



# 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\*\***

December 12, 2024 @ 6:00 P.M.

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

**APPLICANT:** C & C Real Estate LLC  
PO Box 272  
Audubon, MN 56511

**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 six (6) feet from the side property lines 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. This application was tabled from the May 9<sup>th</sup>, 2024 hearing.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 08.0334.000 **Legal Land Description:** Section 21 Township 139 Range 041: 21-139-41 PT NW1/4 NE1/4: COMM NE COR SEC 21, W 860.8' TO POB; W 50', S 163', E 50', N 163' TO POB, 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](mailto: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/](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 # 359

### Property and Owner Review

Parcel Number(s): **080334000**

Owner: **C and C Real Estate LLC**

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

Mailing Address:

**PO Box 272 Audubon, MN 56511**

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 six (6) feet from the side property lines 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: **6'**

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.**

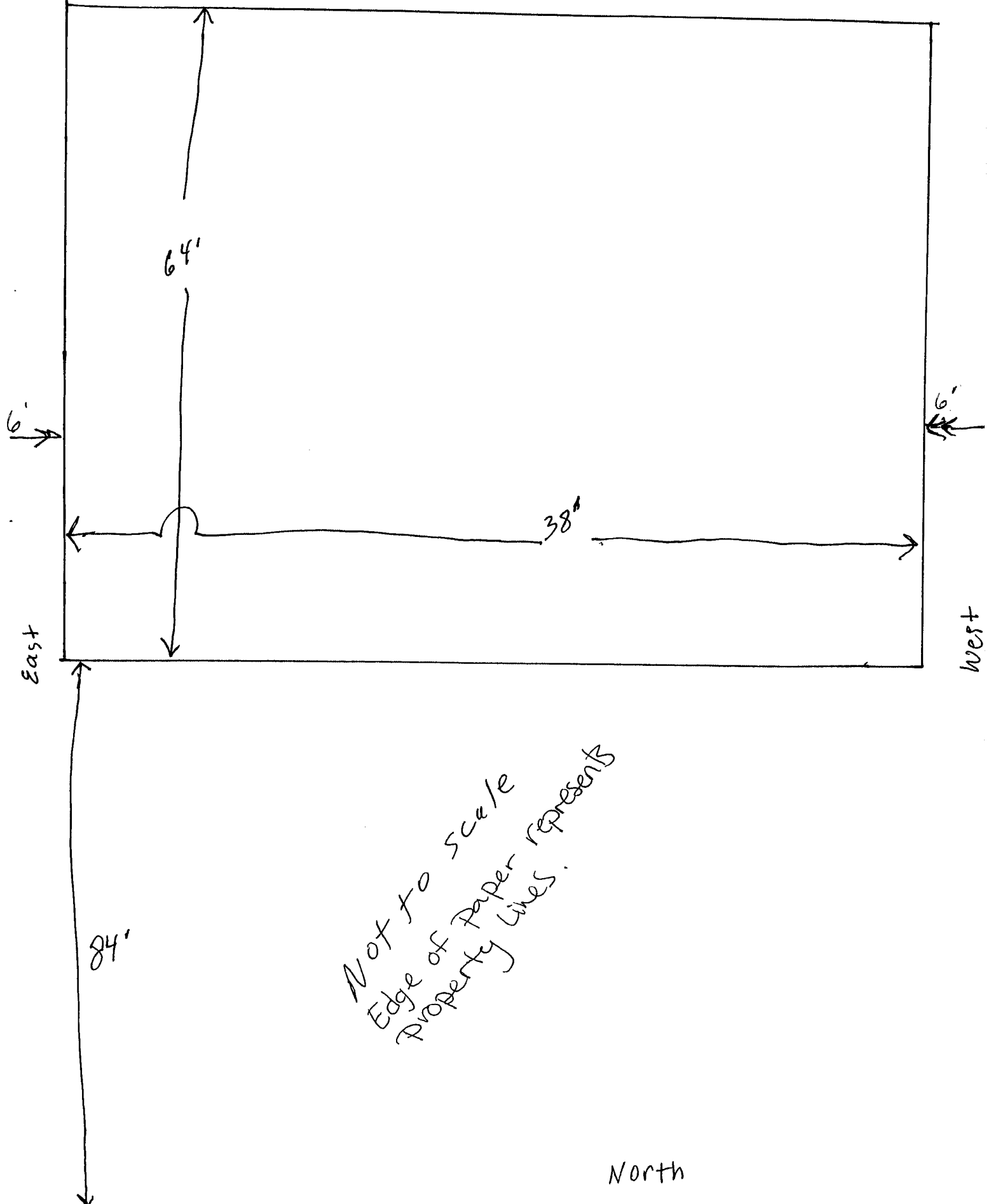
5. Will the variance maintain the essential character of the locality? **Yes**

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







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Becker County



1:1,056

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

Date: 11/19/2024



# MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

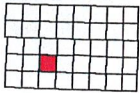
For all your land survey needs, contact our friendly staff at:  
1118 Highway 59 South • Detroit Lakes, Minnesota 56501  
frontdesk@meadowlandsurveying.com

**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.

**EXPERIENCE MATTERS!**

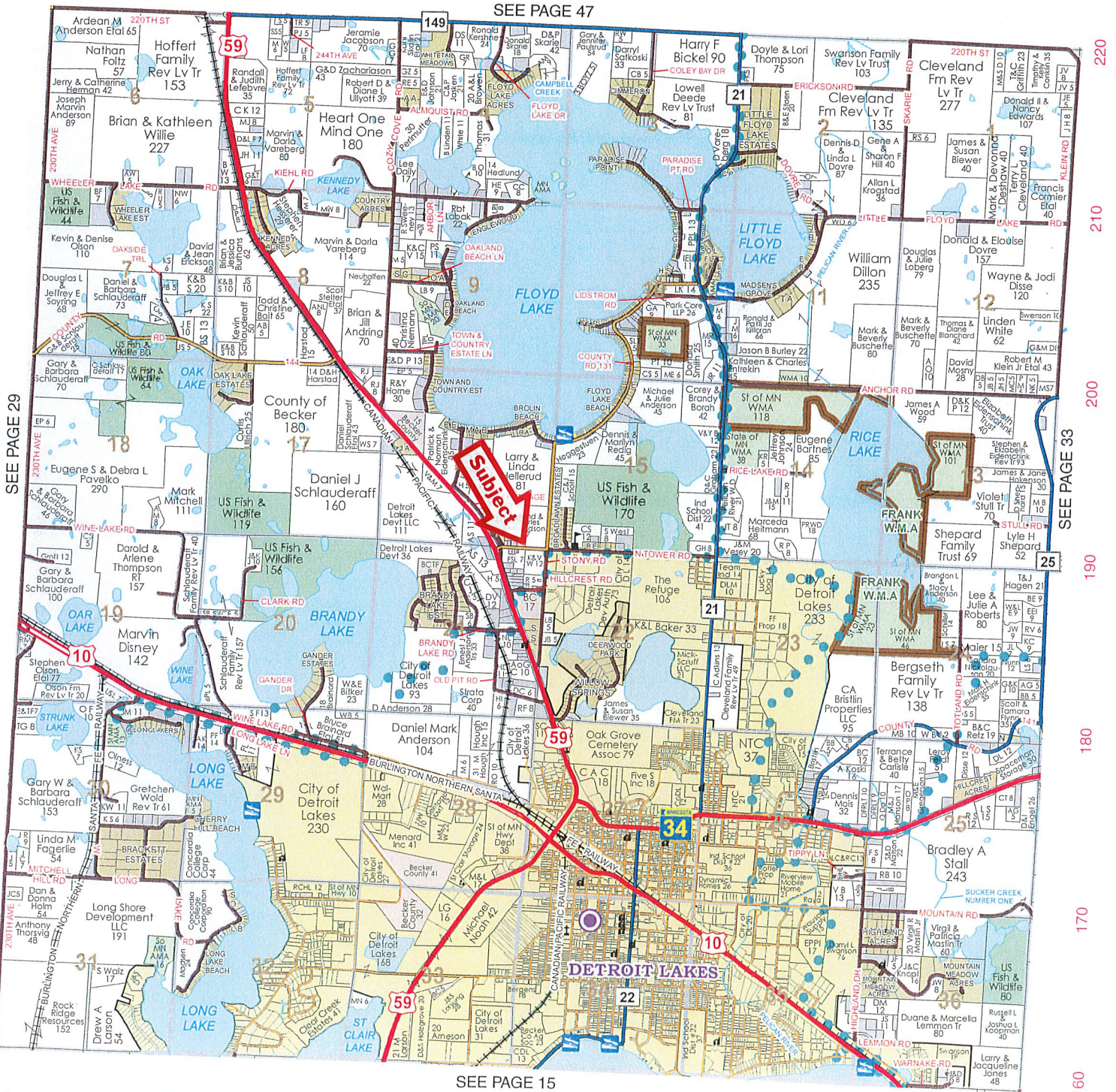


Detroit

Township 139N - Range 41W

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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\*\***

December 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Detroit Township  
26324 N Tower Rd  
Detroit Lakes, MN 56501

**Project Location:** 26134 N Tower Rd  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance for a boundary line adjustment to create a substandard lot.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 08.7013.000 **Legal Land Description:** Section 15 Township 139 Range 041; PT S1/2 SW1/4; BEG 38 RODS AKA 627' E OF SW COR SEC 15 TH N 108', E 408', S 108' TH W 408' TO POB TOWNHALL, Detroit Township.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These 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**

