



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: John E. Braun & Day R. Braun
539 Prescott Place
West Fargo, ND 58078

Project Location: 12114 Gilbertson Place
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to: 1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: five (5) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-six (36) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet. All requests are due to lot size and setback issues. This application was tabled at the April 10, 2025 meeting.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0678.000 **Legal Land Description:** Section 19 Township 138 Range 042; Gilbertson Beach 1st, Lot 1 GILBERTSON BCH 1ST. PT GOVT LOT 6, PT VAC RD: BEG ELY COR LOT 1 GILBERTSON BCH 1ST, NE 69.34', NW 65', SW 74' TO NLY COR LOT 1, SE TO POB, Big Cormorant 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.

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 # 414

Property and Owner Review

Parcel Number(s): **170678000**

Owner: **John E Braun & Day R Braun**

Township-S/T/R: **LAKE EUNICE-19/138/042**

Mailing Address:
539 Prescott Place West Fargo ND 58078

Site Address: **12114 Gilbertson Place Audubon MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3427**

Legal Descr: **GILBERTSON BEACH 1ST|LOT 1**

Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: **Request a variance to:**

1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: five (5) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet;

2) to construct a patio and an upper deck to be located thirty-six (36) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet;

OHW Setback: **36'**

Side Lot Line Setback:

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

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage: **1664 sq ft**

Proposed Imp. Surface Coverage: **2815 sq ft**

Existing Structure Sq Ft: **720 sq ft**

Proposed Structure Sq Ft: **2447 sq ft**

Existing Structure Height: **12 ft**

Proposed Structure Height: **18 ft**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **yes - 942 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 proposed structure is a year-round permanent home that does not impact the Big Cormorant shoreline.**

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

Explain: **The proposed structure is reasonable in size and year-round permanent home. The attached variance**

includes a beach bar which is not impervious so have removed that 176' to get to 2815 sq ft for the new proposed structure.

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

Explain: **Yes, this will allow for more usage of the home as it will be a year-round home.**

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

Explain: **The road ends at the side of our property, so what is normally the side setback, is a rear setback, requiring the setback to be forty (40) feet instead of the normal 10'. Also, because the driveway ends right at our property line, that creates a ROW that extends into our property, plus an additional required 20' setback. That combined with the 40' rear setback, makes it really difficult to meet both ROW and rear setbacks.**

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

Explain: **The new home will be at a similar setback to other homes in the area and more aesthetically pleasing than the current structure.**

[illegible]

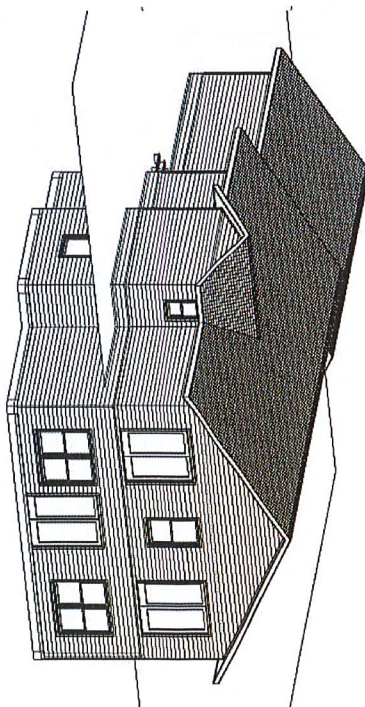
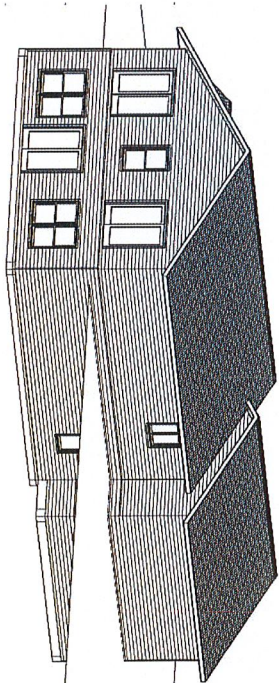
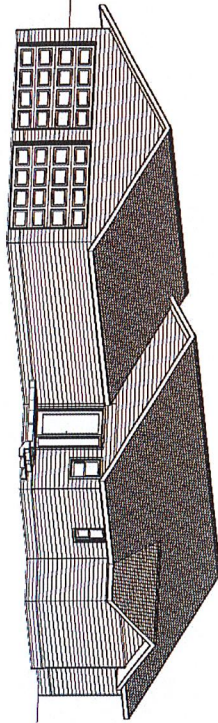
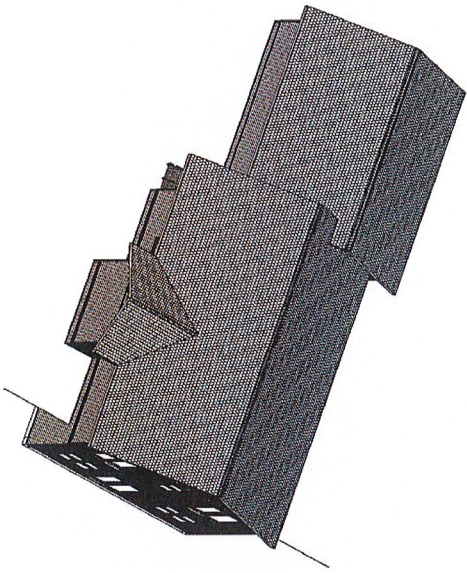
PROPOSED
house & garage = 1,884sqft
driveway = 838sqft
front entry deck (4x9 permeable decking) = 0sqft
lake upper deck (30x14 permeable decking)= 0sqft
lake lower patio (30x14 permeable paver or decking) = 0sqft
beach bar deck (10x14 permeable decking)= 0sqft
TOTAL IMPERVIOUS = 2,722sqft = 25%

DATE:	DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006
4/14/2025	
SCALE:	
1/4" = 1'-0"	
SHEET:	



MLC
Modern Living Concepts
Custom Homes

Braun Lake Home
Big Cormorant Lake
Becker County MN



DATE:	2/8/2025
SCALE:	1/4" = 1'-0"
SHEET:	
DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006	







Braun Lake Home
12114 Gilbertson Place
Audubon MN 56511

ESTIMATING PLANS
**DO NOT BUILD
FROM THESE PLANS**



Main / upper Level



	typical exterior wall: 1/2" foam + 7/8" OSB + 3-1/2" studs + 1/2" drywall = 5-1/2" / 14inch on center
	insulated interior wall: 3-1/2" studs + 1/2" drywall each side = 4-1/2" / 14inch on center
	load bearing interior wall: 3-1/2" studs + 1/2" drywall each side = 4-1/2" / 14inch on center
	punching wall: 5-1/2" studs + 1/2" drywall each side = 6-1/2" / 16inch on center
	interior railing & balusters
	1CF walls = 10-3/4inch + 1/2" drywall = 11-1/4inch








ESTIMATING PLANS
**DO NOT BUILD
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DATE:	2/8/2025
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SHEET:	

Lower / basement Level

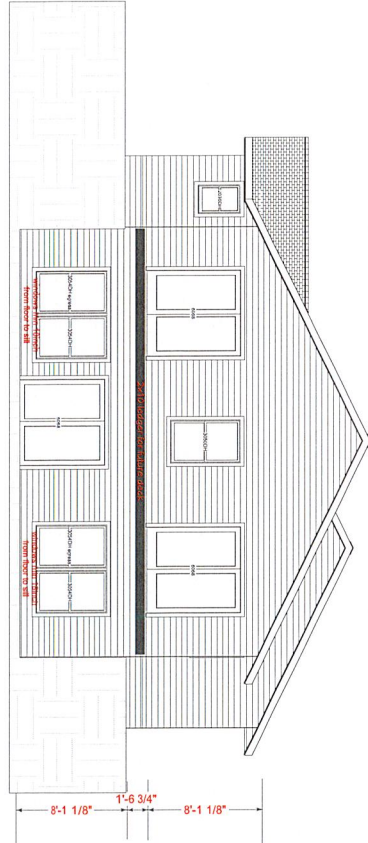


	typical interior wall finish: 3/4" OSB, 3-1/2" plite + 1/2" drywall = 6-1/2" / finish on center
	typical interior wall finish: 3/4" OSB, 3-1/2" plite + 1/2" drywall each side = 4-1/2" / finish on center
	insulated interior wall: 3-1/2" plite + 1/2" drywall each side = 4-1/2" / finish on center
	lead bearing interior wall: 3-1/2" plite + 1/2" drywall each side = 4-1/2" / finish on center
	punching wall: 5-1/2" plite + 1/2" drywall each side = 6-1/2" / finish on center
	interior ceiling & balthams
	ICF walls = 10-3/4"inch + 1/2" drywall = 11-1/4"inch

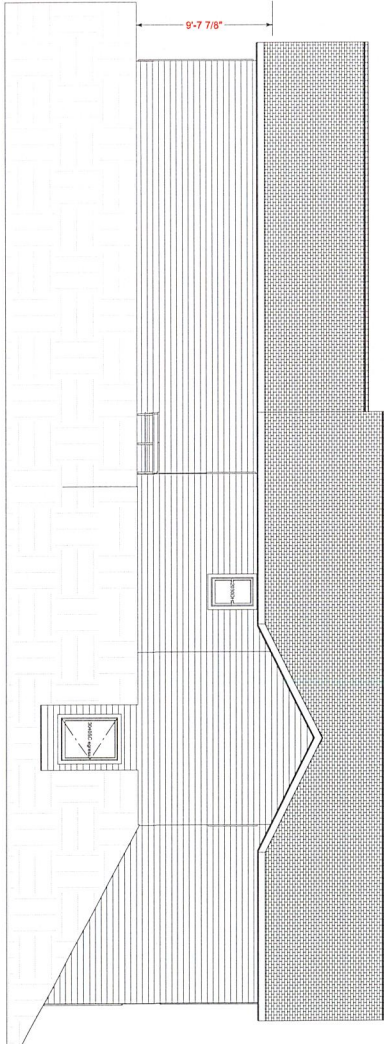
 **MLC**
Modern Living Concepts
Custom Homes

DATE:	2/8/2025
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SHEET:	

Elevations



Lake



North

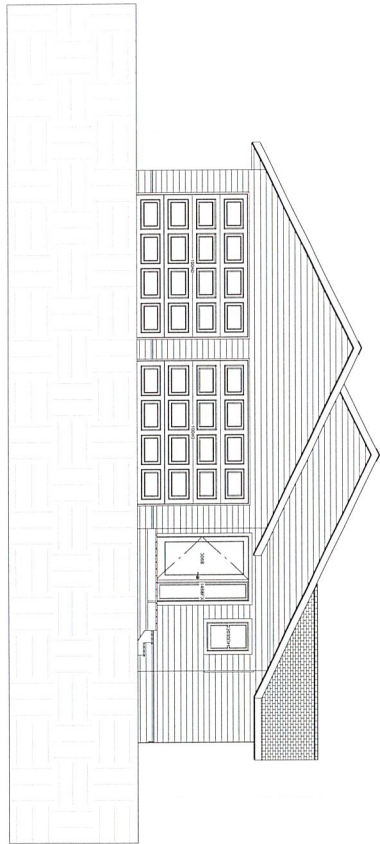
1/4inch = 1ft-0"

DRAWINGS PROVIDED BY:	Braun Lake Home
MLC Custom Homes	12114 Gilbertson Place
Bryan Schoenberger	Audubon MN 56511
218-841-2006	
DATE:	2/8/2025
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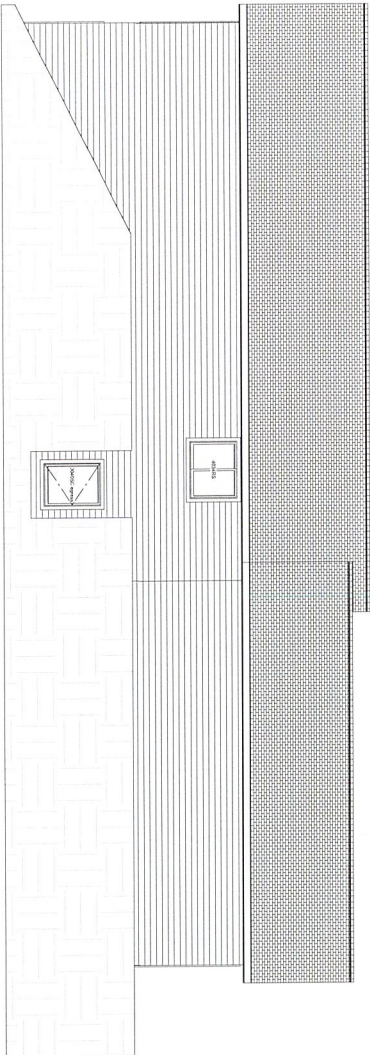
ESTIMATING PLANS
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Elevations



east



South

1/4inch = 1ft-0"

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Bryan Schoenberger	Audubon MN 56511
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Braun Lake Home
12114 Gilbertson Place
Audubon MN 56511

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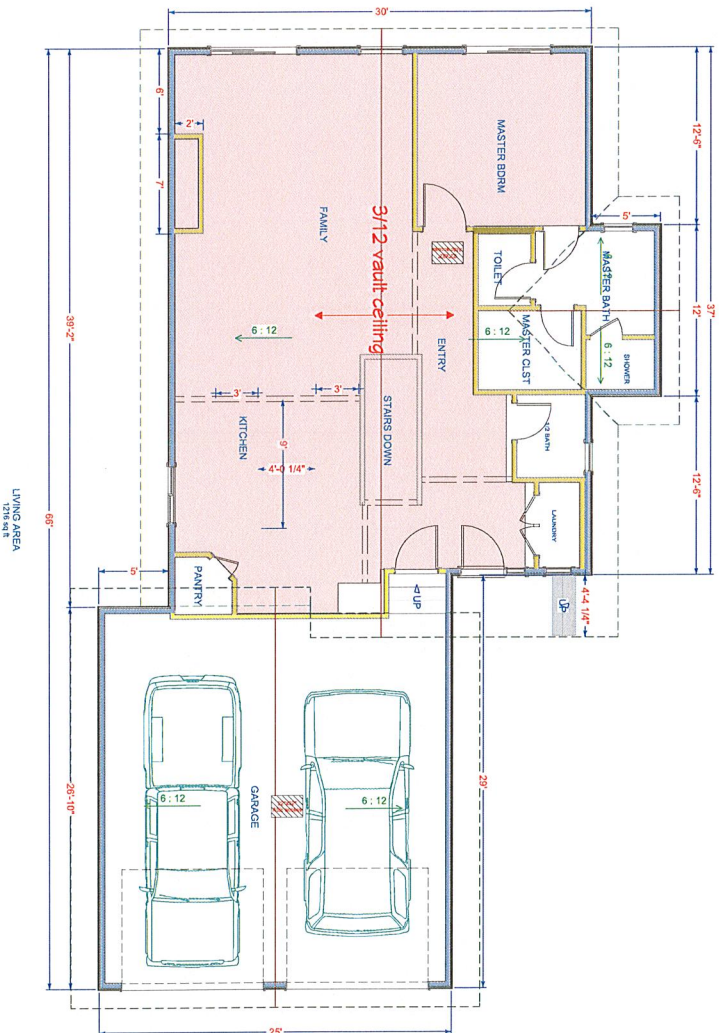
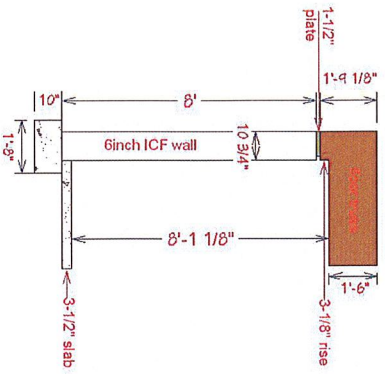


Roof plan

Roof & floor truss notes

- 6/12 roof pitch
- 24inch overhangs eaves
- 16inch overhang gable ends
- Standard energy heal attic - trusses
- Standard 8ft wall height main level
- 16inch floor trusses main and lower level
- Hold truss dimensions back 1-1/2inch for wall sheathing
- Attic openings provided by truss company
- All hips to have layover truss by truss co.
- No valley sets included
- Include trusses for eyebrow roofs
- Truss co. to provide LVL & hangers needed for load bearing situations outside the wall framing.

