



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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Lila B Charon Rev Trust
1410 12th Ave S
Fargo, ND 58103

Project Location: 15282 Summer Island Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to 1) Replace an existing detached structure with a gazebo to be located three (3) feet from the OHW. 2) Construct a gazebo to be located twenty-two (22) feet from the OHW. 3) Replace an existing dwelling with a dwelling and attached garage to be located nineteen (19) feet from the OHW; all deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to lot size and setback issues. This application was tabled at the April 11th Board of Adjustment Meeting.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.1195.000, 17.1196.000, 17.1197.000, & 17.1198.000
Legal Land Descriptions: Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 003 LOT 6 & RESTRICTED DRIVE, LOT 7 & RESTRICTED DRIVE, LOT 8 & RESTRICTED DRIVE, & LOT 9 & RESTRICTED DRIVE; 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 # 350

Property and Owner Review

Parcel Number(s): 171196000 171195000, 171197000, & 171198000

Owner: Lila B Charon Rev Trust

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:
1410 12th Ave S Fargo, ND 58103

Site Address: 15282 Summer Island Rd Lake Park, MN
56501

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2024-2941

Legal Descr: Block 003 of SUMMER ISLAND 138 42|LOT 7 & RESTRICTED DRIVE

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 1) Replace an existing detached structure with a gazebo to be located three (3) feet from the OHW. 2) Construct a gazebo to be located twenty-two (22) feet from the OHW. 3) Replace an existing dwelling with a dwelling and attached garage to be located nineteen (19) feet from the OHW; all deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to lot size and setback issues.**

OHW Setback: 3', 22', & 19'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: Less than 15%

Proposed Imp. Surface Coverage: Less than 15%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: Gazebo 280, Gazebo Round,
Dwelling and Garage 880

Existing Structure Height:

Proposed Structure Height: Dwelling/Garage 26',
Gazebos 14'

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 width of the property with water on both sides makes it impossible to obtain a 100' setback anywhere on the property.**

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

Explain: **Other structures in the area do not meet the required setbacks, as well as are located within the shore impact zone.**

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

Explain: **This proposal will allow us to use and enjoy the property. We are not asking for anything in excess.**

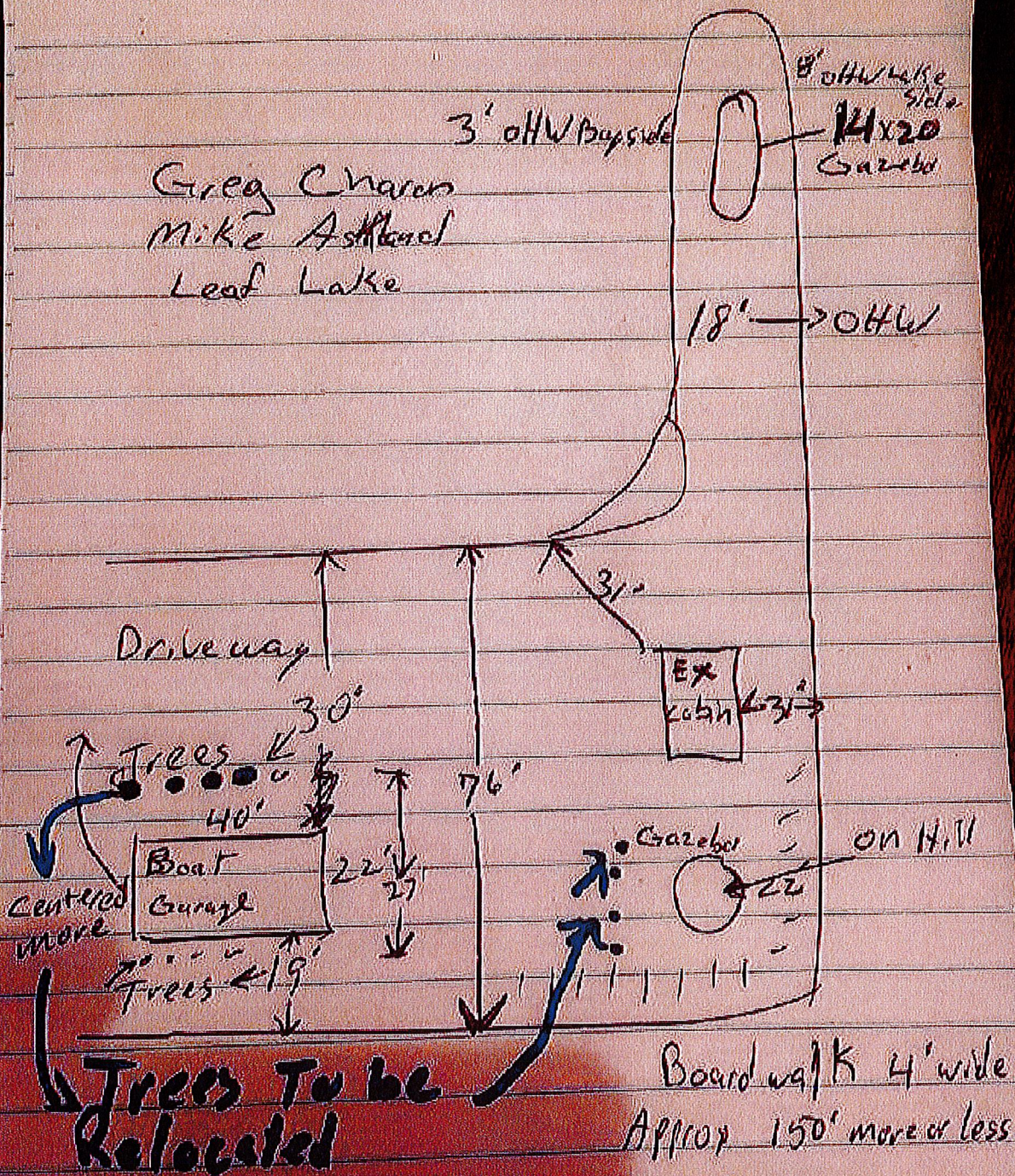
4. Are there circumstances unique to the property? **Yes**

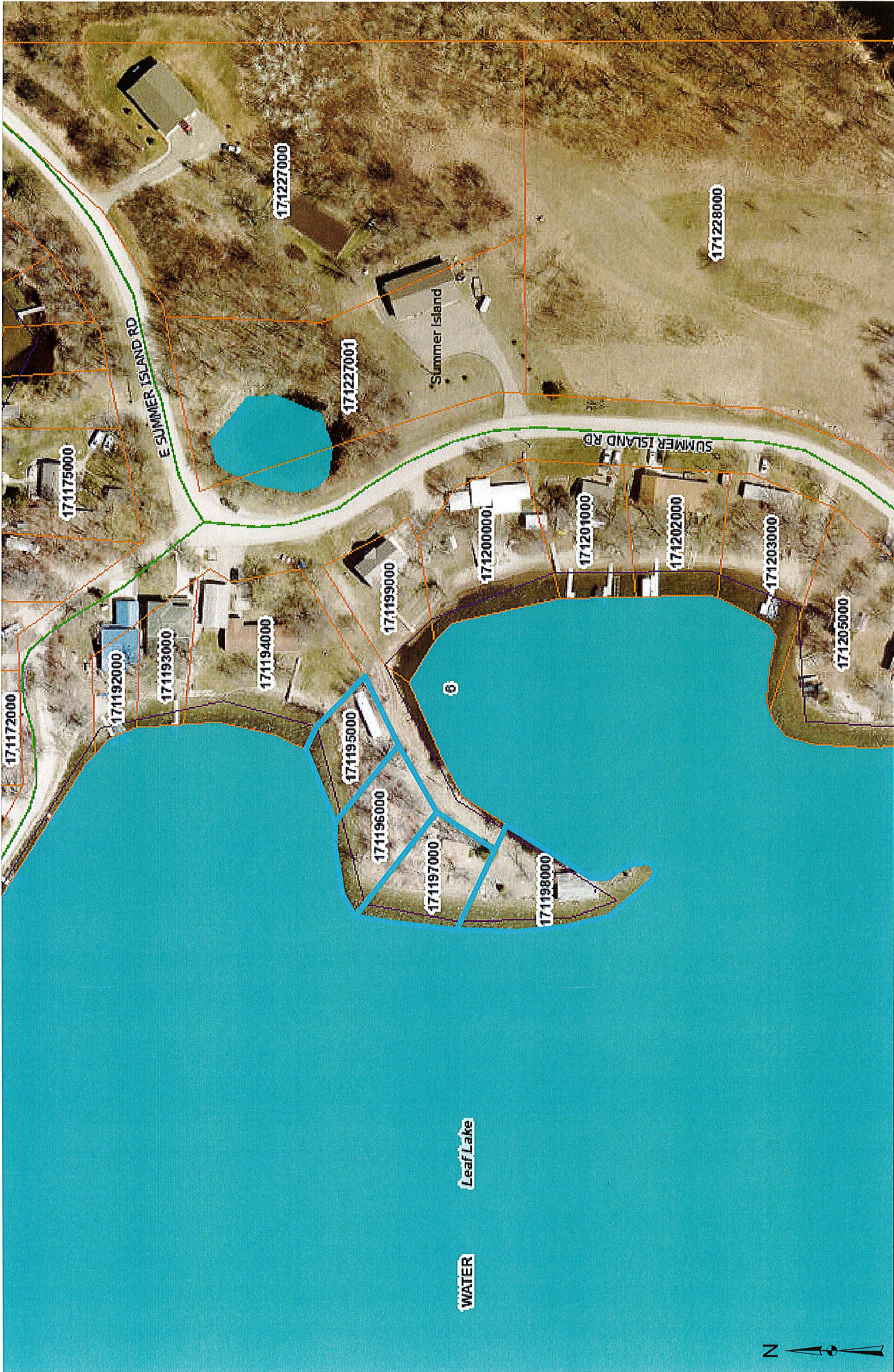
Explain: **The peninsula creates a practical difficulty with water on both sides and a narrow width.**

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

Explain: **By removing the old structures and replacing them with new ones we feel it will make the property more aesthetically pleasing.**

Greg Charon
Mike Ashland
Leaf Lake





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

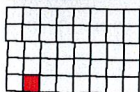
Becker County



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Date: 3/4/2024

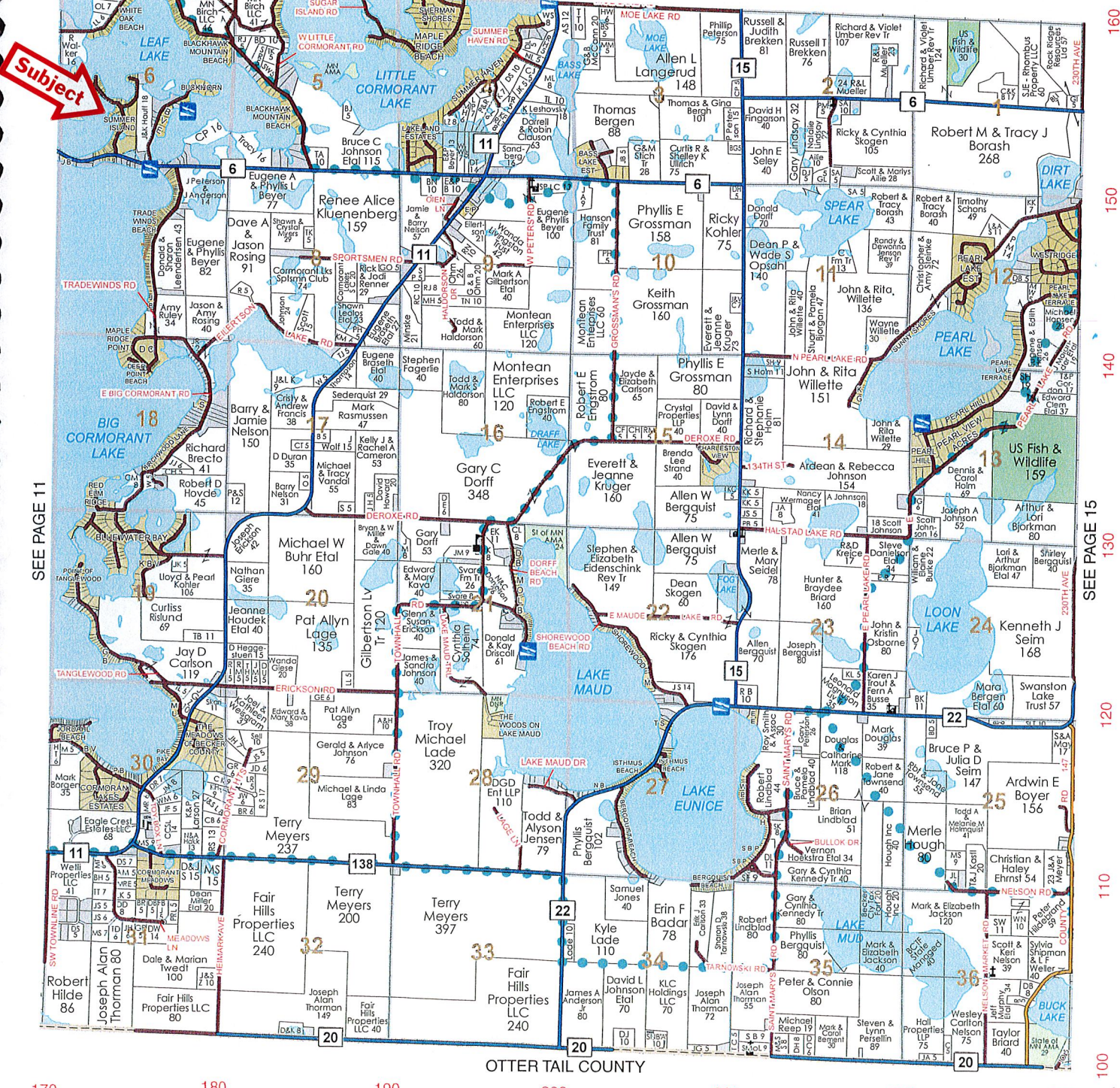
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Jaeden G Pederson & Lorie M Pederson **Project Location:** 15591 W Little Cormorant Rd
1439 12th St Ct Audubon, MN
West Fargo, ND 58078

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a storage shed to be located fifteen (15) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet on a township road within the shoreland district due to setback issues. This application was tabled from the May 9th Board of Adjustment meeting.