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**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto:susan.rockwell@co.becker.mn.us)

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

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

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

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## Variance Application Review

Permit # 409

### Property and Owner Review

Parcel Number(s): **087013000**

Owner: **DETROIT TOWNSHIP**

Township-S/T/R: **DETROIT-15/139/041**

Mailing Address:  
**26324 N TOWER RD  
DETROIT LAKES MN 56501**

Site Address: **26134 N TOWER RD DETROIT LAKES  
MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **N/A**

Legal Descr: **PT S1/2 SW1/4: BEG 38 RODS AKA 627' E OF SW COR SEC 15 TH N 108', E 408', S 108' TH W 408' TO POB TOWNHALL**

### 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 for a boundary line adjustment to create a substandard lot.**

**Detroit Township is proposing to sell a portion of their townhall property to the adjoining landowner, Joann Schott. A portion of Schott's driveway is on the proposed acquisition and the Schott's have been mowing and maintaining the area since they purchased their land in 1993. The Townhall tract is currently a substandard tract and the conveyance would result in the remaining Townhall property to contain 15,314 square feet. Since the Townhall property is neither residential nor commercial and the area they are proposing to retain is the area they have been occupying for several decades, they are requesting a variance from any minimum lot size requirements.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

### Other Questions Review

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

Explain: **The townhall existed prior to any ordinances. The property purpose and area historically being used by the Township remains unchanged.**

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

Explain: **The use of the property will remain unchanged. This will not negatively impact any other properties**

in the area.

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

Explain: **The property has been owned by the Township for a long time. The townhall will continue to remain on this property.**

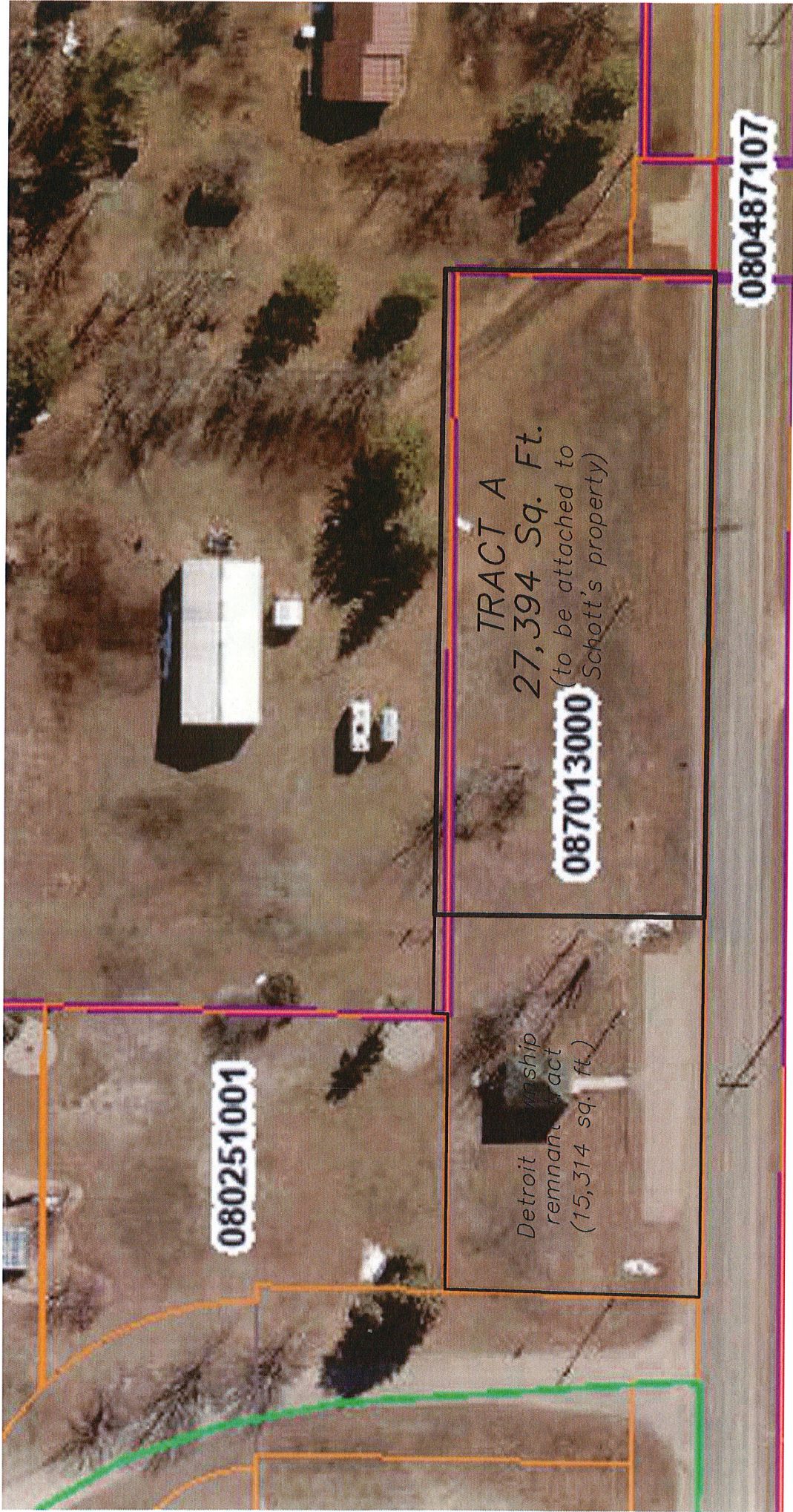
4. Are there circumstances unique to the property? **Yes**

Explain: **It is a townhall, not used for residential or commercial purposes. It is only used for monthly Township meetings. The adjacent landowner's driveway runs through the corner of this property and a boundary line adjustment will correct this.**

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

Explain: **The property use and area historically being used by the Township will remain unchanged.**





080251001

TRACT A  
27,394 Sq. Ft.  
(to be attached to  
Schott's property)

087013000

080487107

Detroit Township  
remnant tract  
(15,314 sq. ft.)

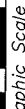


IN THE SW 1/4-SW 1/4  
SECTION 15-139-41  
BECKER COUNTY, MINNESOTA

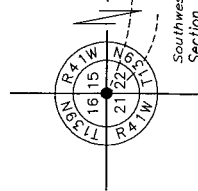
The purpose of this survey is for a boundary adjustment between Detroit Township and Schott. Tract A is to be conveyed from the Township to Schott.

### LEGEND

- = Denotes iron monuments found.  
○ = Denotes iron monuments set marked with Minnesota License Nos. 46538/50320/57622/62727.



Scale: 1 inch = 80 feet



**SURVEY DISCLAIMER:**

[illegible]

*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.*

Official copy

Scott R Walz

Print Name: \_\_\_\_\_

**CLIENT:**

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501

EMAIL: [frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)

[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

218-846-4289

COMP FILE:	15PRATT(CC)
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Q/T/P:	15/130/11
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3/1/K.	15/139/41
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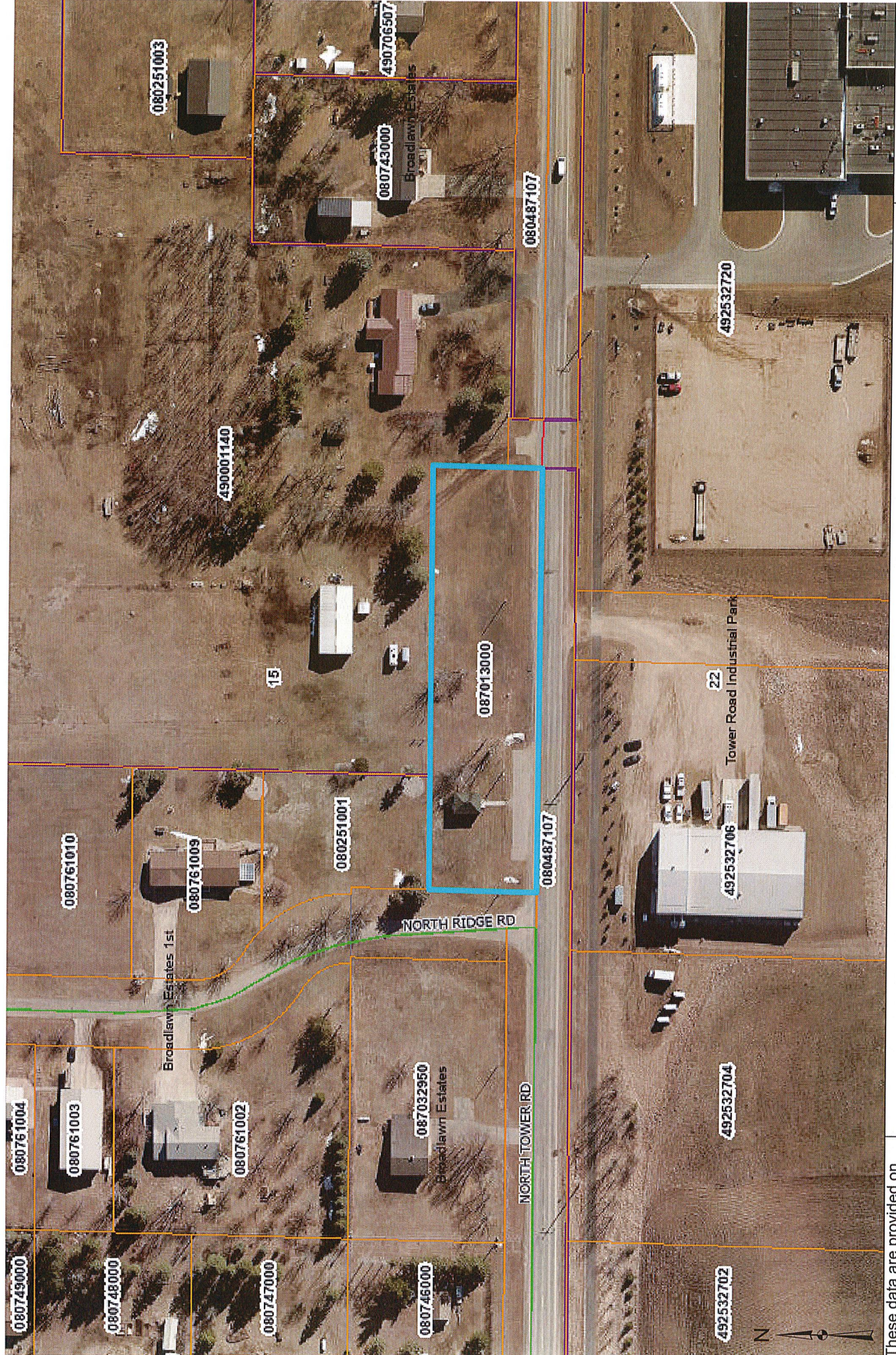
DWG FILE:	15SCHOTT_COS
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COMP BY:	JSL
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DRAWN BY:	JS
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DRAWING NUMBER: 10667-15