FLOOR TRUSS DETAIL



1/4inch = 1ft-0"

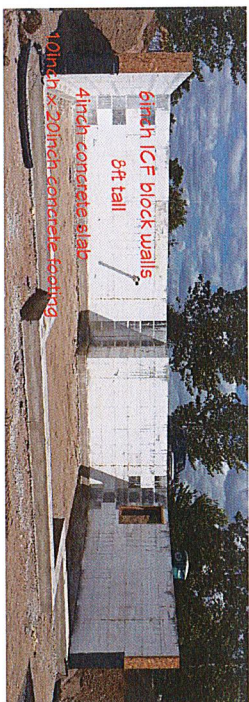
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SHEET:	1/4" = 1'-0"	SCALE:	2/8/2025	DATE:	DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006	Braun Lake Home 12114 Gilbertson Place Audubon MN 56511	ESTIMATING PLANS **DO NOT BUILD FROM THESE PLANS**	

Specifications

HVAC

Ducted furnace & AC / propane

Bathroom vents / to be supplied by HVAC contractor

Air exchange- HRV per code by HVAC contractor

Exhaust vent over stove to be ducted to exterior by HVAC contractor

Standard dryer venting to exterior by HVAC contractor

Plumbing

Rough-in according to plan

Fixtures according to customers selections

water softener - iron filter to be determined by water test

Radon compliance

Mechanical floor drain 1/2inch below grade

water and sewer stubbed for sewer and water hookup

Electrical

One 200 amp panel

Electric outlets and lighting per MN electrical code

Trenching from exterior up to 100ft to connection

Site work

Becker County permit & storm water management by owner

Excavation / site prep / by contractor

Final grade / rough black dirt / by contractor

Black dirt prep & grass /landscaping / by owner

Septic & well / by contractor

Electric Co. service, communications and cable-wifi connections to - stubs at house / by owner.

Insulation / MN energy code compliance

Vent chute at energy heal of trusses

4mil poly vapor barrier walls and ceiling

exterior walls 2x4 R-15 fiberglass bats

Exterior walls to have R-6.5 one inch foil faced foam

Attic R-50 blown in fiberglass

Spray foam around all windows and doors

DRAWINGS PROVIDED BY:
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Braun Lake Home
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2/8/2025

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SHEET:
1



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

1:1,056

Date: 4/21/2025

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

P

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Bryan S Willms & Marie L Willms
25352 Co Hwy 13
Audubon, MN 56511

Project Location: 25352 Co Hwy 13
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct non-dwelling related structures for a cannabis cultivation, manufacture, and wholesale facility to be located fifteen (15) feet from the North property line deviating from the required setback stated in Chapter 8, Section 17, Letter B; a.ii. of the Becker County Zoning ordinance due to lot size and setback issues. This application was tabled at the April 10, 2025, Hearing.

LEGAL LAND DESCRIPTION: Tax ID Number: 14.0076.001 **Legal Land Description:** Section 16 Township 140 Range 042, NLY 250' OF ELY 875' OF NE1/4 OF SE1/4, Hamden 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.

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EMAIL: susan.rockwell@co.becker.mn.us

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Variance Application Review

Permit # 422

Property and Owner Review

Parcel Number(s): **140076001**

Owner: **Bryan S Willms & Marie L Willms**

Township-S/T/R: **HAMDEN-16/140/042**

Mailing Address:
25352 Co Hwy 13 Audubon, MN 56511

Site Address: **25352 Co Hwy 13 Audubon, MN 56511**

Lot Recording Date: **After 1992**

Original Permit Nbr: **NA**

Legal Descr: **NLY 250' OF ELY 875' OF NE1/4 OF SE1/4**

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:

Lot is not wide enough to meet the required setbacks of the new cannabis ordinance.

Description of Variance Request: **Request a variance to construct non-dwelling related structures for a cannabis cultivation, manufacture, and wholesale facility to be located fifteen (15) feet from the North property line deviating from the required setback stated in Chapter 8, Section 17, Letter B; a.ii. of the Becker County Zoning ordinance due to lot size and setback issues.**

OHW Setback:

Side Lot Line Setback: **15**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **1.4%**

Proposed Imp. Surface Coverage: **2.3%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **60'x70' Fenced area 30'x40' Hoop House (Main cultivation area) 08'x32' Storage Trailer (Converted worksite trailer) 20'x30' Pole building (Work areas & Storage) 06'x12' Polycarbonate Greenhouse**

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: **Because of the large restriction on setbacks for cannabis businesses there is no way for us to meet the required setback due to lot width. We meet all other required setbacks as well as being low on impervious coverage.**

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

Explain: **A regular structure setback would be ten (10) feet. We are asking to be further away than that from the property line. We are asking for the variance on the property line that borders state land as it is highly unlikely it will be used for residential purposes any time in the near future.**

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

Explain: **This variance will allow us to conduct our business on our property. By moving the structures closer to the North property line, it will increase the distance between the business and other neighbors in that area.**

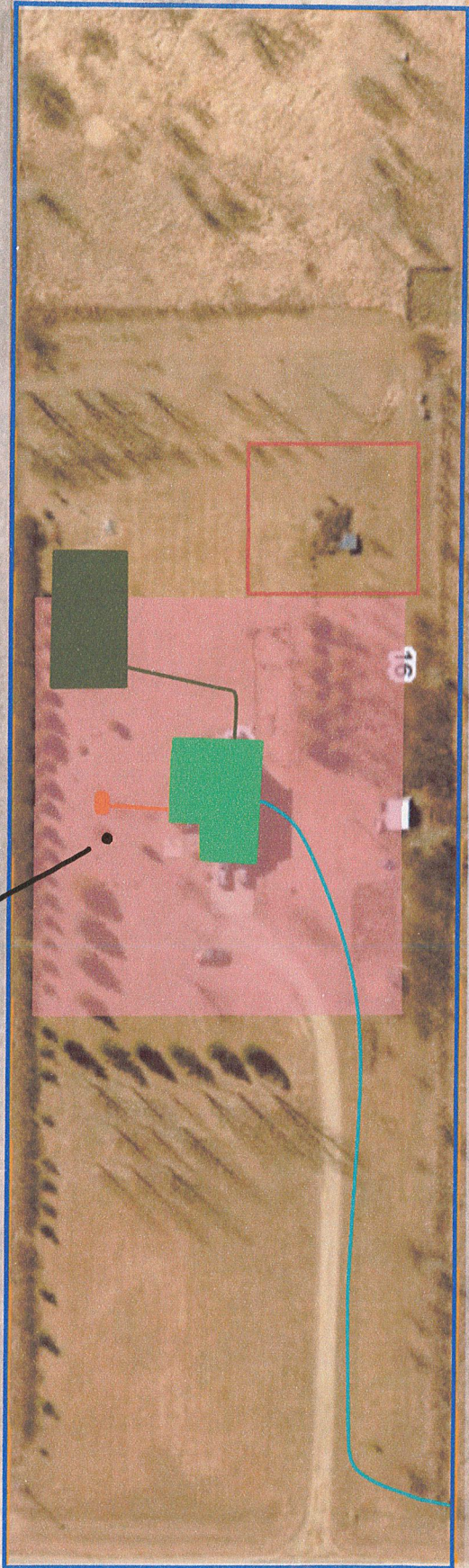
4. Are there circumstances unique to the property? **Yes**

Explain: **The property is only two hundred and fifty (250) feet wide. The way the ordinance is currently written, we cannot meet that setback by moving the structures anywhere on the property.**

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

Explain: **This is an agricultural type business, and we are surrounded by farm and state land. This should not have any negative affect on surrounding properties.**

Bogside Growers LLC
Parcel Map
25352 CW Hwy 13
Audubon
3/19/24



● Residence

● Proposed Facility

● Septic

● Acre setback

● Property Lines

● Propane

● Fiber

140076002

13

140074000

15



140076001

16

Proposed electrical

Residence

Bogside Growers LLC
Proposed Facility
31A/2024



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

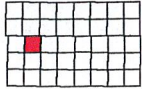
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 3/20/2025

Becker County





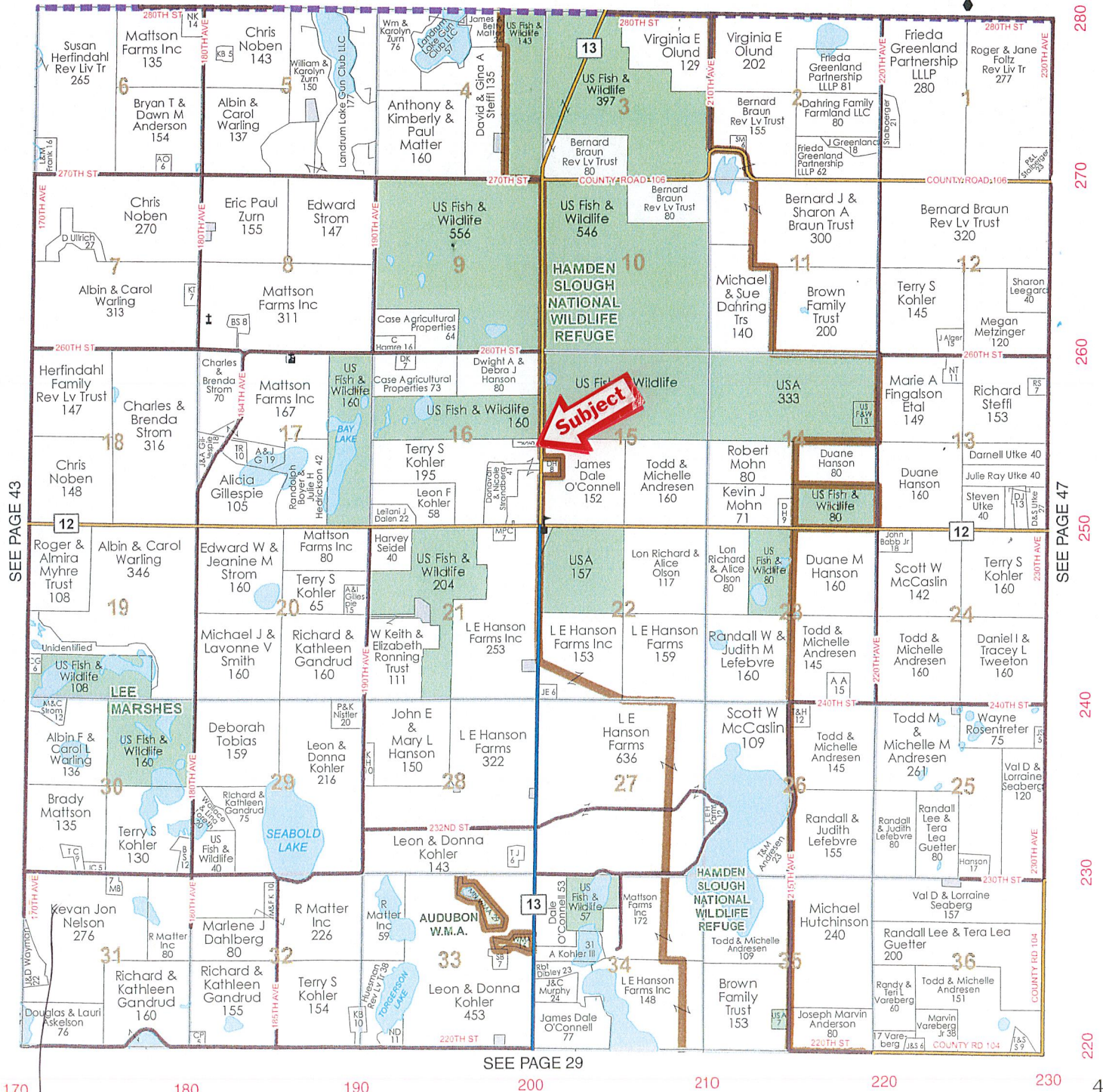
Hamden

Township 140N - Range 42W

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SEE PAGE 61

SEE PAGE 63





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Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

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May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Jeffrey Meyer & Julie Meyer
9532 River Otter Dr
Fort Myers, FL 33912

Project Location: 15128 E Munson Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing pervious deck seventeen (17) feet from the ordinary high water (OHW) mark, and move the location to the northwest side, add a handicap ramp on both sides, and platform to allow entrance for handicap person, due to the substandard size lot of record and dwelling built prior to zoning.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1158.000 **Legal Land Description:** Section 05 Township 138 Range 041; R S DUTTON'S SUB DIV LOTS 45, 46 & 47, Munson 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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EMAIL: susan.rockwell@co.becker.mn.us

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Variance Application Review

Permit # 424

Property and Owner Review

Parcel Number(s): **191158000**

Owner: **JEFFREY MEYER**

Township-S/T/R: **LAKE VIEW-05/138/041**

Mailing Address:
9532 RIVER OTTER DR FORT MYERS FL 33912

Site Address: **15128 E MUNSON DR DETROIT LAKES MN**

Lot Recording Date:

Original Permit Nbr: **SITE2025-3444**

Legal Descr: **R S DUTTON'S SUB DIV|LOTS 45, 46 & 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: **Request a variance to replace an existing pervious deck seventeen (17) feet from the ordinary high water (OHW) mark, and move the location to the northwest side, add a handicap ramp on both sides, and platform to allow entrance for handicap person, due to the substandard size lot of record and dwelling built prior to zoning.**

