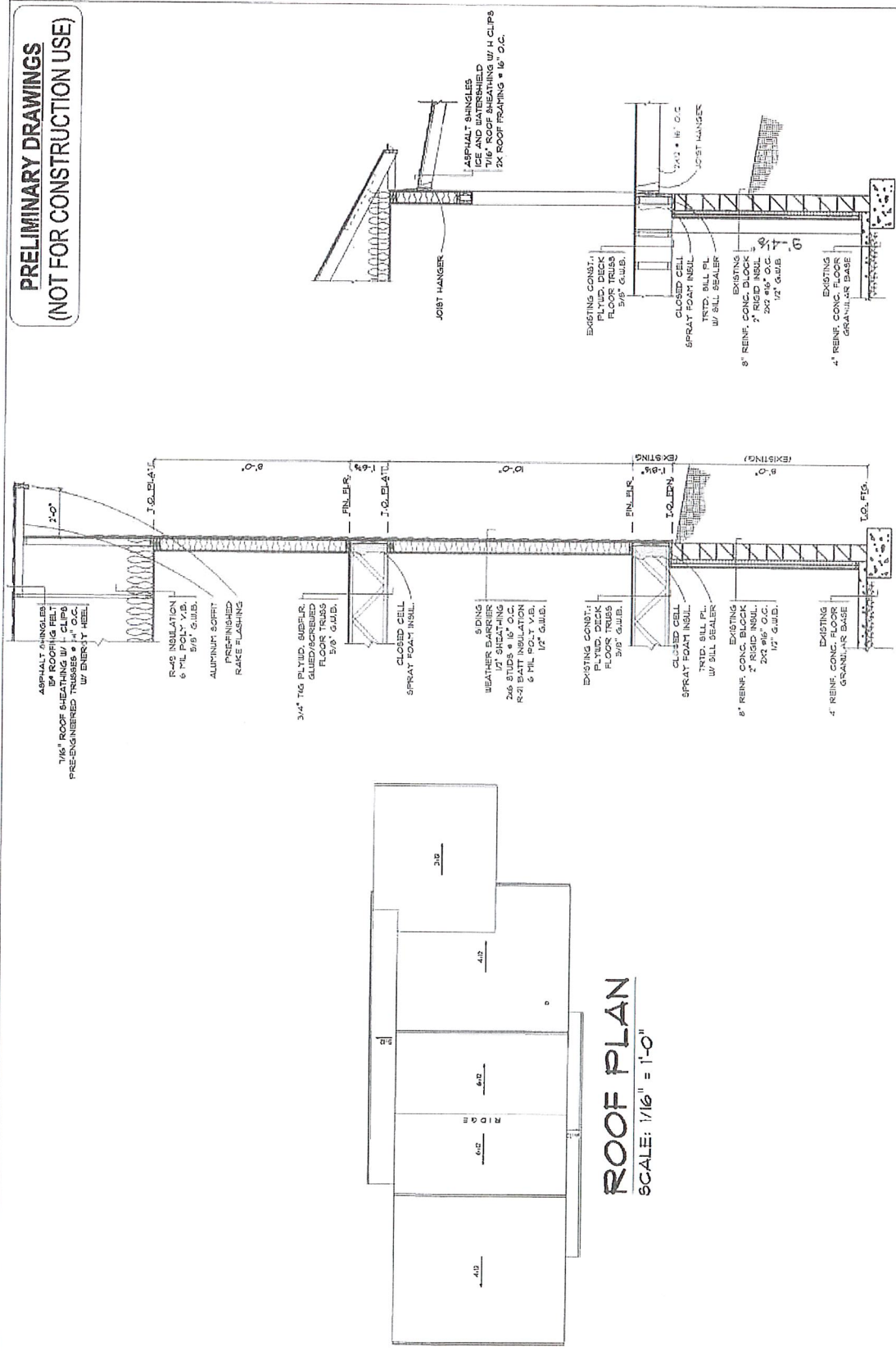
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**YLINEMI  
CONST.**  
REVISIONS  
9.22.23  
10.31.23 3.16.24  
12.20.23  
2.21.24  
3.8.24