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Becker County



1:2,113

Date: 11/19/2024

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Surveying the Lakes Area Since 1946

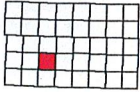
For all your land survey needs, contact our friendly staff at:  
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frontdesk@meadowlandsurveying.com

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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.

EXPERIENCE MATTERS!

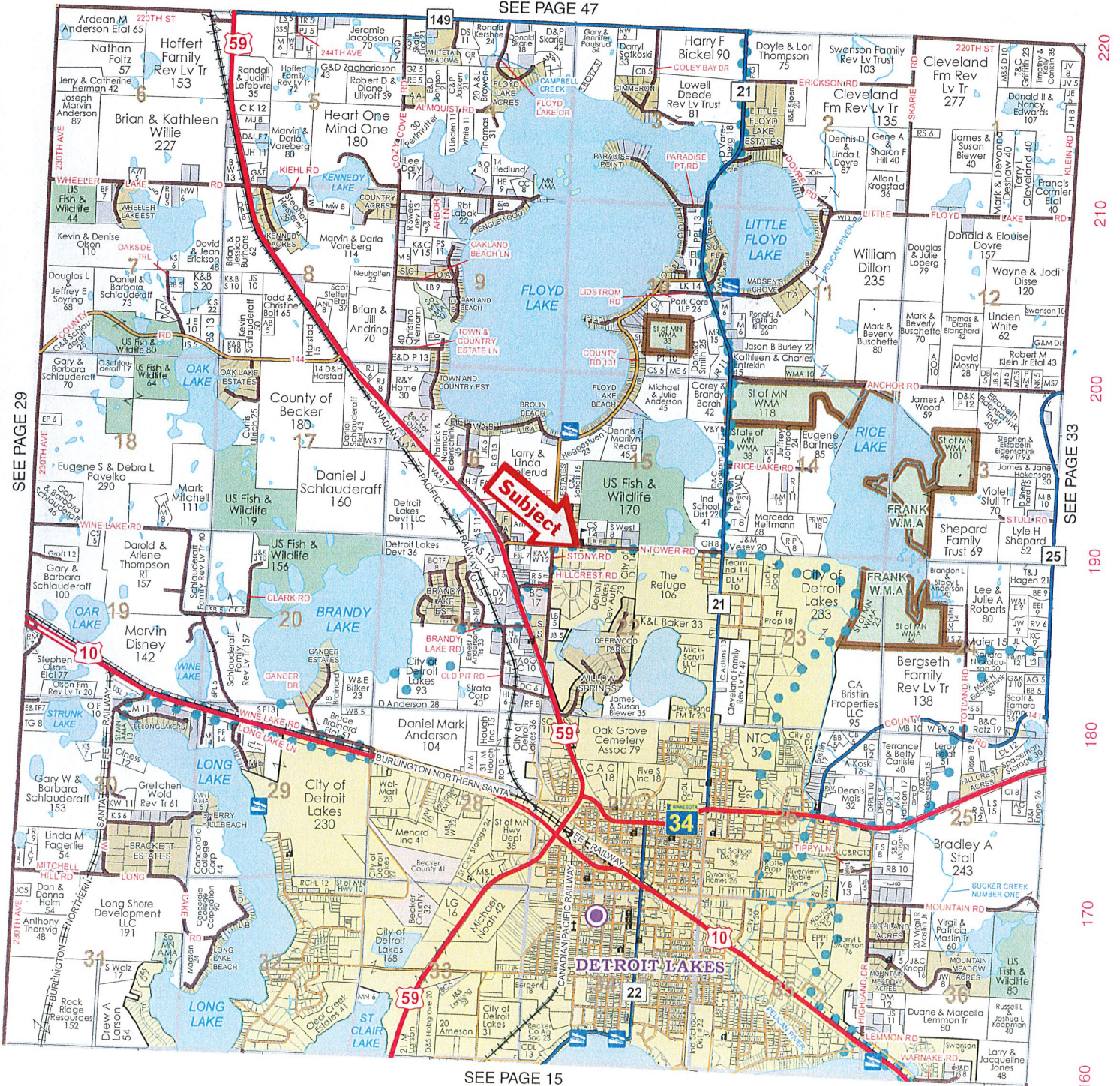


Detroit

Township 139N - Range 41W

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# COUNTY OF BECKER

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Phone: 218-846-7314

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#### NOTICE OF PUBLIC HEARING

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

December 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** Andrew J Vinson & Kathleen J Carton  
5911 Westcliffe Place  
Saint Cloud, MN 56303

**Project Location:** 20317 Oakland Beach Rd  
Detroit Lakes, MN 56501

**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 due to lot size.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 08.1163.000 **Legal Land Description:** Section 09 Township 139 Range 041; Oakland Beach Block 002, Lot 6, Big Floyd Lake.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These 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.

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

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

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## Variance Application Review

Permit # 408

### Property and Owner Review

Parcel Number(s): **081163000**

Owner: **ANDREW VINSON**

Township-S/T/R: **DETROIT-09/139/041**

Mailing Address:  
**5911 WESTCLIFFE PLACE  
SAINT CLOUD MN 56303**

Site Address: **20317 Oakland Beach Rd Detroit Lakes,  
MN 56501**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3414**

Legal Descr: **Block 002 of OAKLAND BEACH|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:

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 due to lot size.**

OHW Setback: **63'**

Side Lot Line Setback: **5'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20'**

Road Type: **Township**

Existing Imp. Surface Coverage: **48.56**

Proposed Imp. Surface Coverage: **28.9**

Existing Structure Sq Ft: **1590 SF (TO DEMO)**

Proposed Structure Sq Ft: **1268 SF**

Existing Structure Height: **<20'**

Proposed Structure Height: **30'**

Existing Basement Sq Ft: **EXISTING CRAWL SPACE -  
TO DEMO**

Proposed Basement Sq Ft: **YES, 1268 SF**

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 moving our home back further from the lake then where the current home sits and reducing impervious coverage significantly.**

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

Explain: **In addition to reducing the amount of impervious coverage, we will be moving the home back, so it is averaged with the neighboring properties. All required setback will be met.**

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

Explain: **We will continue to use this property in a residential manner and more compliant than it sits currently.**

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

Explain: **Non-conforming lot of record.**

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

Explain: **By rebuilding, moving the home further from the lake, and reducing the existing impervious surface coverage this will improve the character of the locality.**

# TOPOGRAPHIC & BOUNDARY SURVEY

LOT 6, BLOCK 2, OAKLAND BEACH  
BECKER COUNTY, MINNESOTA

## LOT 6, BLOCK 2

- 8,780 S.F. LOT 6
- 1,590 S.F. HOUSE
- 485 S.F. GARAGE
- 2,073 S.F. BUILDING COVERAGE
- 23,635 BUILDING COVERAGE
- 394 S.F. ASPHALT
- 293 S.F. PAVES
- 320 S.F. DRIVE
- 56 S.F. STAIRS
- 1,063 S.F. OTHER COVERAGE 12.11%
- 3,139 S.F. TOTAL COVERAGE
- 35.74% TOTAL COVERAGE

CLIENT PROPERTY  
ADJOINING FOR REFERENCE  
SECTION LINE  
RIGHT OF WAY  
MONUMENT SET  
MONUMENT FOUND  
EXISTING SAN MANHOLE  
EXISTING TIE P.D.  
EXISTING TRANSFORMER  
NATURAL 2" CONTOUR

## SURVEYOR NOTES:

A TITLE OPINION OR TITLE COMMITMENT WAS NOT PROVIDED TO SURVEYOR ON THIS PROPERTY.  
SETBACKS FOR PRIMARY STRUCTURES ARE:  
75' OHW, 20' RW AND 10' SIDE LINE

PLAT OF OAKLAND BEACH HAS BEEN  
RE-CONSTRUCTED AS FOLLOWS:

DIMENSIONS ON THE WEST LINE OF THE RIGHT OF WAY HAVE BEEN APPLIED TO THE EASTERLY RIGHT OF WAY LINE. EXISTING IRON MONUMENTS APPEAR TO BEST FIT THIS INTERPRETATION OF THE INTENTION OF PLAT.