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

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 # 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: **15**

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**

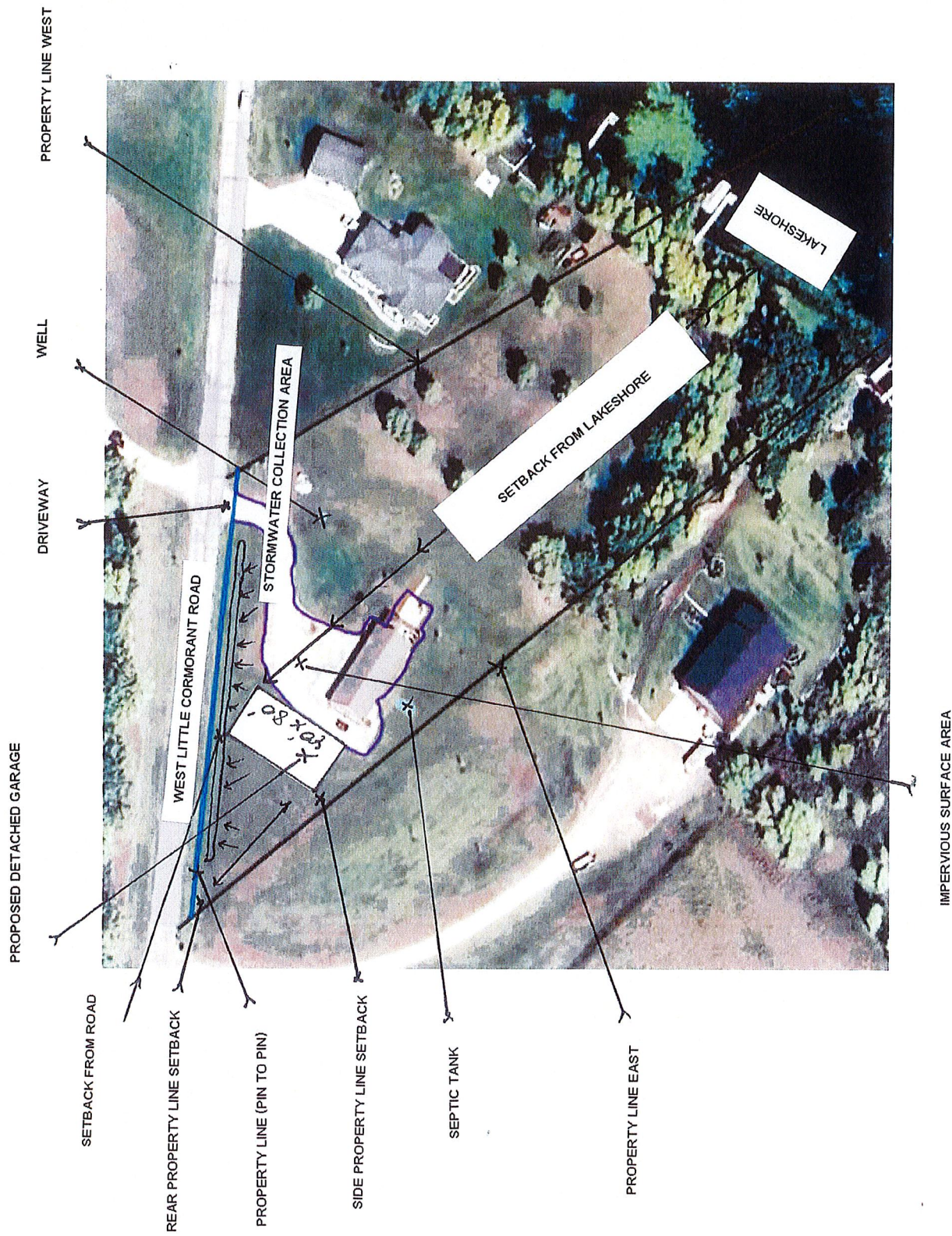
Explain: **The intended use of the proposed structure is for storage of vehicles and equipment necessary for the maintenance of the property and the enjoyment of Little Cormorant Lake. It will also have a small area with a bathroom and space for indoor activities. The proposed location of the structure 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**

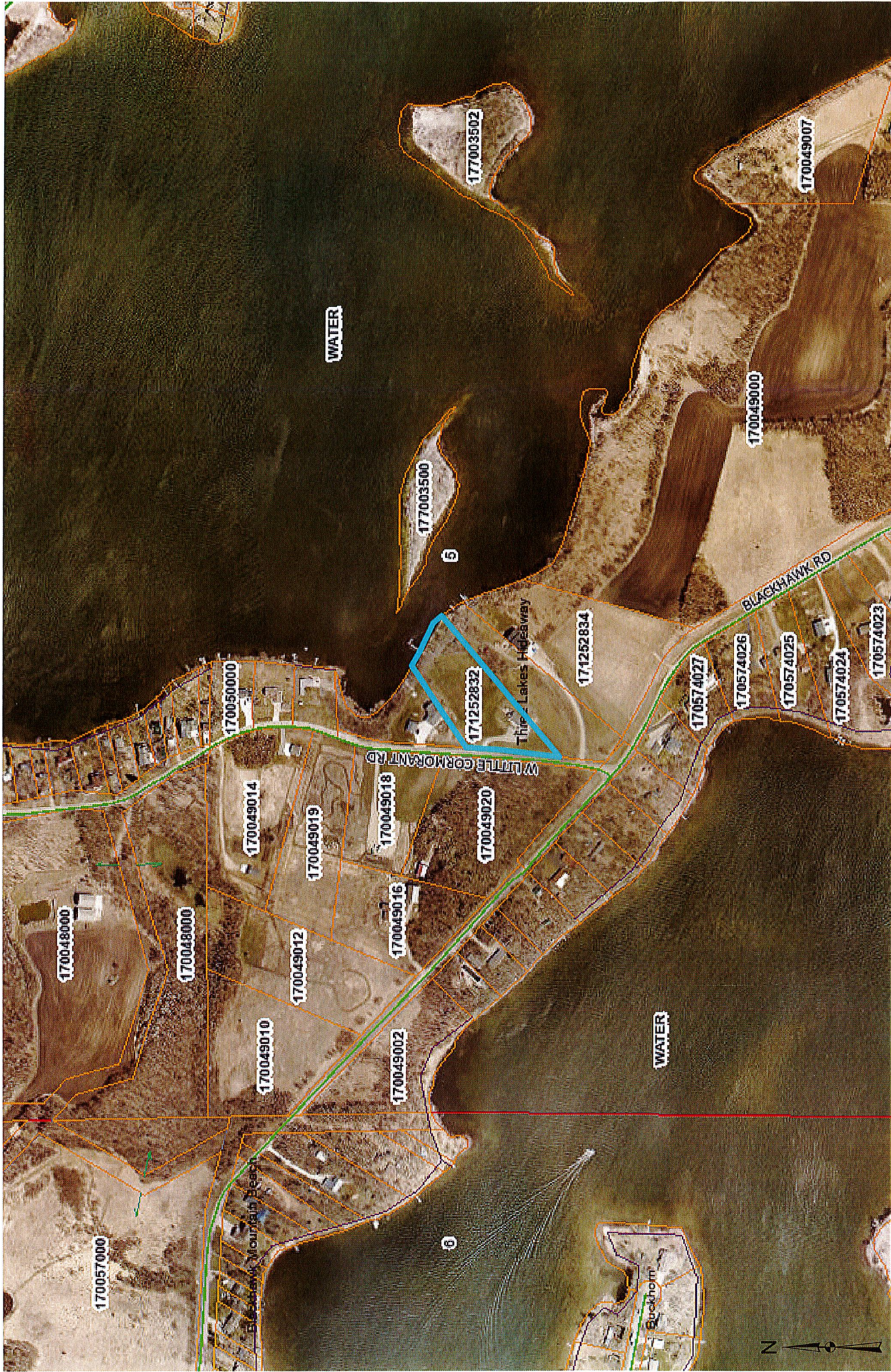
Explain: **The size of the lot is larger than many of the neighboring properties, which provides us with the opportunity to construct this building in the proposed location with the aid of a small setback variance. We believe that the granting of this variance will allow us to construct this building 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



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.

Pederson

Becker County



1:8,451

Date: 4/18/2024

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



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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Jonathan Wayne Wiser &
Lisa Carol Bortnem-Wiser
14646 Tradewinds Rd
Audubon, MN 56511

Project Location: 14646 Tradewinds Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at thirty-five (35) percent impervious coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.1293.000 **Legal Land Descriptions:** Section 07 Township 138 Range 042: TRADE WINDS BEACH, LOT 47 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: susan.rockwell@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 # 363

Property and Owner Review

Parcel Number(s): **171293000 N/A**

Owner: **Jonathan Wayne Wiser and Lisa Carol Bortnem-Wiser**

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

Mailing Address:
14646 TRADEWINDS RD AUDUBON MN 56511

Site Address: **14646 TRADEWINDS RD AUDUBON MN 56511**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-257522**

Legal Descr: **TRADE WINDS BEACH|LOT 47**

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: **Because of the long gravel driveway at 12 ft wide we exceed the 25 percent rule**

OHW Setback: **100**

Side Lot Line Setback: **5 FT 7 INCHES**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **178 FT**

Road Type: **Township**

Existing Imp. Surface Coverage: **37%**

Proposed Imp. Surface Coverage: **35%**

Existing Structure Sq Ft: **1430**

Proposed Structure Sq Ft: **1796**

Existing Structure Height: **18**

Proposed Structure Height: **29**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **we are decreasing our impervious and moving out of the shore impact zone**

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

Explain: **i believe that the new structure will replace a failing cabin that's to close to the shoreline.**

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

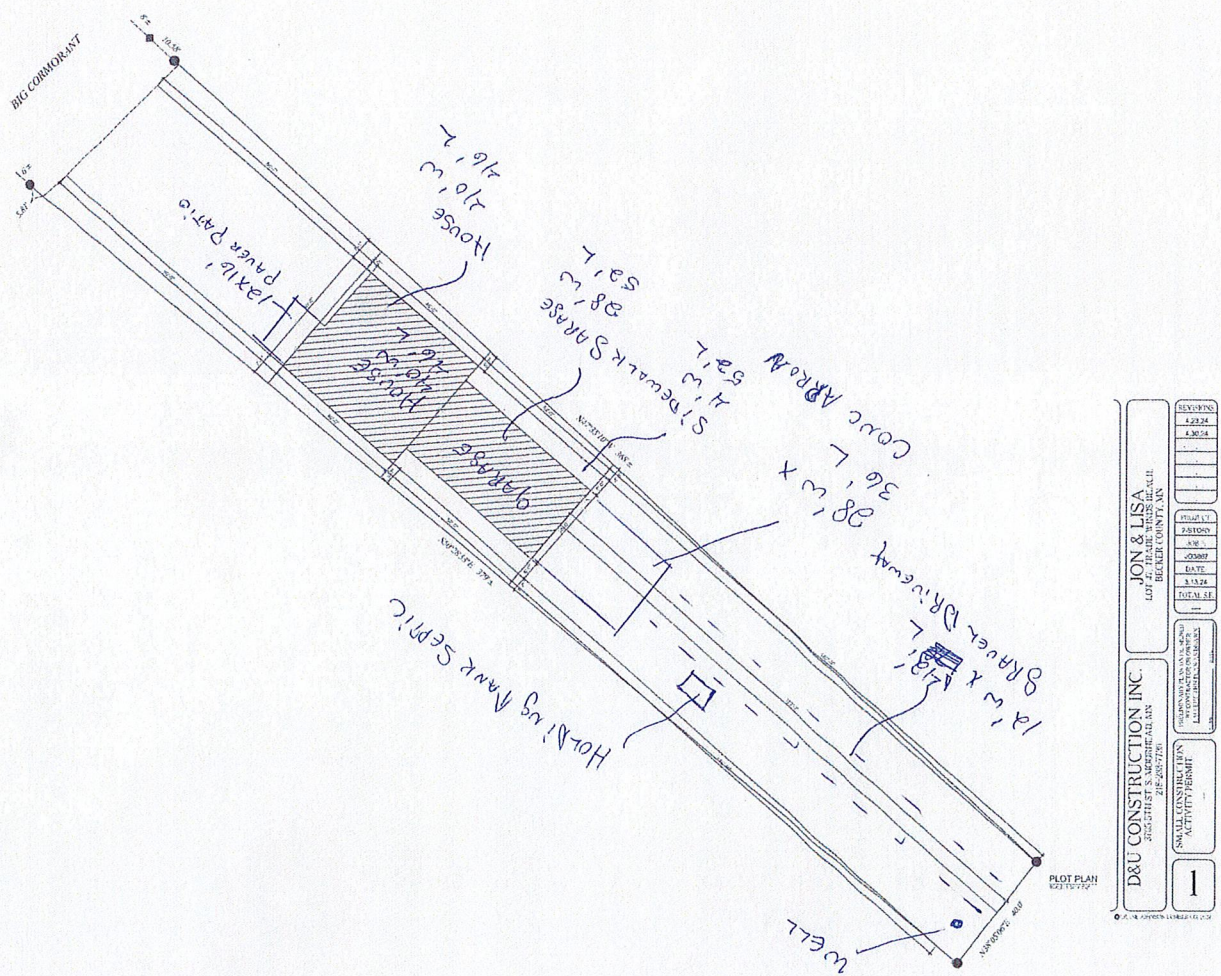
Explain: **it remains similar to the surrounding community**

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

Explain: **the length of the lot at 100 ft back still leaves us with 178 ft to the road**

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

Explain: **it will conform with the neighborhood**



D&U CONSTRUCTION INC. 2100 S. 10TH AVE. SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612-338-7770	OWNER: JON & LISA LOT 14, TRACT 100, BECKER COUNTY, MN
	DATE: 11/14/24
PROJECT: SMALL CONSTRUCTION ACTIVITY PERMIT	REVISIONS: 1. 11/14/24 2. 11/14/24



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Wiser

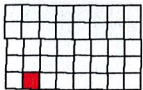
Becker County



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Date: 5/14/2024

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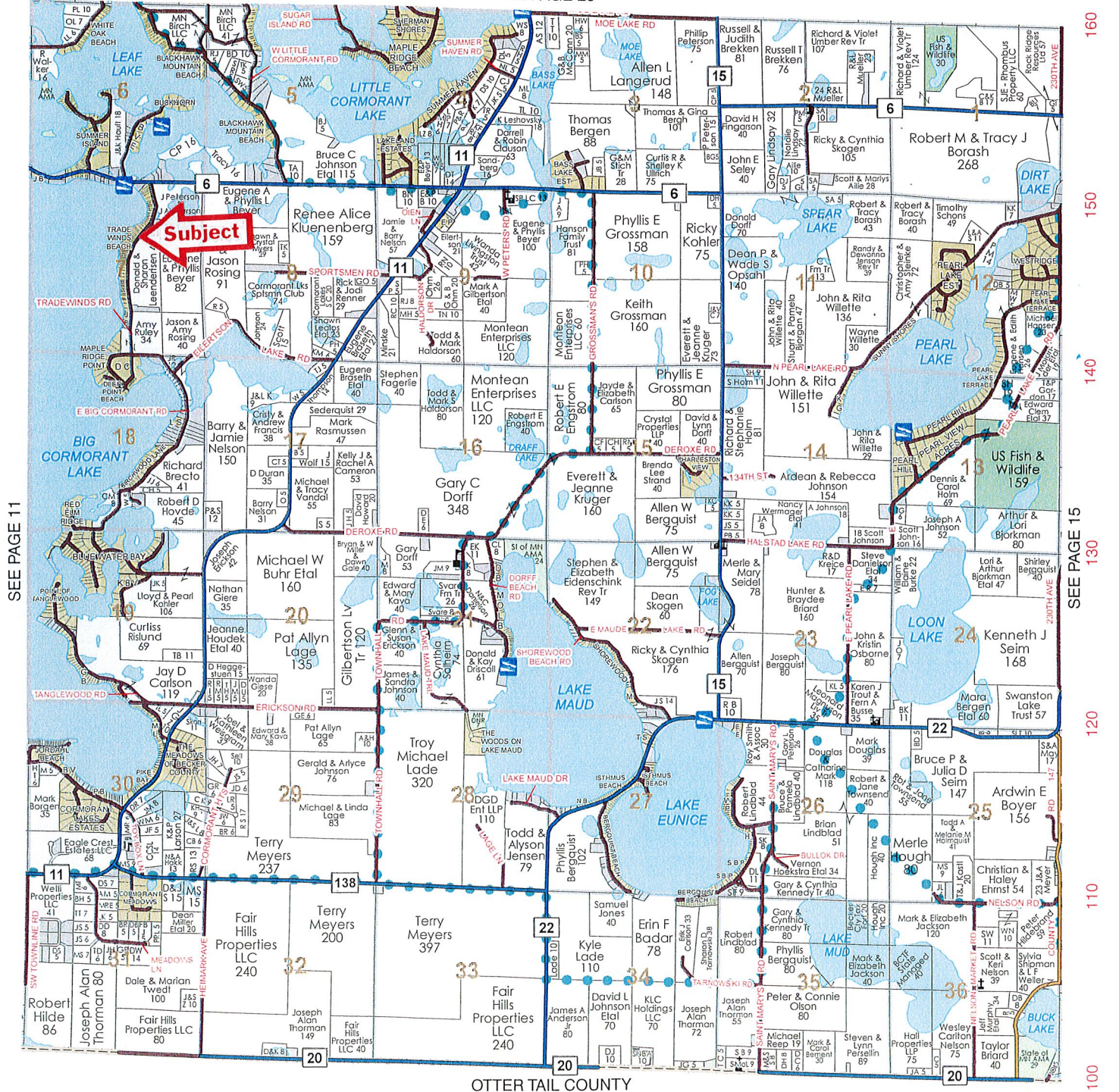