**JOHNSON CABIN**  
38029 Lloyd Larson Rd  
Pondok, MN 56515  
Sheet 2  
9.22.23  
23-263  
Subproject  
JAMIE H



**PRELIMINARY DRAWINGS**  
**(NOT FOR CONSTRUCTION USE)**



WALL SECTION WALL SEC. @ PORCH

SCALE: 1/4" = 1'-0"

JOHNSON CABIN  
38025 Loyd Larson Rd  
Pomfret, MN 56575

Sheet	Date	9.22.23	Lab	23-263	Samples	JAMIE H
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# YLINIEMI CONST.

REVISIONS	10.31.23	3.14.24		
	12.20.23			
	2.21.24			
	3.8.24			

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**I ACCEPT THIS PLAN**  
**AS DRAWN**

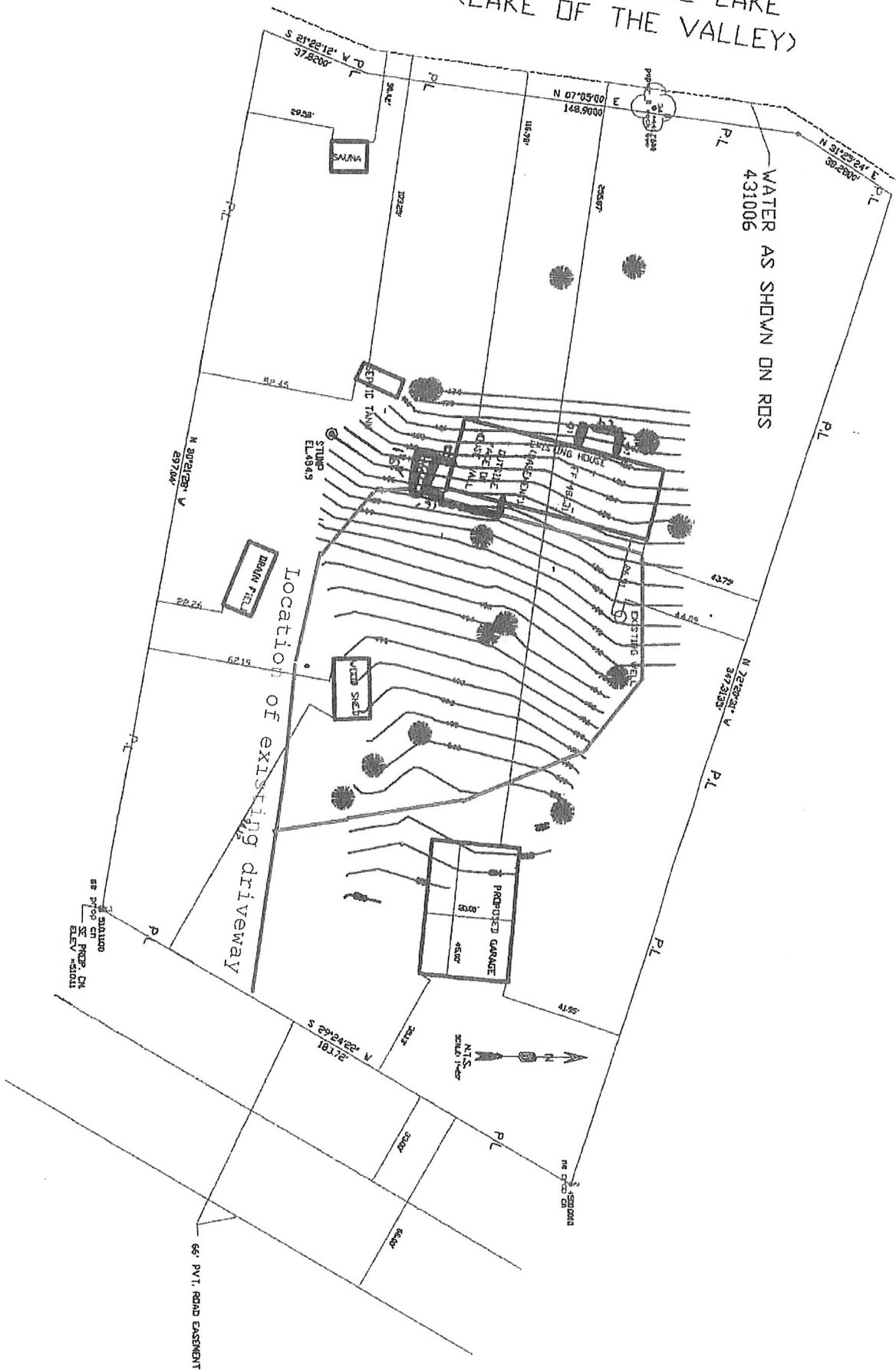
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Date \_\_\_\_\_