CAPPED PINS FOUND ON THE SOUTH LINE OF LOT 10 HAVE BEEN ACCEPTED AND GOING NORTHERLY DISTANCE ALONG THE LAKESHORE IS CONSISTENT WITH LARGE OAK TREE AND TESTIMONY FROM LAND OWNER.

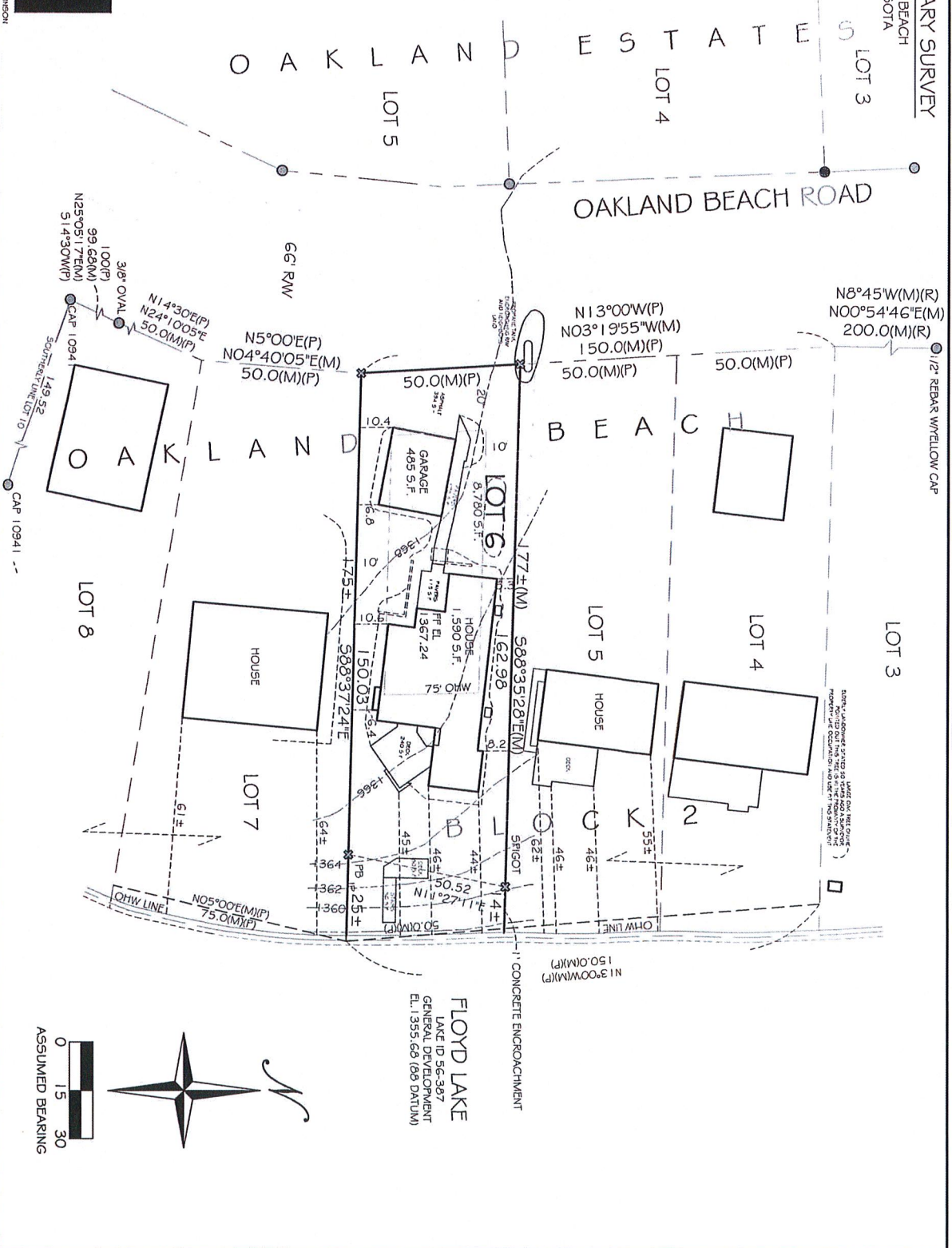
PLAT DISTANCE ALONG THE SIDELINES OF THE PLAT 71.10' (AS SHOWN ON 1933, 1938, 2001 AND CURRENT AERIAL PHOTOGRAPHY).

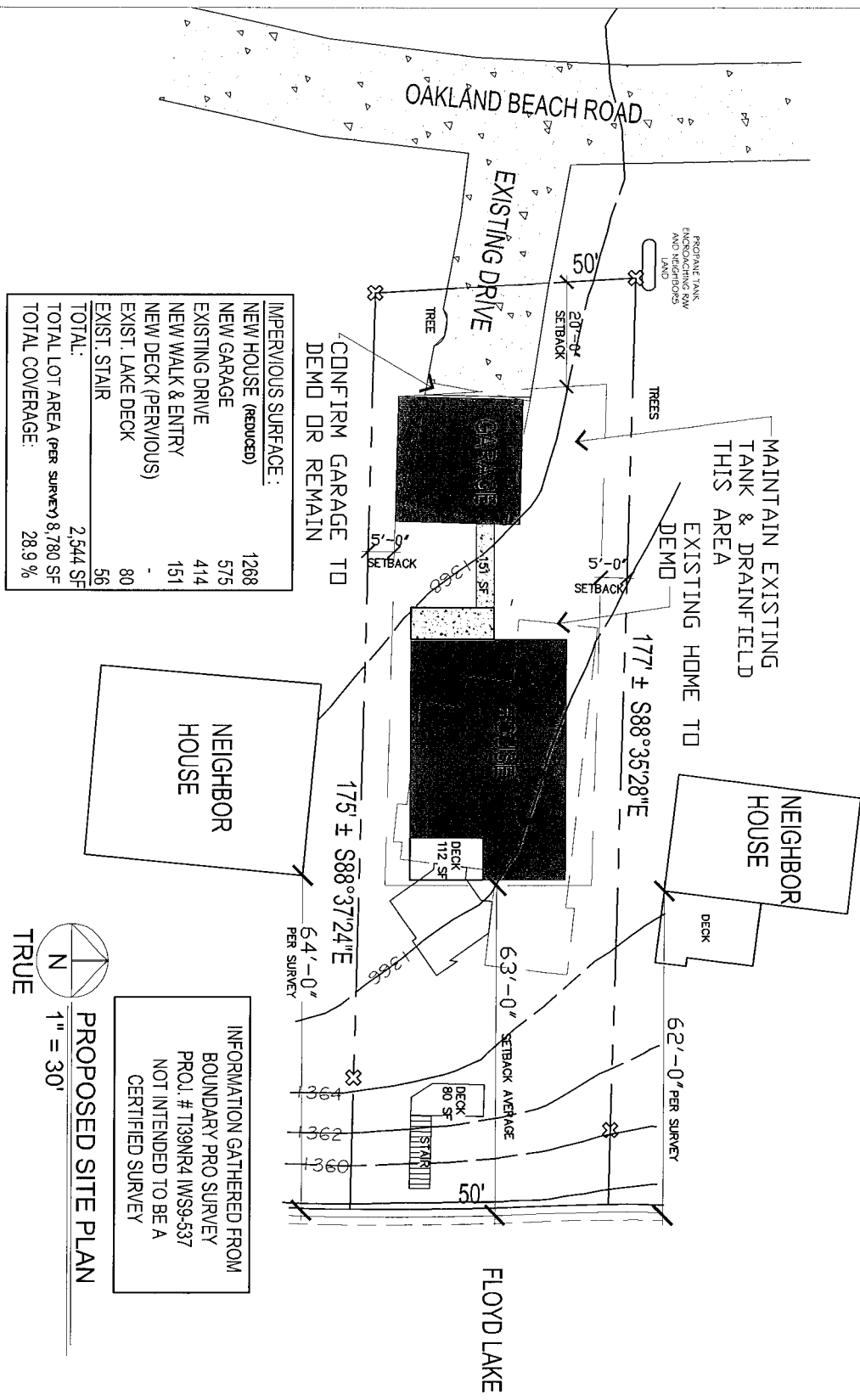
## SURVEYORS CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly licensed Land Surveyor under the laws of the state of Minnesota.  
Rick Isenhardt, R.S. 50733  
Date *October 15, 2014*

**Boundary PRO**  
Survey, Subdivision, Description, Consultant

PROJECT NO. 1139424-1059-337 CLIENT NAME: ANDY & KATHLEEN WILSON





**VINSON-CARTON LAKE HOME**  
 20317 OAKLAND BEACH ROAD  
 DETROIT LAKES, MN

DATE: 11.18.24  
 JOB NO.: 24.34

*Harmonious*  
**ARCHITECTURE**

KELLI WEGSCHEID, ARCHITECT

218.346.0081 ~ PERHAM





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.