OHW Setback: **17 ft**

Side Lot Line Setback: **30.5 ft**

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: **Township**

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: **16 x 16**

Proposed Structure Sq Ft: **16 x 16 Deck, 4 x 10 ramp, 4 x 6 ramp, 4 x 10.5 platform**

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 proposed deck will be replacing an existing deck at the same distance from the OHW.**

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

Explain: **The new deck will improve the appearance of the lot.**

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

Explain: **The new deck will allow our wheelchair bound grandchild to enjoy the lake also.**

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

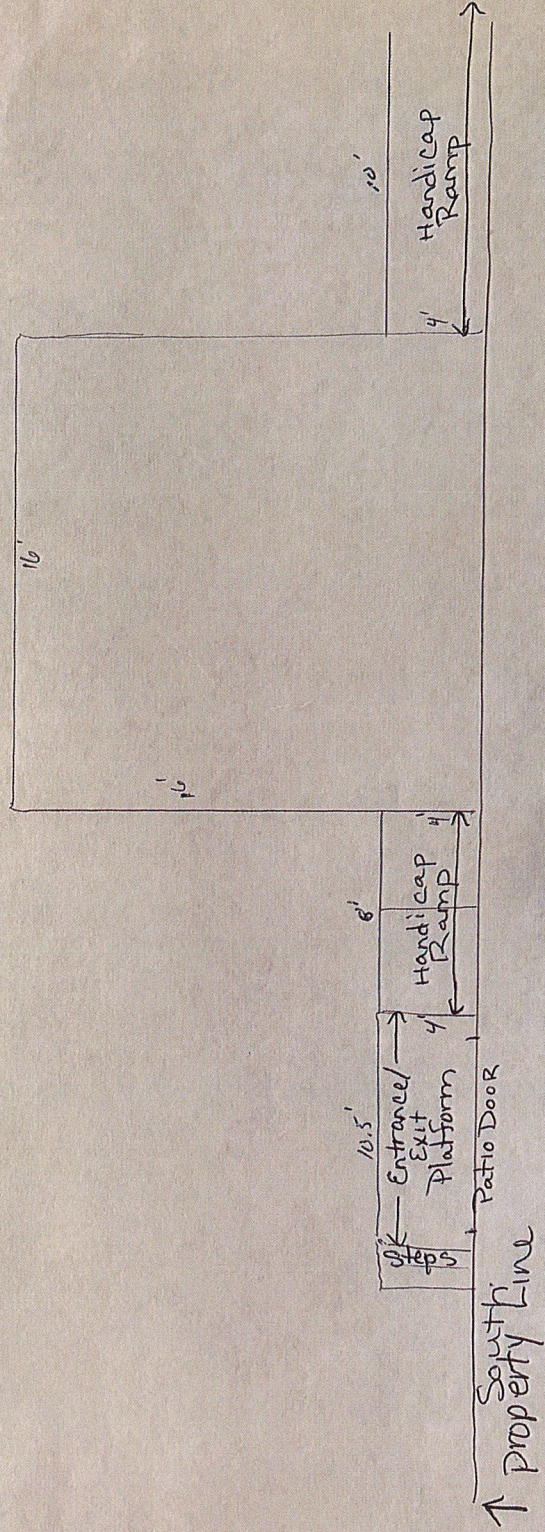
Explain: **The original home was built prior to zoning regulations and is a substandard size lot.**

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

Explain: **The neighboring structures are also located close to the water and will not change the character of**

the locality.

Proposed Deck







We are proposing to move our current deck from the southwest side (lakeside) of our home to the northwest side (lakeside).

The size will stay the same. The only difference will be is we would like to add a handicap ramp on both sides of the deck. One coming out of the house and one on the north side of the deck.

We have a handicap grandson bond to a wheelchair and to add the handicap ramps will help so he can get on to the deck from either coming from inside or from outside.

One of the reasons we would like to move the deck from it's current location is that it is on the property line, which was in that spot when we purchased the property. By moving the deck to the proposed spot, it will give the property owners to the south and us more room between the property line and the deck.



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Becker County



1:1,056

Date: 3/4/2025

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

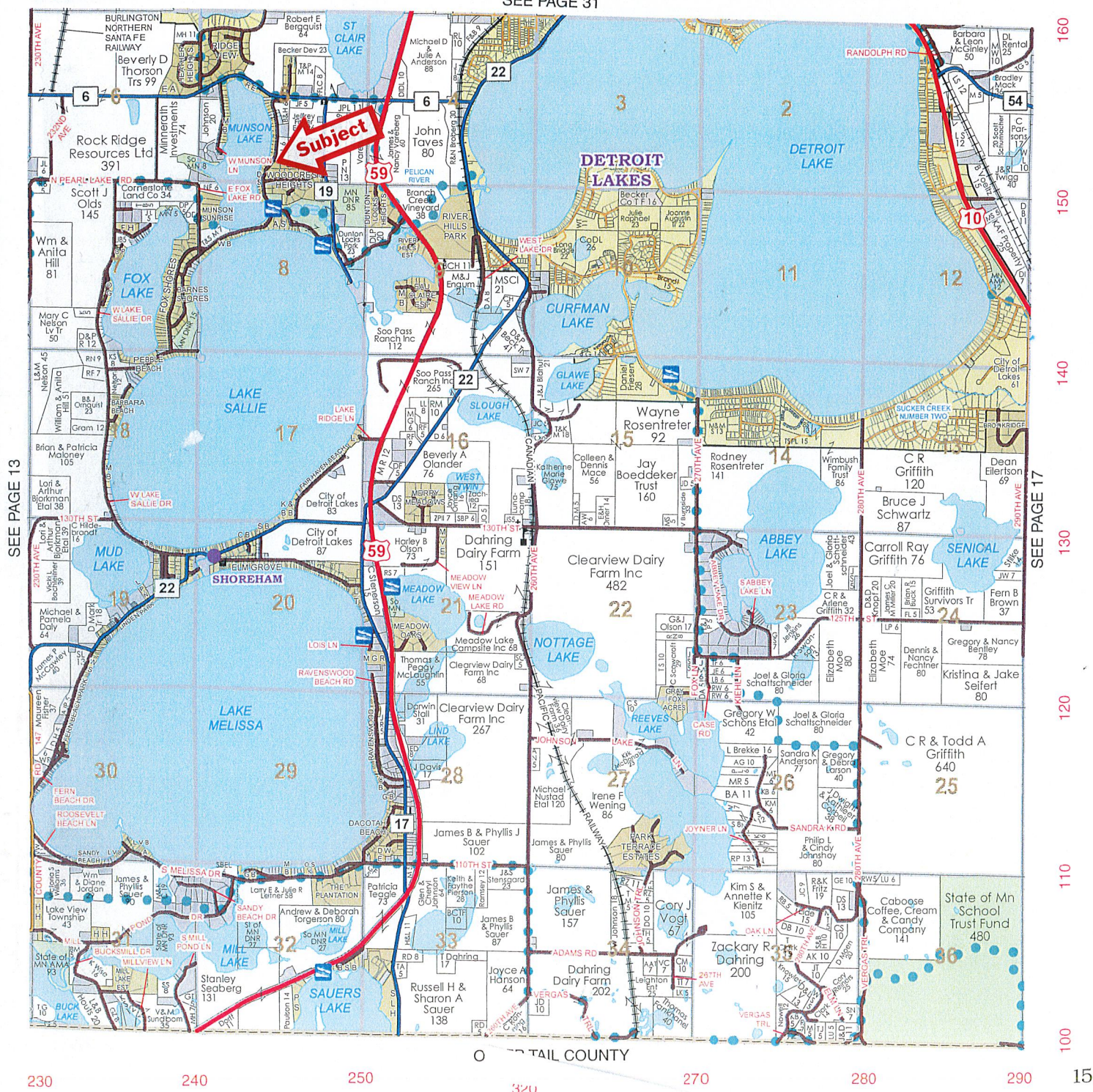


Lake View

Township 138N - 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****

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: John Melland & Jennifer Melland
6217 31st St S
Fargo, ND 58104

Project Location: 21447 Co Hwy 32
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace a detached garage fifty-six (56) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and one point five (1.5) feet from the ROW of a County Highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0562.000 **Legal Land Description:** Section 03 Township 139 Range 040; Aljoe Beach 139 40 Lots 1,2,3,4 & 5, Cotton 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.

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 # 420

Property and Owner Review

Parcel Number(s): **100562000**

Owner: **JOHN MELLAND**

Township-S/T/R: **ERIE-03/139/040**

Mailing Address:
**6217 31ST ST S
FARGO ND 58104**

Site Address: **21447 CO HWY 32 ROCHERT MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-389762**

Legal Descr: **ALJOE BEACH 139 40|LOTS 1, 2, 3, 4 & 5**

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 replace a detached garage fifty-six (56) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and one point five (1.5) feet from the ROW of a county highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues.**

OHW Setback: **56**

Side Lot Line Setback: **12**

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

Bluff Setback: **NA**

Road Setback: **1.5 ft**

Road Type: **County**

Existing Imp. Surface Coverage: **18.49**

Proposed Imp. Surface Coverage: **21.99**

Existing Structure Sq Ft: **400**

Proposed Structure Sq Ft: **1750**

Existing Structure Height: **12**

Proposed Structure Height: **30**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

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: **There will be minimal changes to the existing lot. Simply increasing the size of the existing detached garage to accommodate additional storage. The size of the lot is large enough to stay within impervious allowances with the proposed changes**

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

Explain: **There will be minimal changes to the existing lot. The increase in size of the existing detached garage to accommodate additional storage is still well within impervious allowances with the proposed changes.**

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

Explain: **It will allow for additional storage on site.**

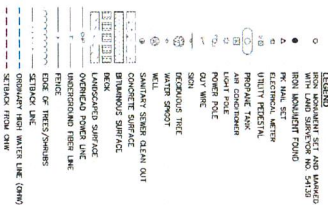
4. Are there circumstances unique to the property? **Yes**

Explain: **The encroachment of the county highway to 30' within the property's boundary line complicates the**

ability to make necessary updates to the property.

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

Explain: **Proposed structure will be similar characteristics of the existing detached garage. The size of the lot allows for additional storage and the topography of the neighbors' garage is high enough that the additional height proposed will be of similar height (in fact, still lower than the neighbors next closest structure (garage))**



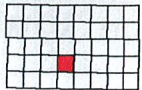
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DRAWN BY:	L/B	24073	
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PROJECT MANAGER:	ACT		
FIELD BOOK:	--		
PAGE:	--		
DATE OF FIELDWORK:	04.30.24		
REVISED:	--		

V-101

SHEET 1 OF 1



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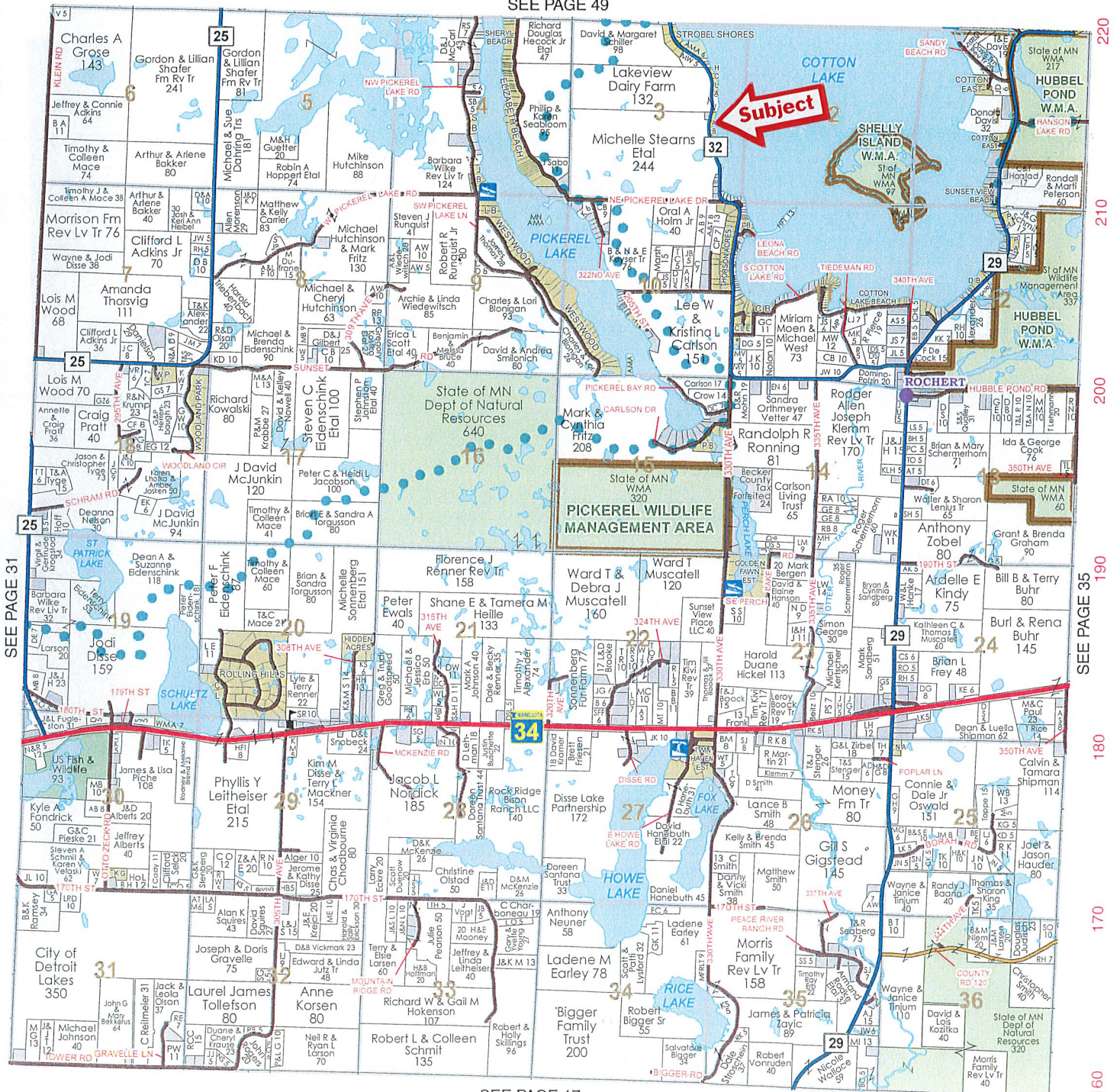


Erie

Township 139N - Range 40W

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SEE PAGE 17



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Brad Lonnie Huseby & Donna Huseby
74121 Elm Ct
Horace, ND 58047

Project Location: 15360 E Summer Island Rd
Lake Park, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to separate non-conforming lots in contiguous ownership

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.1178.000, 17.1179.000, 17.1180.000, & 17.1227.000 **Legal Land Descriptions:** Section 06 Township 138 Range 042; Summer Island Block 002 Lots 12, 13, 14, 15, and Outlet A Less 1.2 AC (17-1227-1).

