



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, May 9, 2019 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Larry and Barb Cooper
656 Heather Ave.
Placentia, CA 92870

Project Location: 11755 Fern Beach Dr

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling on a non-conforming lot, to be located at twenty-three (23) feet from the northern township road right of way and twenty (20) feet from the eastern township road right of way, deviating from the required setback of forty-five (45) feet from a township road for a dwelling on a non-riparian lot. Also, requesting a variance to be located at ten (10) feet from the rear lot line, deviating from the required setback of forty (40) feet from a rear lot line for a dwelling.

LEGAL LAND DESCRIPTION: Tax ID number: 191327000

FERN BEACH PARK

LOT 1 & N 25' OF LOT 2; Section 30, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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, 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 day of Hearing, for possible rescheduling of the Hearing.**



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Larry & Barbie Last Name Cooper

Mailing Address 656 Heather Ave City, State, Zip

Placentia Ca 92870

Phone Number 714-501-4914 Project Address: 11755 Fern Beach Drive, Detroit Lakes

Parcel number(s) of property: 19132 7000 Sect -30 Twp - 138 Range: 41

Township Name: Lakeview Legal Description: FERN BEACH PARK LOT 1 & N 25' OF LOT 2

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request: *We would like to rebuild our cabin on the existing footprint starting on the north where we have as existing approved variance for a screen porch 14X16 which will be rebuilt. The new house will follow the existing foundation on the east extending to the south 42 feet and to the west 32 feet. The house will be two stories, will come up to current standards for septic, well and finishes. We love Fern Beach and want to improve our property and neighborhood*

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) feet
☒ X Lot Line / Rear Lot Line Proposed Distance (setback) 10 feet
☒ X Road Right of Way (ROW) Proposed Distance (setback) 20/23 feet
Type of Road ☒ Township [] County [] State TO EAST ROW TO NORTH ROW
☐ Crest of bluff Proposed Distance (setback) feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage sq ft
 %

- Was the lot recorded prior to 1971? Yes ☒ No ☐
Was the lot recorded between 1971 & 1992? Yes ☐ No ☒
Was the lot recorded after 1992? Yes ☐ No ☒
Will this be a new lot split? Yes ☐ No ☒

What is the current square footage of the structure? 1224

What is the proposed addition square footage?

What is the current height of the structure? 18

What is the proposed height of the structure? 24

Is there a basement to the structure? NO



Will the proposed addition have a basement? NO
Will the roofline of the existing structure be changed? YES
Will the main structural framework of the structure be altered? YES
What is the current percentage of lot coverage? 25%
What is the proposed percentage of lot coverage? 25%

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? ☐ Yes ☐ No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (☒) No (☐) Why or why not?
Yes, we simply want to improve and use our property fully. We have been lake residents for 60+ years. We have deep roots with many family and friends along the beach.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (☒) No (☐) Why or why not?
Yes, it seems so.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (☒) No (☐) Why or why not?
Absolutely, we are asking to use our property no different than lake neighbors
- 4) In your opinion, are there circumstances unique to the property?
Yes (☒) No (☐) Why or why not?
Yes, we are surrounded on three sides by roads and we are asking for this variance to increase our small home to a more livable size.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (☒) No (☐) Why or why not?
Absolutely, we love the lake and have been here our whole lives. We want to be good stewards of the property.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.



I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature Larry Cooper Date: 3-16-2019
(Office Use)

Date Received _____ Accepted [☐] Incomplete Application [☐] Date _____

Zoning Administrator





****ALL NEW 911 ADDRESSES MUST BE OBTAINED ON THE
BECKER COUNTY WEBSITE****

Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____

Please Print or Type All Information

Parcel Number (s) 191327000	Property (E911) Address 11755 Fern Beach Dr.	Legal Description Fern Beach Park Lot Land Lot 1 and North 25 ft of lot 2
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Lake/River Name Melissa	Lake/River Class GP	Township Name Lake View	Section 30	TWP No. 138	Range 41
----------------------------	------------------------	----------------------------	---------------	----------------	-------------

Property Owner Larry and Barb Cooper	Last Name Cooper	First Name Larry	Mailing Address 656 Heather Ave, Placentia, CA, 92870	Phone 714 501 4914
Contractor Name Lic #				

Proposed Project (Check those that apply)

☒ New Dwelling ☐ Addition to Dwelling ☐ Replacement Dwelling* ☐ Mobile/Manfac. Home
☐ Attached Garage ☐ Detached Garage ☐ Storage Structure ☐ Addition to Non-dwelling
☐ Stairway ☐ Deck ☐ Recreational Unit ☐ Water Oriented Structure
☐ Fence ☒ Other Porch (Prior Variance) ☐ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to Construction

Onsite Water Supply () Deep Well (X) Shallow Well Well Depth _____

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

If New/Proposed: Proposed Septic Contractor: _____ Ohm Excavating _____ Contractor Phone Number: _____ 218 234 1256 _____

Onsite Sewage Treatment System

Type of System _____ Date of Installation _____ Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☒ () Riparian(on water) ☒ Non Riparian Non Shoreland _____

Lot Area _____ sq ft or _____ .22 _____ acres Water Frontage _____ ft Bluff () Yes (X) No
 Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Example: Patio	10 x 12	120			
DRIVEWAY	20x15	300	Garage	24x22	
House	42x32	1344			
Porch	16x14	224			

Total Impervious Material 2396

Impervious Lot Coverage 2396 ÷ 9583 = .25 x 100 = 25 %

Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

() None () 10 cubic yards or less (X) 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards require a silt fence or other means of stormwater management.

RECEIVED
MAR 25 2019
ZONING

Previous variance / Dwelling / 20ft to East from Dwelling / 9ft to North from Dwelling / 48ft to west of dwelling

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling 42 ft by 32 ft () Attached Garage _____ ft x _____ ft		23 Row Fee \$970.00
Outside Dimension (X) Deck/Patio 14 ft x 16 ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Lines 10 ft & Rear Lot Line 10 ft	Setback to Road Right of Way 20 ROW/48 ROW _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) 100+ _____	Elevation above OHW (Straight vertical distance) 465 _____	
Setback to septic tank 40 _____	Setback to drainfield 40 _____	
Total No. Bedrooms 4 _____	Maximum height proposed 26 _____ # of Stories 2 _____	
Roof Change (X) Yes () No	Basement () Yes (X) No Walkout Basement () Yes (X) No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$ _____
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature [Signature] Date 3-16-2019

RECEIVED
MAR 25 2019
ZONING

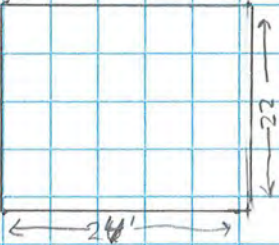
Cooper Variance Request

March 11, 2019

West

Township Rd.
← 15' →

20 ft
Drive
Way



septic

South

← 130' →

← 42' →

← 10' →

2 story
Cottage

1344 sq ft

23

← 14' →

15'

224 sq ft

Porch

← 56' →

↑ 20' ↓

Fern Beach Rd

↑ 120' ↓

North

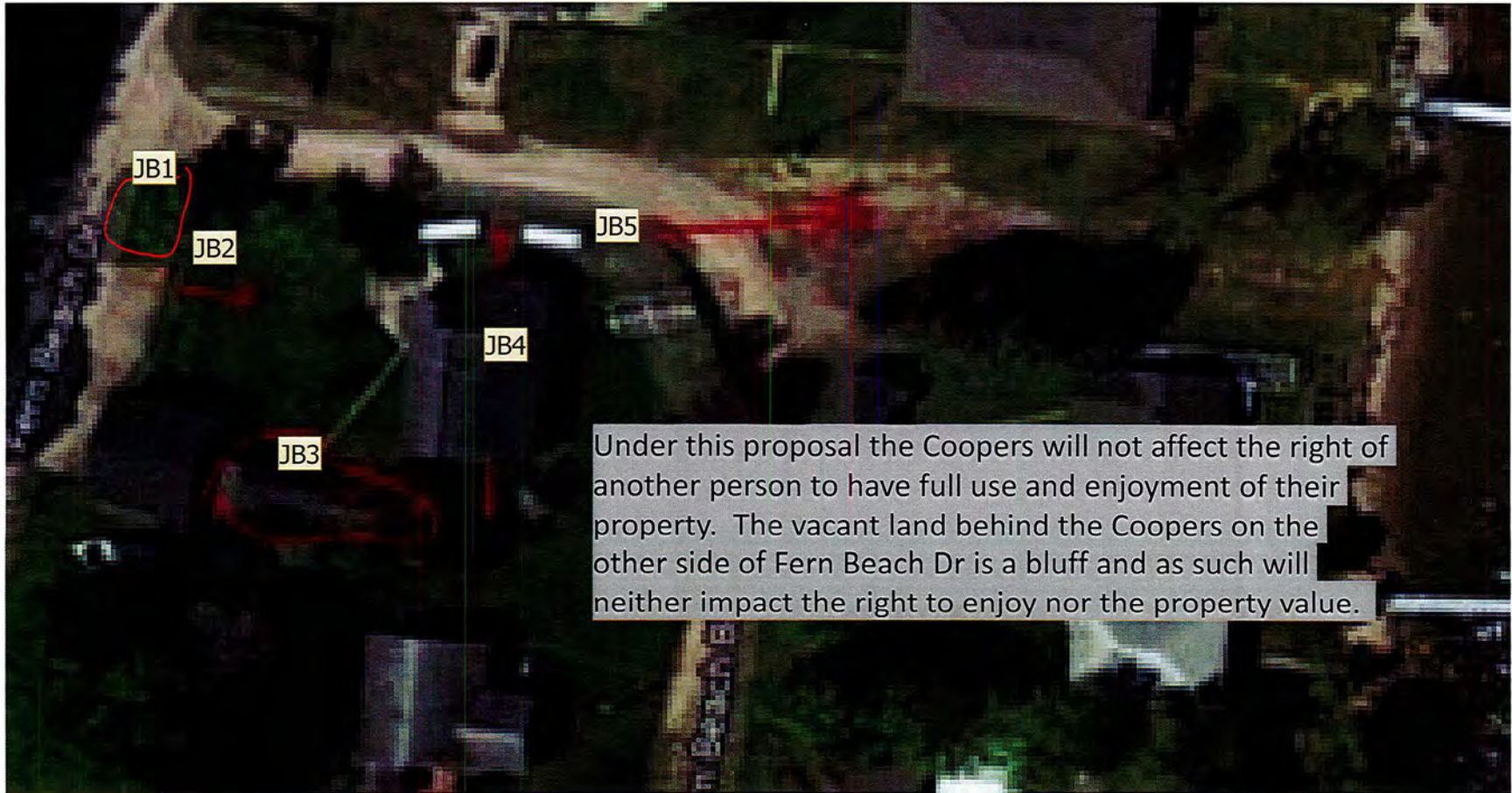
Previous
Variance
approved
@ 9/1/10
Back

□ = 5'

1568

East

Date owner notified of application outcome: _____



Slide 1

- JB1** The septic tanks will need to be updated with new tanks installed
Jason Bristlin, 10/5/2018
- JB2** This is a nonconforming lot with roads on three sides. Fern beach Dr is paved and a right of way while the other two are minimally used gravel township roads. Septic and well setbacks further complicate the use of the property. The septic needs to be updated and will encroach further into the back yard while the well will need to be re drilled and placed in the front of the house. The pond will move toward house taking a good deal of the back yard out of use.
Jason Bristlin, 10/5/2018
- JB3** Guest house and shed will be removed.
Jason Bristlin, 10/5/2018
- JB4** Under requested variance the house will use the existing line on the north and east side. The porch will remain as approved in a previous variance. Following the existing line of the house on the east the house will be extended toward the neighbor on the south. The house will be 42 feet along the east with a screened porch on the north that is 14 feet wide for a total front of the home that is 56 feet.
Jason Bristlin, 10/5/2018
- JB5** The priority is to maintain the screened porch with as much view of the lake as possible while building a more suitable up to date and efficient home to fully appreciate the best use of the property.
Jason Bristlin, 10/5/2018

WARRANTY DEED—INDIVIDUAL(S) TO JOINT TENANTS

Form No. 5-M—WARRANTY DEED

Minnesota Uniform Conveyancing Blanks (1979)

Individual(s) to Joint Tenants

408291

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed () not required Certificate of Real Estate Value No. 951

September 2, 1994
Keith L. Beaman
County Auditor
by ao
19.1327.000 Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 408291
Date SEP 6 1994 10:00 a.m.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M. M. Mayhew
Dpty Recorder

STATE DEED TAX DUE HEREON: \$49.50

Date: March 28, 1994

FOR VALUABLE CONSIDERATION, DAVID L. DODDS,
an unmarried man

Grantor(s),

hereby convey(s) and warrant(s) to BARBIE LYBECK COOPER and LARRY GENE COOPER,
husband and wife

Grantees as joint tenants, real property in Becker County, Minnesota, described as follows: Lot Number One (1), and the North 25 feet of Lot Number Two (2), FERN BEACH PARK, according to the certified plat thereof on file and of record in the Office of the Register of Deeds in and for Becker County, Minnesota.