1:528

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Date: 11/19/2024

Becker County





# MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

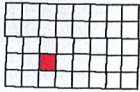
For all your land survey needs, contact our friendly staff at:  
1118 Highway 59 South • Detroit Lakes, Minnesota 56501  
frontdesk@meadowlandsurveying.com

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.

EXPERIENCE MATTERS!

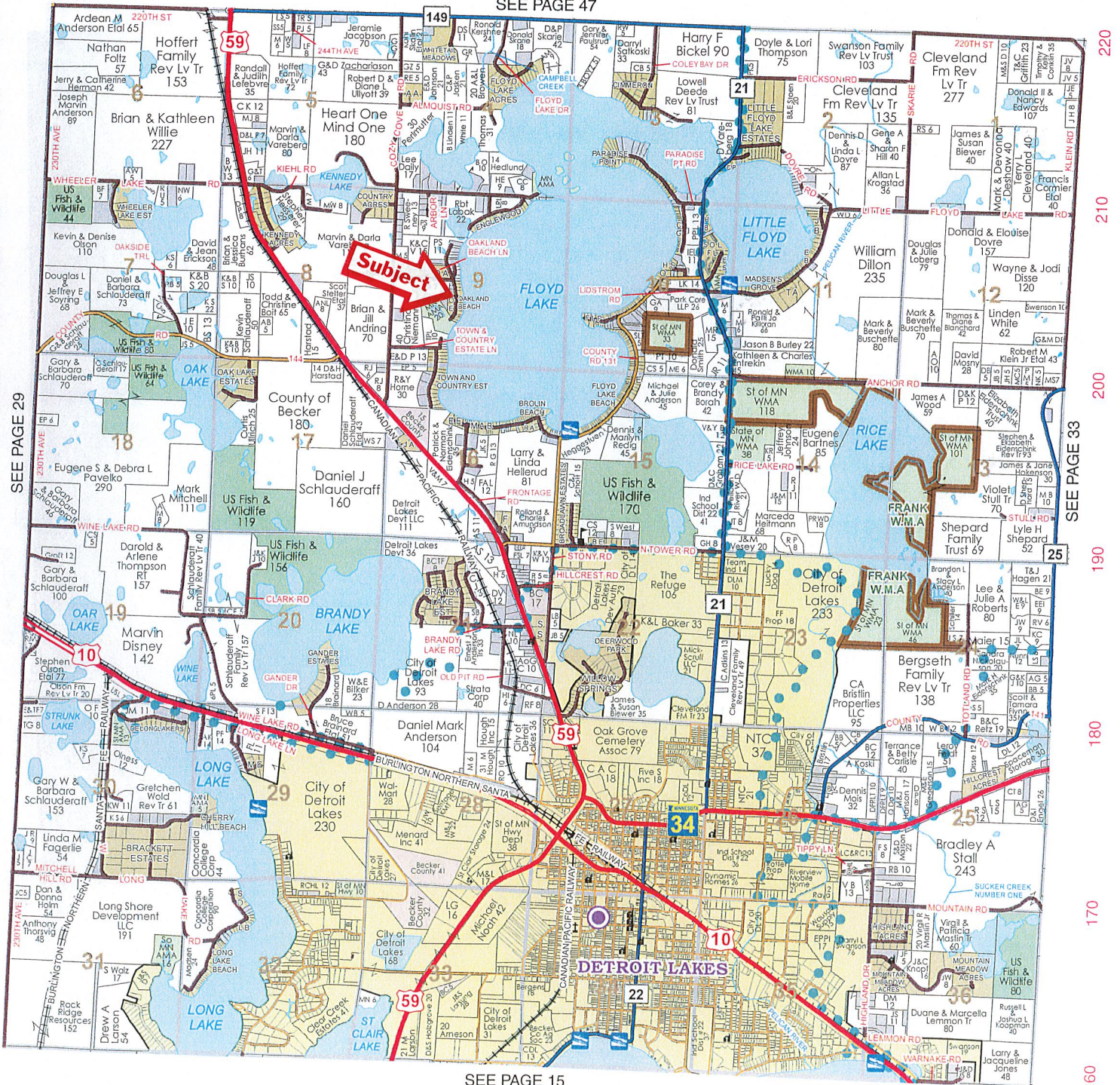


Detroit

Township 139N - Range 41W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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

December 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** John K Stibbe  
31370 S Eagle Lake Rd  
Frazee, MN 56544

**Project Location:** 31370 S Eagle Lake Rd  
Frazee, MN 56544

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct two additions to an existing non-conforming structure with the first addition to be located at forty-six (46) feet from the ordinary high-water (OHW) mark and the second addition to be located seventy-four (74) feet from the OHW deviating from the required setback of one hundred (100) feet due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 03.0488.000 **Legal Land Description:** Section 33 Township 138 Range 040; Eagle Lake Park, Lots 3 & 4, Eagle Lake.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These 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.

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#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [susan.rockwell@co.becker.mn.us](mailto: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/](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 # 407

### Property and Owner Review

Parcel Number(s): **030488000**

Owner: **JOHN K STIBBE**

Township-S/T/R: **BURLINGTON-33/138/040**

Mailing Address:  
**31370 S EAGLE LAKE RD FRAZEE MN 56544**

Site Address: **31370 S EAGLE LAKE RD frazee mn 56544**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3413**

Legal Descr: **EAGLE LAKE PARK|LOTS 3 & 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 two additions to an existing non-conforming structure with the first addition to be located at forty-six (46) feet from the ordinary high-water (OHW) mark and the second addition to be located seventy-four (74) feet from the OHW deviating from the required setback of one hundred (100) feet due to setback issues.**

OHW Setback: **46 ft**

Side Lot Line Setback: **36**

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

Bluff Setback:

Road Setback: **100**

Road Type: **Township**

Existing Imp. Surface Coverage: **13.8 %**

Proposed Imp. Surface Coverage: **19.3 %**

Existing Structure Sq Ft: **1016**

Proposed Structure Sq Ft: **1453**

Existing Structure Height: **12 ft**

Proposed Structure Height: **12 ft**

Existing Basement Sq Ft: **yes 600 sq ft**

Proposed Basement Sq Ft: **no**

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: **The proposed addition will not be any closer to the lake than the existing structure. The addition will be further back than the average set back of the neighbors directly east and west of us.**

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

Explain: **This addition will remain under 25% impervious surface coverage.**

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

Explain: **Increases public gathering area - living room and storage.**

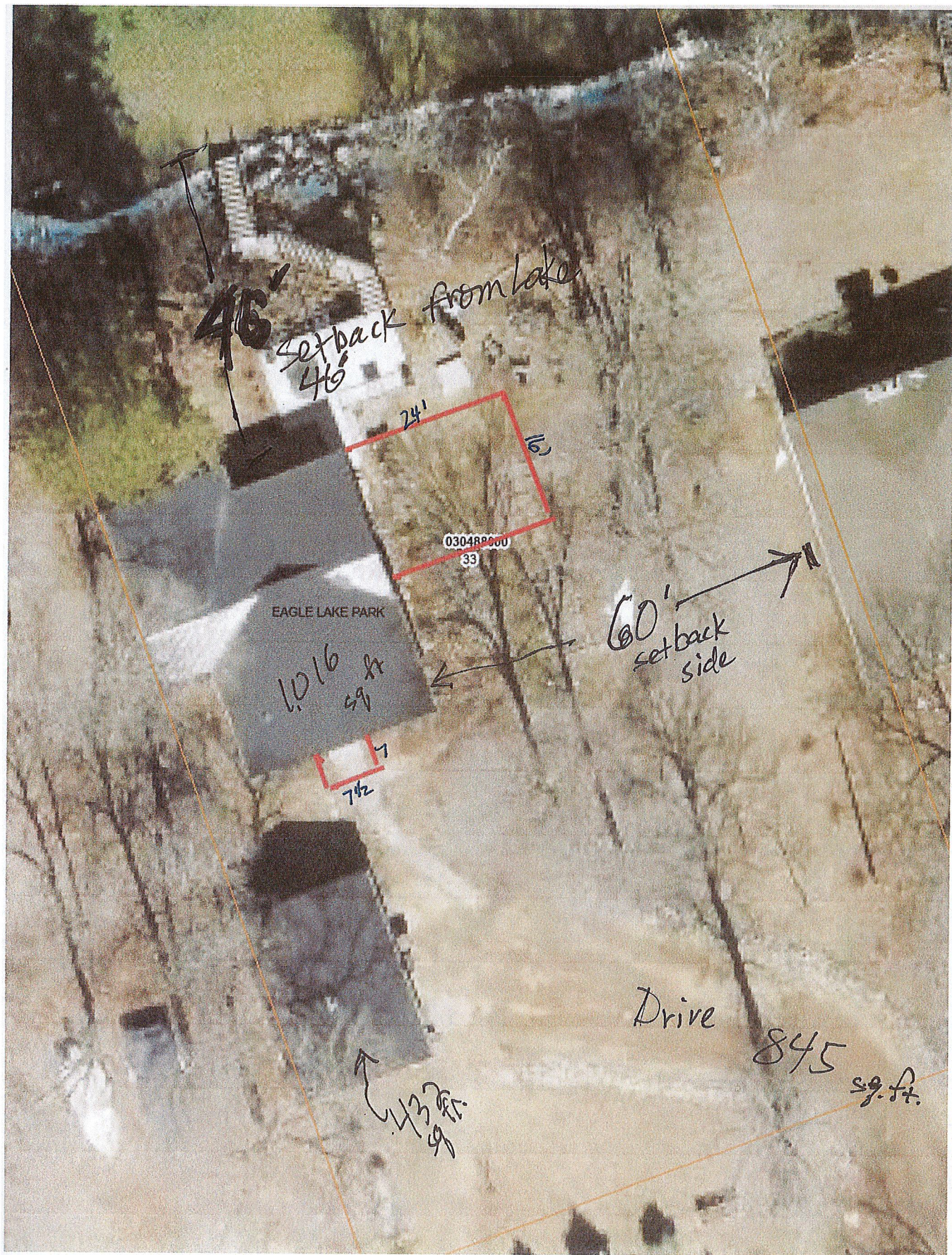
4. Are there circumstances unique to the property? **Yes**