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

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 # 427

Property and Owner Review

Parcel Number(s): 171178000 171227000

Owner: BRAD HUSEBY

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

Mailing Address:
7411 ELM CT
HORACE ND 58047

Site Address: 15333 E Summer Island Rd Lake Park
MN

Lot Recording Date: Prior to 1971

Original Permit Nbr: NA

Legal Descr: Block 002 of SUMMER ISLAND 138 42|LOT 12

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: Request a variance to separate non-conforming lots in contiguous ownership.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type: Township

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? No

Other Questions Review

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

Explain: The property will continue to be used as is, with no change in structure or use.

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

Explain: The non-conforming lots (parcels 17.1179.000 & 17.1180.000) will have 220 ft of lake frontage.

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

Explain: The property will be used for residential purposes.

4. Are there circumstances unique to the property? Yes

Explain: The property has 268 feet of frontage. By splitting the parcels the existing home will have 220 feet of frontage, and the remaining lot has 48 feet of frontage that will be kept with the back lot, making it a conforming lot. My plan is to sell parcels 171179000 and 171180000 due to a medical reasons, and retain parcels 171178000 and 171227000.

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

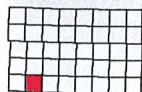
Explain: There are many non-conforming lots on Leaf Lake.



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.

1:2,113	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 4/8/2025	

Becker County

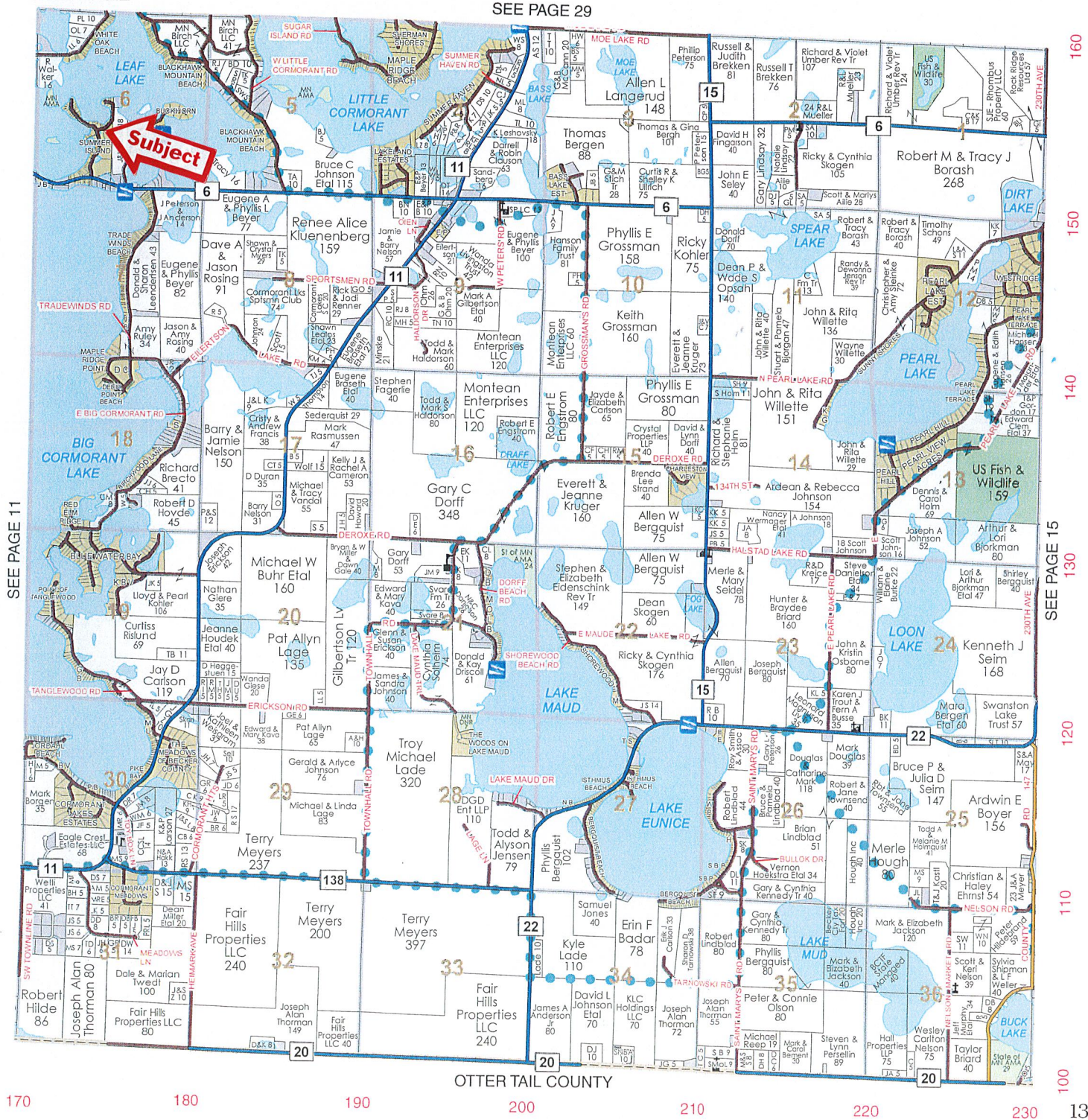


Lake Eunice

Township 138N - Range 42W

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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****

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Gregory C Jensen & Petrice L Balkan
12805 Dorff Beach Rd
Audubon, MN 56511

Project Location: 20306 Co Rd 131
Detroit Lakes, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance for thirty-three (33) percent impervious coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.1002.000 **Legal Land Description:** Section 10 Township 139 Range 041; Floyd Lake Point, Lot 28, 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.

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 # 423

Property and Owner Review

Parcel Number(s): **081002000**

Owner: **GREGORY JENSEN**

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

Mailing Address:
**12805 DORFF BEACH RD
AUDUBON MN 56511**

Site Address: **20306 CO RD 131**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-400684**

Legal Descr: **FLOYD LAKE POINT|LOT 28**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

We are using the setback averaging to come up with the 45 ft setback which is further back than the current home sits. We are staying within the same total impervious that currently exists and very close to the same dimensions.

Description of Variance Request: **We are using the setback averaging to come up with the 45 ft setback which is further back than the current home sits. We are staying within the same total impervious that currently exists and very close to the same dimensions. This total impervious is at 33%. This will be there retirement home and we worked hard to get the new home down in size to match the existing total impervious.**

Request a variance for thirty-three (33) percent impervious coverage deviating from the allowable coverage of twenty-five (25) percent in the shoreland district.

OHW Setback: **37.5 ft**

Side Lot Line Setback: **8 ft**

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

Bluff Setback: **N/A**

Road Setback: **38 ft**

Road Type: **County**

Existing Imp. Surface Coverage: **33%**

Proposed Imp. Surface Coverage: **33%**

Existing Structure Sq Ft: **1624**

Proposed Structure Sq Ft: **1600**

Existing Structure Height: **25 ft**

Proposed Structure Height: **25 ft**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **It is only a 1.5 story home small in nature and fits in with the look of other homes on the lake. We will be moving the home back from the shoreline then what currently exists and stay about the same as the two existing homes on both sides of the house.**

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

Explain: **It is only a 1.5 story home small in nature and fits in with the look of other homes on the lake. We will be moving the home back from the shoreline then what currently exists and stay about the same as the two existing homes on both sides of the house.**

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

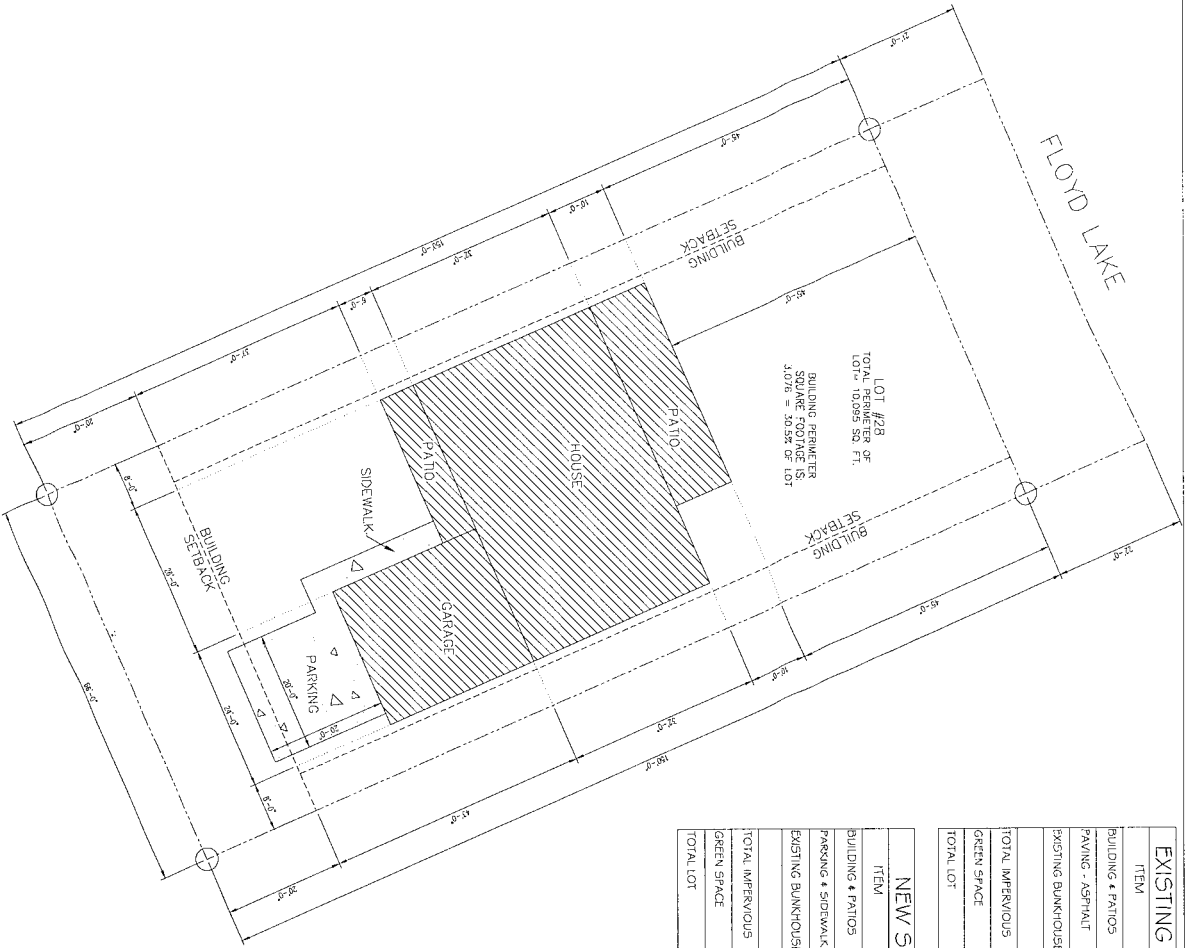
Explain: **Yes this will be there retirement home and their full time residence.**

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

Explain: **Non-conforming lot small in nature we are matching the existing total impervious. They wanted a larger home and we got the home plan down in size to conform with what exists. With this they can only get one bedroom on the main floor.**

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

Explain: **Very consistent with other homes on the lake that have been approved.**



EXISTING SITE STATISTICS

ITEM	AREA (SF)	COVERAGE (%)
BUILDING + PATIOS	2,199 SF	22%
PAVING - ASPHALT	660 SF	9%
EXISTING BLANKHOUSE	200 SF	2%
TOTAL IMPERVIOUS	3,279 SF	33%
GREEN SPACE	6,816 SF	67%
TOTAL LOT	10,095 SF	100%

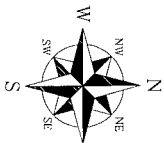
NEW SITE STATISTICS

ITEM	AREA (SF)	COVERAGE (%)
BUILDING + PATIOS	2,565 SF	26%
PAVING + SIDEWALK	504 SF	5%
EXISTING BLANKHOUSE	200 SF	2%
TOTAL IMPERVIOUS	3,269 SF	33%
GREEN SPACE	6,806 SF	67%
TOTAL LOT	10,095 SF	100%

COEN RESIDENCE
20306 CO. RD. 131
CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

SITE PLAN LAYOUT

SCALE: 1"=10'-0"



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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY, 2 STALL

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER APPROVAL:
DATE: 4/1/2025
CONTRACTOR APPROVAL:

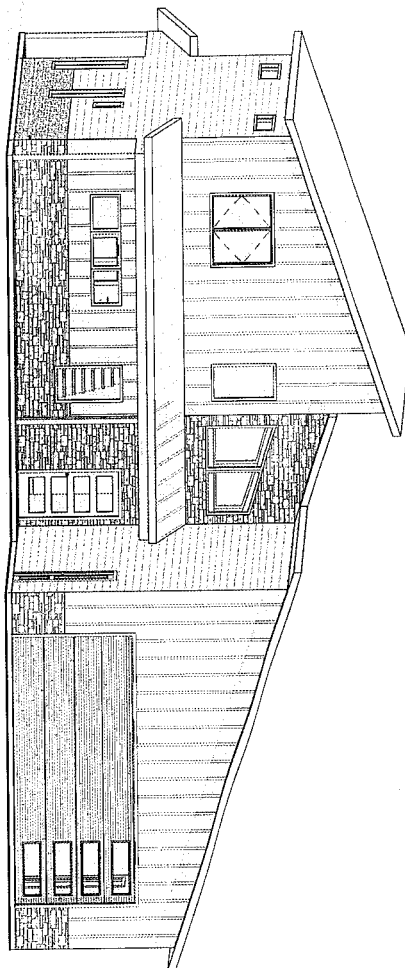
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DRAWN BY: JOSH S.
CHECKED BY: JOSH S.
DATE: FEB. 6, 2025
REVISION #1: FEB. 24, 2025
REVISION #2: FEB. 26, 2025
REVISION #3: APRIL 4, 2025
REVISION #4: .
REVISION #5: .
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COEN RESIDENCE
20306 CO. RD. 131
CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

C-1



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SPECIFICALLY, LATEST EDITION, SAWM LUMBER SHALL BE CONFORM TO WEST COAST LUMBER INSTITUTE STANDARD OR CONFORM TO THE FOLLOWING: ALL LUMBER NOT SPECIFICALLY NOTED TO BE D1, #2 OR BETTER, ALL WOOD IN PRETREATMENT CONTACT WITH CONCRETE OR CHLORIDE CONTAINING MATERIALS SHALL BE TREATED WITH AN ANTIMONY PRESERVATIVE. ALL PRESERVATIVE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OF AN ENGINEER APPROVED COUNTRY AND OF THE SIZE SPECIFIED. ALL PRESERVATIVE SHALL BE APPLIED TO ALL LUMBER SURFACES AND ALL ENDS OF LUMBER SHALL BE TREATED WITH AN ANTIMONY PRESERVATIVE. ALL LUMBER SHALL BE SIMPSON STRONG-TIE COMPANY'S FIRE TREATED HANGERS AND NAILS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE SIMPSON STRONG-TIE COMPANY'S FIRE TREATED NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER B.C. TABLE 2-5.4.10 (OR TABLE 6-6.02.01).