This deed is in satisfaction of that certain Contract for Deed dated October 15, 1992 and recorded October 30, 1992 in the Office of the Becker County Recorder as Microfilm 392038.
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

1994
SEP 2
RECEIPT # 36835
BECKER COUNTY
DEED TAX
AMT. 49.50
RITA A. THOMPSON Tax Stamp here

David L. Dodds
DAVID L. DODDS

STATE OF ~~MINNESOTA~~ WISCONSIN

COUNTY OF ASHLAND

The foregoing instrument was acknowledged before me this 28th day of March, 1994,
by DAVID L. DODDS, Grantor(s).

NOTARIAL STAMP OR SEAL (FOR OTHER-TITLE OR BANK)
GAIL M. STOUTER
NOTARY PUBLIC

Gail M. Stouffer
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

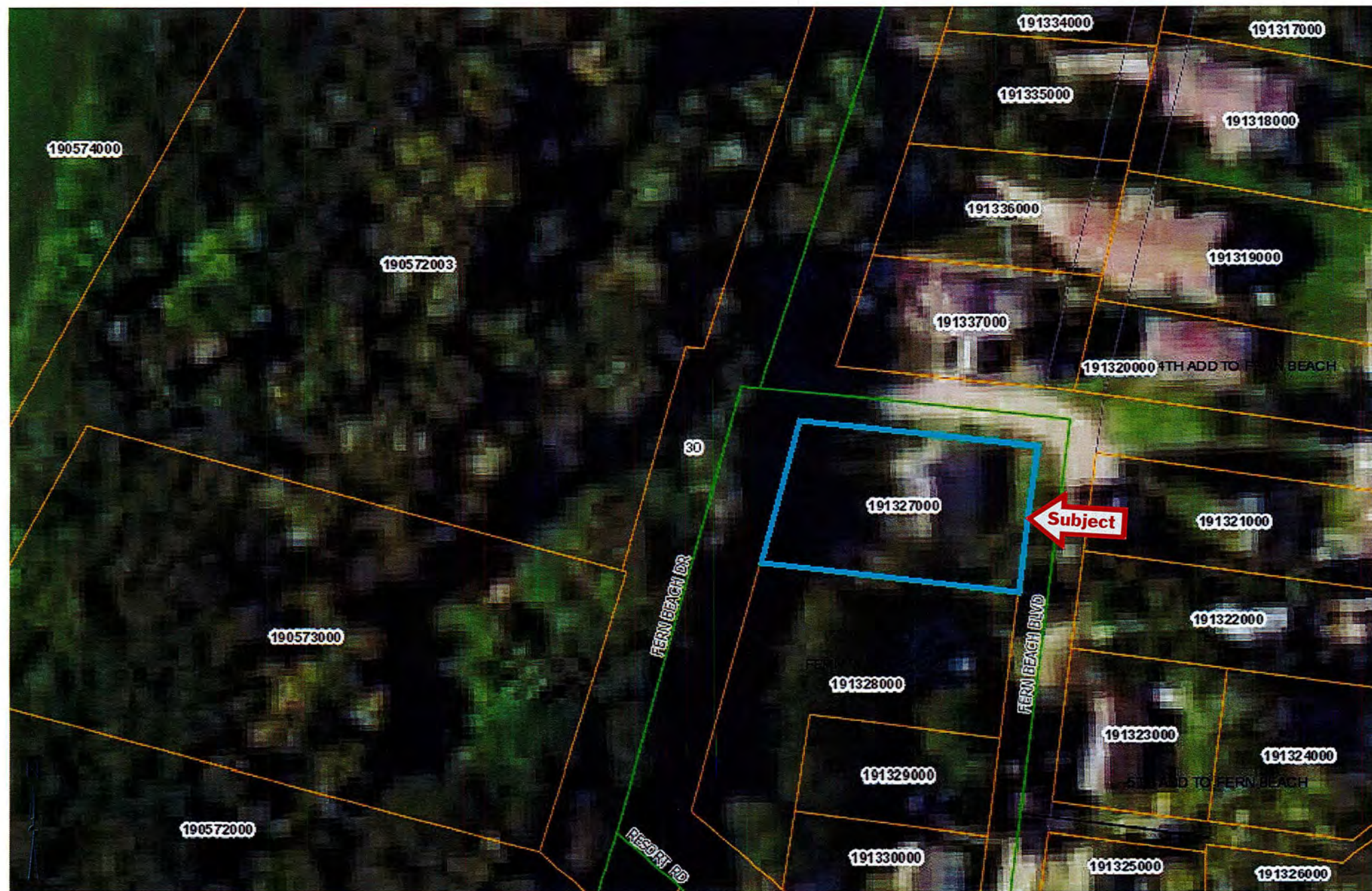
Tax Statements for the real property described in this instrument should be sent to include name and address of Grantee:

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Philip J. Sorensen, Attorney
410 W. Lake Shore Drive
Ashland, WI 54806

Charge Larry and Barbie Cooper
Paid ✓ 1675 Sherwood Village Circle
Numeric ✓ Placentia, CA 92670
Tract X
Grantor ✓
Grantee ✓
Compared X

Cooper



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.

1:1,128

Date: 3/13/2019

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

Becker County





**516 Main Street
Ogema, MN 5656**



FDIC
EQUAL HOUSING
LENDER

comdevbank.com

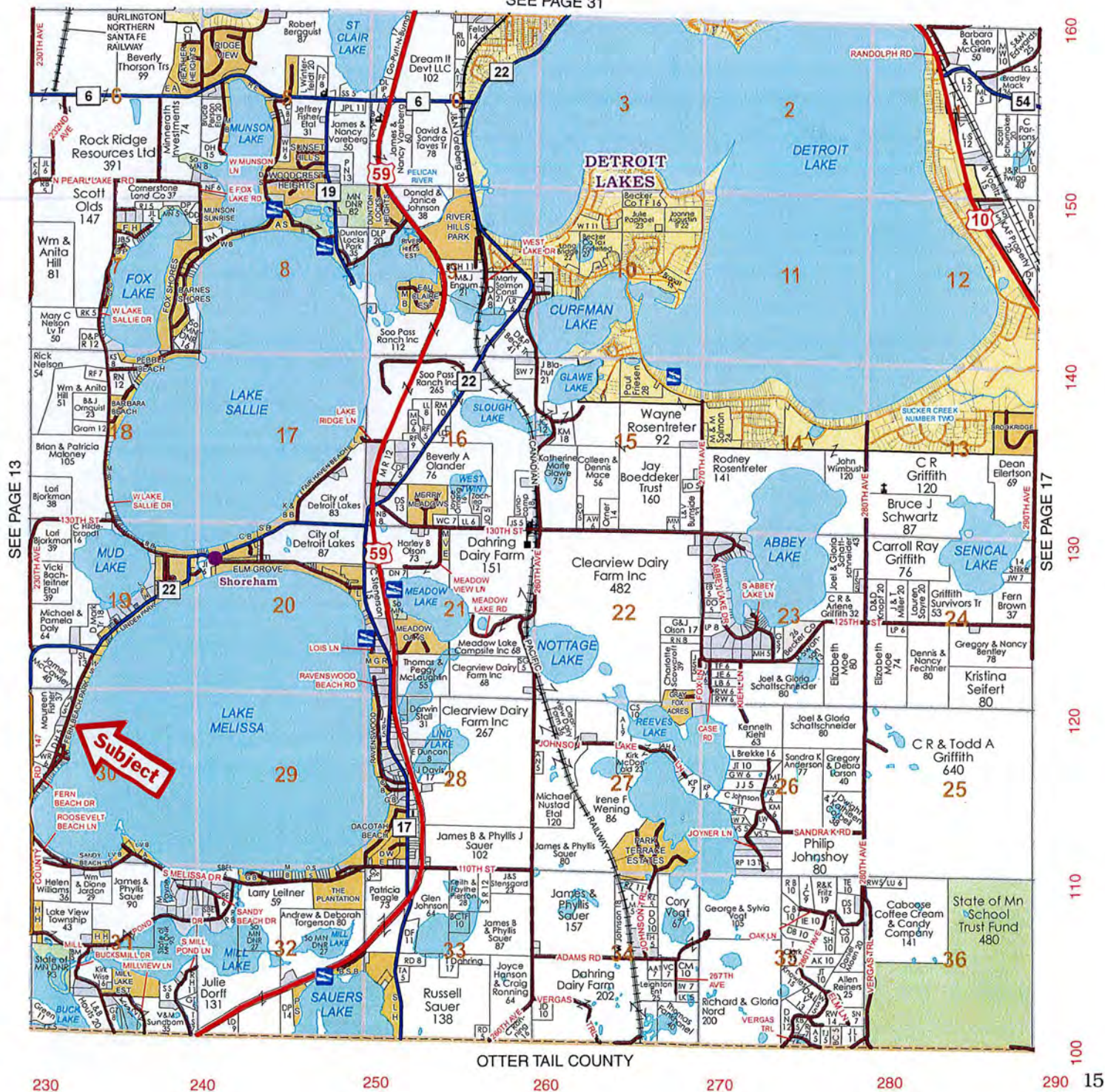


Lake View

Township 138N - Range 41W

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SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, May 9, 2019 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Jennifer Williams Project Location: 23619 Co Hwy 22, Detroit Lakes
6230 E. Huntress Dr
Paradise Valley, AZ 85253

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located at 37.5 feet from the Ordinary High Water Mark (OHW), deviating from the required setback of 75 (seventy-five) feet from the OHW on a General Development Lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 191456000

LINDEN PARK 138 41 Block 003

LOTS 1 AND 2 LESS PT LOT 2; BEG 360' NE OF NWLY COR LOT 8, TH S 91.95', SELY 100.18' TO LK, SWLY TO W LN LOT 3 & N TO BEG; Section 19, TWP 138, Range 41, Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

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, 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 day of Hearing, for possible rescheduling of the Hearing.



BECKER COUNTY PLANNING & ZONING

115 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

MAR 11 2019

ZONING

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Jennifer Last Name Williams
Mailing Address 6230 E Huntress Dr City, State, Zip Paradise Valley, AZ 85253
Phone Number 602-501-3769 Project Address: 23619 Co Hwy 22 Detroit Lakes
Parcel number(s) of property: 191456000 Sect - Twp - Range: 19-138-041
Township Name: Shoreham Legal Description: Linden Park 138 41
Block 003 Lots 1 and 2 less pt Lot 2

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request:

Proposed deck does not meet the 75' waterfront setback. The setback runs through the middle of the lake home

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 37.5 feet
☐ Lot Line Proposed Distance (setback) _____ feet
☐ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
%

Was the lot recorded prior to 1971? Yes No

Was the lot recorded between 1971 & 1992? Yes No

Was the lot recorded after 1992? Yes No

Will this be a new lot split? Yes (No)

What is the current square footage of the structure? 3286 SF (house)

What is the proposed addition square footage? 994 SF (deck)

What is the current height of the structure? _____

What is the proposed height of the structure? 1' high deck

Is there a basement to the structure? no

Will the proposed addition have a basement? no

Will the roofline of the existing structure be changed? no

Will the main structural framework of the structure be altered? no

What is the current percentage of lot coverage? 35.1 % (before remodel)

What is the proposed percentage of lot coverage? 27.3 % (after all landscaping)

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
Next door cottage also has a deck beyond the 75' setback
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
The deck will provide outdoor living space to enjoy the lake
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
The original cabin built in 1957 didn't take into account setbacks for today
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
All other properties along the beach have outdoor living spaces on the lake side

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Jennifer Williams

Date: 3-4-19

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____

Please Print or Type All Information

Parcel Number (s) 191456000 Property (E911) Address 23619 Co Hwy 22 Detroit Lakes **911 Address Needed Legal Description

RECEIVED
MAR 11 2019

Lake/River Name Melissa Lake/River Class GD Township Name Shoreham Section 19 TWP No. 138 Range 41 ZONING