Explain: **It is a non-conforming lot created before 1971 and the cabin and neighboring cabins were built much closer to the lake than is currently allowed.**

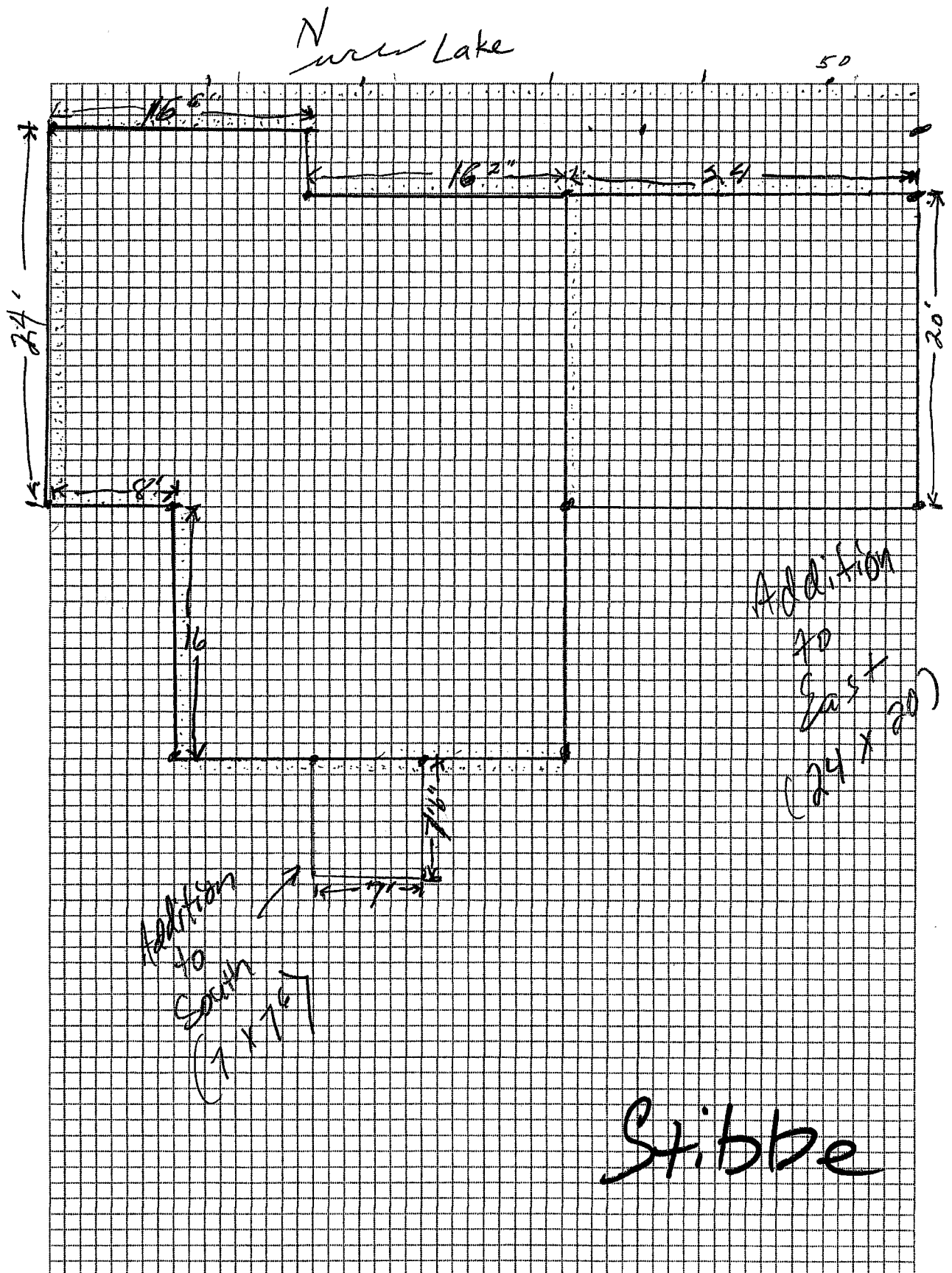
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **We are a small neighborhood with small to midsize homes. This addition would be inline with other homes in our area.**













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Becker County

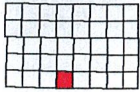
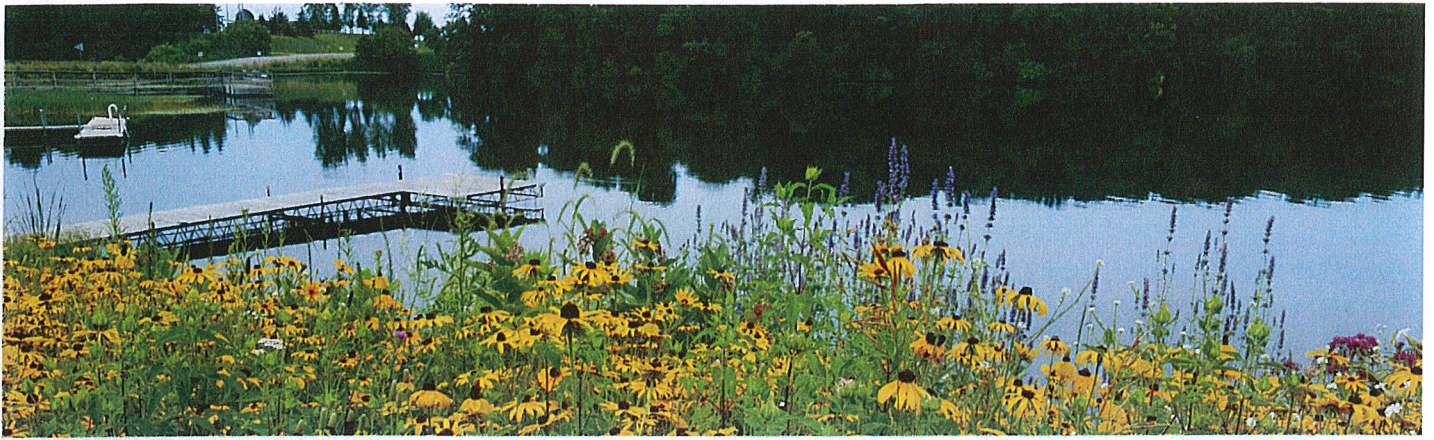