CLUED, MANUFACTURED METERS SHALL BE MANUFACTURED IN CONFORMANCE WITH U.S. PRODUCT STANDARD FOR LUMBER. ALL LUMBER SHALL BE MANUFACTURED BY THE WEST COAST LUMBER INSTITUTE OF TIMBER CONSTRUCTION, 1011 17TH EIGHTH AVENUE, SUITE 100, DENVER, COLORADO 80202. ALL LUMBER SHALL BE ACCOMPANIED BY A CERTIFICATE OF IDENTIFICATION MARK AND BE IDENTIFIED BY THE WEST COAST LUMBER INSTITUTE. ALL LUMBER TRIPPING IN EITHER SHOP OR FIELD, GUARD RANGERS NOT ALLOWED SHALL BE SIMPSON.

B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE D-F-#2.

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

E. ALL FLOOR & ROOF TRUSS SYSTEMS SHALL BE ENGINEERED BY A CERTIFIED MANUFACTURER WITH THE EXCEPTION OF HAND-FRAMED NON-STRUCTURAL COMPONENTS.

F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH LUMBER.

LEVEL	SQUARE FOOTAGES	AREA
2 ND FL. GARAGE SO. FT.	720 SF	
	720 SF	
MAIN LEVEL SO. FT.	1,600 SF	
SECOND LEVEL SO. FT.	530 SF	
TOTAL	2,130 SF	

Sheet List	
Sheet Number	Sheet Name
A0	COVER PAGE
A1	ELEVATIONS & ROOF PLAN
A2	MAIN LEVEL FLOOR PLAN
A3	SECOND LEVEL FLOOR PLAN
A4	FOUNDATION PLAN
A5	MAIN LEVEL 3D
A6	SECOND LEVEL 3D
A7	CROSS SECTIONS

GENERAL NOTES: VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. NO SPECIFICALLY DETAILLED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND ALL OTHER APPLICABLE CODES. ANY SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES. THE ENGINEER/SIGNER SHALL BE RESPONSIBLE FOR VERIFYING THAT SITE CONDITIONS ARE CONSIDERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING JOINT OPENINGS.

BUILDING PERFORMANCE: HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEASONAL HEAT LOSS CALCULATIONS SHALL BE BASED ON THE FOLLOWING: PORCHES, DECKS, FOUNDATION, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER
APPROVAL:

⑤

CONTRACTOR

DATE _____

EYE
FOR DESIGN, LLC

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

DRAWN BY: JOSH S.
CHECKED: .
BY: JAN 10 2025

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COEN RESIDENCE
20306 CO. RD. 131
CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

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SHEET DESCRIPTION

HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY - 2 STALL

AO

[illegible]

Architectural section drawing showing three levels of a building facade. The drawing includes dimensions for each level and a section cut through the building structure.

- T.O. Ceiling Pine 2:** 18' - 8 1/4"
- Second Level:** 10' - 7 1/8"
- T.O. Ceiling Pine 1:** 9' - 1 1/8"
- Mezz Level:** 0' - 0"
- T.O. Footing:** 4' - 0"

The drawing shows a cross-section of the building, with the facade on the left and the interior structure on the right. The facade is composed of horizontal siding and a central section with a decorative pattern. The interior structure includes a ceiling, walls, and a floor. The drawing is oriented vertically, with the building's height increasing from bottom to top.

Architectural elevation drawing of the exterior of the building. The drawing shows the main level, second level, and roofline. Dimensions are provided for various sections and levels.

- TO Ceiling Plate 2: 16' 3 1/4"
- Second level: 10' 7 1/8"
- TO Ceiling Plate: 9' 1 1/8"
- Main level: 4' 0"
- TO Ceiling Plate: 4' 0"

Figure 1: Schematic diagram of the experimental setup. The diagram shows a vertical column of 1000 layers, with a central 'METAL' layer. The column is labeled '1000' and 'METAL'. A horizontal line extends from the column, labeled '2.12' / 12'. A vertical arrow labeled 'ΔT / s' points upwards. A horizontal arrow labeled 'ΔT / s' points to the right.

WINDOW SCHEDULE							Count
Window #	Type	Size	Width	Height	Head Height	Sill Height	
Second Level							
363	Casement	60" x 54"	5'-0"	4'-6"	6'-10 7/8"	2'-4 3/8"	3
350	Picture	30" x 54"	2'-6"	4'-6"	6'-10 7/8"	2'-4 3/8"	1
334	Transom	72" x 18"	1'-6"	5'-6"	6'-10 7/8"	5'-4 7/8"	2
359	Insulated Window	36" x 24"	3'-0"	2'-0"	3'-10 7/8"	1'-10 7/8"	1
358	Insulated Window	36" x 36"	3'-0"	3'-0"	4'-10 7/8"	1'-10 7/8"	1
Third Level							
392	Casement	90" x 42"	7'-6"	3'-6"	7'-0"	3'-6"	1
312	Picture	24" x 24"	2'-0"	2'-0"	7'-0"	5'-0"	1
401	Picture	30" x 42"	2'-6"	2'-0"	7'-0"	5'-0"	3
394	Picture	30" x 42"	2'-6"	3'-6"	7'-0"	3'-6"	1
350	Picture	30" x 54"	2'-6"	4'-6"	7'-0"	12'-6"	2
322	Picture	36" x 60"	3'-0"	5'-0"	7'-0"	12'-0"	2
338	Transom	48" x 24"	4'-0"	2'-0"	7'-0"	2'-0"	2
336	Insulated Window	36" x 48"	3'-0"	4'-0"	16'-6"	12'-6"	2
397	Transomed Window	36" x 60"	3'-0"	5'-0"	17'-6"	12'-6"	2
Grand Total							
							22
							14

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SHEET DESCRIPTION
ELEVATIONS & ROOF PLAN
HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY - 2 STALL

DATE _____

CONTRACTOR _____

DATE _____

CUSTOMER _____

APPROVAL: _____

FINAL DRAWINGS
FOR
CONSTRUCTION

4/4/2013

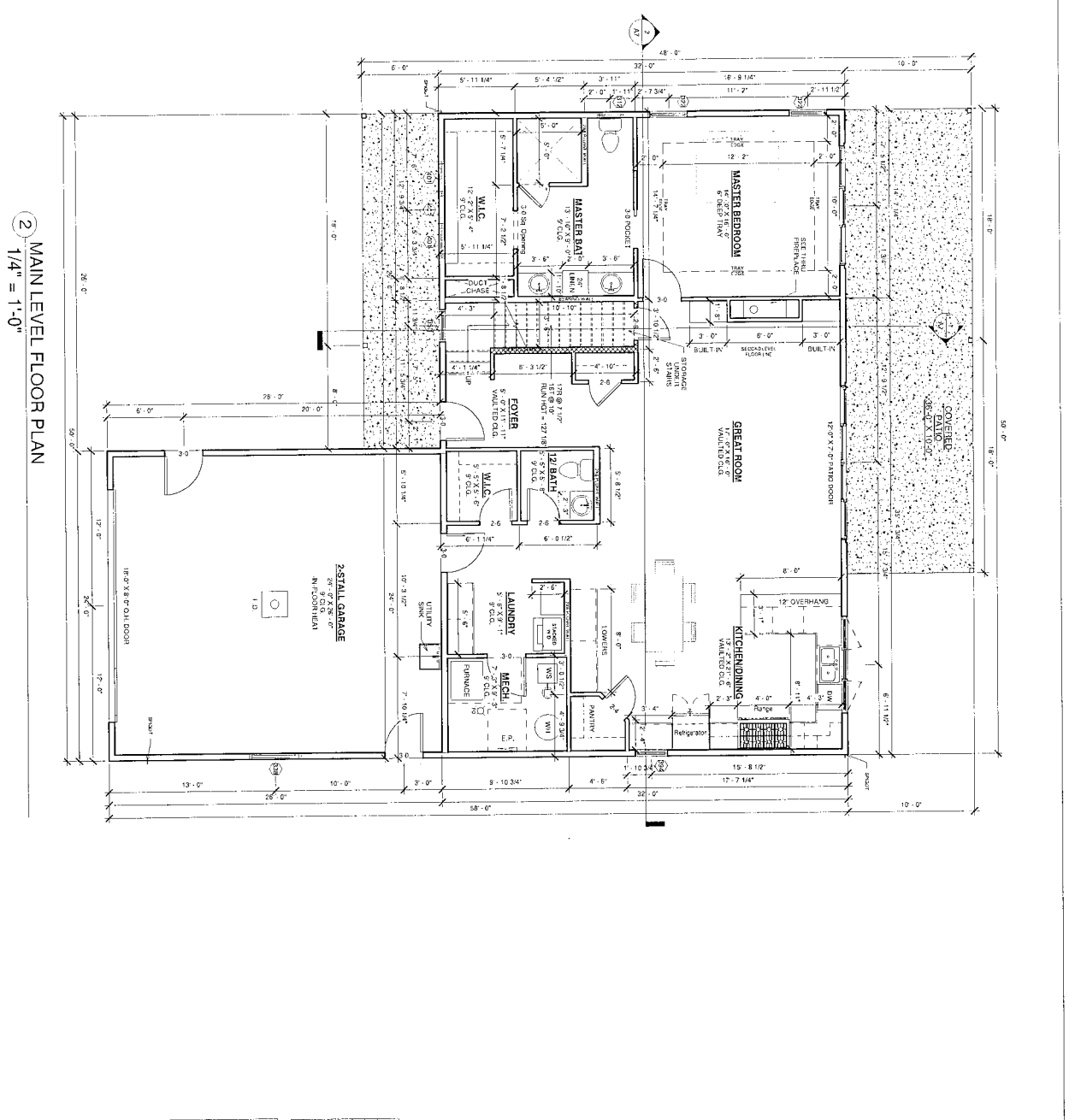
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FLOYD LAKE POINT

A1



FINAL DRAWINGS
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CUSTOMER
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SHEET DESCRIPTION

MAIN LEVEL FLOOR PLAN

HOUSE TYPE OR DESCRIPTION

CUSTOMER 1.5 STORY - 2 STALL

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LOT #28
FLOYD LAKE POINT

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eyefordesignllc@gmail.com

FOR DESIGN, LLC

EYE

A2

2

1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN

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

SQUARE FOOTAGE	
LEVEL	AREA
2:STALL GARAGE SQ. FT.	720 SF
	720 SF
MAIN LEVEL SQ. FT.	1,600 SF
SECOND LEVEL SQ. FT.	559 SF
FINISHED	2,139 SF

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SHEET DESCRIPTION

SECOND LEVEL FLOOR PLAN

CUSTOM 1.5 STORY - 2 STALL

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CUSTOMER
APPROVAL:

DATE _____
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DATE _____

4/4/2025

DATE _____

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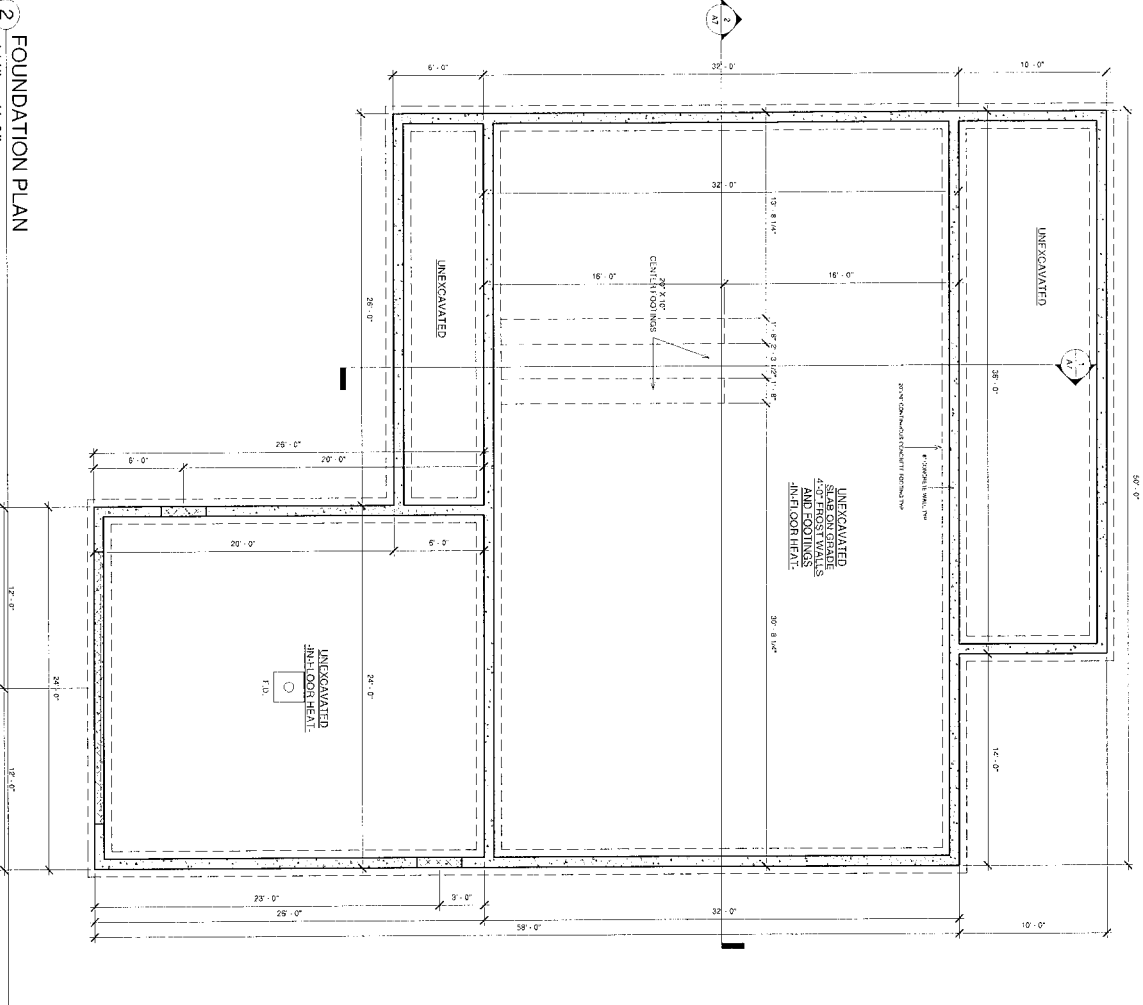
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CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