Property Owner Last Name First Name Mailing Address Phone
Williams Jennifer 6230 E Huntress Dr. 602-501-3767
Contractor Name Lic # 38395 Paradise Valley AZ 85253

Proposed Project (Check those that apply)

☐ New Dwelling ☐ Addition to Dwelling ☐ Replacement Dwelling* ☐ Mobile/Manfac. Home
☐ Attached Garage ☐ Detached Garage ☐ Storage Structure ☐ Addition to Non-dwelling
☐ Stairway ☒ Deck ☐ Recreational Unit ☐ Water Oriented Structure
☐ Fence ☐ Other ☐ Non Conforming Replacement (identify) _____

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____

Onsite Sewage Treatment System

Type of System _____ Date of Installation 10-9-18 Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland(with in 1000ft) ☒ Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area 17,644 sq ft or _____ acres Water Frontage 95 ft Bluff () Yes (X) No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Example: Patio 10 x 12 120

DRIVEWAY			<u>House</u>		<u>3,330</u>
			<u>Shed</u>		<u>96</u>
			<u>Driveway</u>		<u>863</u>
			Total Impervious Material		<u>4,289</u>

Impervious Lot Coverage $\frac{4,289}{17,644} = 0.243$ x 100 = 24.3 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

(X) None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards

Project over 50 cubic yards require a silt fence or other means of stormwater management

X Laura Bowles laurab@hebronco.com
701-361-8512
Hebron Brick

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks

Cost of Project

() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft

\$ 9350Outside Dimension () Deck/Patio 5'4" ft x 16'8" ft () Addition to existing ____ ft x ____ ftSetback to Side Lot Lines 20' ft & Rear Lot Line 37.5 ftSetback to Road Right of Way 95' ft

Setback to Bluff _____

Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) 37.5

Elevation above OHW (straight vertical distance) _____

Setback to septic tank 90'

Setback to drainfield _____

Total No. Bedrooms _____

Maximum height proposed 1' # of Stories _____

Roof Change () Yes () No

Basement () Yes () No Walkout Basement () Yes () No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds

() Garage ____ ft by ____ ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ ft high () other ____ ft x ____ ft

Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft

Cost of Project

Setback to Side Lot Lines ____ ft & Rear Lot Line ____ ft

Setback to Road Right of Way ____ ft

\$ _____

Setback to Bluff _____

Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

Setback to Wetland _____

Is wetland protected () Yes () No

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Roof Change () Yes () No

Maximum height proposed _____ # of Stories _____

Bathroom proposed () Yes () No

Sleeping Quarters proposed () Yes () No

*Garages and storage sheds cannot contain amenities for independent human habitation

Characteristics of Proposed Water Oriented Structure*

Cost of Project \$ _____

() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension ____ ft by ____ ft

Sq ft _____

Setback to Side Lot Line ____ ft & ____ ft

Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Maximum height proposed _____

*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature

Date

3-11-19

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garages <input type="checkbox"/> Dwelling _____ ft by _____ ft <input type="checkbox"/> Attached Garage _____ ft x _____ ft		Cost of Project \$ <u>9350</u>
Outside Dimension <input checked="" type="checkbox"/> Deck/Patio <u>54'4" ft x 16'8" ft</u> <input type="checkbox"/> Addition to existing _____ ft x _____ ft		
Setback to Side Lot Lines <u>20'</u> ft & Rear Lot Line <u>37.5</u> ft	Setback to Road Right of Way <u>95'</u> ft	
Setback to Bluff _____	Type of road <u>Township</u> / Public / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) <u>37.5</u>	Elevation above OHW (straight vertical distance) _____	
Setback to septic tank <u>90'</u>	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed <u>1'</u> # of Stories _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Basement <input type="checkbox"/> Yes <input type="checkbox"/> No Walkout Basement <input type="checkbox"/> Yes <input type="checkbox"/> No	

RECEIVED
MAR 12 2019
ZONING

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds <input type="checkbox"/> Garage _____ ft by _____ ft <input type="checkbox"/> Storage Shed _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft long x _____ ft high <input type="checkbox"/> Other _____ ft x _____ ft		Cost of Project \$ _____
Outside Dimension <input type="checkbox"/> Addition to existing structure _____ ft x _____ ft <input type="checkbox"/> Fence _____ ft x _____ ft		
Setback to Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Township</u> / Public / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected <input type="checkbox"/> Yes <input type="checkbox"/> No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	Sleeping Quarters proposed <input type="checkbox"/> Yes <input type="checkbox"/> No	

*Garages and storage sheds cannot contain amenities for independent human habitation

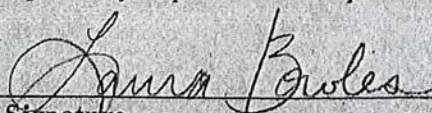
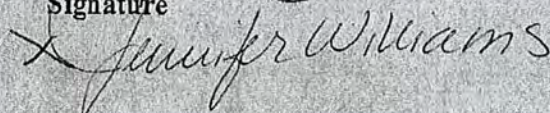
Characteristics of Proposed Water Oriented Structure* <input type="checkbox"/> Deck <input type="checkbox"/> Boathouse <input type="checkbox"/> Screen Porch <input type="checkbox"/> Gazebo <input type="checkbox"/> Storage Structure		Cost of Project \$ _____
Outside Dimension _____ ft by _____ ft	Sq ft _____	
Setback to Side Lot Line _____ ft & _____ ft	Setback to Bluff _____	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
 AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

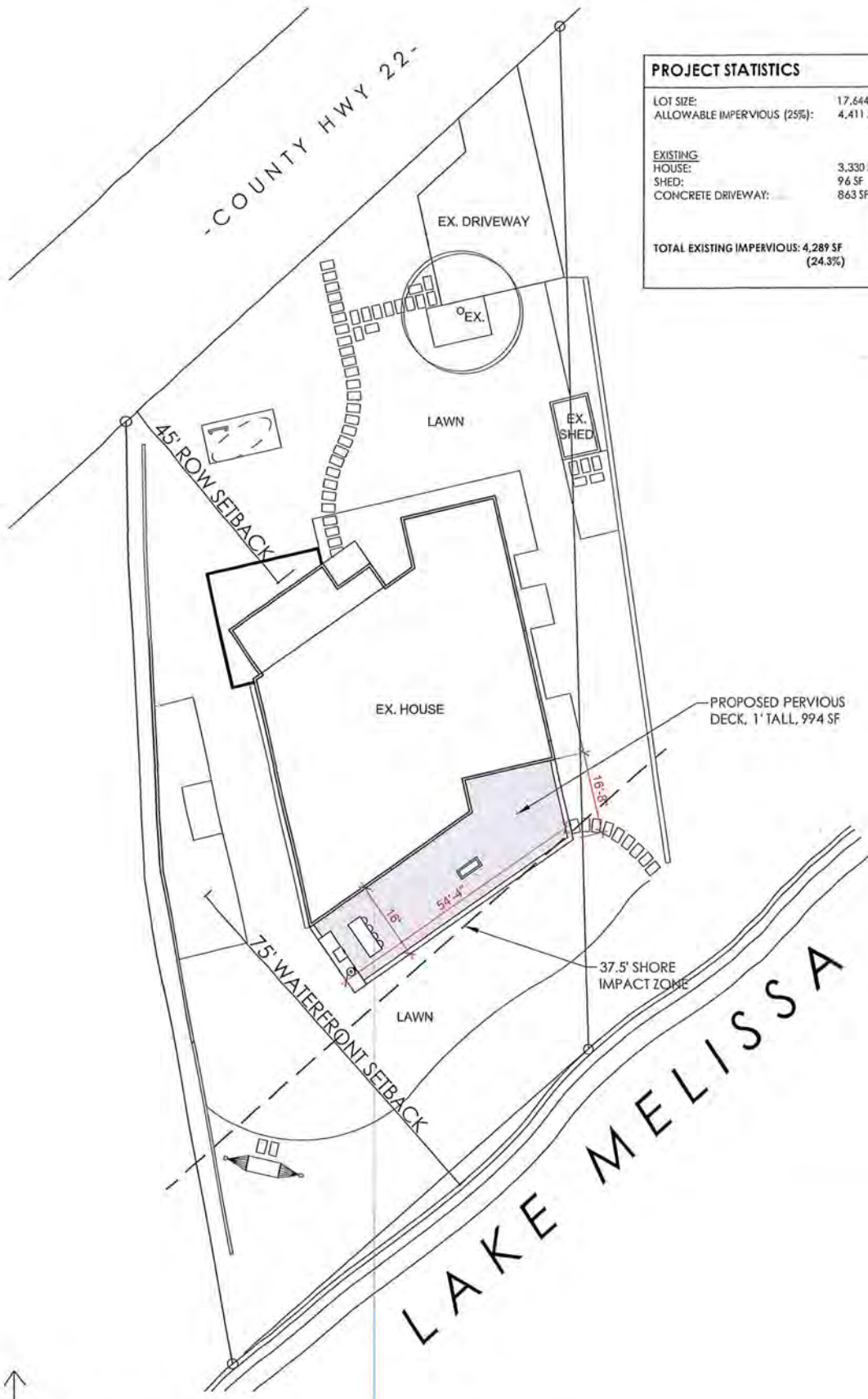
Signature

Date





3-11-19

3-11-19



PROJECT STATISTICS	
LOT SIZE:	17,644 SF
ALLOWABLE IMPERVIOUS (25%):	4,411 SF
EXISTING:	
HOUSE:	3,330 SF
SHED:	96 SF
CONCRETE DRIVEWAY:	863 SF
TOTAL EXISTING IMPERVIOUS: 4,289 SF (24.3%)	



 N

 SITE LAYOUT PLAN

 SCALE: 1" = 20'

HEBRON

LANDSCAPING

Phone: 701.232.0781

 2300 Main Ave

 Fargo, ND 58103

*** ATTENTION ***

 Any use, modification, or

 reproduction of the design is

 limited to Hebron Brick

 Supply unless otherwise

 noted. Any other use is a

 violation of the United States

 Federal Copyright Act.

WILLIAMS RESIDENCE

 DETROIT LAKES, MN

Date: 3.6.19

 Drawn by: HBDG

 Designed by: LB

 Notes:

L3

651021

CERTIFICATE OF REAL
ESTATE VALUE FILED #015663

No delinquent taxes and transfer entered

this 5th day of June 2018

Mary E. Hendrickson

Becker County Auditor/Treasurer

By _____ Deputy

19.1456.000

19.0370.002

19.0388.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 651021

June 5, 2018 at 9:38 AM

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

Patricia Swenson, County Recorder

By SKS _____ Deputy

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$2,541.00

eCRV No. 819122

Dated: June 1, 2018

FOR VALUABLE CONSIDERATION, Nan E. Carlisle, as Trustee of the Bruce M. Carlisle Revocable Living Trust under agreement dated April 8, 2016; and Nan E. Carlisle, as Trustee of the Nan E. Carlisle Revocable Living Trust under agreement dated April 8, 2016, Grantors, hereby convey and warrant to the Jennifer G. Williams 2012 GST Trust under agreement dated November 12, 2012, Grantee, real property in Becker County, Minnesota, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference, together with all hereditaments and appurtenances belonging thereto, and subject to all easements, restrictions, and reservations of record, if any.

Grantor certifies that there have been no changes in the wells upon the subject property since the last filed Well Disclosure Certificate.

BECKER COUNTY DEED TAX
AMT. PD. \$ 2,541.00
Receipt # 683760
Becker County Auditor/Treasurer

Nan E. Carlisle
Nan E. Carlisle, as Trustee of the
Bruce M. Carlisle Revocable Living
Trust under agreement dated
April 8, 2016

Nan E. Carlisle
Nan E. Carlisle, as Trustee of the
Nan E. Carlisle Revocable Living
Trust under agreement dated
April 8, 2016

CTS 180971 (8)

chg
paid
well

STATE OF MINNESOTA)

$$)SS$$

COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 1 day of June, 2018, by Nan E. Carlisle, as Trustee of the Bruce M. Carlisle Revocable Living Trust under agreement dated April 8, 2016; and Nan E. Carlisle, as Trustee of the Nan E. Carlisle Revocable Living Trust under agreement dated April 8, 2016, Grantors.



Handwritten signature: [Signature]

Notary Public

My commission expires: 1-31-23

THIS INSTRUMENT DRAFTED BY:

Brant R. Beeson

Beeson Law Office, P.A.