# BAD MEDICINE LAKE (LAKE OF THE VALLEY)





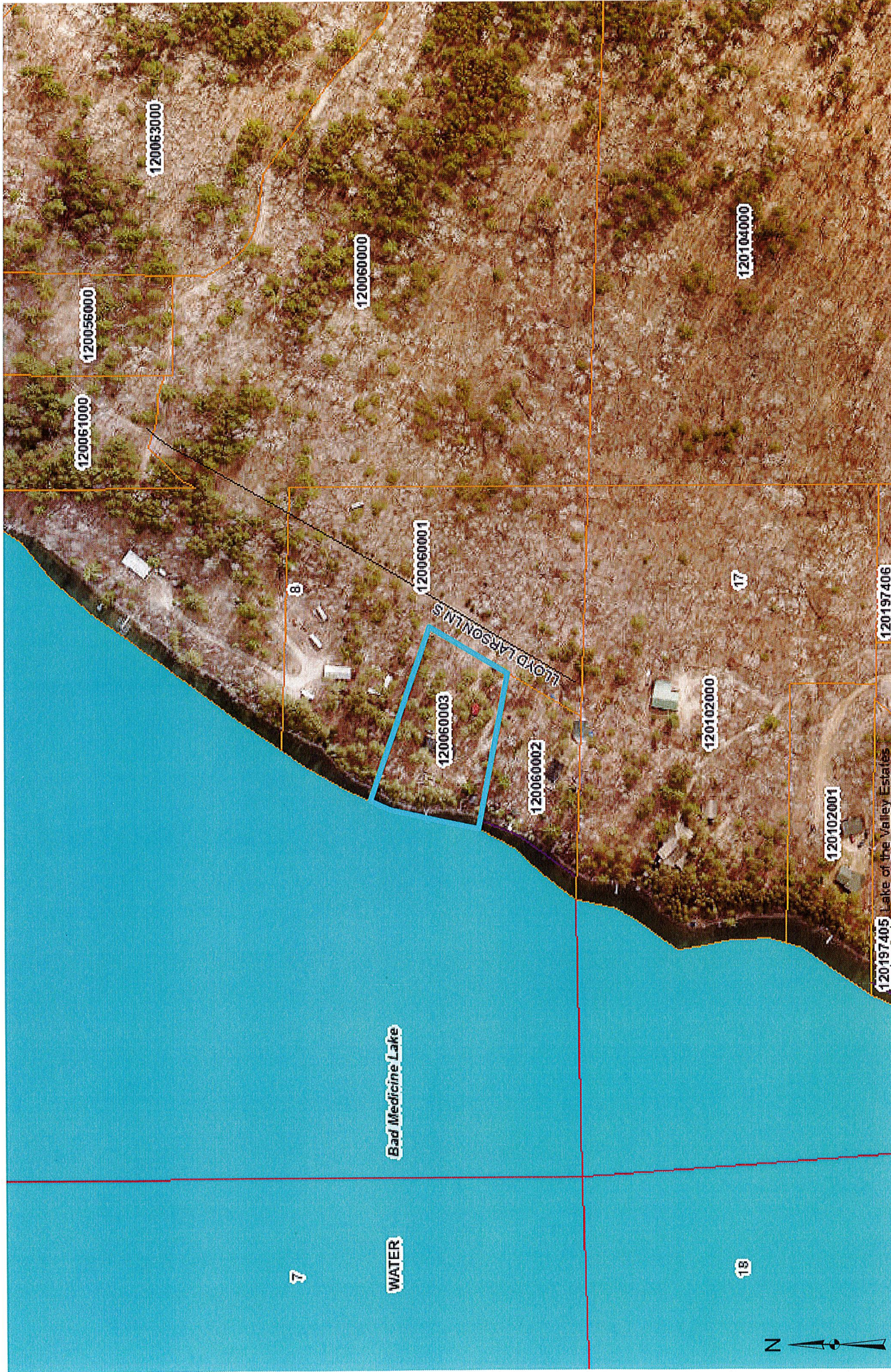
Variance approved for neighbor to the South.