1:1,056

Date: 11/19/2024

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



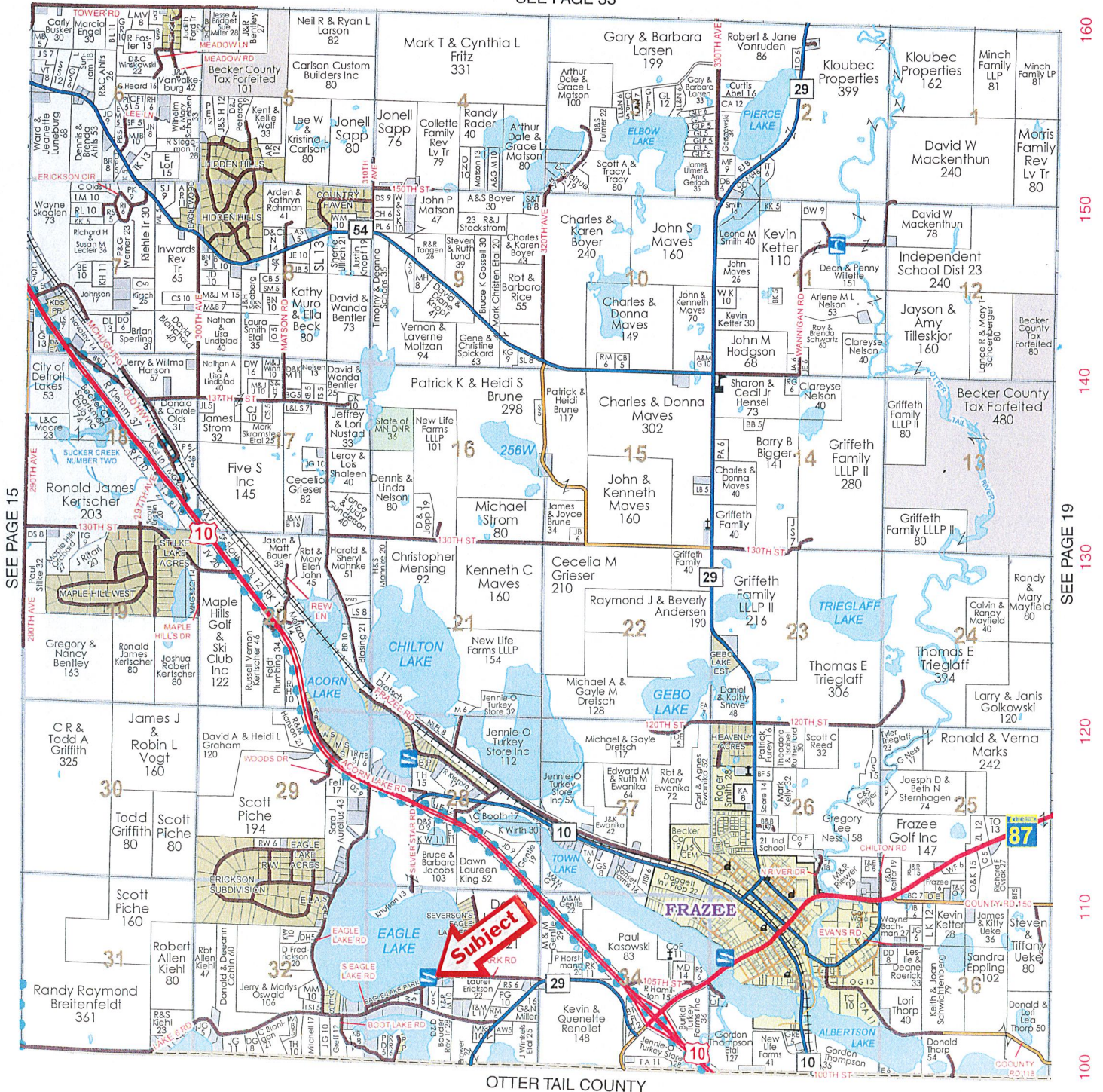


## Burlington

## Township 138N - Range 40W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

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

December 12<sup>th</sup>, 2024 @ 6:00 P.M.

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

**APPLICANT:** David & Jill Suppes  
4601 Timberline Dr S  
Fargo, ND 58104

**Project Location:** 13677 Barbara Beach Ln  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck to be located sixty-five (65) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet due to topographical and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.0802.000 **Legal Land Description:** Section 18 Township 138 Range 041; Barbara Beach 138 41 Lot 9, Lake Sallie.

**Replies/Comments:** Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These 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](mailto:susan.rockwell@co.becker.mn.us)

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## Variance Application Review

Permit # 406

### Property and Owner Review

Parcel Number(s): **190802000**

Owner: **DAVID & JILL SUPPES**

Township-S/T/R: **LAKE VIEW-18/138/041**

Mailing Address:  
**4601 TIMBERLINE DR S  
FARGO ND 58104**

Site Address: **13677 BARBARA BEACH LN DETROIT  
LAKES**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2024-3415**

Legal Descr: **BARBARA BEACH 138 41|LOT 9**

### 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 to be located sixty-five (65) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet due to topographical and setback issues.**

OHW Setback: **Proposed New setback at 65' as opposed to 75'**

Side Lot Line Setback: **10'**

Rear Setback (non-lake): **greater than 20'**

Bluff Setback: **N/A**

Road Setback: **greater than 20'**

Road Type: **Township**

Existing Imp. Surface Coverage: **under 25%**

Proposed Imp. Surface Coverage: **24.9%**

Existing Structure Sq Ft: **N/A - new build**

Proposed Structure Sq Ft: **2353 sq ft**

Existing Structure Height: **N/A**

Proposed Structure Height: **proposed new build under 30'**

Existing Basement Sq Ft: **yes, trying to replicate basement with new build**

Proposed Basement Sq Ft: **yes, 1236**

Change to roofline? **No**

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: **deck would be over existing patio, works with natural slope of the land**

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

Explain: **Existing residential home making improvements. The home and garage meet all of the setbacks.**

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

Explain: **We are improving upon the lot to make the home more livable and aesthetically pleasing.**

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

Explain: **Slope of the land from road to the lake**

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

Explain: **fits with neighboring properties in area**

LOT 9, BARBARA BEACH  
OTTER COUNTY, MINNESOTA

ST ADDITION

LOT 9  
 3,300 S.F. LOT 9  
 1,000 S.F. HOUSE  
 15 S.F. SHED  
 15 S.F. BUILDING COVERAGE 9.15%  
 15 S.F. CONCRETE  
 27 S.F. DECK  
 209 S.F. 2-TRCK TRAIL  
 214 S.F. GRAVE  
 1,135 S.F. OTHER IMPROVEMENTS COVERAGE  
 2,000 S.F. OTHER COVERAGE 2.24%

**SURVEYOR NOTES:**  
A TITLE OPINION OR TITLE COMMITMENT WAS  
NOT PROVIDED TO SURVEYOR ON THIS PROPERTY.

SETBACKS FOR PRIMARY STRUCTURES ARE:

75' OHW, 20' R/W AND 10' SIDELINE

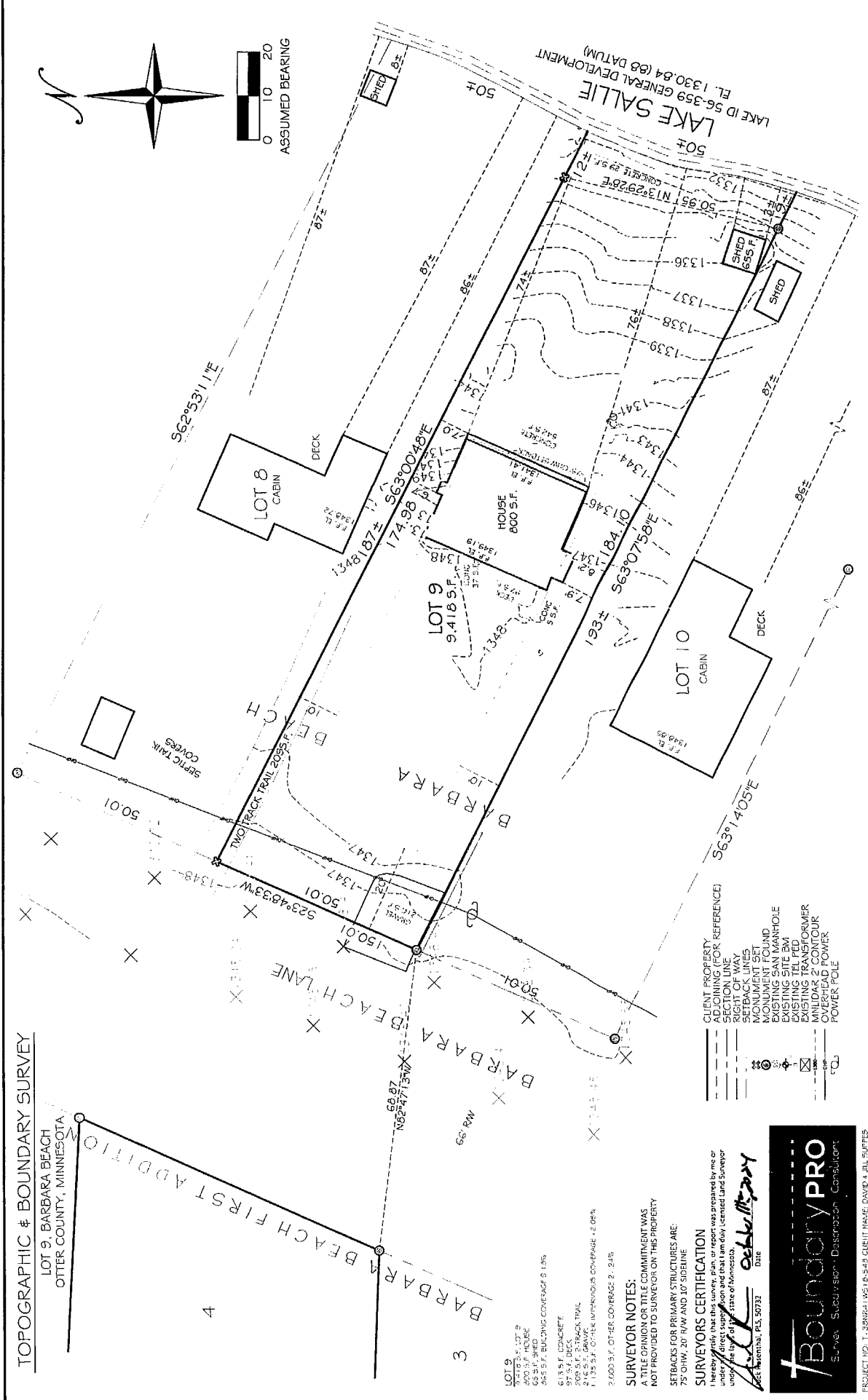
hereby certify that this survey, plan, or report was  
under my direct supervision and that I am duly licen-

under the laws of the state of Minnesota,  
 Date October 11, 2024  
 J. L. K. Henshal, PLS. 50732