P. O. Box 70

Detroit Lakes, MN 56502-0070

(218) 844-5000

Send Tax Statements to:

Jennifer G. Williams, Trustee

2307 Centennial Rose Drive South

Fargo, ND 58104

Exhibit A

Lots 1 and 2, Block 3, Linden Park, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota; EXCEPT that part of said Lot 2, Block 3, Linden Park which lies West of the following described line:

Commencing at a found iron monument which designates the northwesterly corner of Lot 8, of said Block 3; thence North 47 degrees 36 minutes 06 seconds East 295.43 feet on an assumed bearing along the northwesterly line of said Block 3 to a found iron monument; thence continuing North 47 degrees 36 minutes 06 seconds East 64.57 feet along the northwesterly line of said Block 3 to an iron monument at the most northerly corner of said Lot 3, said point is the point of beginning of the line to be described; thence South 03 degrees 07 minutes 15 seconds East 91.95 feet to an iron monument; thence South 09 degrees 55 minutes 45 seconds East 76.18 feet to an iron monument; thence continuing South 09 degrees 55 minutes 45 seconds East 24 feet, more or less, to the water's edge of Lake Melissa and there terminating.

AND

That part of Government Lot 6 and that part of Government Lot 10 of Section 19, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the most easterly corner of Lot 2, Block One, of LINDEN PARK NORTH, said plat is on file and of record in the office of the Recorder of said County; thence South 55 degrees 50 minutes 00 seconds West 200.00 feet on an assumed bearing along the southeasterly line of said LINDEN PARK NORTH to a found iron monument at the most southerly corner of Lot 1, Block One of said LINDEN PARK NORTH; thence continuing South 55 degrees 50 minutes 00 seconds West 105.20 feet along the northwesterly line of LINDEN PARK, said plat is on file and of record in the office of the Recorder of said County to a found iron monument; thence South 52 degrees 35 minutes 12 seconds West 420.37 feet continuing along the northwesterly line of said LINDEN PARK to a found iron monument; thence South 48 degrees 19 minutes 13 seconds West 56.02 feet continuing along the northwesterly line of said LINDEN PARK to a found iron monument, said point is the point of beginning; thence continuing South 48 degrees 19 minutes 13 seconds West 145.66 feet along the northwesterly line of said LINDEN PARK to a found iron monument; thence North 41 degrees 15 minutes 29 seconds West 12.55 feet to a found iron monument; thence continuing North 41 degrees 15 minutes 29 seconds West 250.04 feet to a found iron monument; thence South 48 degrees 44 minutes 31 seconds West 40.00 feet to a found iron monument; thence North 41 degrees 15 minutes 19 seconds West 74.50 feet to a found iron monument; thence continuing North 41 degrees 15 minutes 19 seconds West 72.92 feet to a found iron monument; thence continuing North 41 degrees 15 minutes 19 seconds West 45 feet, more or less, to the water's edge of Mud Lake; thence northeasterly along the water's edge of said Mud Lake to the intersection with a line which bears North 36 degrees 49 minutes 06 seconds West from the point of beginning; thence South 36 degrees 49 minutes 06 seconds East 35 feet, more or less, to a found iron monument; thence continuing South 36 degrees 49 minutes 06 seconds East 178.50 feet to a found iron monument; thence continuing South 36 degrees 49 minutes 06 seconds East 200.00 feet to the point of beginning.

AND

That part of Government Lot 6 of Section 19, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the most easterly corner of Lot 2, Block One of Linden Park North, said plat is on file and of record in the office of the Recorder of said County; thence South 55 degrees 50 minutes 00 seconds West 200.00 feet on an assumed bearing along the southeasterly line of said LINDEN PARK NORTH to a found iron monument at the most southerly corner of Lot 1, Block One of said LINDEN PARK NORTH, thence continuing South 55 degrees 50 minutes 00 seconds West 105.20 feet along the northwesterly line of LINDEN PARK, said plat is on file and of record in the office of the Recorder of said County to a found iron monument; thence South 52 degrees 35 minutes 12 seconds West 420.37 feet continuing along the northwesterly line of said LINDEN PARK to a found iron monument; thence South 48 degrees 19 minutes 13 seconds West 201.68 feet continuing along the northwesterly line of said LINDEN PARK to a found iron monument, said point is the point of beginning; thence continuing South 48 degrees 19 minutes 13 seconds West 39.99 feet along the northwesterly line of said LINDEN PARK to a found iron monument; thence North 41 degrees 15 minutes 39 seconds West 12.35 feet to a found iron monument; thence continuing North 41 degrees 15 minutes 39 seconds West 250.53 feet to a found iron monument; thence North 48 degrees 44 minutes 31 seconds East 40.00 feet to a found iron monument; thence South 41 degrees 15 minutes 29 seconds East 250.04 feet to a found iron monument; thence continuing South 41 degrees 15 minutes 29 seconds East 12.55 feet to the point of beginning.



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

Date: 2/27/2019

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

Becker County



Your Community Full Service Bank

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FDIC  **EQUAL HOUSING LENDER**

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

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Ag Loans • Commercial Loans
Home Finance**

comdevbank.com



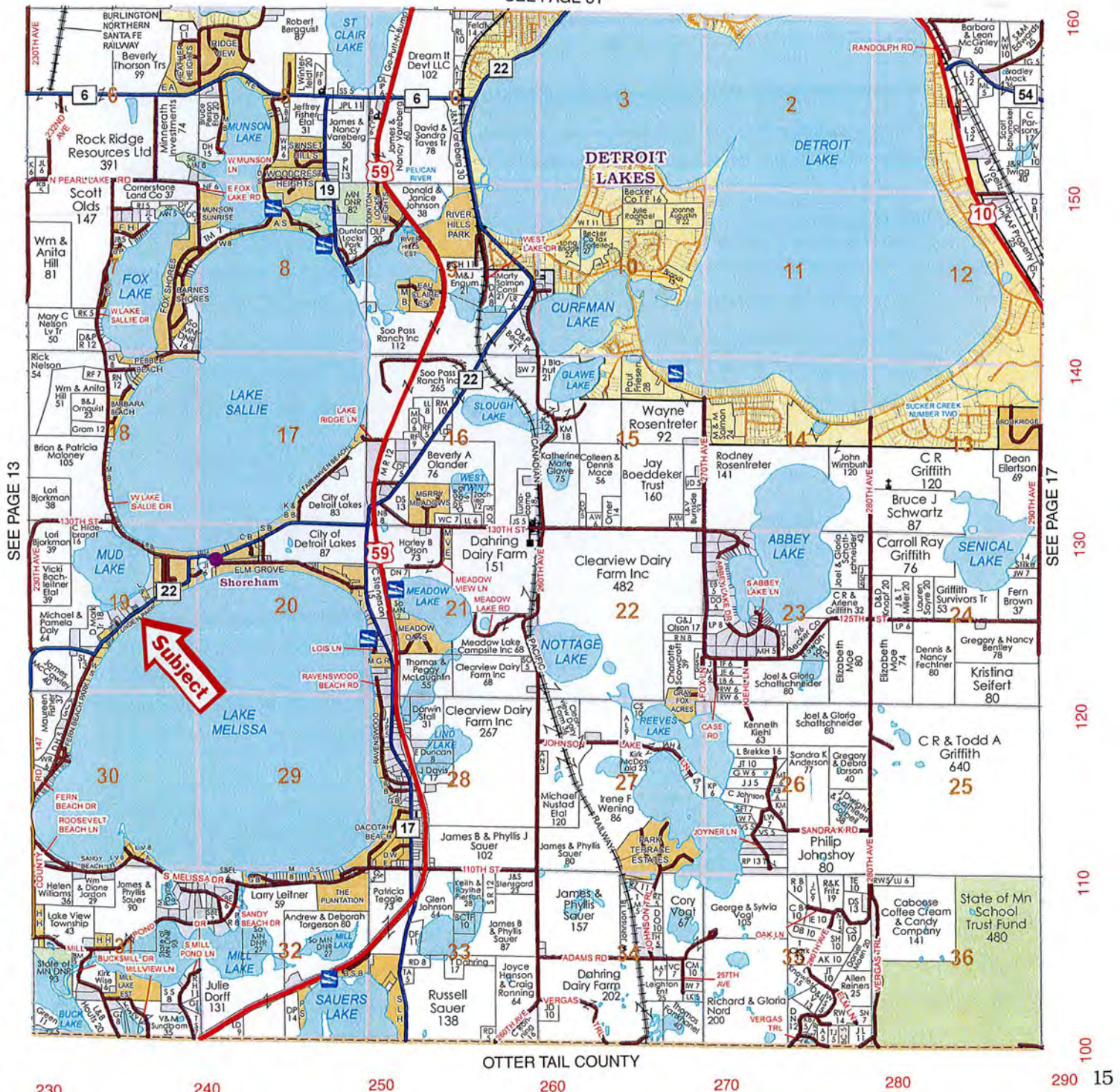
FDIC
EQUAL HOUSING
LENDER

A 5x5 grid with 1 square shaded red.

Township 138N - Range 41W

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SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, May 9, 2019 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Troy Goering
21035 Co 22
Detroit Lakes, MN 56501

Project Location: 20584 Co Hwy 22, Detroit Lakes Mn

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a bunkhouse, to be located at fifty (50) feet from the Ordinary High Water (OHW) of Maud Lake, and twenty (20) feet from the Right of Way (ROW), deviating from the required setback of one hundred (100) feet from the OHW on a Recreational Development Lake and deviating from the required setback of forty-five (45) feet from the ROW, for a structure on a county road, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 170311000 Maud

PT LOTS 2 & 3 BEG AT SE COR L5 NEWPORT BCH TH SW 84.89', SW 25' TO POB; SW 95.03', SW 155.43', NE 148' TO LK, ELY AL LK TO PT 25' W OF WLY LN LOT 5 NEWPORT BCH, SE 88.17' TO BEG; Section 27, TWP 138, Range 42, Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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, 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 day of Hearing, for possible rescheduling of the Hearing.**



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Troy & Jennifer Last Name Goering
Mailing Address 21035 CO Hwy 22 City, State, Zip Detroit Lakes, MN 56501
Phone Number 701-799-2074 Troy Project Address: 20584 CO Hwy 22
849-4834 Joyce DE MN
Parcel number(s) of property: 17.0311.000 Sect - Twp - Range: 27-138-42
Township Name: Lake Eunice Legal Description: Pt Lots 2 & 3 Beg at SE
Cor L5 Newport Beach th SW 84.89', SW 25' to POB ... see Attached.

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request:

Request a variance to construct a bunk house to be located at
50' from the OHW of Maud Lake, and 20' from the ROW,
deviating from the required setback of 100' from the OHW on
a Recreational Development Lake and deviating from the required
setback of 45' from the ROW for a structure on a County Road.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 50' feet
☐ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 20' feet
Type of Road [] Township ☒ County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
%

Was the lot recorded prior to 1971?

☒ Yes

☐ No

Was the lot recorded between 1971 & 1992?

☐ Yes

☒ No

Was the lot recorded after 1992?

☐ Yes

☒ No

Will this be a new lot split?

☐ Yes

☒ No

What is the current square footage of the structure?

What is the proposed addition square footage?

728 SF

What is the current height of the structure?

What is the proposed height of the structure?

16'

Is there a basement to the structure?

NO

Will the proposed addition have a basement?

NO

Will the roofline of the existing structure be changed?

Will the main structural framework of the structure be altered?

What is the current percentage of lot coverage?

19%

What is the proposed percentage of lot coverage?

25%



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
yes, due to the fact that this is a narrow lot from lake to road. Can't build onto the side of garage due to the 1200 SF Maximum rule of a detached garage.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
Proposed structure is in similar compliance to surrounding structures along this stretch of CO Hwy 22.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
Need more space for family, and would like to have the bunk house somewhat in line with the existing garage and house, also keeping the width of all three structures uniform at 28' wide.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
yes, the lot is not sufficient in depth to be able to meet the required setbacks from OTW or ROW and the proposal is a bunkhouse, not a garage, so there will be no backing up of vehicles onto the road.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
yes, definately, most all of the properties along this stretch of CO Hwy 22 have built very close to the road. This is a residential neighborhood and this would remain the same.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature:  Date: 4-7-19

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator

Authorized Agent Form

1. Form must be legible and completed in ink.

2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Troy & Jennifer Goering hereby authorize Joyce Holm to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

☒ permit application (write in permit "type" – e.g. site, septic, etc.): site

☐ plat application: _____

☐ conditional use application: _____

☒ variance application: _____

☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 17.0311.000 Physical Site Address: 20584 Co Hwy 22 D.L.

Legal Description: PT LOTS 2 & 3 ...