STATE OF MINNESOTA  
COUNTY OF BECKER  
IN THE MATTER OF: **Alan Joseph Hefner & Karen Suzanne Hefner**

BECKER COUNTY BOARD OF ADJUSTMENT  
VARIANCE PROCEEDINGS

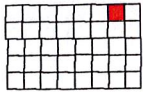
chg  
paid zoning  
well





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<p>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</p>	<p>Date: 4/22/2024</p>



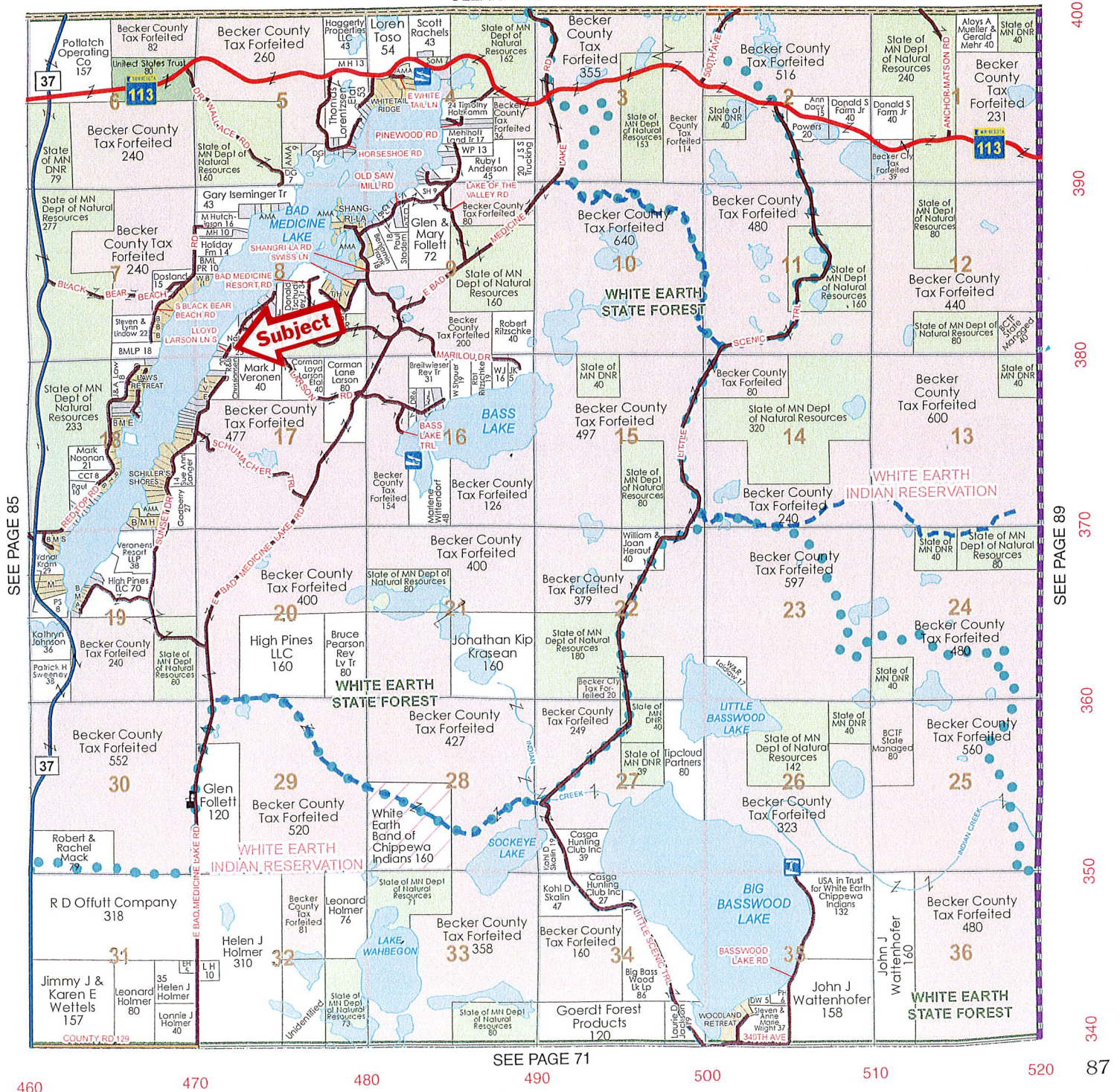


Forest

# Township 142N - Range 37W

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## CLEARWATER COUNTY







# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

May 9<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Rindt Revocable Trust  
1219 S 83<sup>rd</sup> St  
Grand Forks, ND 58201

**Project Location:** 26295 Co Hwy 37  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to 1) construct a deck to be located thirty (30) feet from the Ordinary High-Water (OHW) and 2) relocate a shed from forty (40) feet from the OHW to sixty-five (65) feet from the OHW and six (6) feet from the side property line; both requests deviating from the required set back of one hundred feet on a Recreational Development Lake and the shed deviating from the required setback of ten (10) feet all due to lot size and setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Numbers: 28.0041.000 **Legal Land Descriptions:** Section 09 Township 140 Range 038 COM AT NE COR LOT 1 TH W 41 RDS S 370' SE AT ANGLE OF E 45 DEG TO SHELL LAKE NE AL SHORE TO E LINE LOT 1 & N TO BEG

**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 # 347

## Property and Owner Review

Parcel Number(s): **280041000**

Owner: **Rindt Revocable Trust**

Township-S/T/R: **SHELL LAKE-09/140/038**

Mailing Address:  
**1219 S 83rd St Grand Forks, ND 58201**

Site Address: **26295 Co Hwy 37 Detroit Lakes, MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-2931**