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Christopher Rofidal & Dawn Rofidal RT
5037 W 56th St
Edina, MN 55436

Project Location: 39187 W Juggler Rd
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck and screened porch to be located eighty-six (86) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 25.0135.002 **Legal Land Descriptions:** Section 02 Township 142 Range 038: PT GOVT LOTS 6 & 7: COMM SW COR GOVT LOT 6, TH E 394.64' AL S LN GOVT LOT 6, TH N 357.38' TO POB; TH NE 378.42', SE 791.06', TH CONT SE 12' MORE OR LESS TO WATER'S EDGE, TH SWLY AL WATER'S EDGE TO LN WHICH INTERSECTS W/ POB, TH NW 938.35' TO POB AKA TRACT, Round Lake Township

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@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 # 366

Property and Owner Review

Parcel Number(s): **250135002**

Owner: **Christopher Rofidal & Dawn Rofidal RT**

Township-S/T/R: **ROUND LAKE-02/142/038**

Mailing Address:
5037 W 56th St Edina MN 55436

Site Address: **39187 W Juggler Rd Waubun Mn 56589**

Lot Recording Date: **After 1992**

Original Permit Nbr: **3**

Legal Descr: **PT GOVT LOTS 6 & 7: COMM SW COR GOVT LOT 6, TH E 394.64' AL S LN GOVT LOT 6, TH N 357.38' TO POB; TH NE 378.42', SE 791.06', TH CONT SE 12' MORE OR LESS TO WATER'S EDGE, TH SWLY AL WATER'S EDGE TO LN WHICH INTERSECTS W/ POB, TH NW 938.35' TO POB AKA TRACT 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: **Request a variance to construct a deck and screened porch to be located eighty-six (86) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake due to setback issues.**

OHW Setback: **86'**

Side Lot Line Setback: **45'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **100+**

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage: **7%**

Existing Structure Sq Ft: **208**

Proposed Structure Sq Ft: **Pervious Deck - 310;
Screened Porch - 540**

Existing Structure Height:

Proposed Structure Height: **20**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **The existing deck is attached to a non-conforming structure. It is small and a larger deck would allow more use and enjoyment of the lake. Have part of it screened in would allow us to enjoy it all hours of the day without being bothered by mosquitos. We are unable to setback average.**

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

Explain: **We are able to meet all other setbacks as well as remaining well below the allowed impervious surface coverage and we are out of the shore impact zone.**

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

Explain: **The current deck is not very big and this will allow us more use and enjoyment as well as protection from mosquitos.**

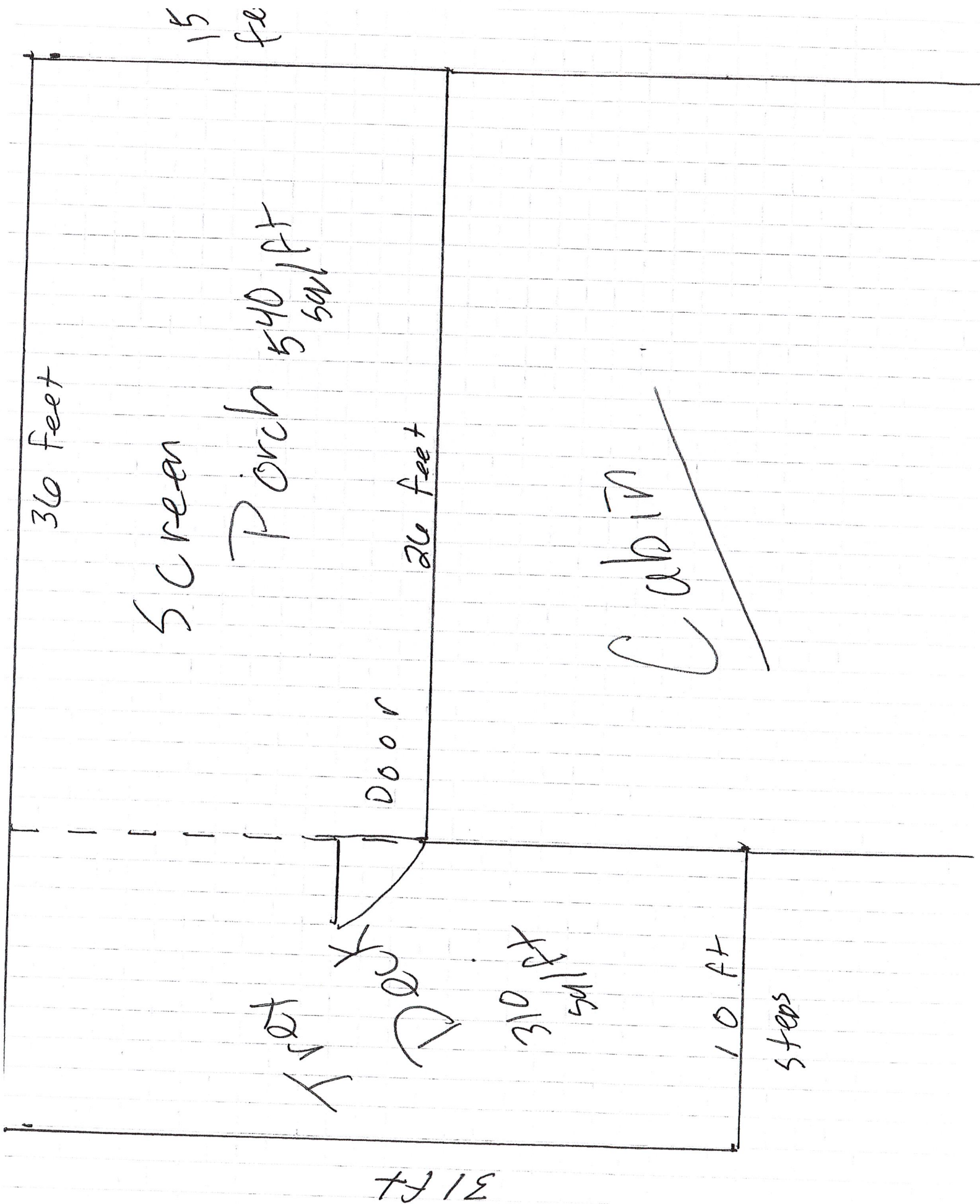
4. Are there circumstances unique to the property? **Yes**

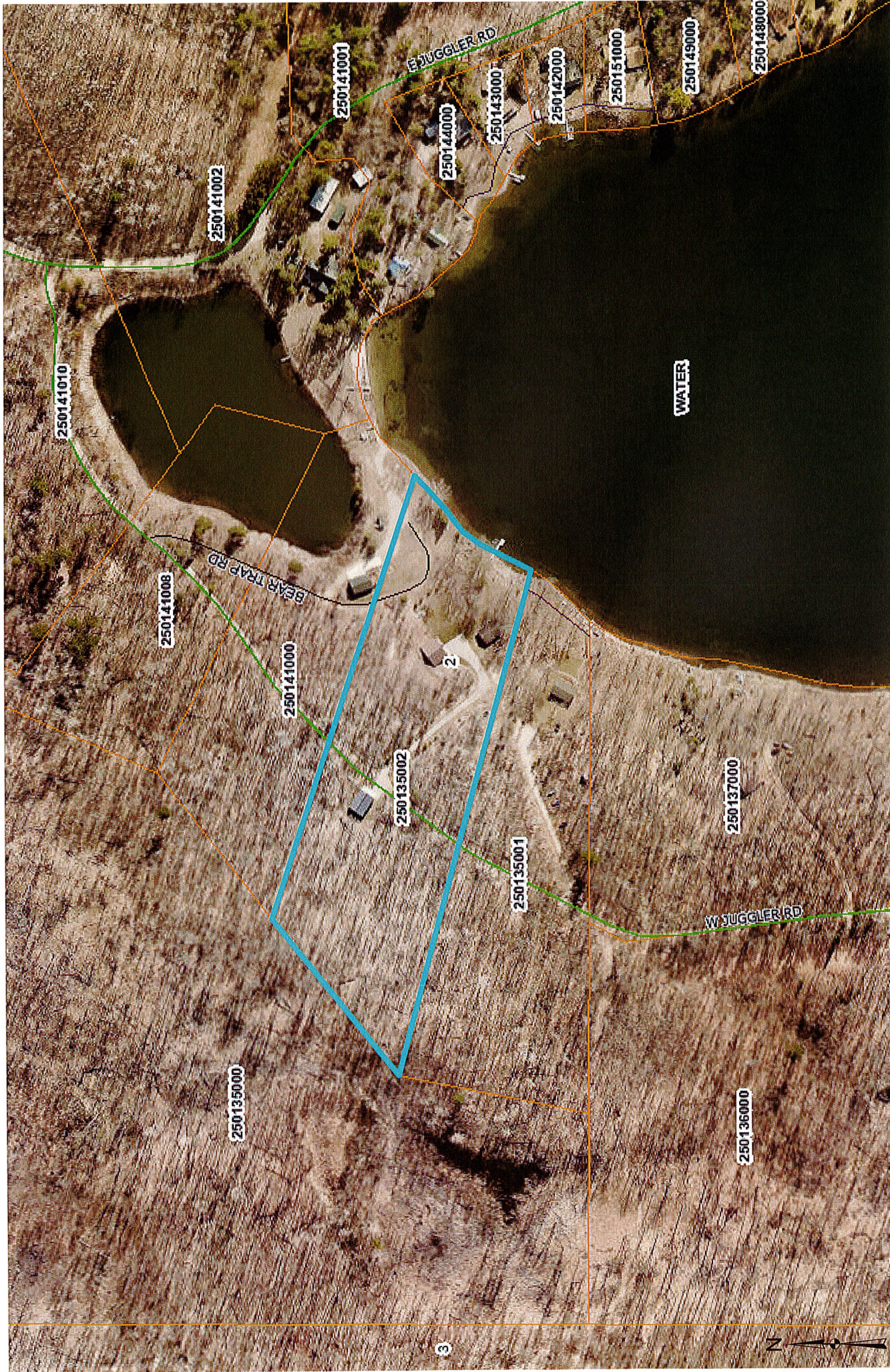
Explain: **The current structure was build in the 1970's. It does not conform to today's standards.**

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

Explain: **Replacing the existing deck with a new deck and screened porch with fit in better with the area and be more aesthetically pleasing. Other decks in the area sit much closer than what we are asking.**







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.

Rofidal

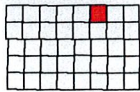
Becker County



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Date: 5/21/2024

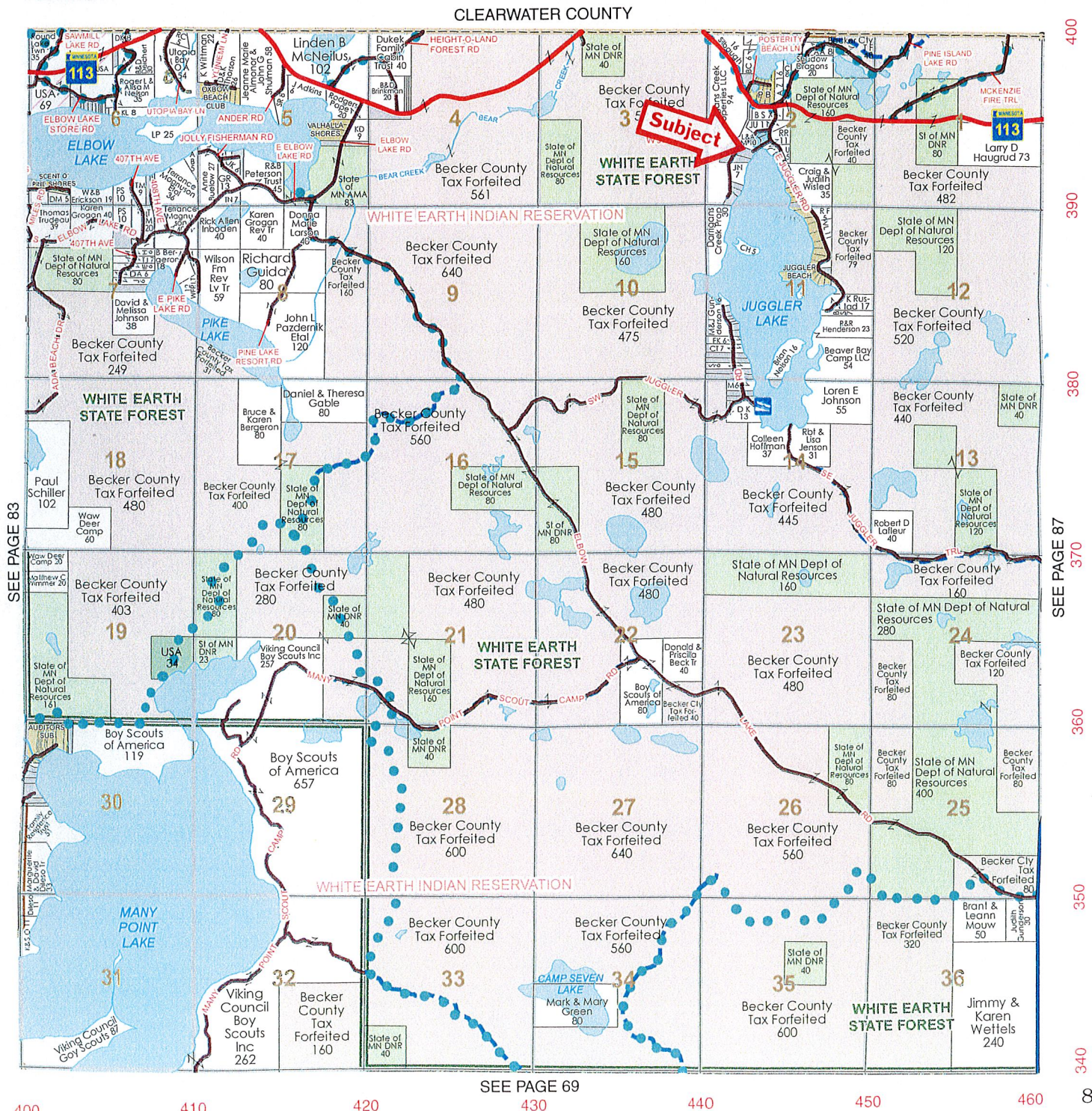
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Round Lake (N)