A3

2 FOUNDATION PLAN
1/4" = 1'-0"



NOTE:
1. UNEXCAVATED EXISTING EXTERIOR WALL FOOTINGS
2. 3" REINFORCED CONCRETE IN THE HOUSE GATE &
3. 3" REINFORCED CONCRETE IN THE GARAGE BAY
4. 4'-0" THICK WALLS AND FOOTINGS

SQUARE FOOTAGE	
LEVEL	AREA
2ND STALL GARAGE SQ. FT.	720 SF
MAIN LEVEL SQ. FT.	1,600 SF
SECOND LEVEL SQ. FT.	599 SF
FINISHED	2,199 SF

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SHEET DESCRIPTION
FOUNDATION PLAN
HOUSE TYPE OR DESCRIPTION
CUSTOM 1.5 STORY - 2 STALL

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CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

A4

SQUARE FOOTAGE	
LEVEL	AREA
2-2111 GARAGE SQ. FT.	750 SF
	720 SF
MAIN LEVEL SQ. FT.	1,600 SF
SECOND LEVEL SQ. FT.	539 SF
FINISHED	2,139 SF

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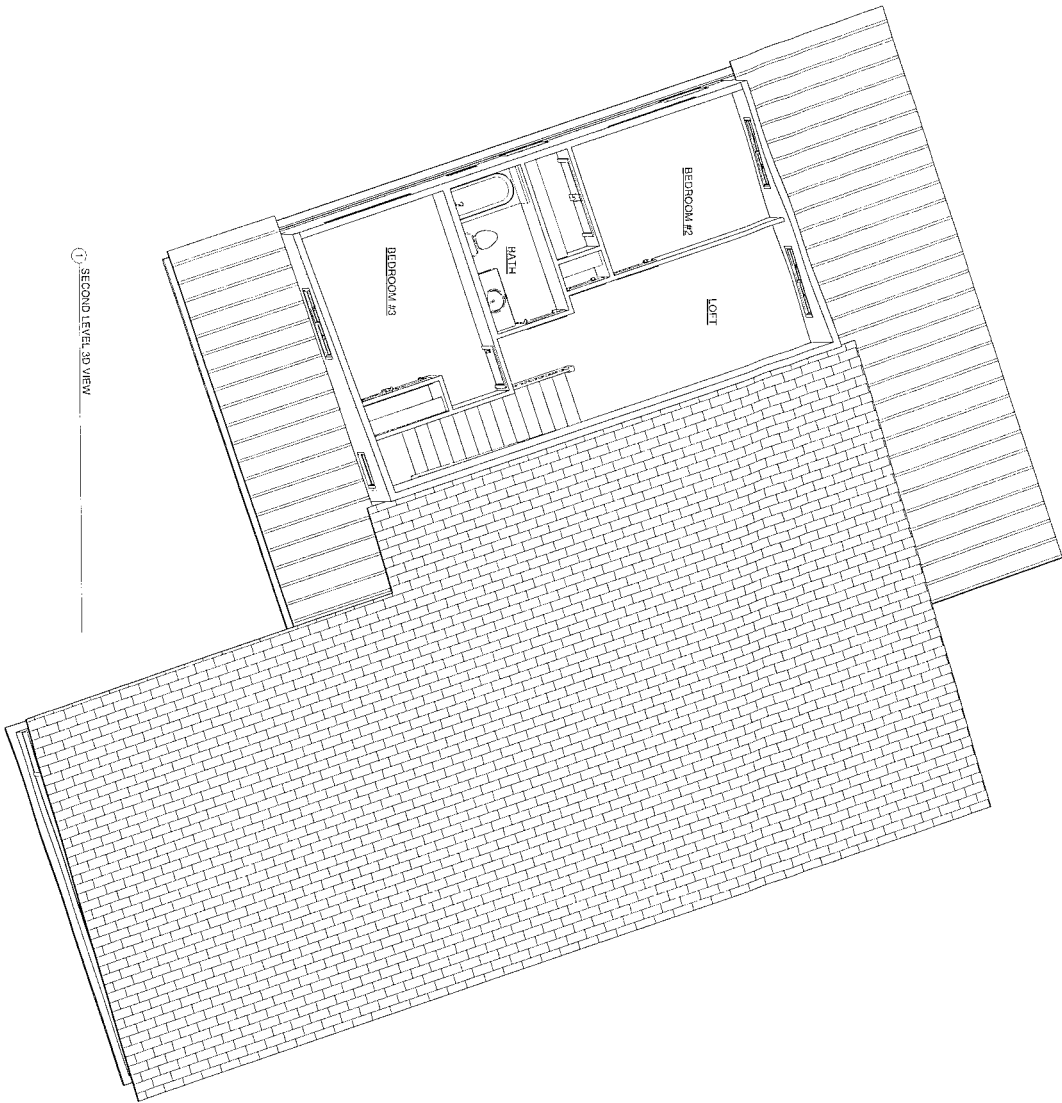
HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY - 2 STALL

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REVISION #5:
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A5



SECOND LEVEL, 3D VIEW

SQUARE FOOTAGE	
LEVEL	AREA
2 STALL GARAGE SQ. FT.	720 SF
FINISHED	
MAIN LEVEL SQ. FT.	1,600 SF
SECOND LEVEL SQ. FT.	539 SF
FINISHED	2,139 SF

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SHEET DESCRIPTION
SECOND LEVEL, 3D
HOUSE TYPE OF DESCRIPTION
CUSTOM 1.5 STORY - 2 STALL

FINAL DRAWINGS
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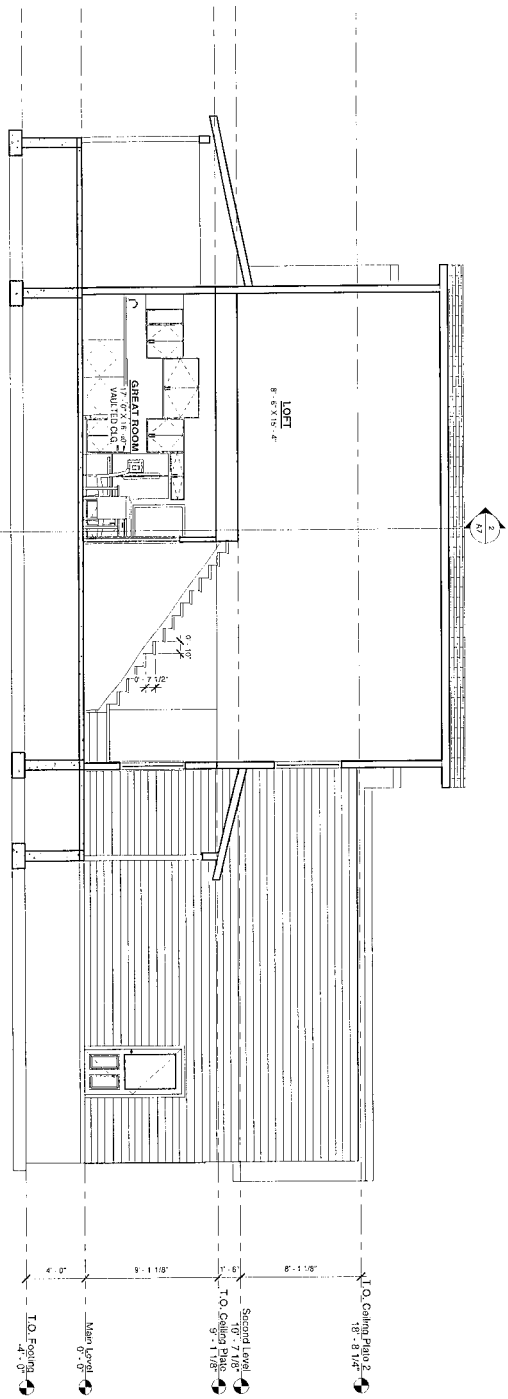
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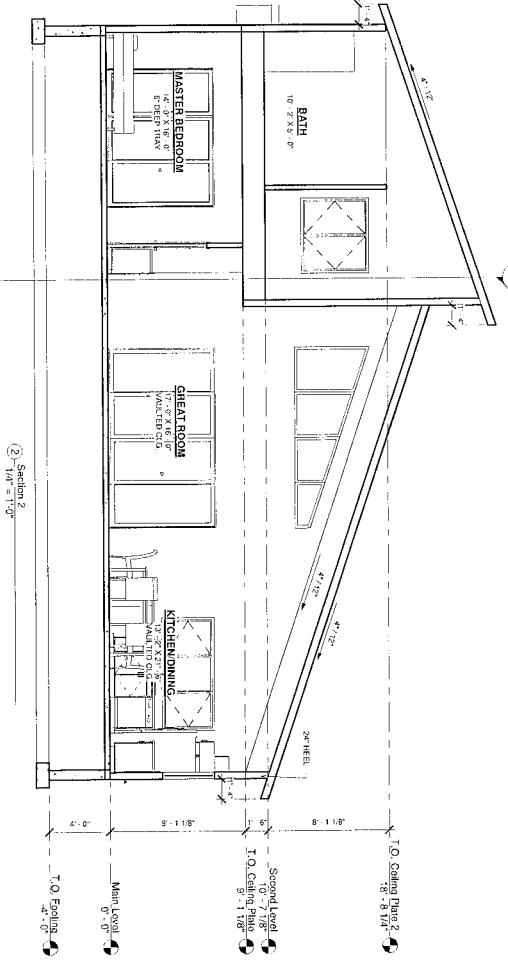
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COEN RESIDENCE
20306 CO. RD. 131
CITY OF DETROIT LAKES, MN 56501
LOT #28
FLOYD LAKE POINT

A6



Section 1
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

SQUARE FOOTAGE	
LEVEL	AREA
2-STALL GARAGE SQ. FT.	720 SF
MAIN LEVEL SQ. FT.	1,600 SF
SECOND LEVEL SQ. FT.	539 SF
FINISHED	2,139 SF

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SHEET DESCRIPTION
CROSS SECTIONS
CUSTOM 1.5 STORY - 2 STALL

FINAL DRAWINGS
FOR
CONSTRUCTION
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LOT #28
FLOYD LAKE POINT

A7



Becker County

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1:1,056

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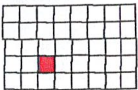
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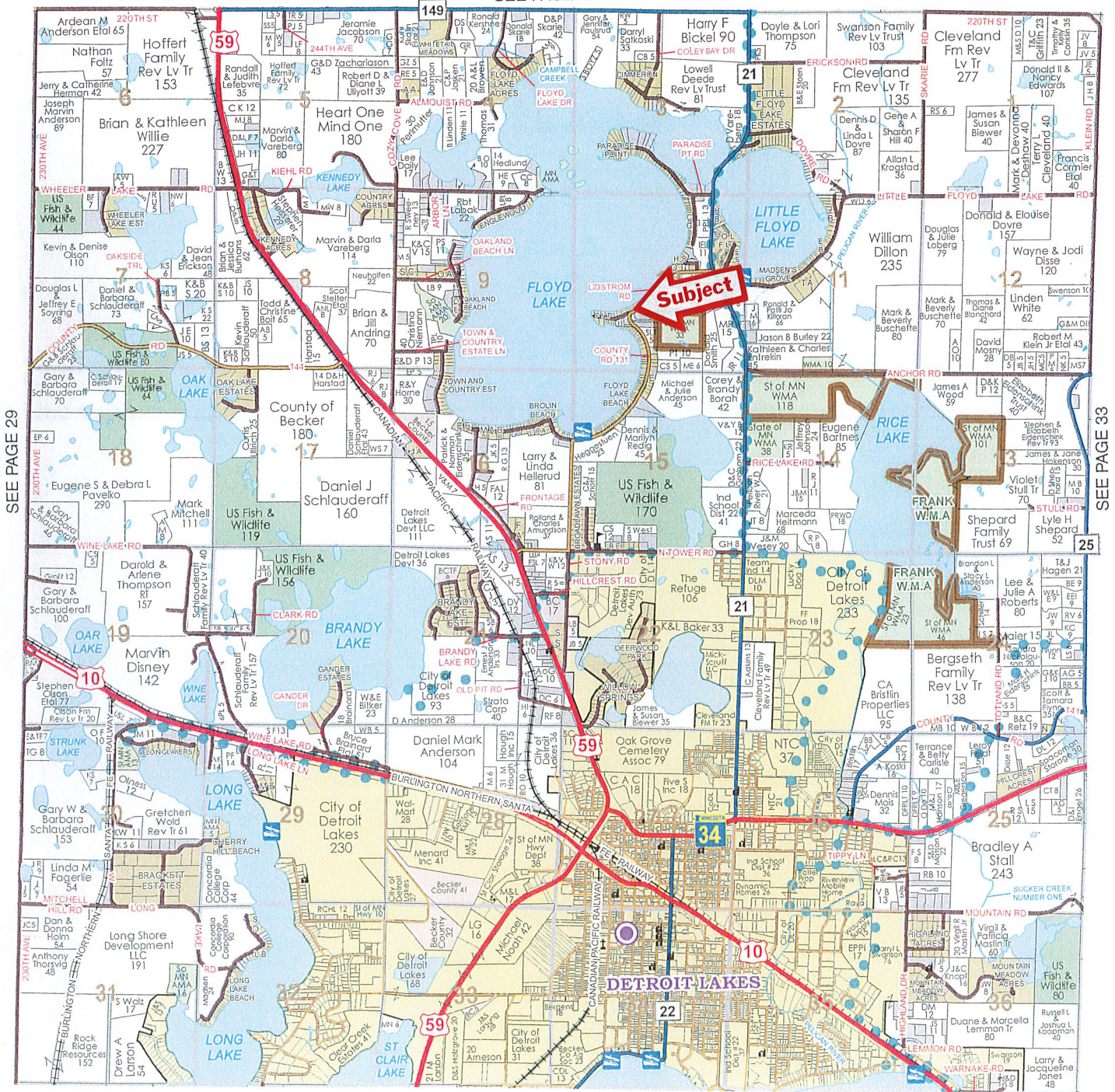


Detroit

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****

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Nicholas & Gretchen Slavicek
44314 Idas Rd
Osage, MN 56570

Project Location: 22281 Bass Lake Rd
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace a dwelling to be located two (2) feet from the right-of-way (ROW), deviating from the required setback of twenty (20) feet on a Township Road, and sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 28.0271.000 **Legal Land Description:** Section 36 Township 140 Range 038; Basswood Heights Lot 5, Bass 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.