Section: 27 Township: 138 Range: 42 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 13600 E Pearl Lake Rd D.L. MN 56501
Street City State Zip Code

Agent phone #(s): 218-849-4834 Agent fax #: _____

Agent email address: joyceholm@hotmail.com

Troy Goering
Property Owner(s) Signature(s)

4-7-19
Date

State of Minnesota
County of Becker

On this _____ day of _____ before me personally appeared _____

to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged

that _____ executed the same as _____ free act and deed.

(Notary Stamp)

Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____

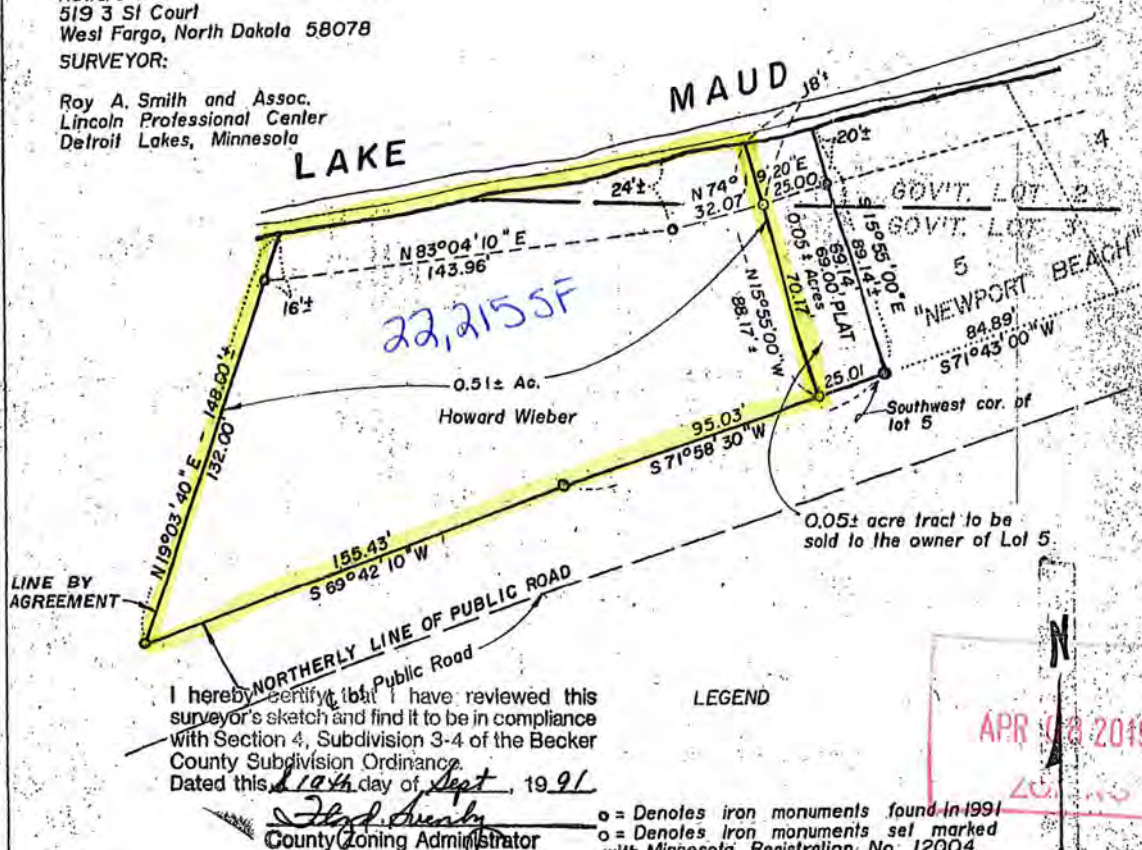
383191

PLAT OF SURVEY
IN GOVERNMENT LOTS 2 AND 3 OF SECTION 27,
TOWNSHIP 138 NORTH, RANGE 42 WEST
BECKER COUNTY, MINNESOTA

OWNER OF 0.05± ACRE

Howard Wieber
519 3 St Court
West Fargo, North Dakota 58078
SURVEYOR:

Roy A. Smith and Assoc.
Lincoln Professional Center
Detroit Lakes, Minnesota



Land description:

That part of Government Lots 2 and 3 of Section 27, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 5, "Newport Beach" plat of which is on file or of record in the Office of the Register of Deeds of said Becker County; thence South 71 degrees 43 minutes 00 seconds West 84.89 feet along the southerly line of said Lot 5 to the Southwest corner of said Lot 5, which is also the point of beginning; thence South 71 degrees 58 minutes 30 seconds West 120.04 feet along the northerly line of a Public Road; thence South 69 degrees 42 minutes 10 seconds West 155.43 feet continuing along the northerly line of said Public Road; thence North 19 degrees 03 minutes 40 seconds East 148.00 feet, more or less, to the waters edge of Lake Maud; thence easterly along the waters edge of said Lake Maud to the westerly line of said Lot 5; thence South 15 degrees 55 minutes 00 seconds East 89.14 feet, more or less, along the westerly line of Lot 5 to the point of beginning. Contains 0.56 acre, more or less.

Certification for 0.05± acre tract

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

Date: August 09, 1991 Reg. No. 12004

Certification for 0.56± acre tract

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

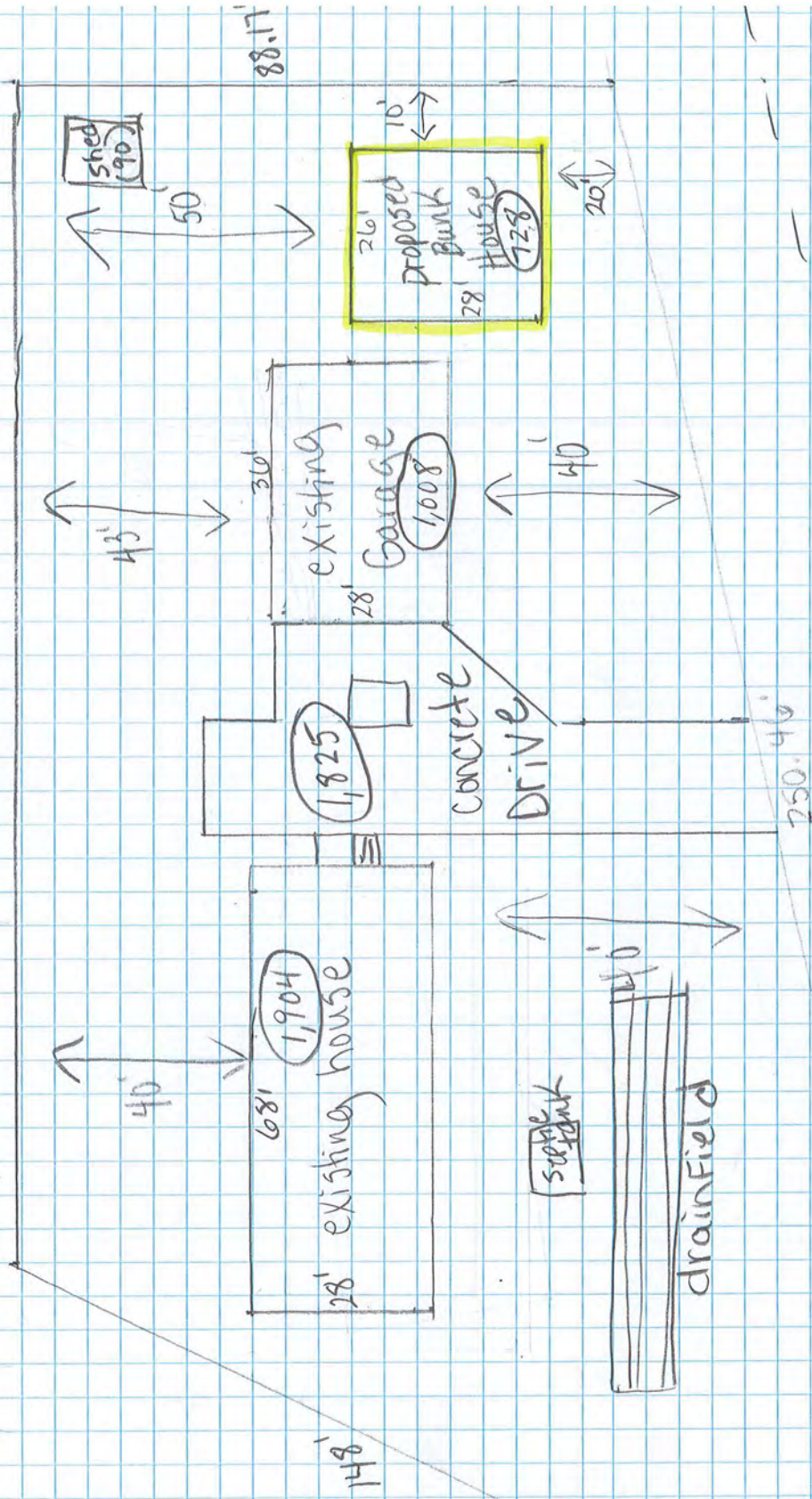
Date: 11/06/70 Reg. No. 7203

Charge
Paid ✓
Numerical ✓
Tract ✓
Grantor ✓
Grantee ✓
Compared ✓

T1705-12R

Lake Maud

176 FF



CO. Hwy 22



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
Date: _____

Please Print or Type All Information

Parcel Number (s) 17.0311.000 Property (E911) Address 20584 CO Hwy 22 Detroit Lakes, MN 56501 Legal Description PT Lots 2 & 3 ...

Lake/River Name Maud Lake/River Class RD Township Name Lake Eunice Section 27 TWP No. 138 Range 42

Property Owner Last Name First Name Mailing Address Phone 701-799-2074 Troy
Goering, Troy & Jennifer 21035 CO Hwy 22
Contractor Name Lic # Ryan Hegdal construction 849-4834 Joyce

Proposed Project (Check those that apply)

☐ New Dwelling ☐ Addition to Dwelling ☐ Replacement Dwelling* ☐ Mobile/Manfac. Home
☐ Attached Garage ☐ Detached Garage ☐ Storage Structure ☐ Addition to Non-dwelling
☐ Stairway ☐ Deck ☐ Recreational Unit ☐ Water Oriented Structure
☐ Fence ☒ Other Bunkhouse ☐ Non Conforming Replacement (identify) _____
*Existing Dwelling to be removed prior to _____

RECEIVED
APR 08 2019
ZONING

Onsite Water Supply ☒ Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System Tank & drainfield Date of Installation 5-10-14 Last Date Certified 2014
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ☒ Riparian () Non Riparian Non Shoreland _____

Lot Area 22,215 sq ft or .51 acres Water Frontage 176 ft Bluff () Yes (X) No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. INCLUDE PROPOSED STRUCTURES IN CALCULATION.

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Ex: Patio	10 x 12	120
DRIVEWAY concrete		1,825
House	28 x 68	1,904
Garage	28 x 36	1,008

shed	9 x 10	90
Proposed Bunkhouse	28 x 26	728
Total Impervious Material		5,555

Impervious Lot Coverage $\frac{5,555}{22,215} \times 100 = 25\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less (X) 11-50 cubic yards () over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
Bunkhouse () Dwelling <u>28</u> ft by <u>26</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>38,000</u>
Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Line <u>10'</u> ft & Rear Lot Line _____ ft	Setback to Road Right of Way <u>20'</u> ft	<u>Fee</u> <u>\$174</u>
Setback to Bluff _____	Type of road <u>County</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>50'</u>	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>+20</u>	Setback to drainfield <u>+20</u>	
Total No. Bedrooms <u>2</u>	Maximum height proposed <u>16'</u> # of Stories <u>1</u>	
Roof Change () Yes () No	Basement () Yes <u>(X) No</u> Walkout Basement () Yes <u>(X) No</u>	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () Other _____ ft x _____ ft		
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Lot Line _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