Township 142N - Range 38W

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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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Mark A How & Sarah K How
17550 200th St
Audubon, MN 56511

Project Location: 17550 200th St
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a Variance to construct a detached structure 1) to be located forty-nine (49) from the centerline deviating from the required setback of fifty-three (53) feet on a township road within the shoreland district and 2) to be located fifty-six (56) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 02.0043.000 **Legal Land Descriptions:** Section 07 Township 139 Range 042: 7-139-42: W1/2 GOVT LOT 4. PT GOVT LOT 5 N OF LN: COMM SW COR GOVT LOT 5, N 226.31', NE 728.38', NE 762.5' TO POB; W 139.35', NW 200' & TERM. 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: susan.rockwell@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 # 362

Property and Owner Review

Parcel Number(s): **020043000**

Owner: **Mark A How & Sarah K How**

Township-S/T/R: **AUDUBON-07/139/042**

Mailing Address:

17550 200th St Audubon, MN

Site Address: **17550 200th St Audubon MN 56511**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2024-3048**

Legal Descr: **7-139-42: W1/2 GOVT LOT 4. PT GOVT LOT 5 N OF LN: COMM SW COR GOVT LOT 5, N 226.31', NE 728.38', NE 762.5' TO POB; W 139.35', NW 200' & TERM.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

We would like to square off the current building that is 48'x12 with an attached 24'x16. We are proposing to make it square 28'x48'. The structure has to be completely rebuild as it is falling apart. we would stay in the same building footprint but add a 14x16 corner on the southwest side and a 10 by 16 on the southeast side. Because of the road running through the property it is difficult to meet all setbacks.

Description of Variance Request: **Request a Variance to construct a detached structure 1) to be located forty-nine (49) from the centerline deviating from the required setback of fifty-three (53) feet on a township road within the shoreland district and 2) to be located fifty-six (56) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred and fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.**

OHW Setback: **56 feet**

Side Lot Line Setback: **same as current building 225 from farthest lot line and 75 from other side lot line**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **49 feet from centerline**

Road Type: **Township**

Existing Imp. Surface Coverage: **1.9%**

Proposed Imp. Surface Coverage: **1.9%**

Existing Structure Sq Ft: **48'x12 with an attached 24'x16**

Proposed Structure Sq Ft: **28'x48'**

Existing Structure Height:

Proposed Structure Height: **Not more than 25 feet**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **We are wanting to improve the look of the current structure as it is falling apart and we have been using it for storage but the structure is deteriorating and we want to continue to use it for this purpose. We are building on the same footprint and would like to have a rectangle rather than odd shaped building. We want to conserve the value of our property and not change the shoreline or land except for what already is there. Setback averaging does not work for this request.**

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

Explain: **We are looking to improve the look of the current south side of our property and maintain the value**

of the land. We are well below the allowable impervious surface coverage and meet the side property setbacks.

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

Explain: **The structure currently used for storage is deteriorating. We continue to store things but it is time to rebuild the structure. This will also improve the look of the property in the neighborhood.**

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

Explain: **The nonconforming property has been there since 1969 it was grandfathered into a storage unit when the house was built on the property. The road running through the property makes it difficult to meet the required setbacks.**

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

Explain: **We are wanting to make the lot look nicer and not as run down as it is visible from the road and our neighbors have commented on it as they see it frequently.**

Image printed on 5/21/2024 at 3:27 PM

Parcel: 02.0043.000, Photo 7 of 14

Taken: 06/09/2016, Last edit: 06/09/2016

Notes:



Image printed on 5/21/2024 at 3:27 PM

Parcel: 02.0043.000, Photo 8 of 14

Taken: 06/09/2016, Last edit: 06/09/2016

Notes:





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current

Mark How



added

Date: 5/13/2024

Beck





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.

Mark How Full

1:4,514

Date: 5/13/2024

This may be not a suitable for document field names as two families with the same name exist.

Be



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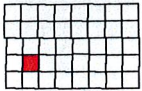
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Date: 5/14/2024

HOW

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Becker County

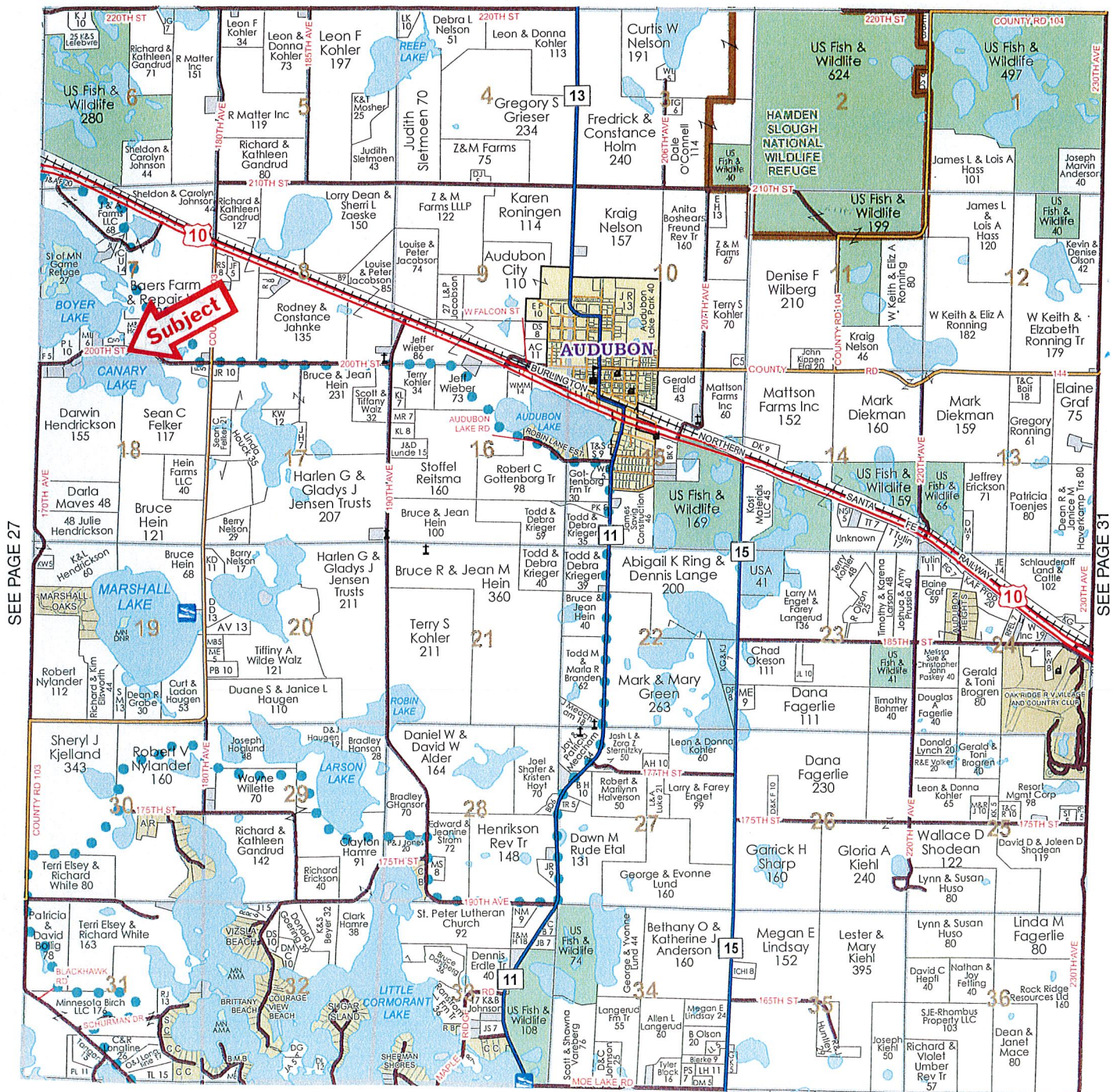


Audubon

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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Marilyn Slavin
4338 Velvet Ridge Ct
Las Vegas, NV 89129

Project Location: 27190 Little Floyd Lake Rd
Detroit Lakes, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to a non-conforming structure within the shore impact zone of a general development lake and to be at thirty-seven (37) percent impervious surface coverage deviating from the allowable coverage of twenty-five (25) percent within the shoreland district due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 08.1102.000 **Legal Land Descriptions:** Section 11 Township 139 Range 042: MADSEN'S GROVE LOT 6 Detroit Township

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: susan.rockwell@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 # 364

Property and Owner Review

Parcel Number(s): **081102000**

Owner: **Marilyn Slavin**

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

Mailing Address:
4338 Velvet Ridge Ct Las Vegas NV 89129

Site Address: **27190 Little Floyd Lake Rd Detroit Lakes MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3062**

Legal Descr: **MADSEN'S GROVE|LOT 6**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:
n/a

Description of Variance Request: **Request a variance to construct an addition to a non-conforming structure within the shore impact zone of a general development lake and to be at thirty-seven (37) percent impervious surface coverage deviating from the allowable coverage of twenty-five (25) percent within the shoreland district due to lot size.**

OHW Setback: **62 ft**

Side Lot Line Setback: **12 ft**

Rear Setback (non-lake): **n/a**

Bluff Setback: **n/a**

Road Setback: **125 ft**

Road Type: **Township**

Existing Imp. Surface Coverage: **37 %**

Proposed Imp. Surface Coverage: **37%**

Existing Structure Sq Ft: **1587**

Proposed Structure Sq Ft: **1587**

Existing Structure Height: **16 ft**

Proposed Structure Height: **16 ft**

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

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

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: **The addition itself would be permissible with setback averaging, but we cannot because it is attached to a structure that falls within the shore impact zone. Primary structure is 24' from the OHW, but the addition would start at 62'. We are not increasing the existing impervious surface coverage. We are just asking to modify what is already impervious.**

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

Explain: **The addition will be out of the shore impact zone.**

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

Explain: **I am looking to modify the existing patios to create more useable and enjoyable space. We want to enclose an existing covered patio and put a roof over the other existing patio.**

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

Explain: **This is a non-conforming structure on a non-conforming lot of record. The structure sits in the shore-impact zone, but the modifications to the patios would be out of the shore impact zone.**

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

Explain: **Yes, all of the homes in this area sit close to the lake. We want to improve the look of our property without moving closer to the lake or increasing the existing impervious surface coverage.**

Little Floyd Lake Road

Concrete
558 sq. ft.
Asphalt
1138 sq. ft.
16'

Garage

Holding
Tank

Holding
Tank

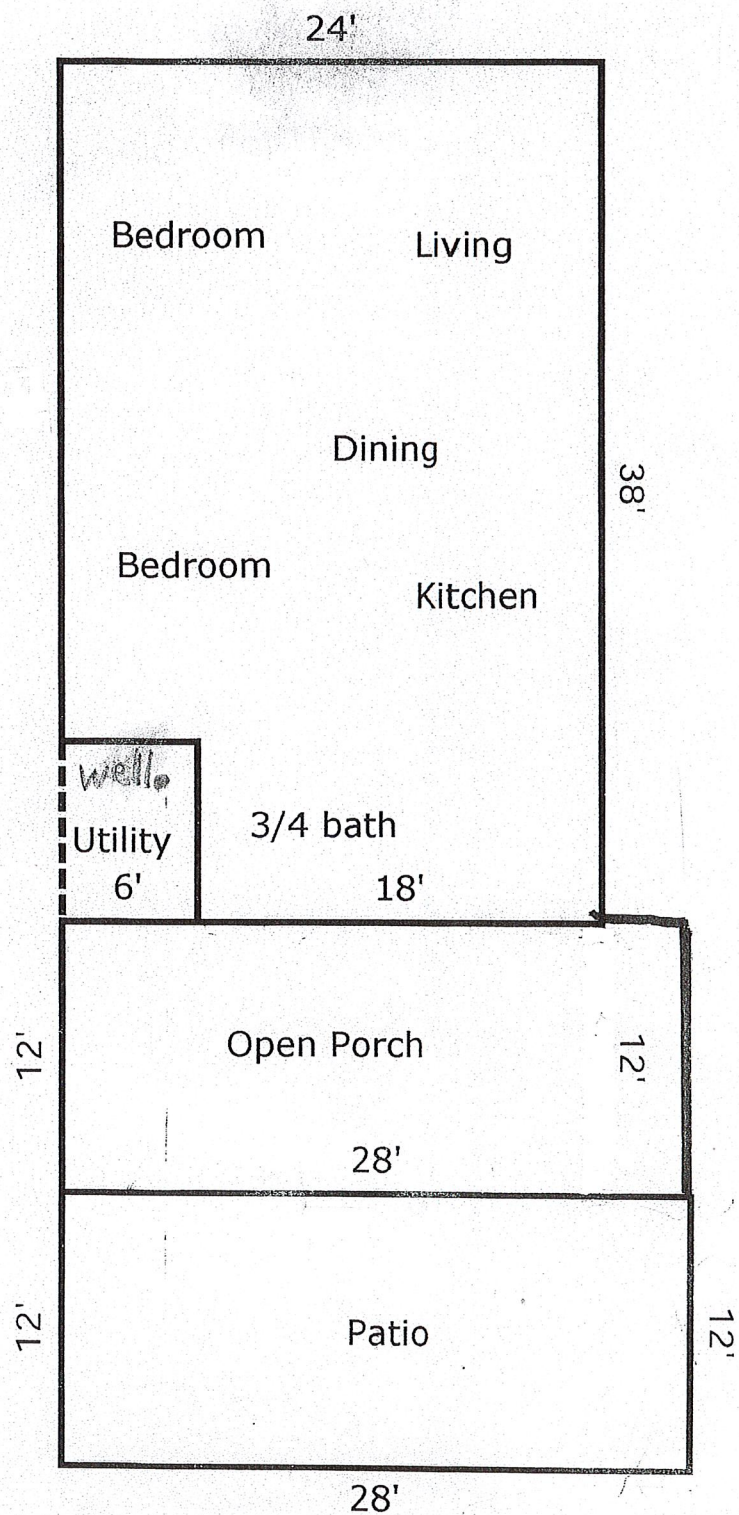
62'