100

**Boundary PRO**  
Survey Subdivision Description Consultant

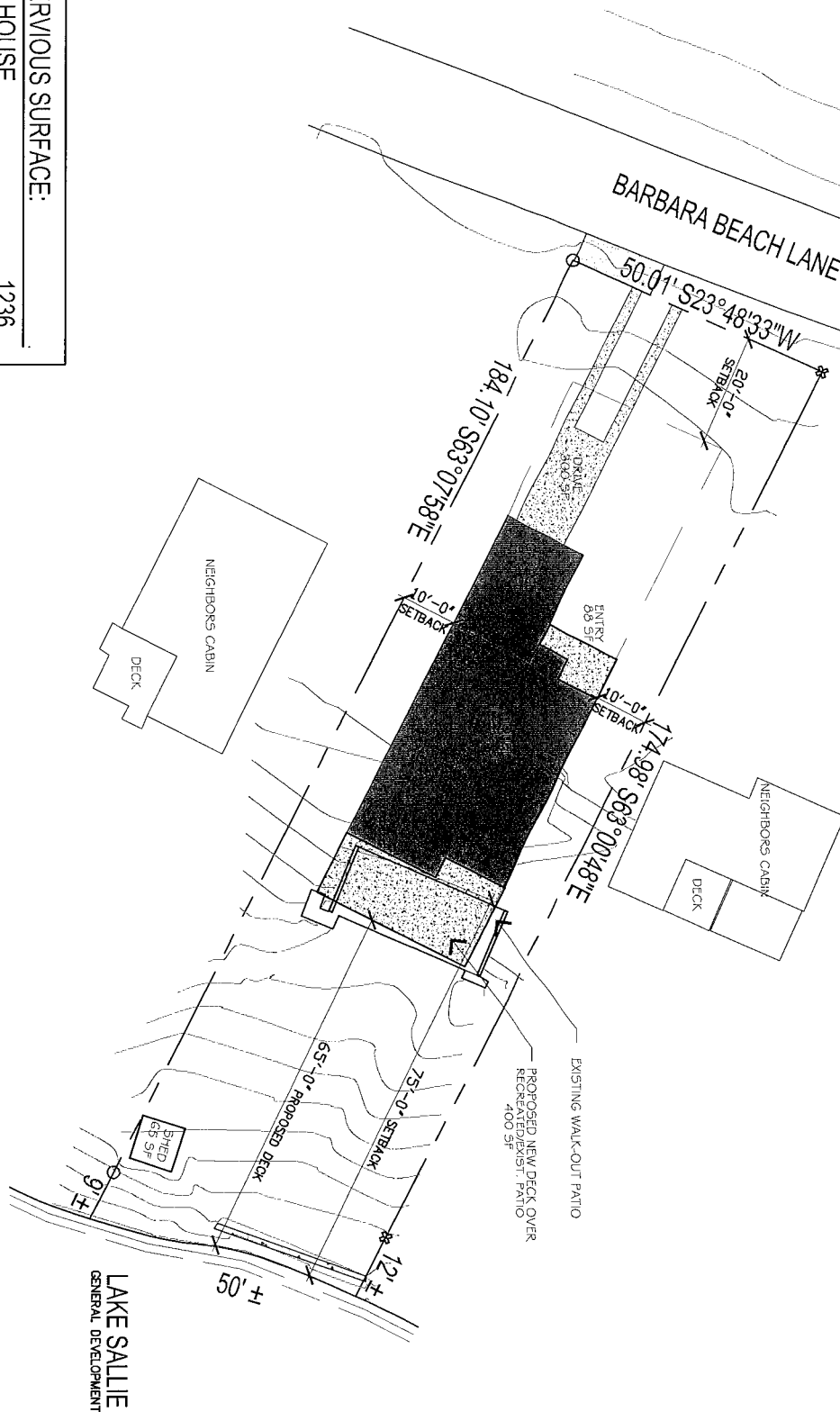
PROJECT NO: T.38NR41WS16-543 CLIENT NAME: DAVID &amp; JILL SUPPES



IMPERVIOUS SURFACE:	
NEW HOUSE	1236
NEW GARAGE	352
EXISTING SHED	65
NEW PATIOS/DECK	400
NEW DRIVE	300
TOTAL LOT AREA PER SURVEY	2,353 SF
TOTAL COVERAGE:	9,418 SF
	24.9 %

INFORMATION GATHERED FROM  
BOUNDARY PRO SURVEY  
PROJ. # T138NR4IW518-548  
NOT INTENDED TO BE A  
CERTIFIED SURVEY

PROPOSED SITE PLAN  
1" = 30'  
TRUE



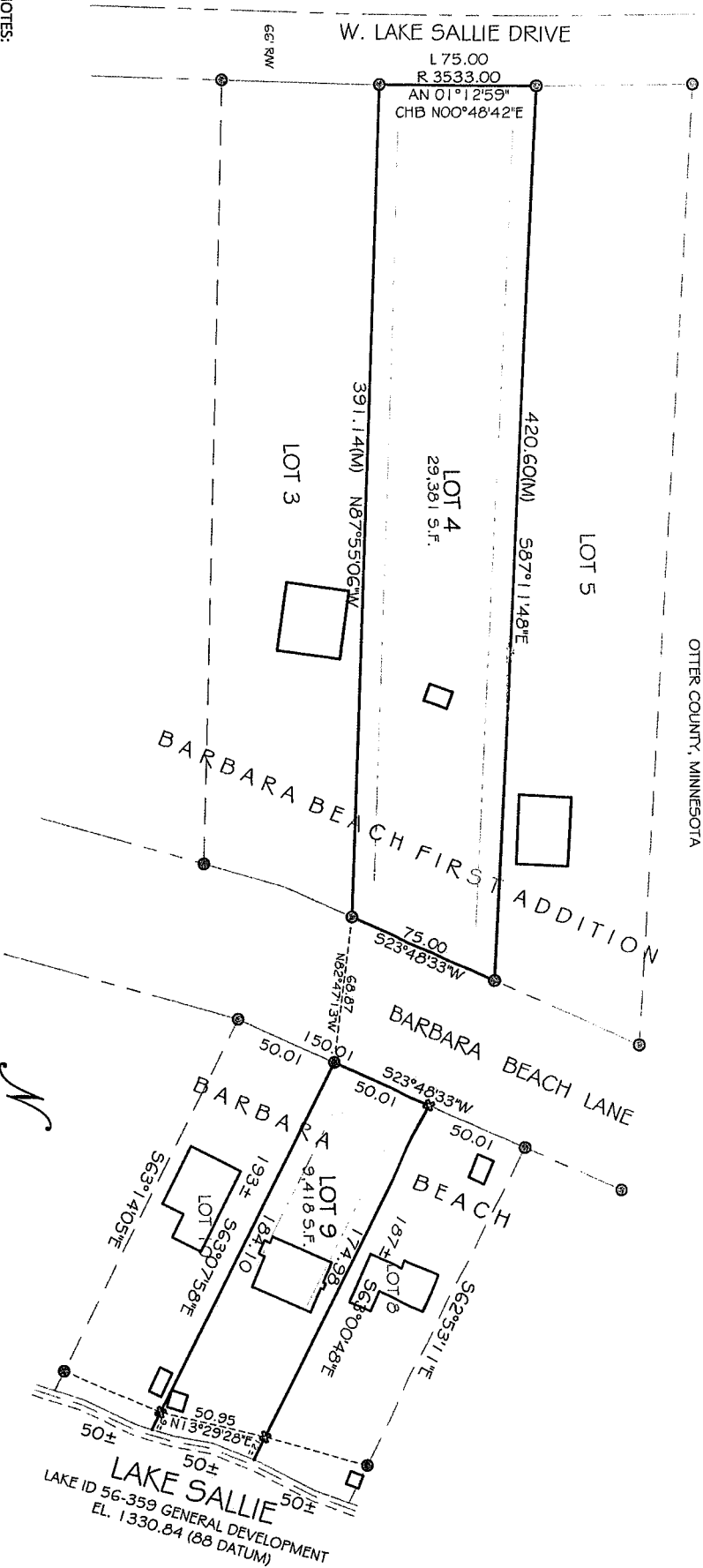
**SUPPES LAKE HOME**  
13677 BARBARA BEACH LANE  
DETROIT LAKES, MN

DATE: 11.15.24  
JOB NO.: 24.32

*harmonious*  
**ARCHITECTURE**  
KELLI WEGSCHEID, ARCHITECT 218.346.0081 ~ PERHAM

# TOPOGRAPHIC & BOUNDARY SURVEY

LOT 9, BARBARA BEACH  
LOT 4, BARBARA BEACH FIRST ADDITION  
OTTER COUNTY, MINNESOTA



**SURVEYOR NOTES:**  
A TITLE OPINION OR TITLE COMMITMENT WAS  
NOT PROVIDED TO SURVEYOR ON THIS PROPERTY.

SETBACKS FOR PRIMARY STRUCTURES ARE:  
75' OHW, 20' ROW AND 10' SIDELINE

## SURVEYORS CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or  
under my direct supervision and that I am duly Licensed Land Surveyor  
under the laws of the State of Minnesota.

Jack Nordmark, PLS, 50732

Date: 02/11/2024



PROJECT NO: 11358K41 W61 B-546 CLIENT NAME: DAVID & JILL SHUPES

- CLIENT PROPERTY
- ADJOINING (FOR REFERENCE)
- SECTION LINE
- RIGHT OF WAY
- SETBACK LINES
- MONUMENT SET
- MONUMENT FOUND





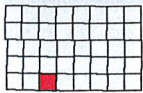


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Becker County







## Lake View

## Township 138N - Range 41W

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