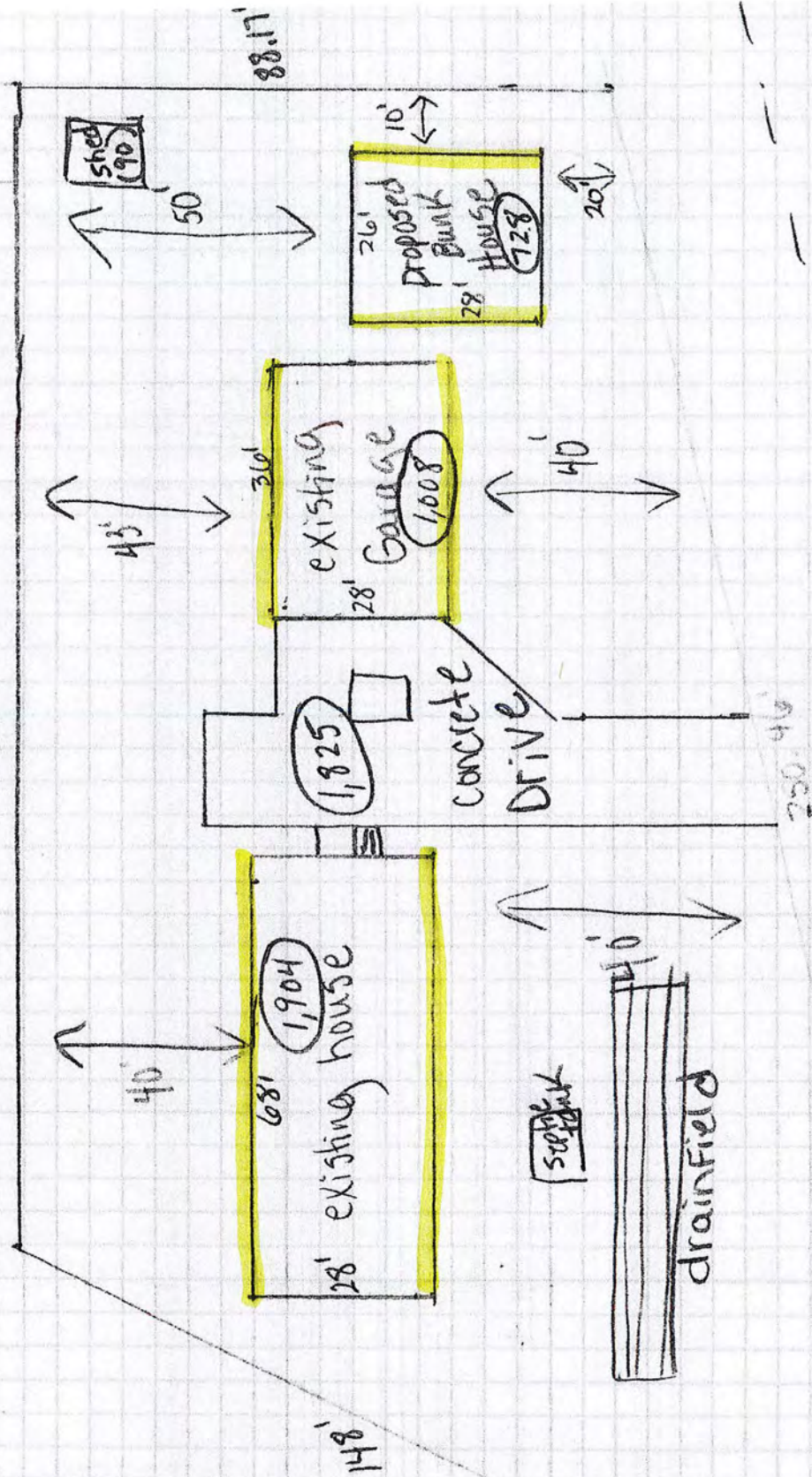
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

[Signature]
Signature

4-7-19
Date

Lake Maud

176 FF



CO. Hwy 22

Date owner notified of application outcome: _____

PARCEL	
APP	Mitigation
YEAR	
SCANNED	

Mitigation Worksheet

Applicant: Troy & Jennifer Goering Parcel #: 17.0311.000

Legal Description: PT Lots 2 & 3 in sec 27 - Twp 138 Range 42...

Lake Name: Maud Lake Classification: RD

Property Dimensions:

Roadside Width: 250.46' Depth Side 1: 88.17'
Lakeside Width: 176' Depth Side 2: 148'

Total Lot Area: 22,215 Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100
Proposed Setback: -- 50
Difference: = 50 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____
Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: 50

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: 50

PARCEL	
APP	Mitigation
YEAR	

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 25 %

Threshold Coverage: - 15 %

Difference: = (10) x (5) = 50 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = Credit Units Gained _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Rain gutters/downspouts on house, garage + Backhouse 3,640sf Credit Units Gained 104

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 104

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. [Signature] Owner(s) 4-17-19 Date

CERTIFICATE OF REAL
ESTATE VALUE FILED 15726

No delinquent taxes and transfer
entered June 21, 2018

Mary E. Hendrickson
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 17.0311.000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 651416

June 21, 2018 at 8:38 AM

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

Patricia Swenson, County Recorder

By JD Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 1,643.40
Receipt # 685077
Becker County Auditor/Treasurer

Deed Tax Due: \$1,643.40

eCRV: 827070

TRUSTEE'S DEED

chg _____
paid x _____
well _____

This Indenture effective the 20th day of June, 2018 from Grantor to Grantee:

1. **Definitions.** For the purpose of this Indenture:

- a. "Grantor" shall mean Roxanne Jahn, as trustee of the Roxanne Jahn Revocable Living Trust dated May 23, 2012, and any amendments thereto, whose mailing address is 20584 County Highway 22, Detroit Lakes, Minnesota 56501.
- b. "Grantee" shall mean Troy Goering and Jennifer Goering, as joint tenants, whose mailing address is 21035 County Highway 22, Detroit Lakes, Minnesota 56501.
- c. "Indenture" shall mean this Trustee's Deed between Grantor and Grantee.
- d. "Property" shall mean any and all interest in and to the following described real estate, together with all improvements, hereditaments and appurtenances, located in the County of Becker, State of Minnesota:

That part of Government Lots Two (2) and Three (3) of Section Twenty-seven (27), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West, Becker County, Minnesota, described as follows: Commencing at the Southeast corner of Lot Five (5), "Newport Beach", plat of which is on file or of record in the office of the County Recorder of said Becker County; thence South 71°43'00" West 84.89 feet along the Southerly line of said

1685mm

Lot Five (5) to the Southwest corner of said Lot Five (5) which is also the point of beginning; thence South 71°58'30" West 120.04 feet along the Northerly line of a Public Road; thence South 69°42'10" West 155.43 feet continuing along the Northerly line of said Public Road; thence North 19°03'40" East 148.00 feet, more or less, to the water's edge of Lake Maud; thence Easterly along the water's edge of said Lake Maud to the Westerly line of said Lot Five (5); thence South 15°55'00" East 89.14 feet, more or less, along the Westerly line of Lot Five (5) to the point of beginning.

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

2. **Authority.** Roxanne Jahn is the duly appointed and acting trustee under the Roxanne Jahn Revocable Living Trust dated May 23, 2012, and any amendments thereto.

3. **Consideration and Conveyance.** For a valuable consideration, the receipt which is hereby acknowledged, Grantor hereby conveys and transfers all of the right, title, and interest in and to the Property to Grantee.

4. **Warranty of Title.** Grantor, for itself, its successors and assigns hereby covenants with Grantee that Grantor is well seized in fee of the Property and has good right to sell and convey the Property in the manner and form set forth in this Indenture.

5. **Warranty of Encumbrances.** Grantor, for itself, its successors and assigns does covenant with Grantee that the Property is free from all liens and encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to by the County Treasurer for collection, easements and restrictions of record.

6. **Warranty of Quiet Possession.** Grantor, for itself, its successors and assigns does warrant, and will defend, the quiet and peaceful possession of the Property by the Grantee against all persons lawfully claiming or to claim the whole or any part of the Property.

7. **Minnesota State Deed Tax.** Minnesota State Deed Tax shall be due in the amount of One Thousand Six Hundred Forty-Three and 40/100 (\$1,643.40) Dollars.

8. **Well Disclosure Statement.** Check box if applicable:

☐ The Grantor certifies that the Grantor does not know of any wells on the described Property.

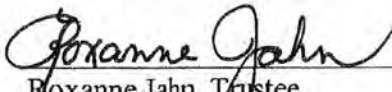
☐ A well disclosure certificate accompanies this document or has been electronically filed. WDC number: _____.

☒ The Grantor is familiar with the Property described in this instrument and certifies that the status and number of wells on the

described real property have not been changed since the last previously filed well disclosure certificate.

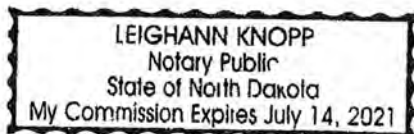
9. **Benefit.** This Indenture shall benefit, and shall be binding upon, the parties and their respective successors in interest.

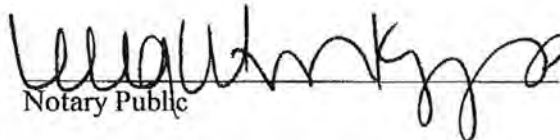
ROXANNE JAHN REVOCABLE
LIVING TRUST, GRANTOR


Roxanne Jahn, Trustee

STATE OF North Dakota)
COUNTY OF CASS) ss:

On this 20th day of June, 2018, before me, a Notary Public within and for said County, personally appeared Roxanne Jahn, trustee of the Roxanne Jahn Revocable Living Trust dated May 23, 2012, and any amendments thereto, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her free act and deed.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Kristen Traiser
GRAY PLANT MOOTY
474 45th Street South
Fargo, North Dakota 58103

REAL ESTATE TAX STATEMENTS TO

Troy and Jennifer Goering
21035 Cty Hwy 22
Detroit Lakes, MN 56501

612142

**Variance ON this
property IN 2013**

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 612142

October 18, 2013 at 12:16 PM

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

Darlene Maneval, County Recorder

By SKS Deputy

17.0311.000

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Roxanne Jahn Revocable Living Trust
REQUEST: Request a Variance to construct a dwelling 40 ft
From OHW and 40 ft from ROW and garage 43 ft from
OHW and 40 ft from ROW

ORDER OF VARIANCE
OR
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 10th day
of October, 20 13, on a Petition for a Variance pursuant to the Becker County Zoning
Ordinance, for the following described property:

Tax ID Number: 17.0311.000; Complete Legal Description on Attachment A.


VARIANCE REQUESTED: Request a Variance to construct a dwelling forty (40) feet from the
ordinary high water mark of the and forty (40) feet from the County Road right of way and
construct a garage forty three (43) feet from the ordinary high water mark of the lake and forty
(40) feet from the County Road right of way instead of the required one hundred (100) feet from
the ordinary high water mark of the lake and forty five (45) feet from the County Road right of
way.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

A **Variance has been GRANTED** to construct a dwelling to be forty (40) feet from the
OHW & forty (40) feet from a Co ROW and construct a garage forty-three (43) feet from the
OHW & forty (40) feet from a Co ROW based on the fact that the lot is substandard in size with
the stipulation that the boat ramp, retaining walls adjacent to boat ramp and concrete patio be
removed and the area restored to control run off to the lake.

The Variance shall become null and void on October 10, 2015 if a site permit has not been
obtained and construction began.

DATED THIS 10th DAY OF October, 2013


Jim Bruflo, Chairman, Board of Adjustment

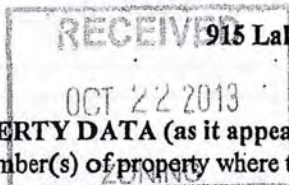
STATE OF MINNESOTA)

) SS

BECKER COUNTY OFFICE
OF

Onsite Septic System Application

APP	SEPTIC
YEAR	
SCANNED	
LAKE	



Becker County Planning & Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone (218)-846-7314; Fax (218)-846-7266



1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 170311000

Is this a split of an existing property? Yes ☐ No ☒

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 27 Township 138 Range 42 Township Name Lake Anne

Lake Name Mand Lake Classification

Legal Description: Pt lot 2 + 3 Reg at SE cor L15 Newport Beach etc.