Legal Descr: **COM AT NE COR LOT 1 TH W 41 RDS S 370' SE AT ANGLE OF E 45 DEG TO SHELL LAKE NE AL SHORE TO E LINE LOT 1 & N TO BEG**

## Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

**The highway runs through the property creating setback issues.**

Description of Variance Request: **Request a variance to 1) construct a deck to be located thirty (30) feet from the Ordinary High-Water (OHW) and 2) relocate a shed from forty (40) feet from the OHW to sixty-five (65) feet from the OHW and six (6) feet from the side property line; both request deviating from the required setback of one hundred feet on a Recreational Development Lake and the shed deviating from the required side setback of ten (10) feet all due to lot size and setback issues.**

OHW Setback: **30'**

Side Lot Line Setback: **6'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **100' from Centerline**

Road Type: **County**

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **20**

Existing Structure Sq Ft: **Approx 350 ft2**

Proposed Structure Sq Ft: **Approx 440 ft2**

Existing Structure Height: **24 inches**

Proposed Structure Height: **16 inches**

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: **Variance is to cleanup lot and decking around house to blend better with the balance of the property and how it fits into the local environment**

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

Explain: **Variance requests very little change. The shed will be moved further away from the OHW.**

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

Explain: **Variance will enhance the use and appearance of the property.**

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

Explain: **Property is located on a unique lot that has limited space for maintenance and upkeep.**