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 # 426

Property and Owner Review

Parcel Number(s): **280271000 N/A**

Owner: **NICHOLAS SLAVICEK**

Township-S/T/R: **SHELL LAKE-36/140/038**

Mailing Address:

44314 IDAS RD OSAGE MN 56570

Site Address: **22281 BASS LAKE RD**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **site2025-3499**

Legal Descr: **BASSWOOD HEIGHTS|LOT 5**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

the current lot is nonconforming due to the lake classifications 150' set back

Description of Variance Request: **Request a variance to replace a dwelling to be located two (2) feet from the right-of-way (ROW), deviating from the required setback of twenty (20) feet on a Township Road, and sixty-five (65) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake due to lot size and setback issues.**

OHW Setback: **65'**

Side Lot Line Setback: **15'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **2'**

Road Type: **Township**

Existing Imp. Surface Coverage: **5%**

Proposed Imp. Surface Coverage: **9.15%**

Existing Structure Sq Ft: **280**

Proposed Structure Sq Ft: **700**

Existing Structure Height: **10**

Proposed Structure Height: **14**

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 variance would help us establish a usable structure on the property while eliminating an old cabin in poor condition. This will help our property align more with the neighboring properties by having a single structure on the property.**

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

Explain: **The proposed cabin will improve the appearance of the lot and not impact neighboring views of the lake.**

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

Explain: **I am looking to remove the camper, decks, and old one room cabin that is in poor condition and replace with a single structure.**

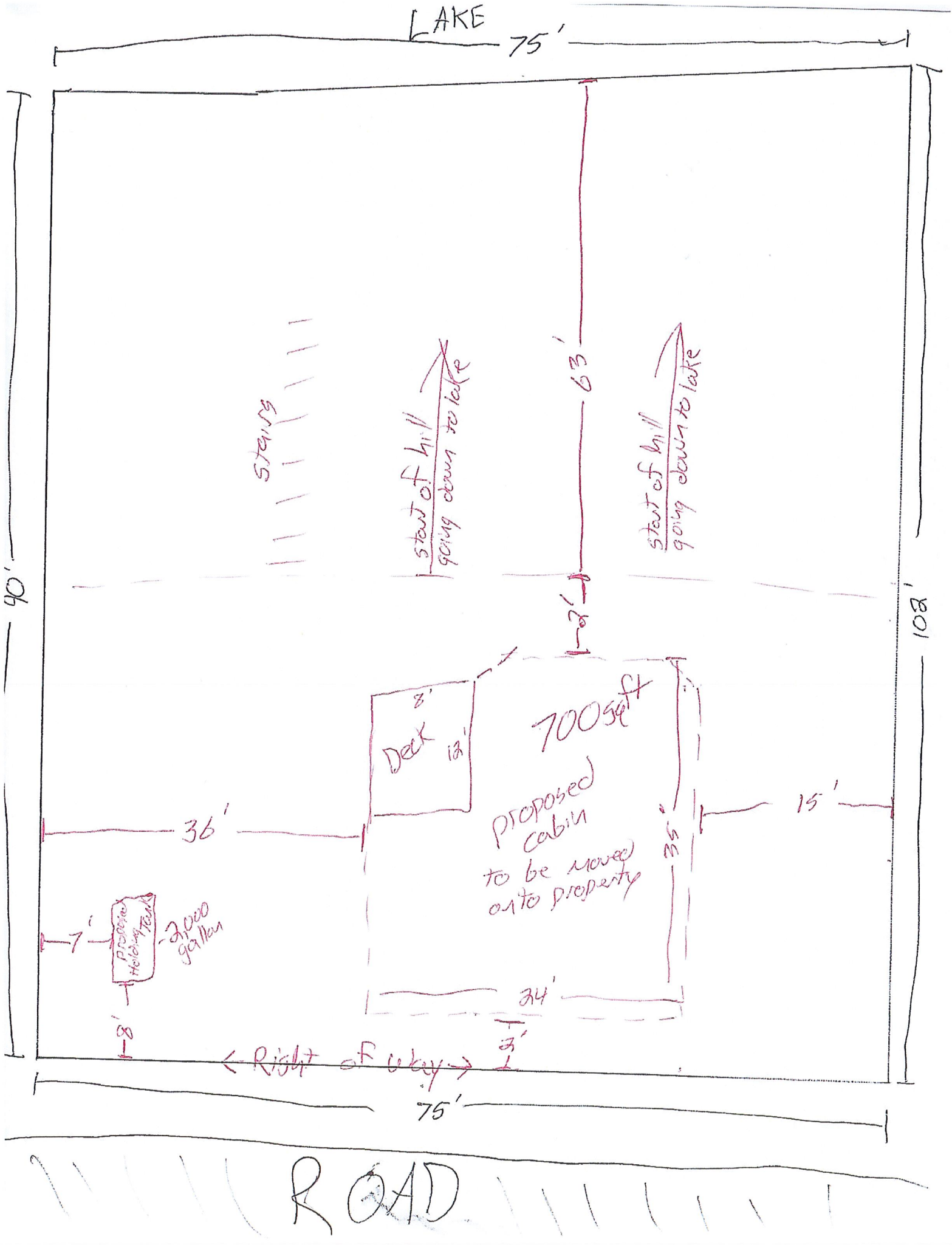
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a non conforming lot of record that does not allow for any structure to meet the lake and road**

setback requirements.

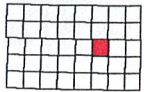
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This cabin will fit in well with the neighboring structures that do not meet the setbacks because they are on similar non conforming lots.**





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	1:528	Date: 4/3/2025
	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



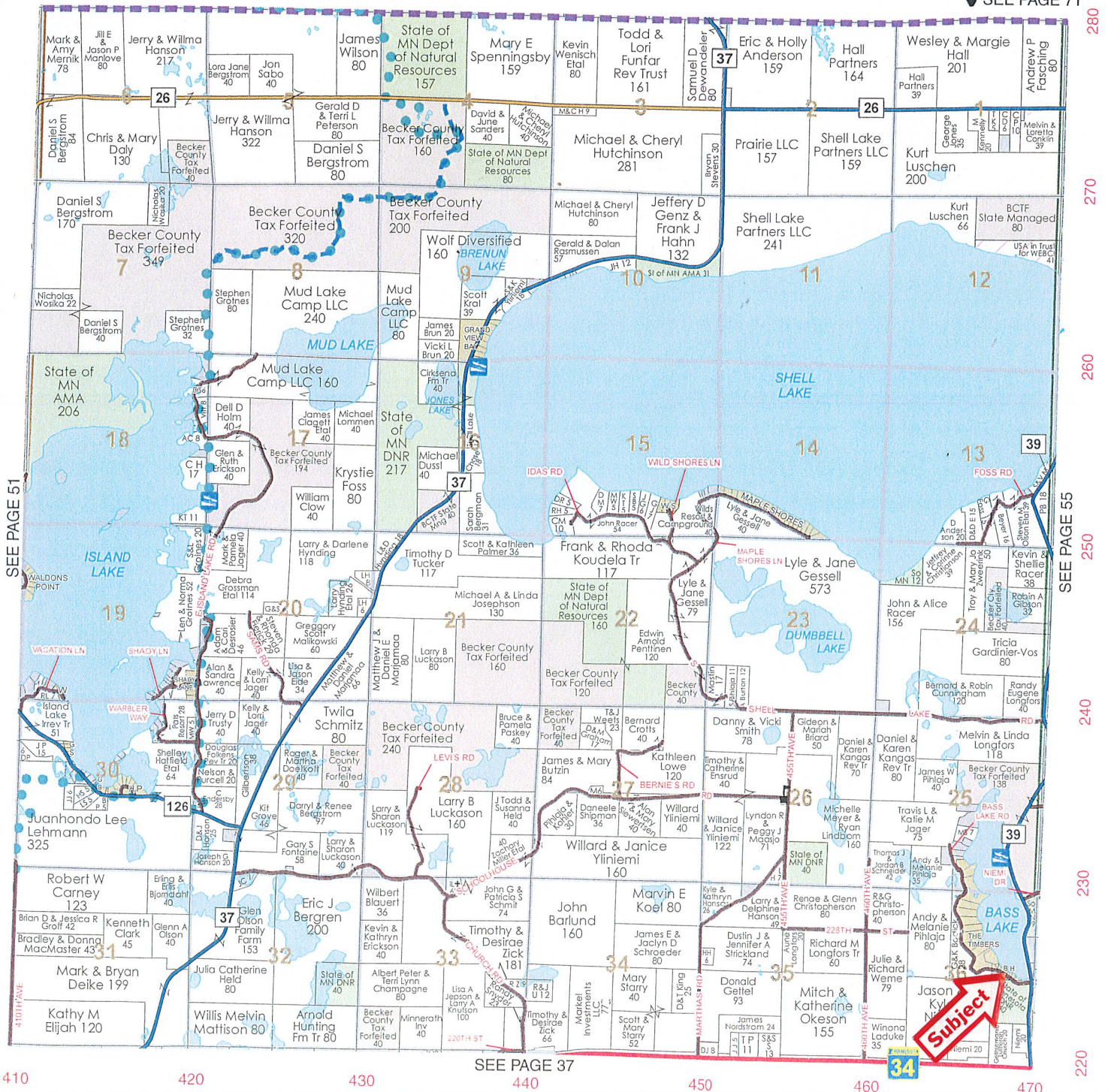
Shell Lake

Township 140N - Range 38W

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SEE PAGE 69

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SEE PAGE 37

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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****

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Robert L & Colleen Schmit
25804 230th Ave
Detroit Lakes, MN 56501

Project Location: 34405 Strawberry Lane S
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to a non-conforming structure to be thirty-six (36) feet from the Ordinary High Water (OHW) mark, deviating from the required setback of one hundred (100) feet, on a Recreational Development Lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 20.0422.000 **Legal Land Description:** Section 35 Township 142 Range 040; PT LOT 3; BEG AT W QTR COR SEC 35, TH S 1350.05', E 1411.42', N 316', NELY 159.90', E 532.79' & N 580.84' TO POB; TH CONT N 124.03', E 156.65' TO WTR EDGE, SLY AL LK TO PNT E OF POB & W 148.47' TO POB, Strawberry 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.

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 # 429

Property and Owner Review

Parcel Number(s): **200422000**

Owner: **ROBERT L & COLLEEN SCHMIT**

Township-S/T/R: **MAPLE GROVE-35/142/040**

Mailing Address:
**25804 230TH AVE
DETROIT LAKES MN 56501**

Site Address: **34405 STRAWBERRY LN S OGEMA MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **409550**

Legal Descr: **PT LOT 3; BEG AT W QTR COR SEC 35, TH S 1350.05', E 1411.42', N 316', NELY 159.90', E 532.79' & N 580.84' TO POB; TH CONT N 124.03', E 156.65' TO WTR EDGE, SLY AL LK TO PNT E OF POB & W 148.47' TO POB**

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 an addition to a non-conforming structure to be thirty six (36) feet from the Ordinary High Water on a recreational development lake deviating from the required setback of one hundred (100) feet.**

OHW Setback: **36'**

Side Lot Line Setback: **46.5'**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **81'**

Road Type: **Township**

Existing Imp. Surface Coverage: **8.6%**

Proposed Imp. Surface Coverage: **11%**

Existing Structure Sq Ft: **616**

Proposed Structure Sq Ft: **1064**

Existing Structure Height: **15**

Proposed Structure Height: **15**

Existing Basement Sq Ft: **616**

Proposed Basement Sq Ft: **1064**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **Yes, we cannot meet the required setback to the OHW due to the placement of the existing house.**

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

Explain: **Yes, the neighboring houses are located in the shore impact zone. This variance would not negatively impact their views of the lake.**

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

Explain: **Yes, the property use will remain the same.**

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

Explain: **Yes, the house was built before the zoning ordinance and I would like to add living space to the existing nonconforming structure.**

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

Explain: **The proposed structure would fit in well with the neighboring houses with similar lake setbacks.**

North

8847c

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TO LAKE

Stauben
Lacke

157

well

under

↑ Easement
91'
to center of
1. easement

west
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GARDEN
STEP

16- ←

Italy

Bathroom
Closet

20

ॐ

Exotic 6.11.03

← 38' →
TO LAKE

4 1/2
70 property line

36' →
70 LALC

neighbor

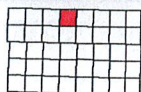
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 4/7/2025	

Becker County

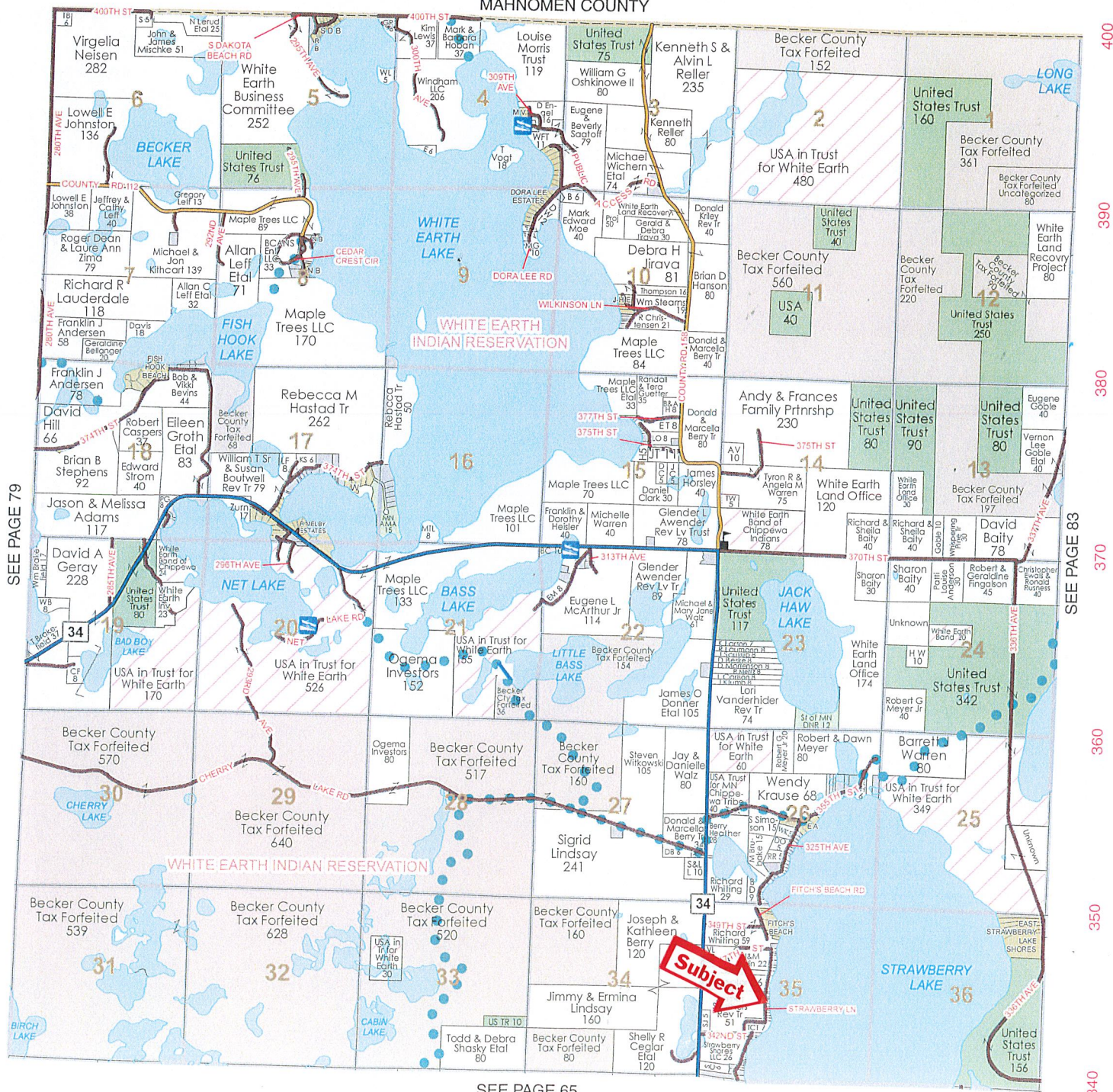


Maple Grove

Township 142N - Range 40W

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MAHONOMEN COUNTY





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

May 8th, 2025 @ 6:00 P.M.