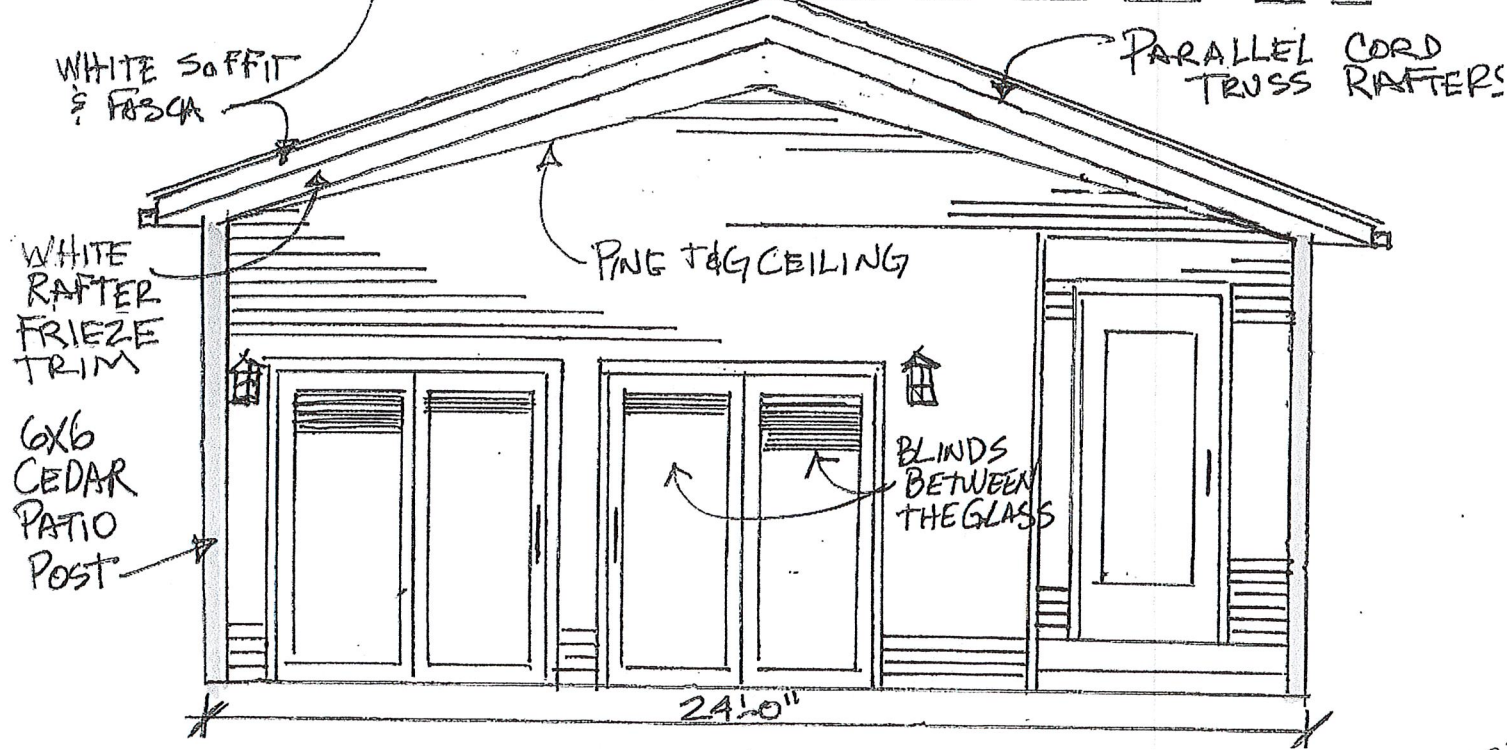
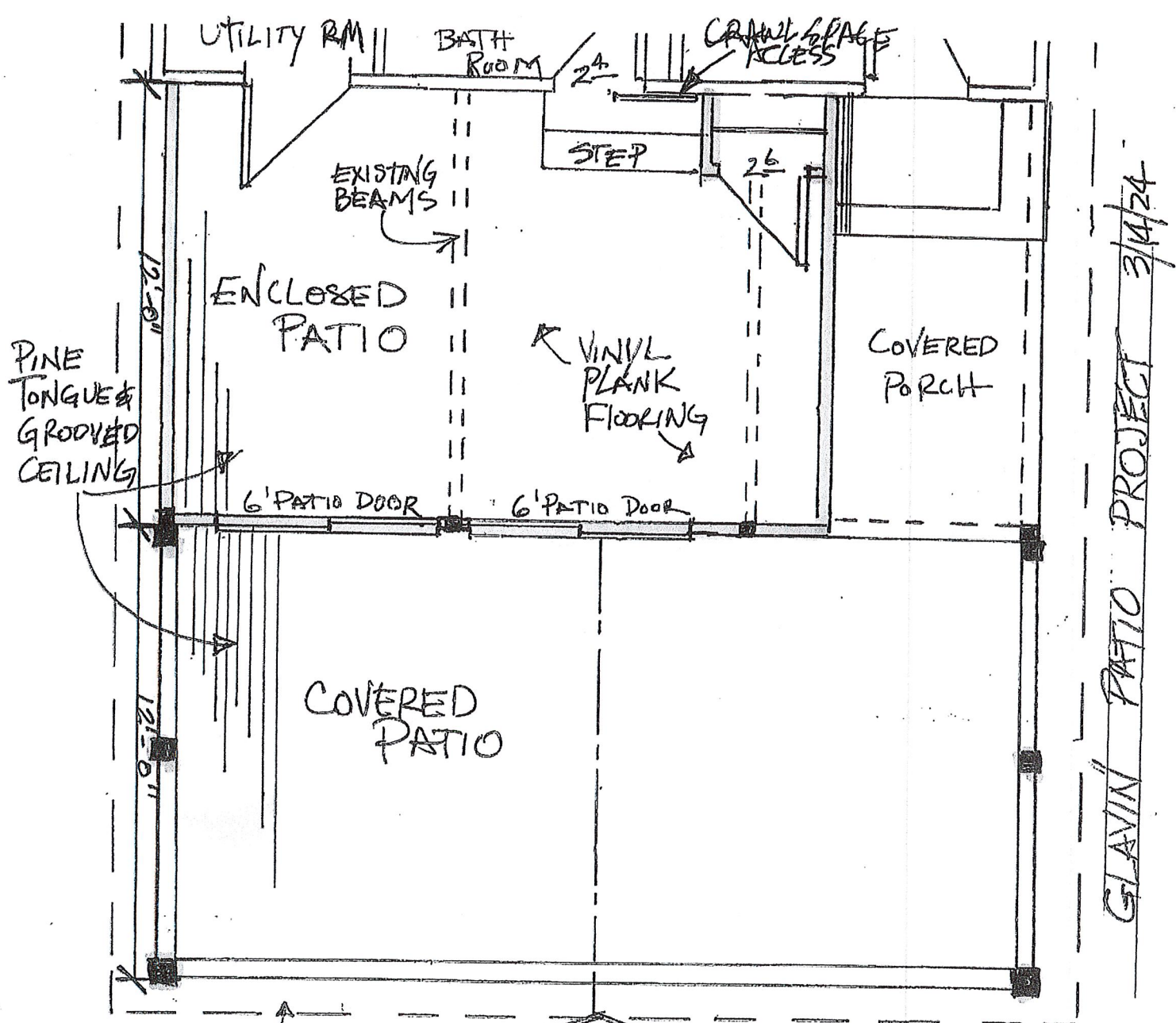
Cover
Enclose

13 1/2'

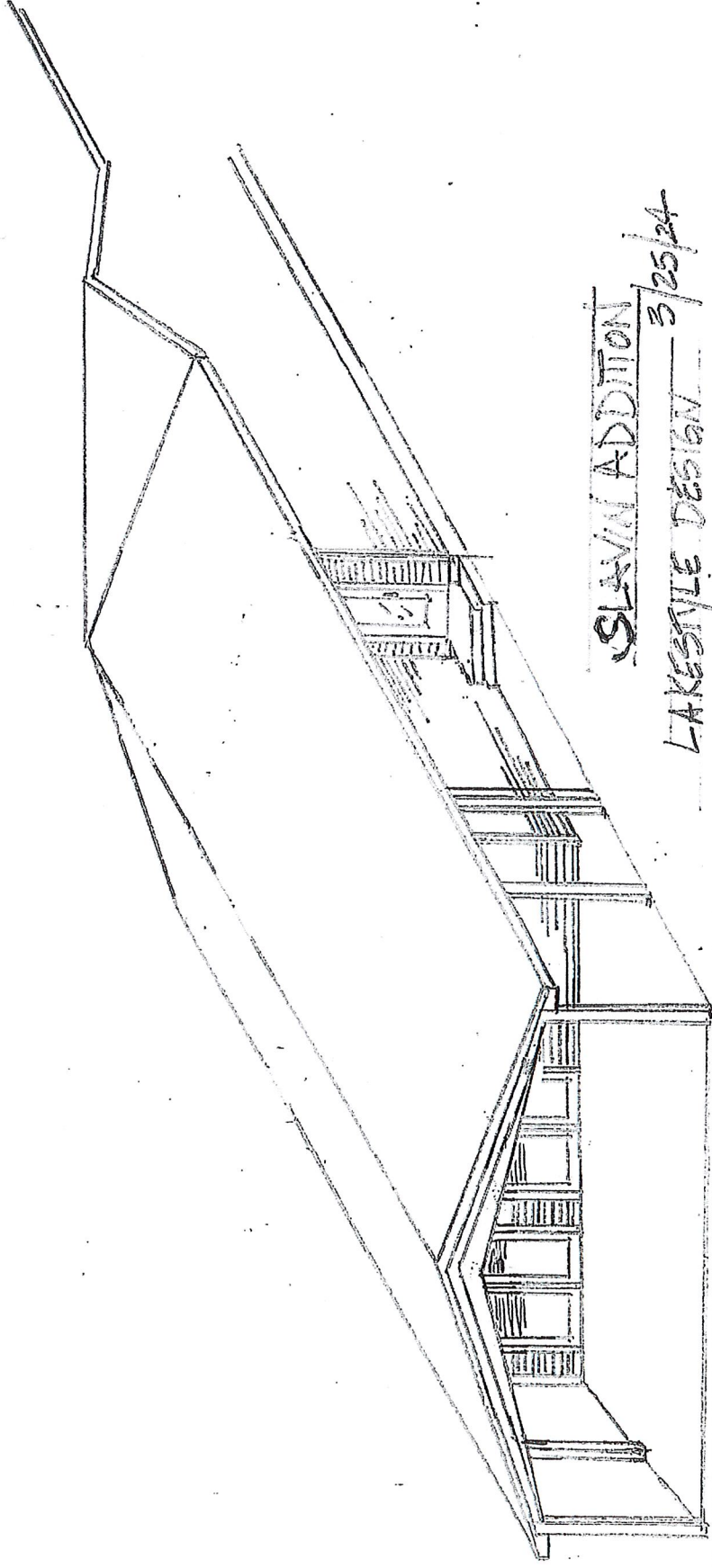
24'

First Floor





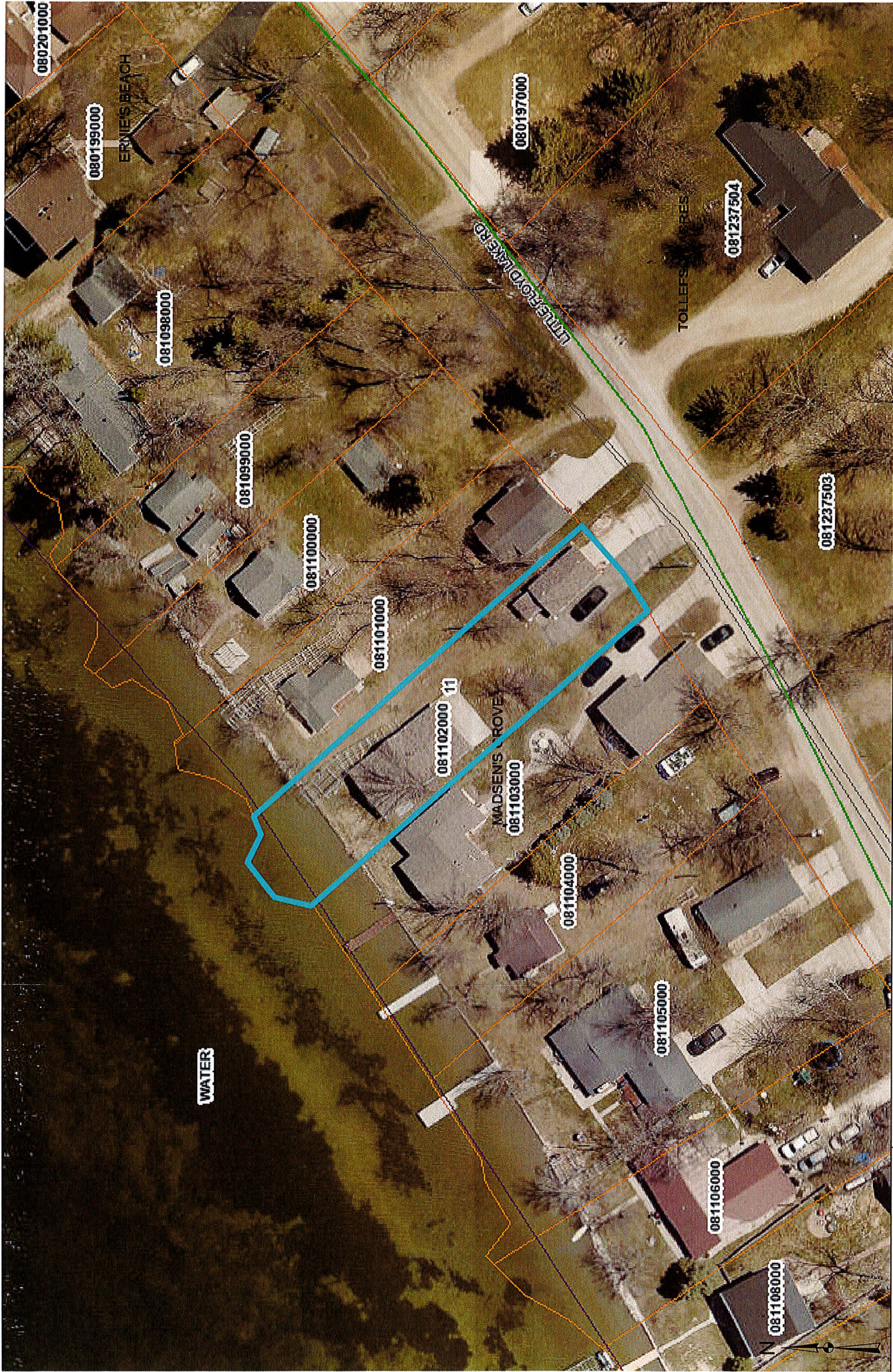
GLAVIN PATIO PROJECT 3/4/24



SLAVIN ADDITION

3/25/24

LAKEVIEW DESIGN



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Slavin

Becker County



1:1,056

Date: 5/20/2024

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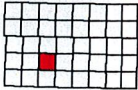
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