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

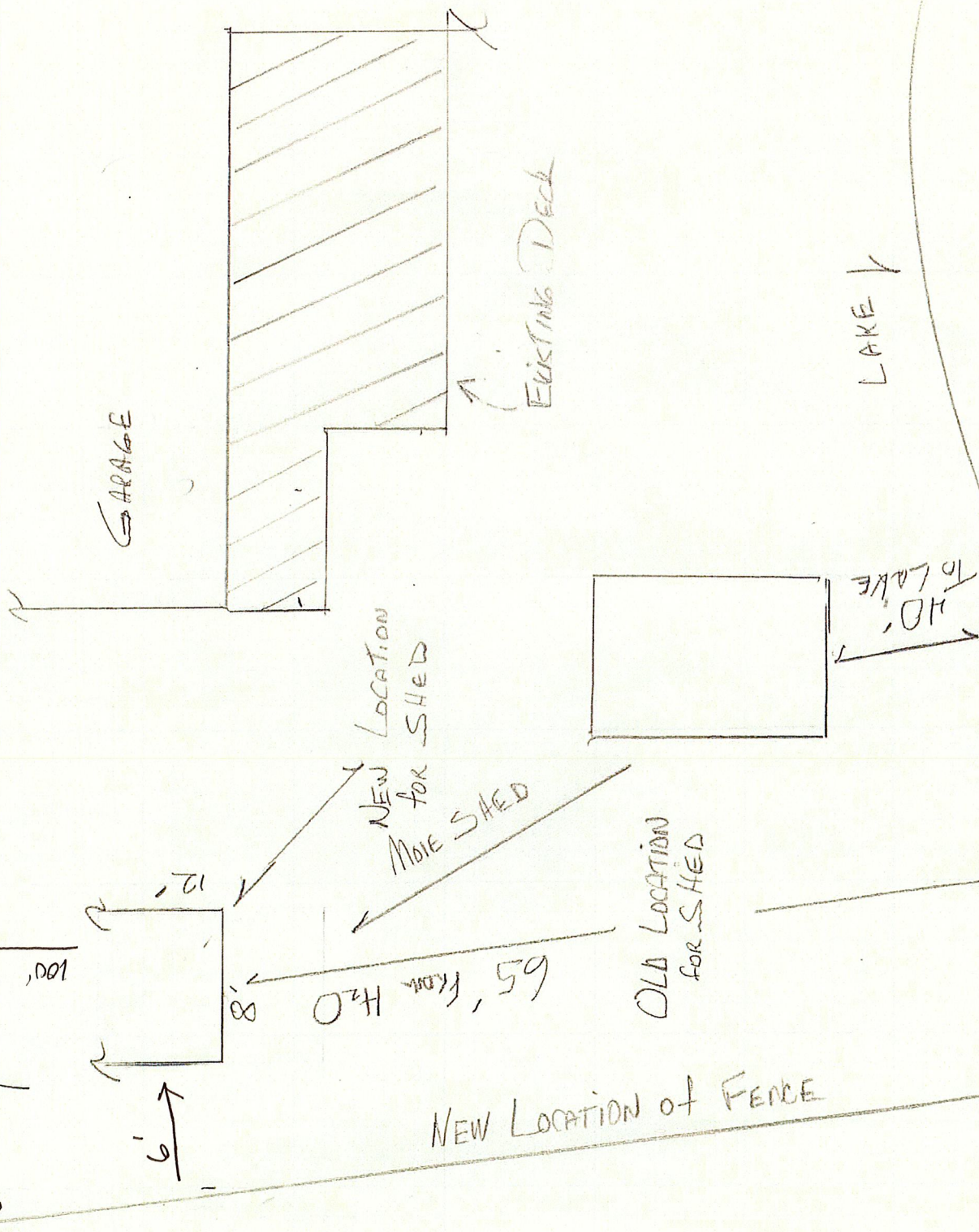
Explain: **Variance will further efforts to clean up and maintain lot.**