Project Address: 20584 Co Hwy 22 Detroit Lakes

2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Howard B. II Owner's Last Name Wieber Sohn

Mailing Address 823 Chatanga Blvd City, State, Zip Valley City ND 58072

Phone Number

3. DESIGNER/INSTALLER INFORMATION

Designer Name Rick Ronner Company Name Ronner Ex. LLC License # 2567

Address 14286 Co Hwy 11 Phone Number 439-3514

Installer Name Same Company Name License #

Address Phone Number

4. SYSTEM DESIGN INFORMATION

System Status

What will new system serve? Check one

- ☐ Vacant Lot-No existing system-new structure
☒ Replacement - structure removed and being rebuilt
☐ Failing -Replacement- cesspool/seepage pit or other
☐ Enlargement of system-Undersized
☐ Repairs Needed to existing
☐ Additional system on property

- ☒ Dwelling
☐ Resort/Commercial
☐ Commercial (Non-resort)
☐ Other - explain below

9-9-13 Date of site evaluation

Design Flow 450 Gallons Per Day
Number of Bedrooms 3
Garbage Disposal Yes ☒ No
Dishwasher Yes ☐ No
Lift station in House Yes ☐ No
Grinder pump in House Yes ☐ No

Well Depth 50' +
Depth of other wells within 100 ft of system

Original Soil ☒ Compacted Soil
Type of Soil Observation
Pit Probe ☒ Boring
Depth to Restricting Layer 2'
Maximum Depth of System 48"

Size of All Tanks to be installed
1500 gal Single Compartment Septic Tank 625 gal Separate Lift Station
 gal Compartmented Tank gal Holding Tank
 Pit Privy Existing Tank to be used

Existing tank w/new Additional Tank
 Existing tank w/new Lift Station
 Holding Tank with Privy

Total Number of tanks to be installed in this system 2 (This # will be reported to MPCA at end of year.)

mailed COC 5-19-14

PARCEL	
APP	SEPTIC
YEAR	

***** FOR OFFICE USE ONLY *****

Application Approved by: Heidi Mollz Date: 10-24-13
 Amount Paid 150⁰⁰ Receipt Number 135914 Permit Number 348406
 NOTES: _____

INSPECTION REPORT

Home Information

Does the structure contain any of the following elements?

Garbage disposer Yes No Dishwasher Yes No
 Grinder pump Yes No Lift pump in basement Yes No
 Effluent screen installed? Yes No Effluent screen manufacturer _____
 Alarm required? Yes No Alarm Type Indoor Alarm manufacturer _____
 Lift pump in system? Yes No Pump manufacturer _____
 Number of bedrooms 3

Component Information

Tank size 1500 2/c + 625 1/2 Tank manufacturer Brown
 Drainfield size 429 sq. ft. Medium manufacturer 6 1/2 x 66' Rock Bed
 Drainfield medium _____
 Drainfield medium size/depth _____

Soil Verification

Vertical separation verified for Boring #1 on _____ Depth +3'
 Vertical separation verified for Boring #2 on _____ Depth _____
 Vertical separation verified for Boring #3 on _____ Depth _____

As built attached

Setback Verification

	TANK	DRAINFIELD
Distance to Well	<u>+50'</u>	<u>60'</u>
Distance to Building	<u>10'</u>	<u>20'</u>
Distance to Property Line	<u>+10'</u>	<u>-10'</u>
Distance to OHW of Lake	<u>80'</u>	<u>100'</u>
Distance to Pressure Line	<u>+30'</u>	<u>+10'</u>
Distance to Wetland/Protected Water	<u>-</u>	<u>-</u>

papers for County RD,

Date System Installed 5/10/14 Installer R. Renner & Co Inspector Linda Still

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied

(X) Certificate Is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.
 With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Linda Still Title ITS inspection Date 5/10/14

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

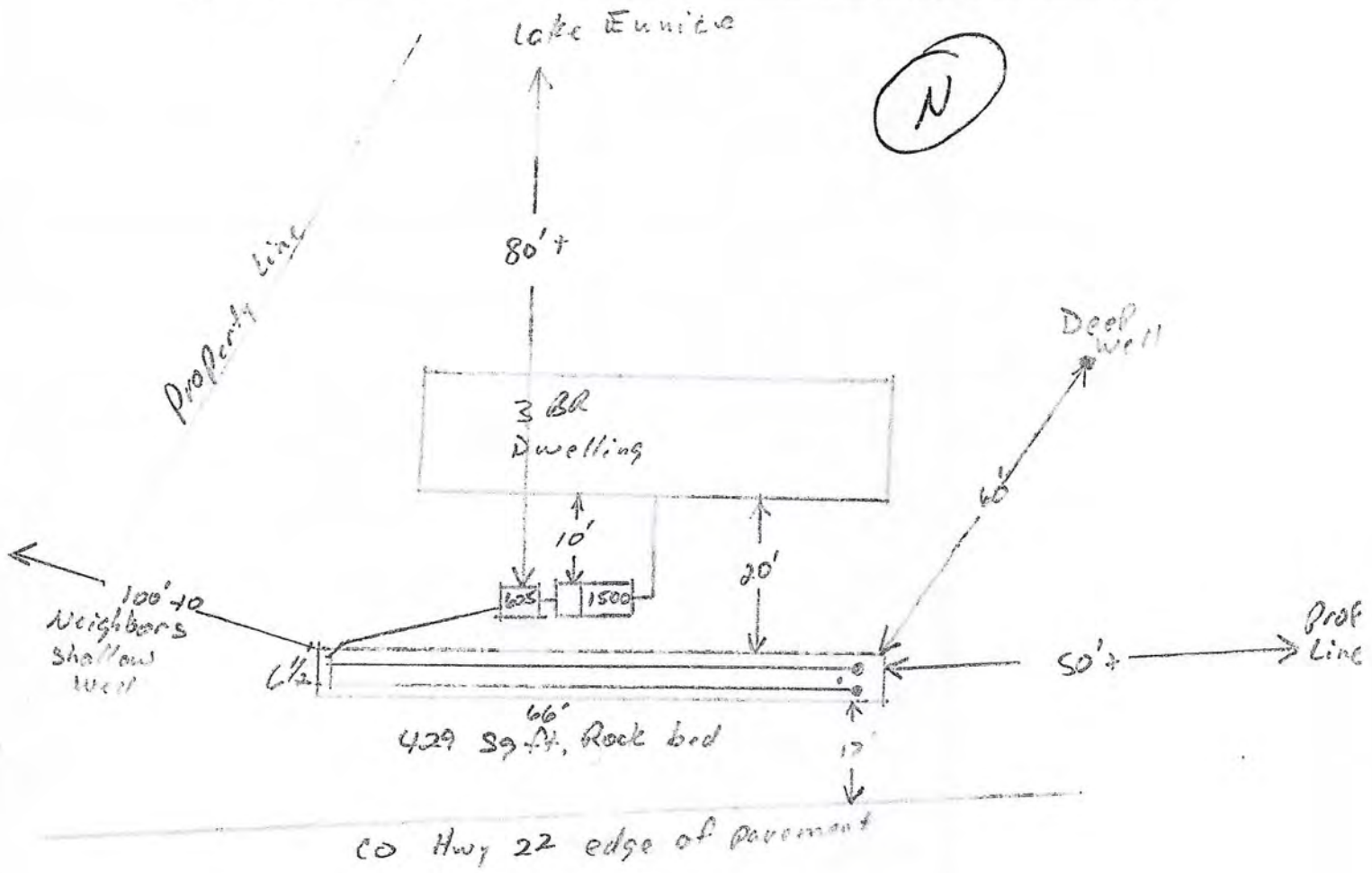
170311000

20584 CO Hwy 22

As Built 5-10-14

Renner Exc. LLC. 2567

Rock Renner



Becker County Right-of-Way Encroachment

The Becker County Highway Department hereby grants permission to:

NAME:

Bill John

ADDRESS:

20584 Co Hwy 22 Det, LKS

LOCATION
DESCRIPTION:

_____ Place drainfield up to the county road right-of-way

OR

X To extend the drainfield for the septic no more than 3 feet
into the County right-of-way.

The Becker County Highway Department will not be liable for any damages to
said septic system due to road construction.

PERMIT NUMBER: _____

SIGNATURES:

Landowner:

Gloranne John

Date: 10-19-13

County Highway Dept:

Brian Stefani

Date: 10/15/13



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.

1:2,817	Date: 4/9/2019
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County





AM 1340
93.1 FM
"The Station You Can Count On"

Leighton

broadcasting



The Lakes Hit Music



A Marketing Company

"Serve, Connect and Celebrate
Our Community"

1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624

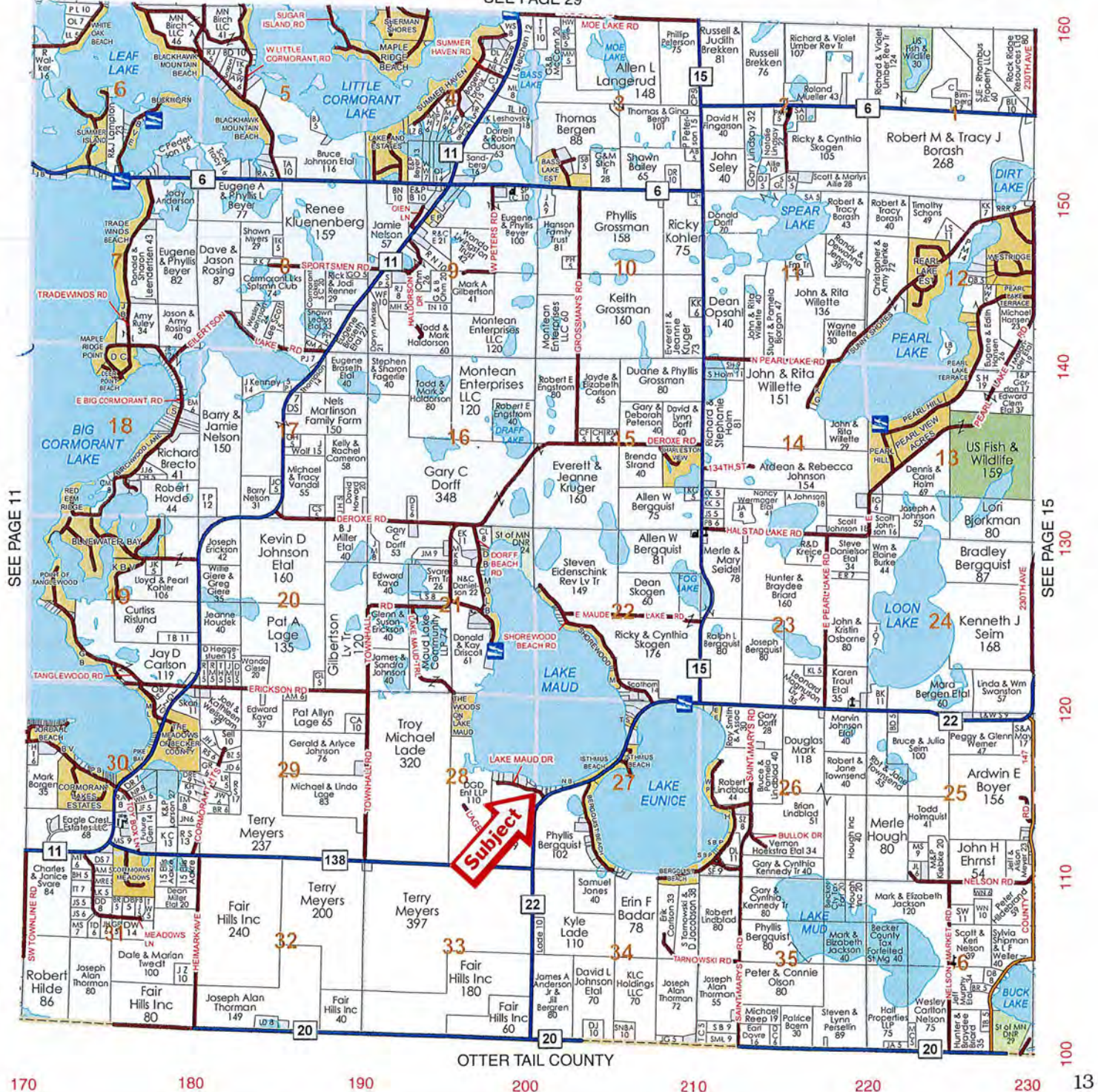


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, May 9, 2019 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Lake Region Mennonite Church Project Location: 35502 St Hwy 34, Detroit Lakes, MN
29654 Co Hwy 34
Callaway, MN 56521

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to a church, to be located at thirty-nine (39) feet from the side lot line, deviating from the required setback of fifty (50) feet due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 157038000

19-139-39 PT NW1/4 SE1/4" COMM E QTR COR SEC 19, W 2638.49', S 38.58' TO POB; W 477.68', ELY AL NW ROW 306.74', N 434.16', W 289.8 TO POB.; Section 19, TWP 139, Range 39, Height of Land Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

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, 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 day of Hearing, for possible rescheduling of the Hearing.**

Use Type	Table 5-1 Land Use Districts																
	General Agriculture		Special Protection		Residential			High Density Residential		Water Oriented Commercial			Commercial			Industry	
	All Lakes Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes	NE Lakes & Rivers	Non Shore land	All Lakes Rivers	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	GD & RD Lakes Rivers	NE Lakes	Non Shore land	Mfg	Adm. & Whsg
Single recreational vehicle ²	P	P			P	P	P										
D. Institutional Uses																	
Cemetery	C	C	C	C													
Church ³	P	P	P	P	P	P	P	P	P	P	P		P	P	P		
School ⁴	C	C			C	C	C	C	C								
Nursing home	C	C															
E. Commercial and Industrial Uses																	
Airports, helicopters																C	C
Apparel manufacturing																C	P
Chemicals and allied products																C	C
Commercial, general	C	C	C	C						C	C		P	P	P		
Commercial, surface water oriented								C	C	P	C						
Commercial, planned unit development (PUD)										C	C		C	C	C		
Extractive use	C	C	C	C	C	C	C						C	C	C		
Fabricated metal products																C	P
Food and kindred																C	P

² Limited to a one (1) year renewable permit.