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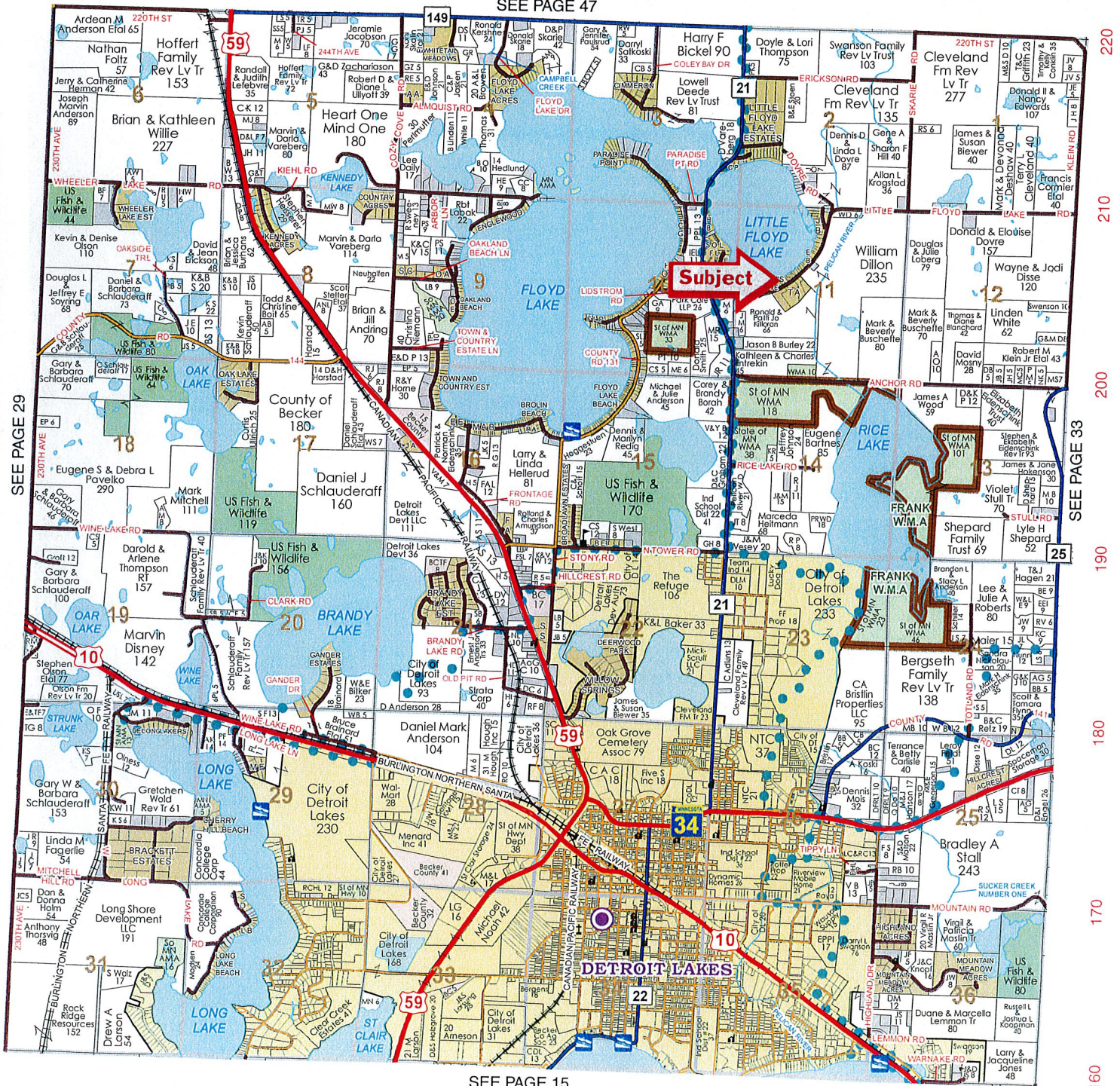


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Bradley E Amundson ET AL
860 Lakeridge Place
West Fargo, ND 58078

Project Location: 17218 S Big Cormorant Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.0352.000 **Legal Land Descriptions:** Section 30 Township 138 Range 042: 50X200' 33' W OF NE COR LOT 4, Big 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: susan.rockwell@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 # 368

Property and Owner Review

Parcel Number(s): **170352000**

Owner: **Bradley E Amundson ET AL**

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

Mailing Address:
860 Lakeridge Place West Fargo ND 58078

Site Address: **17218 S BIG CORMORANT RD Audubon MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3078**

Legal Descr: **50X200' 33' W OF NE COR LOT 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 be at twenty-nine (29) percent impervious surface coverage deviating from the allowable twenty-five (25) percent impervious surface coverage within the shoreland district.**

This project involves replacing a number of old and dilapidated structures on the lot. Mainly the removal of the existing bunkhouse and trailer and replacement/relocation of the septic system not in compliance. Note the septic work will be performed under a separate permit by the septic contractor.

OHW Setback: **55**

Side Lot Line Setback: **10**

Rear Setback (non-lake): **148**

Bluff Setback:

Road Setback: **148**

Road Type: **Township**

Existing Imp. Surface Coverage: **36.5**

Proposed Imp. Surface Coverage: **29**

Existing Structure Sq Ft: **Total Structure SF of existing is estimated at 2,591**

Proposed Structure Sq Ft: **Total proposed once project is complete is 2,459**

Existing Structure Height: **12**

Proposed Structure Height: **26**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **This project will significantly clean up the lot by significantly reducing the amount of impervious coverage while also maintaining all required setbacks.**

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

Explain: **This project significantly reduces the overall amount of impervious surfaces, maintains all recommended set backs and allows for the Owner to relocate and update their septic system which are all key points from the Comprehensive Plan.**

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

Explain: **This project will greatly improve the aesthetic of the property and allow this family to continue to enjoy and spend money in the local area.**

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

Explain: **This a non-conforming lot of record.**

If this permit is approved, the Owner will then have the ability to bring the septic up to current standards.

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

Explain: **This project perfectly fits in with the adjacent properties.**

CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 3 AND 4
SECTION 30-138-42
BECKER COUNTY, MINNESOTA

LAKE

CORMORANT

BIG

2

JORDAHL BEACH

- LEGEND**
- = Denotes iron monuments found.
 - = Denotes iron monuments of record.
 - = Denotes iron monuments set marked with Minnesota License Nos. 46536/50320/57622.
 - ⊕ = Denotes air conditioning unit.
 - ⊖ = Denotes electric outlet.
 - ⊗ = Denotes water shut off valve.
 - ⊙ = Denotes power pole.
 - ⊘ = Denotes PVC pipe.
 - ⊚ = Denotes wood light pole.
 - ▨ = Denotes pavers.
 - ▩ = Denotes concrete.
- Orientation of bearing system is assumed.

Areas (Ss. Ft.)

Total area above the ordinary high water level and excluding the road easement = 14,000 sq. ft., more or less.

Total area = 16,200 sq. ft., more or less.

Property features that are located above the ordinary high water level and not in the road easement (Ss. Ft.)

House 1 = 706 sq. ft.
House 2 = 1,095 sq. ft.
Shed 1 = 33 sq. ft.
Shed 2 = 144 sq. ft.
Shed 3 = 27 sq. ft.
Shed 4 = 26 sq. ft.
Plastic totes = 9 sq. ft.
Pavers = 314 sq. ft.
Deck on House 1 = 168 sq. ft.
Stone stairs of House 1 = 19 sq. ft.
Concrete and concrete landscape edger = 93 sq. ft.
Deck and stairs on eastern side of House 2 = 35 sq. ft.
Deck and stairs on western side of House 2 = 237 sq. ft.
Garage = 596 sq. ft.
Overhead deck and stairs on Garage = 63 sq. ft.
Gravel outside of right of way = 1,343 sq. ft.
Wood landscaping edger = 26 sq. ft.
Rip rap = 164 sq. ft.

Highlighted items to remain on the project is complete

These two to remain but not counted in impervious calc

Existing Impervious
Total: 5,019 SF

Final project impervious calc:
Items highlighted in yellow: 2,184 SF
New Dwelling: 1,064 SF
New Bunkhouse: 718 SF
Total: 3,966 SF

BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure setbacks for land in the shoreline district:

Big Cormorant (Recreational Development) - 100' from ordinary high water level or 60.1' using setback averaging (contact Becker County Zoning office for final determination)

Side yard - 10' or 10% of the lot width. (contact Becker County Zoning office for final determination)

South Big Cormorant Road - 20' from right of way

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:

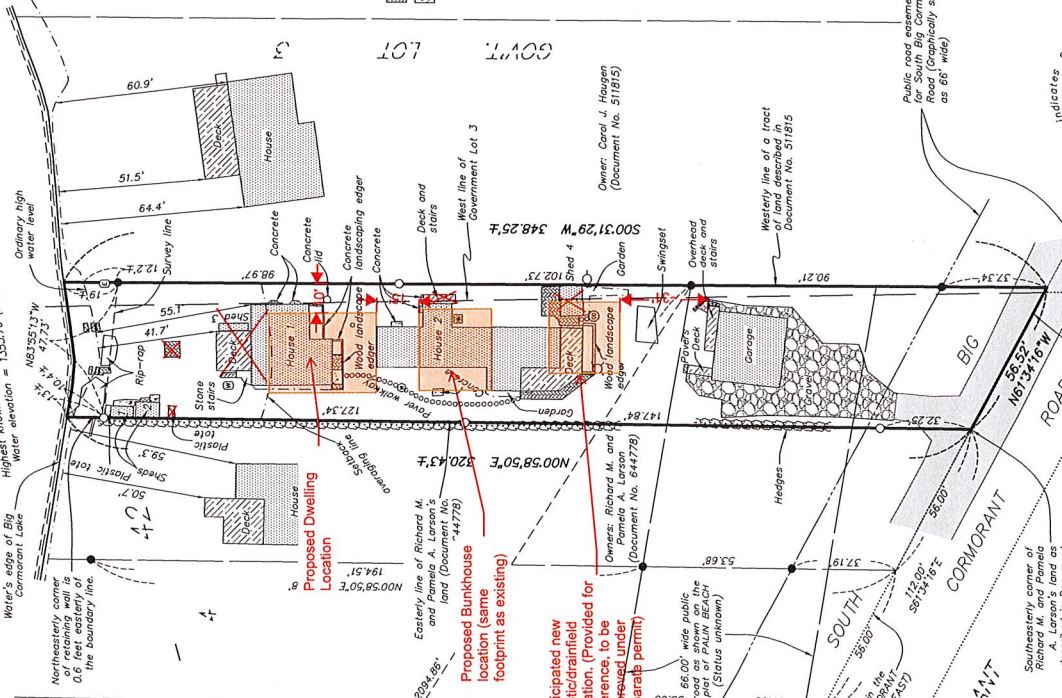
BRAD AMUNDSON
715 17TH AVE. W
WEST FARGO, ND 58078

COMP FILE:	30Rettziell(CoCoorcs)
S/T/R:	30-138-42
DWG FILE:	30amundson_CoS
COMP BY:	ADG
DRAWN BY:	ADG

LAKE

CORMORANT

BIG



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.

Joshua P. Pfeiffer
Surveyor
May 20, 2024
Date
57622
License #

DRAWING NUMBER: 10557-15

Notes:

Revisions	Number	Date	Description

Date

Project: Amundson Bunk House

3-22-24

Signature

AP HOMES

701.596.1728

701.596.1728

Address: West Fargo, ND

58078

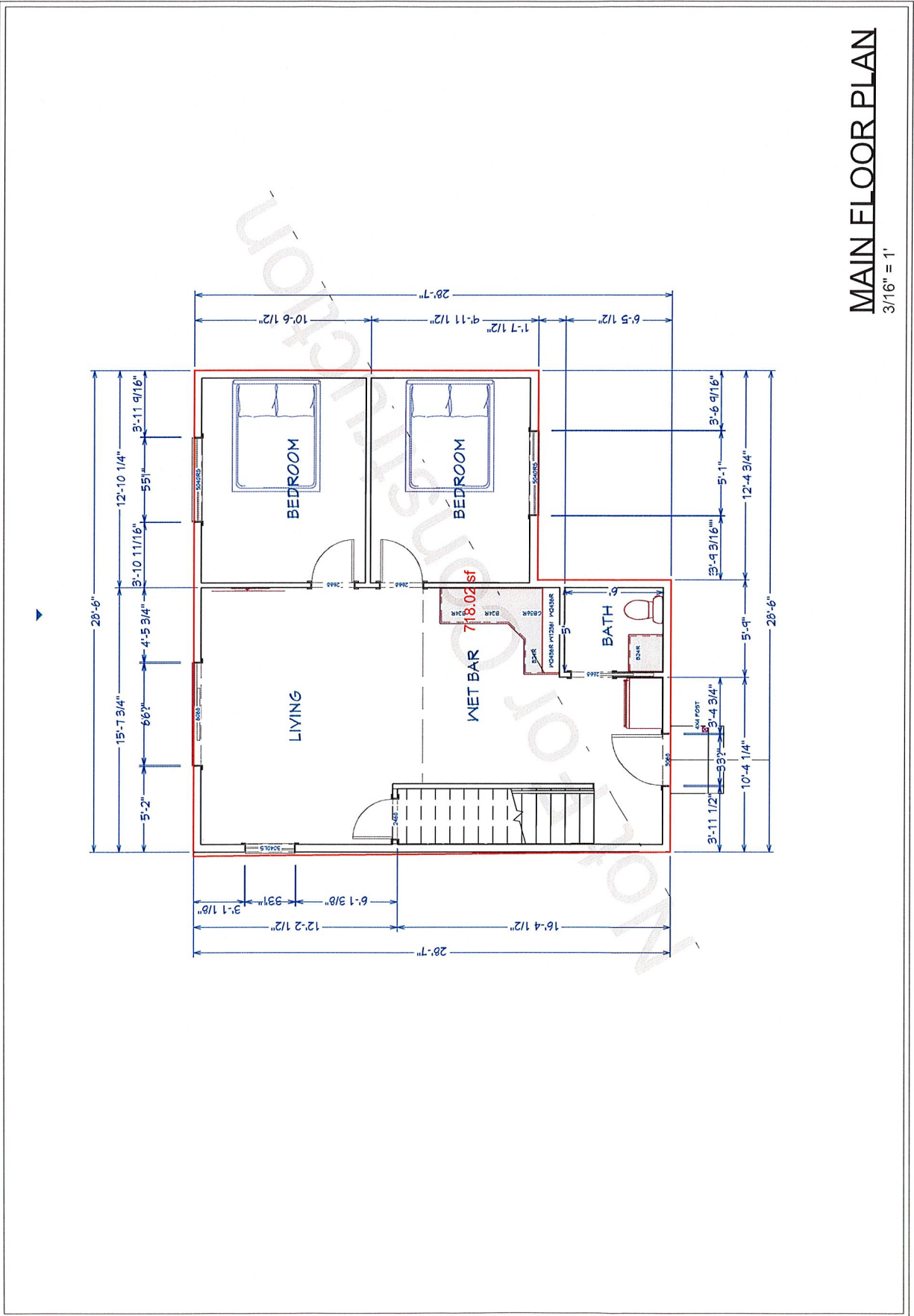
DATE: 4/15/2024

Scale: 1 in = 1 in

MAIN FLOOR PLAN

SHEET:

A2



Notes:

Revisions		
Number	Date	Description

Client

PROJECT: Amundson Bunk House
32224

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Phone: 701.306.1728
Address: 3640 Bell Blvd E
West Fargo, ND 58078

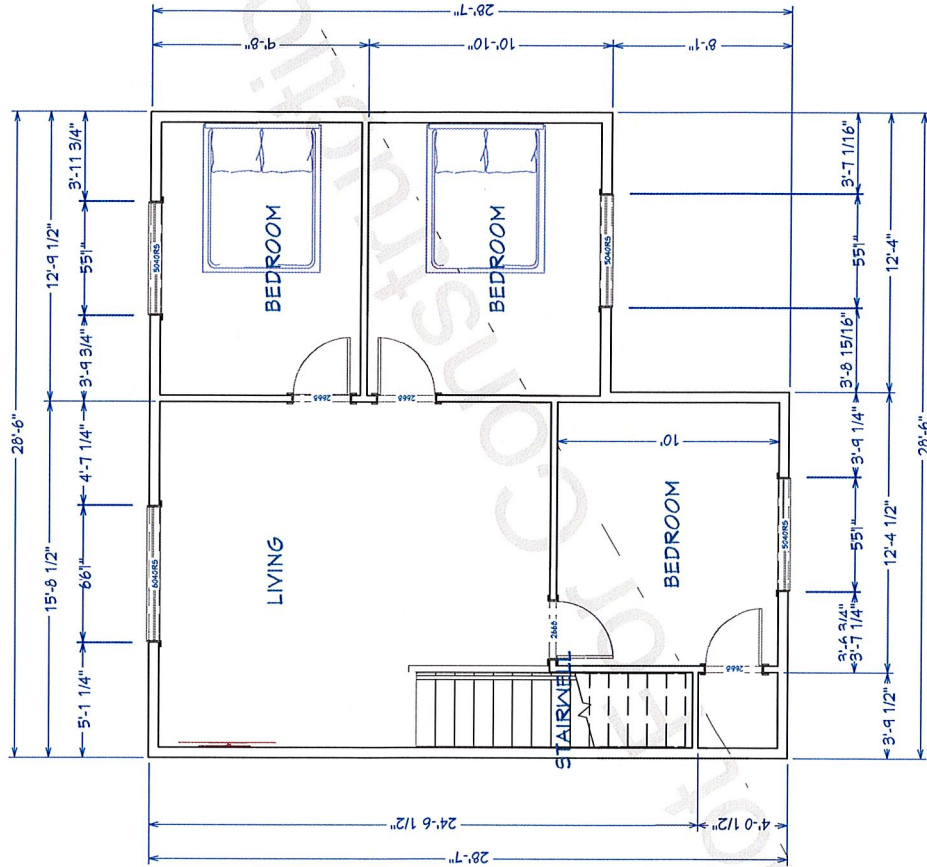
DATE: 4/15/2024

Scale: 1 in = 1 in

2ND FLOOR
PLAN

SHEET:

A3



SECOND FLOOR PLAN

 $3/16" = 1'$

Notes:

Revisions	
Number	Date

Drawn

Project: Amundson Bunk House
 3-22-24

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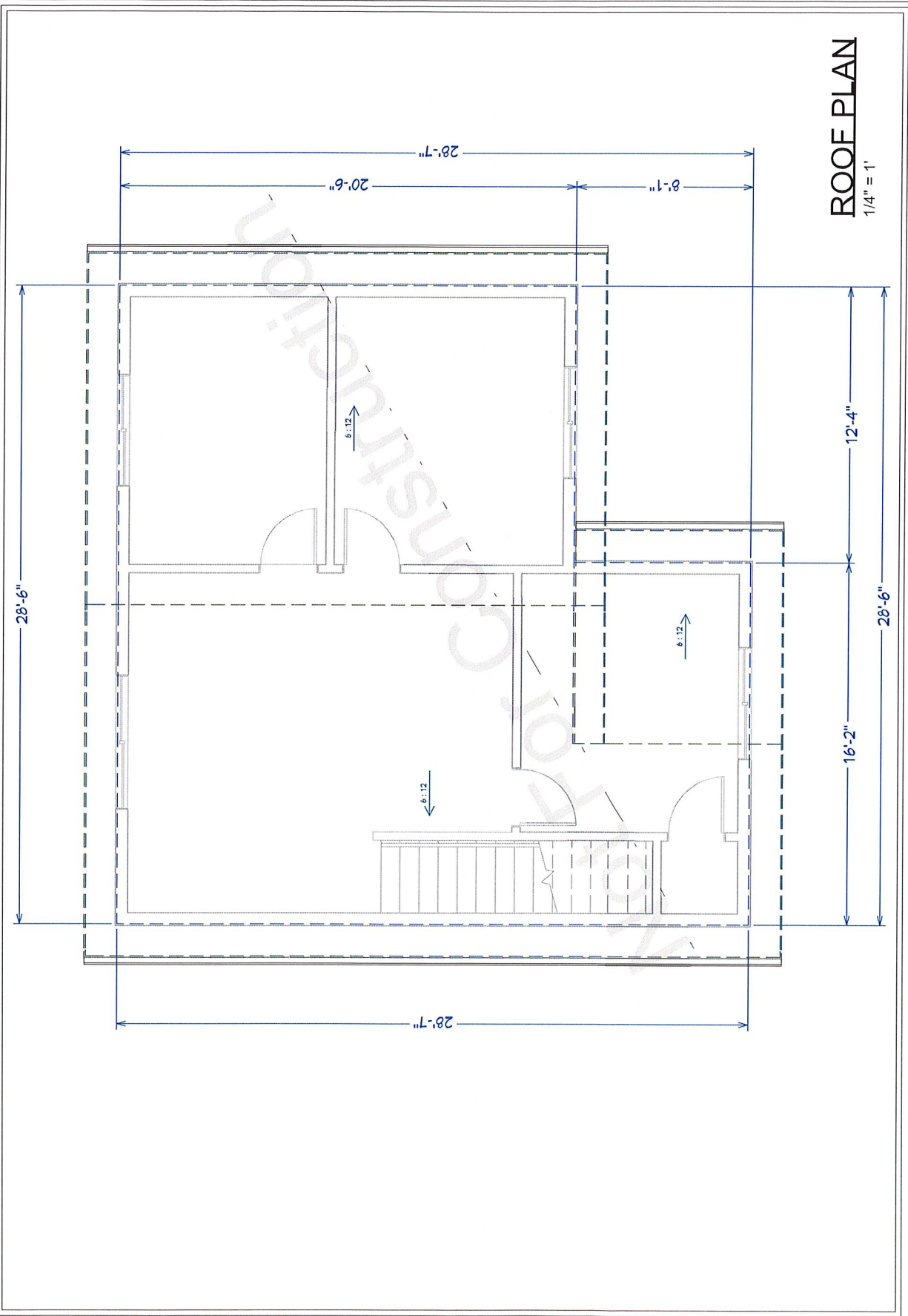
DATE: 4/15/2024

Scale: 1 in = 1 in

ROOF PLAN

SHEET:

A4



Notes:

Revisions		
Number	Date	Description

Project: Amundson Bunk House
3.22.24

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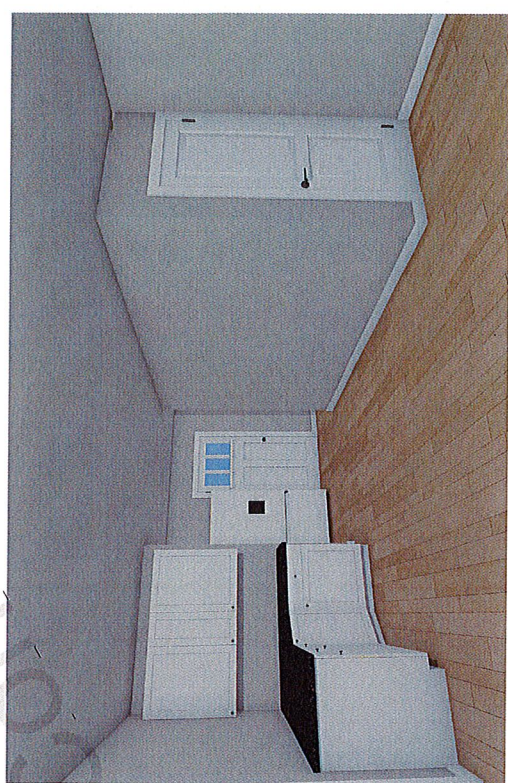
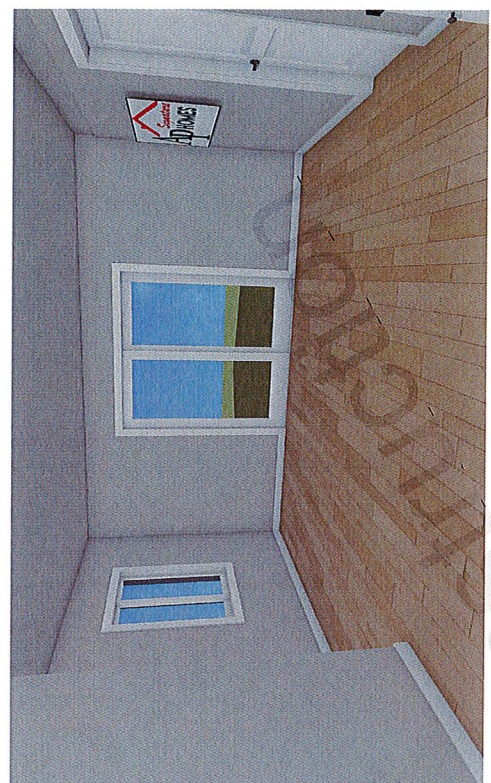
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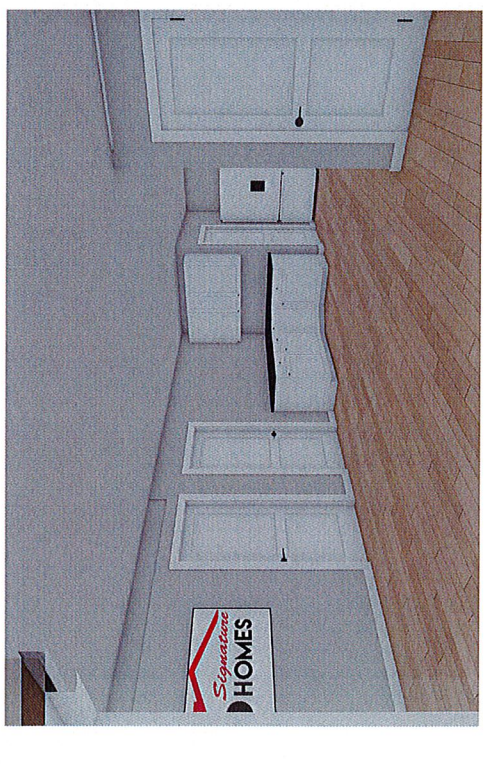
RENDERINGS

SHEET:

A5



RENDERINGS
NO SCALE - FOR ILLUSTRATION ONLY



Notes:

Number	Date	Description

Revisions

Sheet

Amundson Bunk House

3.22.24

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Sales Office

Address: West Fargo, ND 58078

DATE: 4/15/2024

Scale: 1 in = 1 in

EXTERIOR ELEVATIONS

SHEET:

A6

HIGHEST RIDGE
26.1'

8'-0" 112"

9'-10" 314"

TOP OF PLATE
18.1'

8.2'

TOP OF PLATE

ROAD ELEVATION

HIGHEST RIDGE
26.1'

8'-0" 112"

9'-10" 314"

TOP OF PLATE
18.1'

8.2'

TOP OF PLATE

LAKE ELEVATION

LAKE SIDE RENDERING

1/8" = 1'

EXTERIOR ELEVATIONS

Notes:

Number	Date	Description

Revisions

Sheet

Amundson Bunk House

3.22.24

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Scale: 1 in = 1 in

EXTERIOR ELEVATIONS

SHEET:

A7

HIGHEST RIDGE
26.1'

17'-11 1/4"

TOP OF PLATE
8.2'

HIGHEST RIDGE
26.1'

4'-10 3/4"

8'-0 1/2"

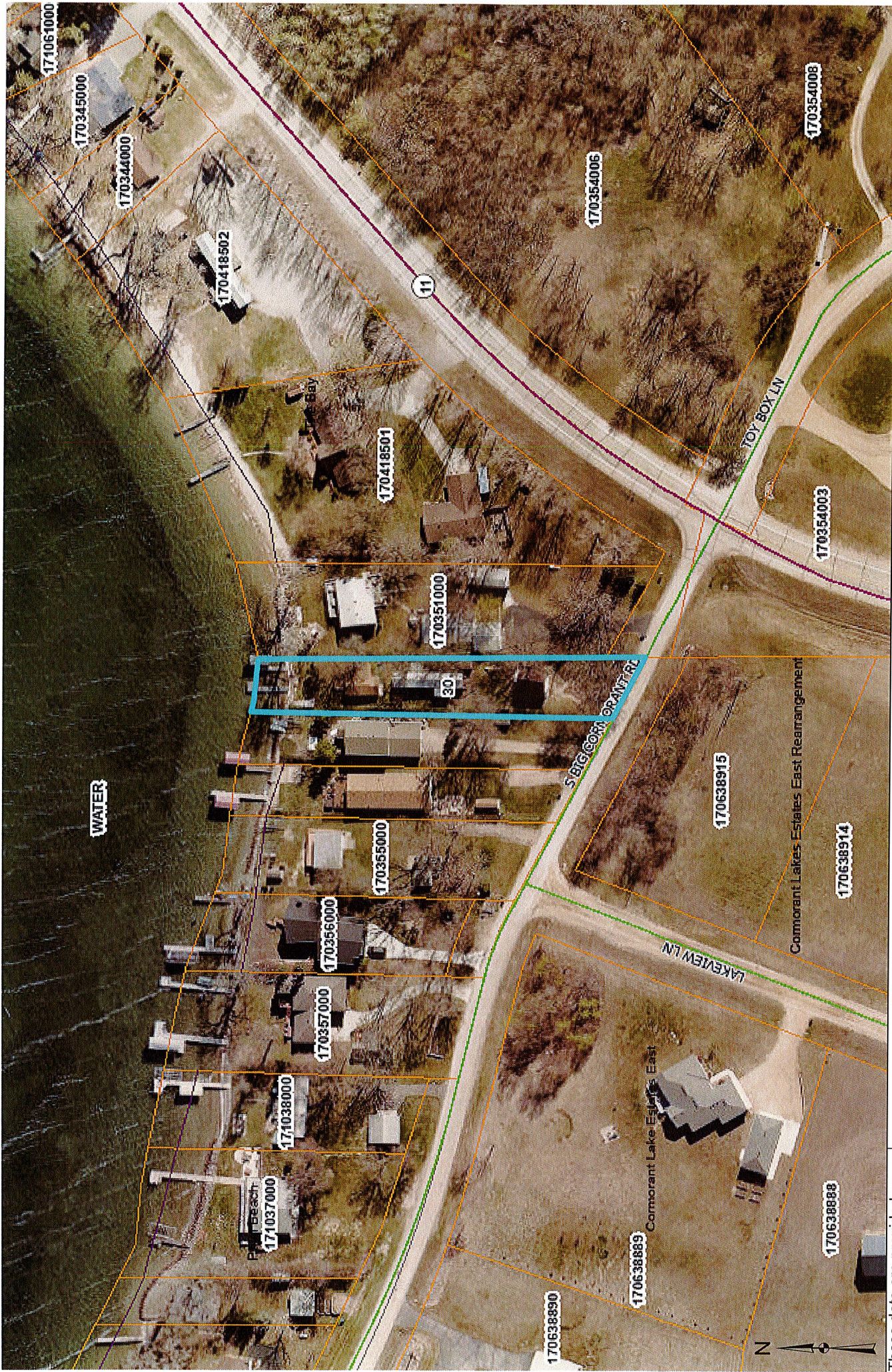
TOP OF PLATE
18.1'