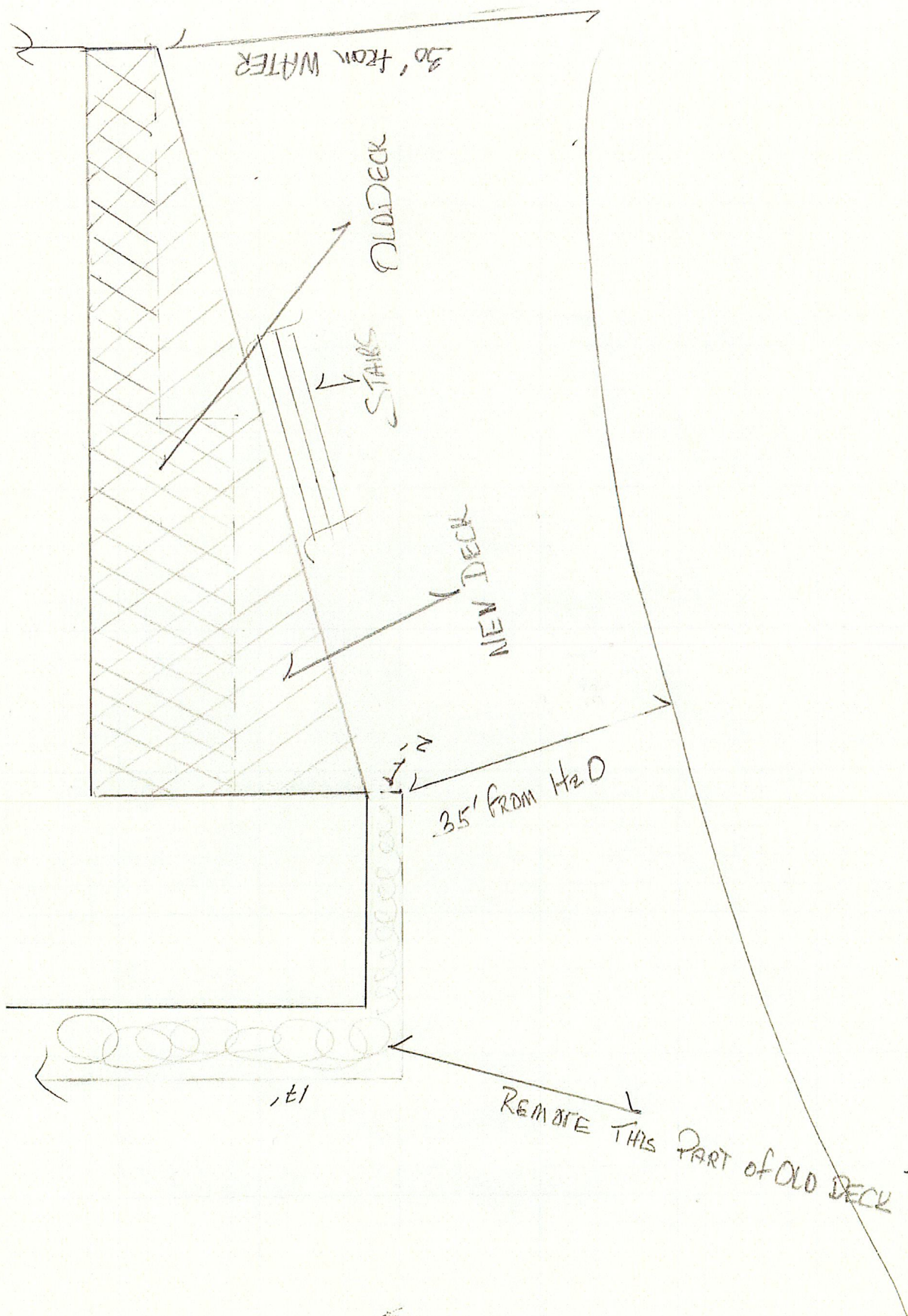
TO #11 RIND 701-330 9261  
26295 CO HWY 37