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

APPLICANT: Derek John Mackner
27117 Rice Lake Rd
Detroit Lakes, MN 56501

Project Location: 30344 St Hwy 34
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located twenty (20) feet from the rear property line, deviating from the required setback of forty (40) feet due to topographical issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 10.0459.003 **Legal Land Description:** Section 29 Township 139 Range 040; 29-139-40 PT NE1/4 NW1/4; COMM N QTR COR Section 29 SEC 29, W 264' TO POB; W 370.5', S 412.2' TO N ROW TH 34, ELY AL RD 377.51', N 359.95' TO POB, Erie 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

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 # 428

Property and Owner Review

Parcel Number(s): **100459003**

Owner: **DEREK MACKNER**

Township-S/T/R: **ERIE-29/139/040**

Mailing Address:

27117 RICE LAKE RD DETROIT LAKES MN 56501

Site Address: **30344 ST HWY 34 DETROIT LAKES MN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2025-3525**

Legal Descr: **29-139-40 PT NE1/4 NW1/4: COMM N QTR COR SEC 29, W 264' TO POB; W 370.5', S 412.2' TO N ROW TH 34, ELY AL RD 377.51', N 359.95' TO POB.**

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 dwelling to be located twenty (20) feet from the rear property line deviating from the required setback of forty (40) feet due to topographical issues.**

OHW Setback: **N/A**

Side Lot Line Setback: **20**

Rear Setback (non-lake): **20**

Bluff Setback: **N/A**

Road Setback: **300**

Road Type: **State**

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

Proposed Imp. Surface Coverage: **5%**

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

Proposed Structure Sq Ft: **3200**

Existing Structure Height: **N/A**

Proposed Structure Height: **26**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **The dwelling and driveway will only have 5% impervious coverage and will meet all other setbacks except for the rear rear property line due to the locations of wetlands on the parcel.**

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

Explain: **This variance will allow this property to have a dwelling.**

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

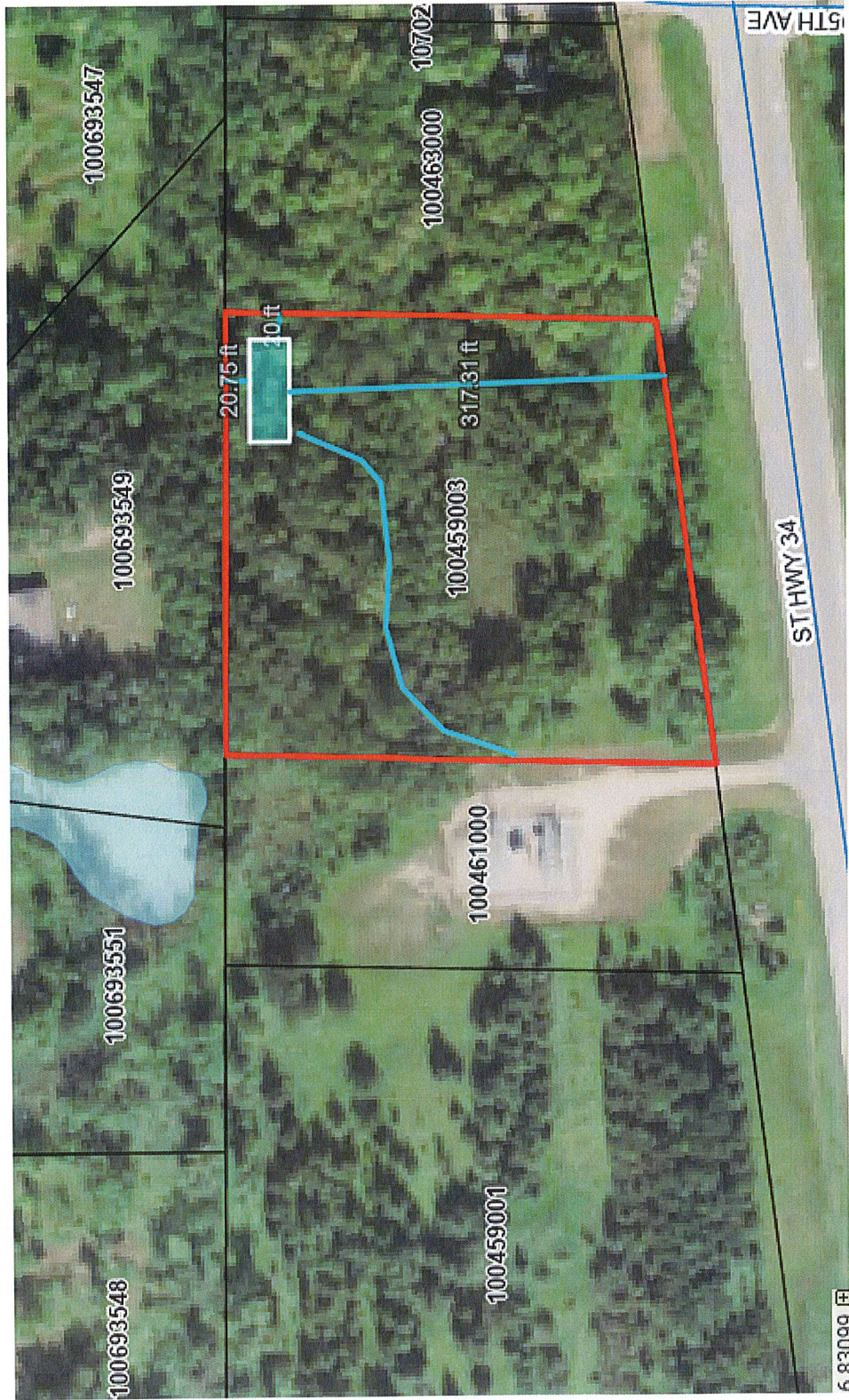
Explain: **The requested setback variance allows construction of a dwelling and reasonable use of the property.**

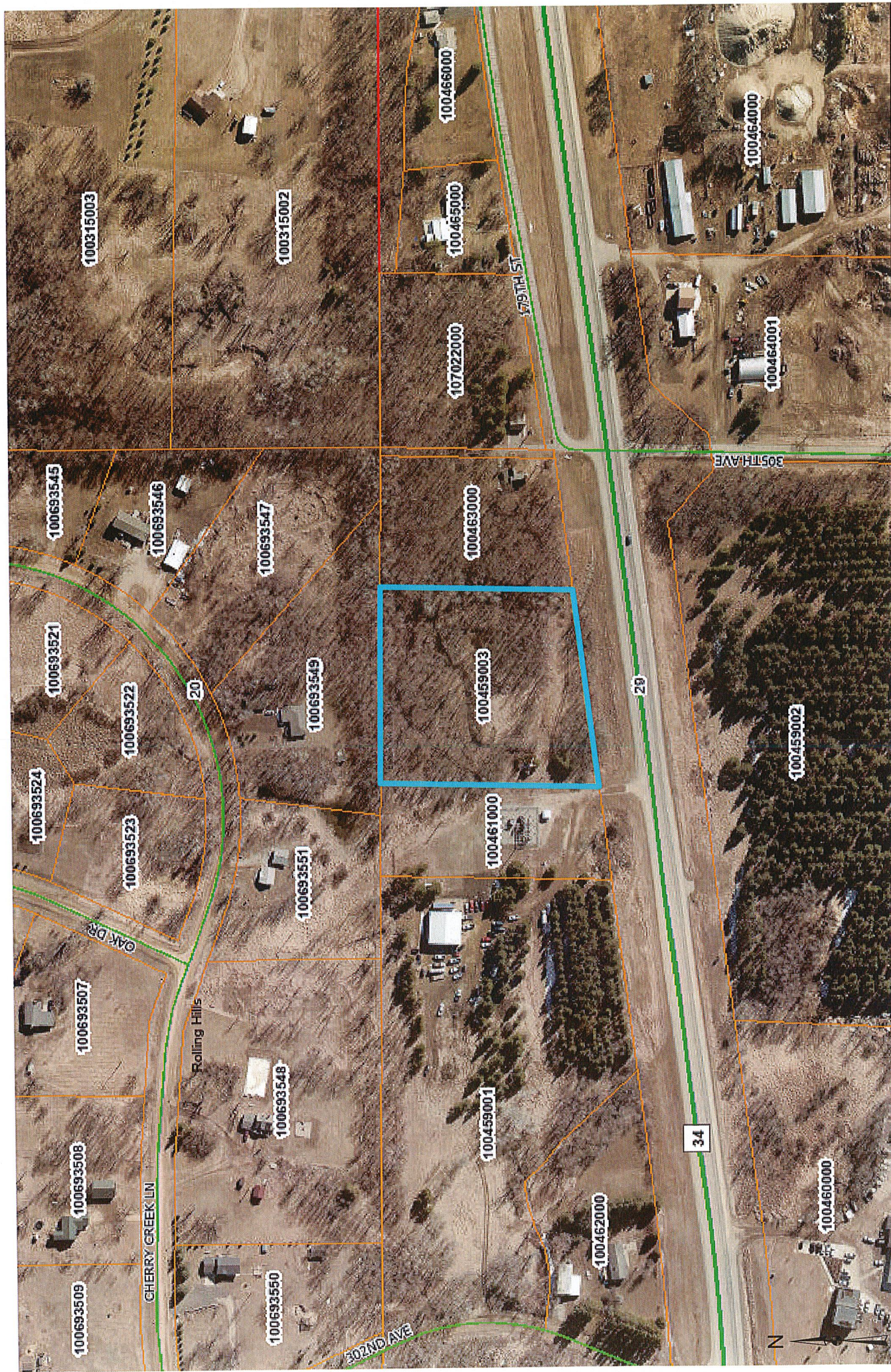
4. Are there circumstances unique to the property? **Yes**

Explain: **There is a wooded swamp wetland that runs east and west through the property. This wetland requires the dwelling to be located closer to the rear property line than the required setback.**

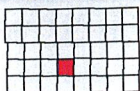
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The property will be used in a similar manner to other properties in the neighborhood.**





Becker County	
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	Date: 4/22/2025

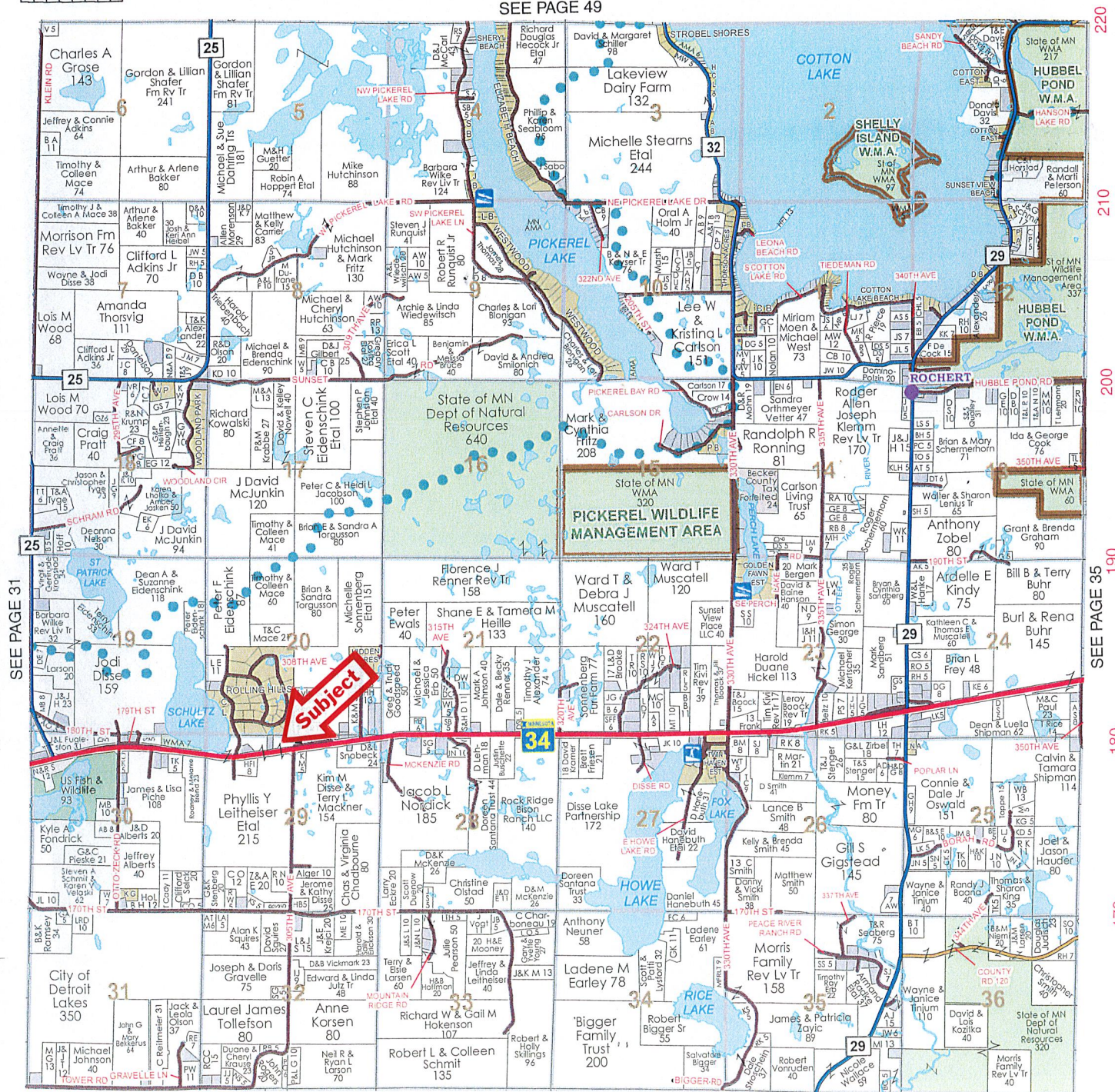


Erie

Township 139N - Range 40W

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