TOP OF PLATE
8.2'

RIGHT ELEVATION

LEFT ELEVATION

ROADSIDE RENDERING



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Becker County

Amundson

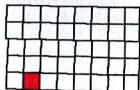
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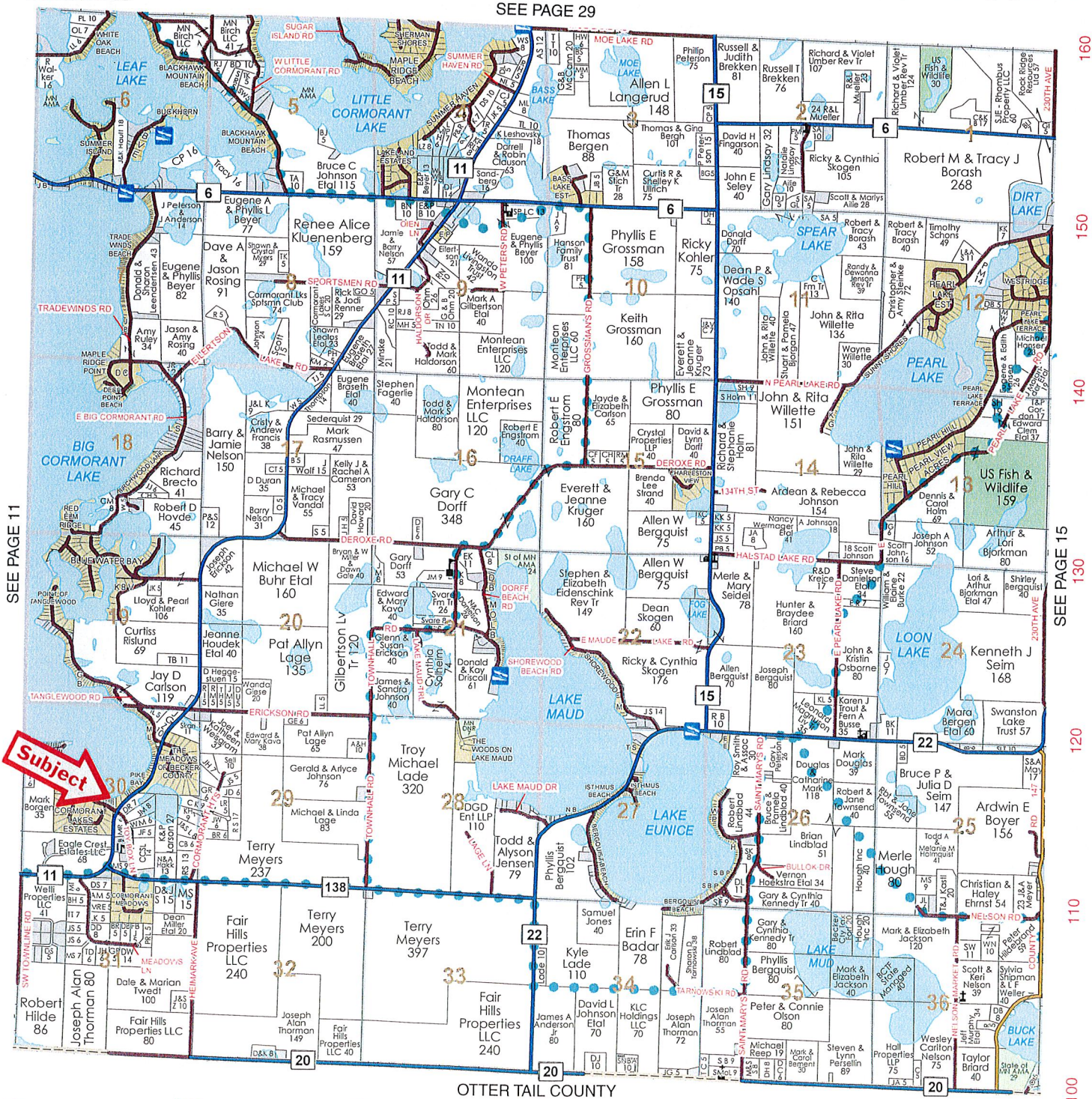
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Township 138N - Range 42W

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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****

June 13th, 2024 @ 6:00 P.M.

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

APPLICANT: Terry J Welle RLT &
Chrisse J Welle RLT
2862 28th Ave SW
Fargo, ND 58103

Project Location: 20334 Co Rd 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at twenty-eight (28) percent impervious coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 08.1008.000 **Legal Land Descriptions:** Section 10 Township 139 Range 041; FLOYD LAKE POINT|LOT 34, Big Floyd 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: susan.rockwell@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 # 369

Property and Owner Review

Parcel Number(s): **081008000**

Owner: **Terry J Welle & Chrise J Welle**

Township-S/T/R: **DETROIT-10/139/041**

Mailing Address:
2862 28th Ave SW Fargo, ND 58103

Site Address: **20334 Co Rd 131 Detroit Lakes MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3061**

Legal Descr: **FLOYD LAKE POINT|LOT 34**

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:

**Existing impervious is over 25%
Part of neighbors shed is on my property affecting my
overall impervious surface coverage.**

Description of Variance Request: **Request a variance to be at twenty-eight (28) percent impervious surface coverage.**

Would like to rebuild my garage in the exact same footprint, but cannot because the allowable impervious is over 25%

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **28%**

Proposed Imp. Surface Coverage: **28%**

Existing Structure Sq Ft: **22x30**

Proposed Structure Sq Ft: **22x30**

Existing Structure Height: **13'**

Proposed Structure Height: **13'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **I am requesting to replace my garage in the exact same footprint which is allowed by ordinance, but we are unable to without out a variance because we are over on impervious coverage.**

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

Explain: **We are not asking to increase the impervious coverage anymore than it already is. We want to improve the area by replacing the existing deteriorating garage and make the area look nicer.**

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

Explain: **Replacing our garage would allow us to continue using our property like we have been for parking and additional storage.**

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

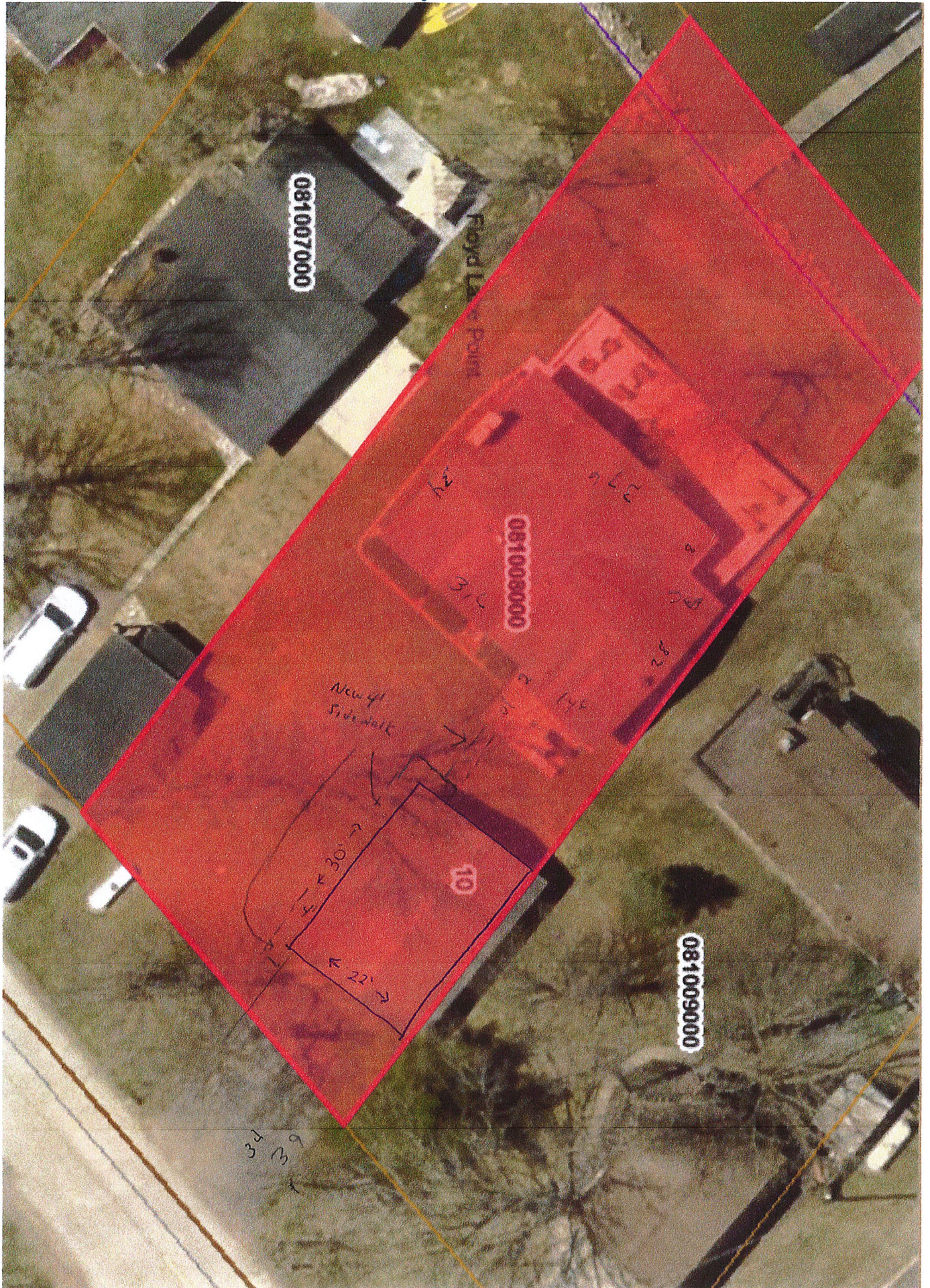
Explain: **This is a non-conforming structure on a non-conforming lot of record. We had a survey done that**

showed part of our neighbors garage is on our property. This has increased our overall impervious surface coverage. Something that is no fault of our own.

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

Explain: **Other homes in this area also have garages. We want to replace ours in the same footprint to improve the use and aesthetics of the neighborhood.**

20334 County Rd 131





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Welle

Becker County



1:2,113

Date: 5/29/2024

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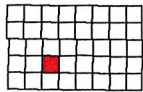
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

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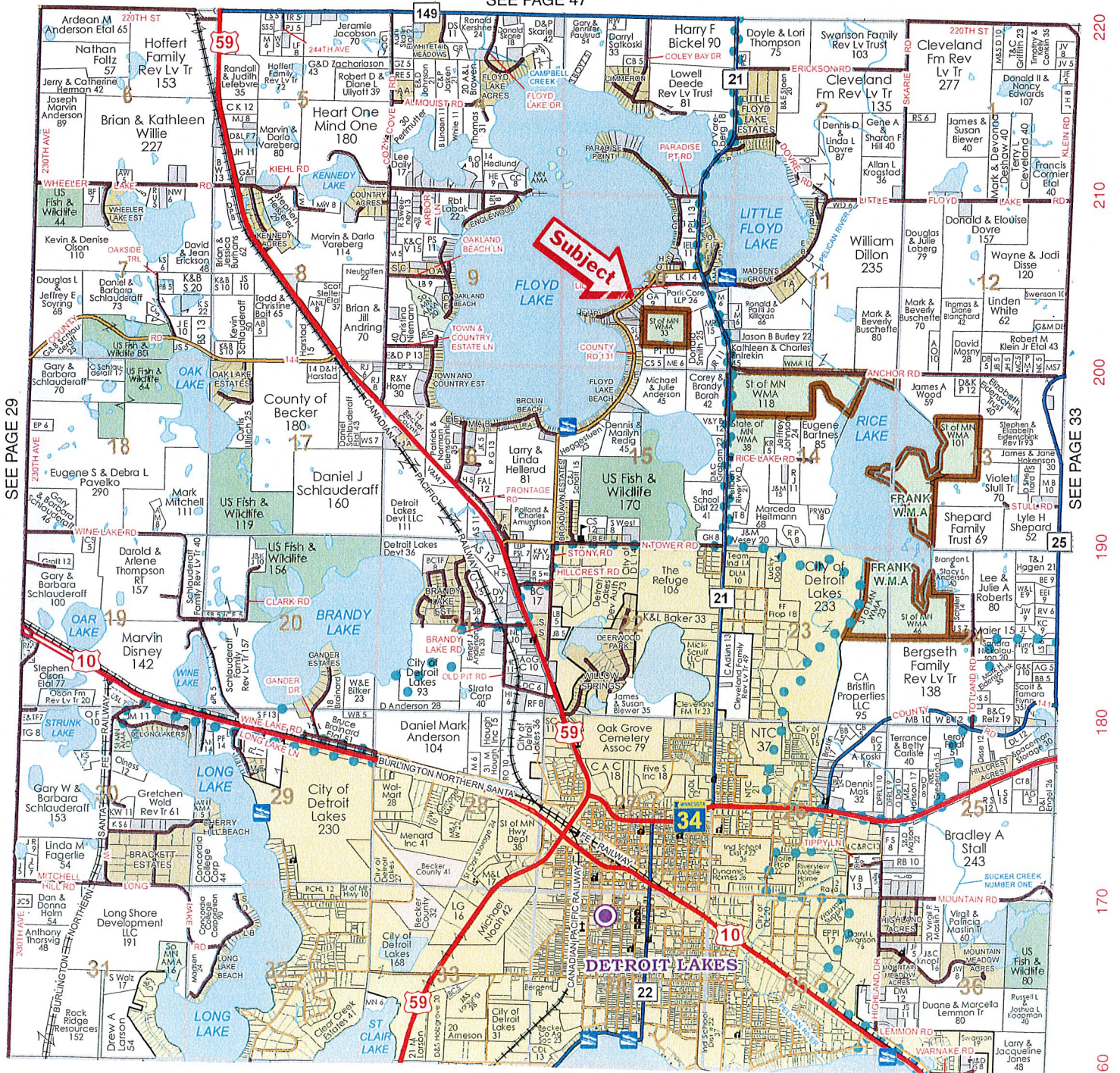


Detroit

Township 139N - Range 41W

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SEE PAGE 15