MOVE SHED

HIGHWAY

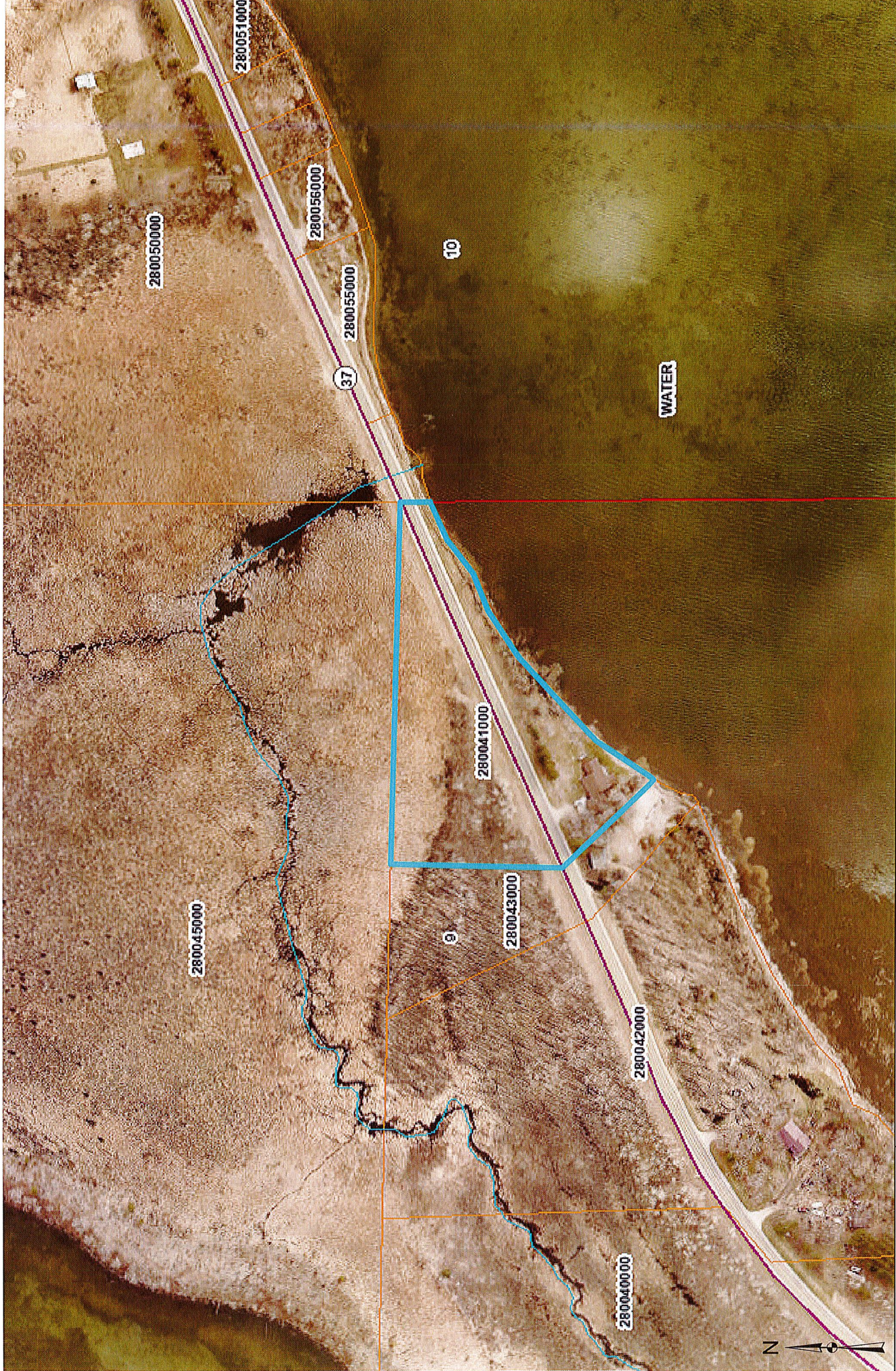






John Rinde 701-380-9261  
 26295 Co Hwy 37





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# Rindt

Becker County



1:4,225

Date: 4/22/2024

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