³ A church must not be located closer than fifty feet (50') to any agricultural or residential lot line.

⁴ A school must not be located closer than fifty feet (50') to any agricultural or residential lot line.



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501

PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Lake Region Mennonite Church Last Name _____
Mailing Address 21654 County Highway 34 City, State, Zip Callaway MN 56521
Phone Number 218-375-2803 (Pastor, Jesse Swierz) Project Address: 35502 State Hwy 34 Detroit Lakes MN
Parcel number(s) of property: 157038000 Sect - Twp - Range: 19-139-039 56501

Township Name: Height of Land Legal Description: Northwest Quarter of the
Southeast Quarter, Section 19, Township 139, Range 39, Becker County, Minnesota

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request:

The proposed addition would be too close to the east side
property line.

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
☒ Lot Line Proposed Distance (setback) 39 feet
☐ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
_____ %

Was the lot recorded prior to 1971?

☒ Yes

☐ No

Was the lot recorded between 1971 & 1992?

☐ Yes

☒ No

Was the lot recorded after 1992?

☐ Yes

☒ No

Will this be a new lot split?

☐ Yes

☒ No

What is the current square footage of the structure? 4,200

What is the proposed addition square footage? 5,200

What is the current height of the structure? 20'

What is the proposed height of the structure? 28'

Is there a basement to the structure? Yes

Will the proposed addition have a basement? Yes

Will the roofline of the existing structure be changed? Yes

Will the main structural framework of the structure be altered? No

What is the current percentage of lot coverage? 9.55%

What is the proposed percentage of lot coverage? 13.4%



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
It will not affect wetlands, commercial use, shoring up, and will protect the agricultural lands to the east.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
This variance would not interfere with Becker County's land use activity in any way.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
The site addition would not interfere with grave yard, well, or playground.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
Grave yard on the property
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
It will only improve it.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature:  Date: 4-8-19

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
157038000	35502 ST HWY 34		PT NW 1/4 SE 1/4 COMME Qtr cor sec 19
	Detroit Lakes, MN 56501		

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
NONE	NONE	Height of Land	19	139	039

Property Owner	Last Name	First Name	Mailing Address	Phone
Lake Region Mennonite Church			29654 County Highway 34	218-375-2803
Contractor Name Lic #	Ron Muff		Callaway MN 56521	
	BC745764			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input checked="" type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to _____

RECEIVED
APR 08 2019
ZONING

Onsite Water Supply ☒ Deep Well () Shallow Well Well Depth 160'

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

If New/Proposed: Proposed Septic Contractor: Muff's Trenching Contractor Phone Number: 218-204-0925

Onsite Sewage Treatment System

Type of System Installing New System Date of Installation _____ Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland (with in 1000ft) _____ () Riparian (on water) () Non Riparian Non Shoreland ☒

Lot Area 135,053 sq ft or 3.1 acres Water Frontage NA ft Bluff () Yes ☒ No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Example: Patio	10 x 12	120
DRIVEWAY	13 x 126	1,638
Parking Lot	75 x 90	6,750
Church	36 x 60	4,320

Shed	12 x 16	192
Proposed Addition	40 x 70	5,200
Total Impervious Material		18,100

Impervious Lot Coverage $\frac{18,100}{135,053} = .1340$ x 100 = 13.4 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

() None () 10 cubic yards or less ☒ 11- 50 cubic yards () over 50 cubic yards
Project over 50 cubic yards require a silt fence or other means of stormwater management.

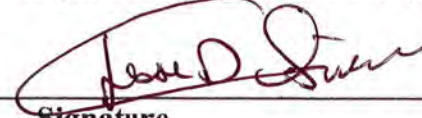
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling _____ ft by _____ ft	() Attached Garage _____ ft x _____ ft	\$ _____
Outside Dimension () Deck/Patio _____ ft x _____ ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / <u>Co Hwy</u> / <u>(State Hwy) (Circle)</u>	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft	() Storage Shed _____ ft x _____ ft	() Fence _____ ft long x _____ high () other _____ ft x _____ ft
Outside Dimension (X) Addition to existing structure <u>40</u> ft x <u>70</u> ft	() Fence _____ ft x _____ ft	<u>Free cost 224,000</u>
Setback to Side Lot Lines <u>39</u> ft & Rear Lot Line <u>70</u> ft	Setback to Road Right of Way <u>270</u> ft	<u>Cost of Project \$180,000.00</u>
Setback to Bluff <u>NA</u>	Type of road <u>Twshp/Public</u> / <u>Co Hwy</u> / <u>(State Hwy) (Circle)</u>	
Setback to Wetland <u>NA</u>	Is wetland protected () Yes (X) No	
Setback to OHW (straight horizontal distance) <u>NA</u>	Elevation above OHW (Straight vertical distance) <u>NA</u>	
Setback to septic tank <u>15'</u>	Setback to drainfield <u>30'</u>	
Roof Change (X) Yes () No	Maximum height proposed <u>28'</u> # of Stories <u>2</u>	
Bathroom proposed (X) Yes () No	Sleeping Quarters proposed () Yes (X) No	<u>Walkout BSMT</u>
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	
*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.


Signature

4-8-19

Date

SKETCH OF PROPERTY

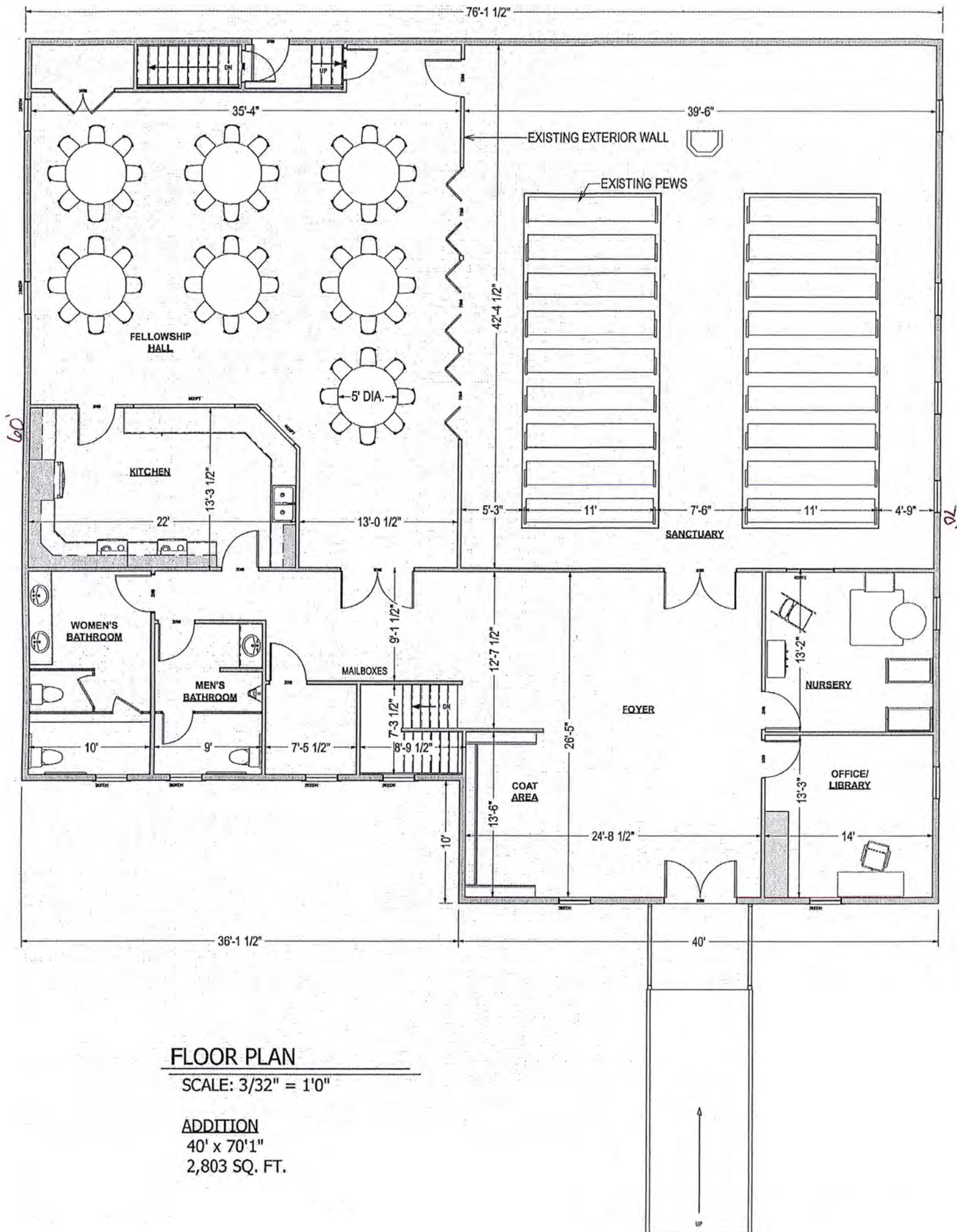
PARCEL	
APP	SITE
YEAR	

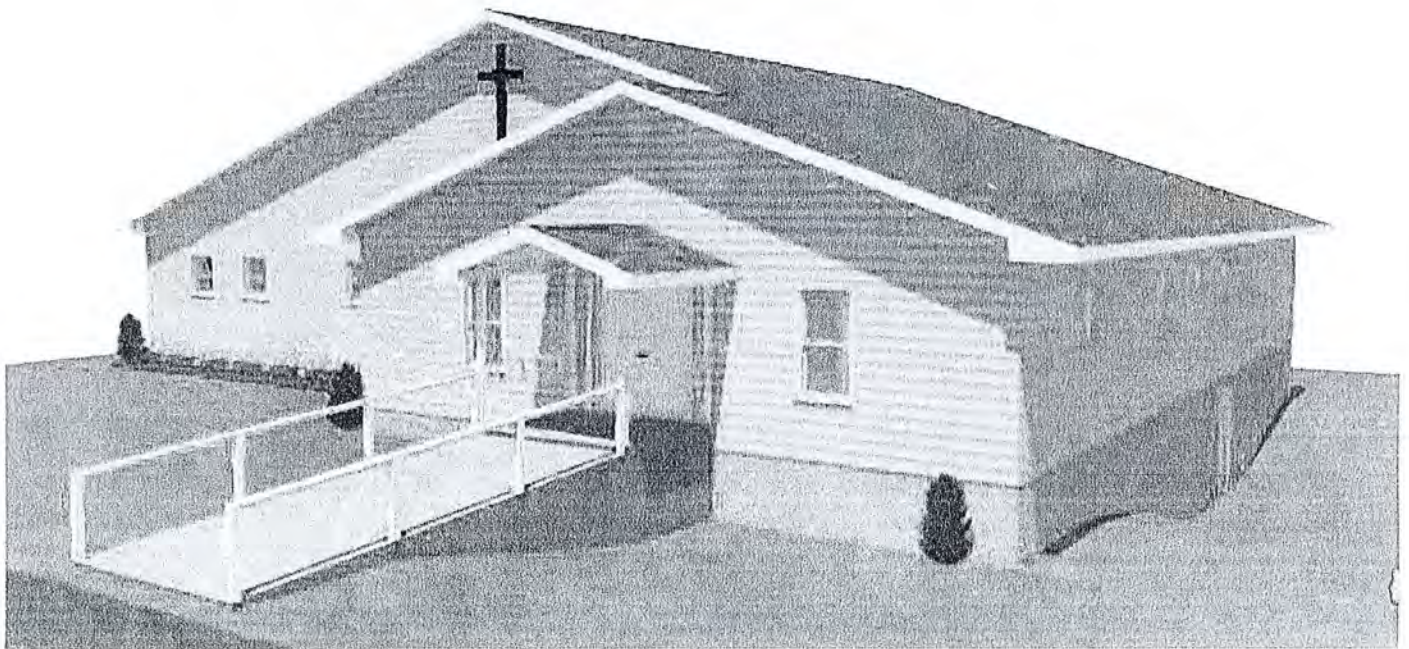
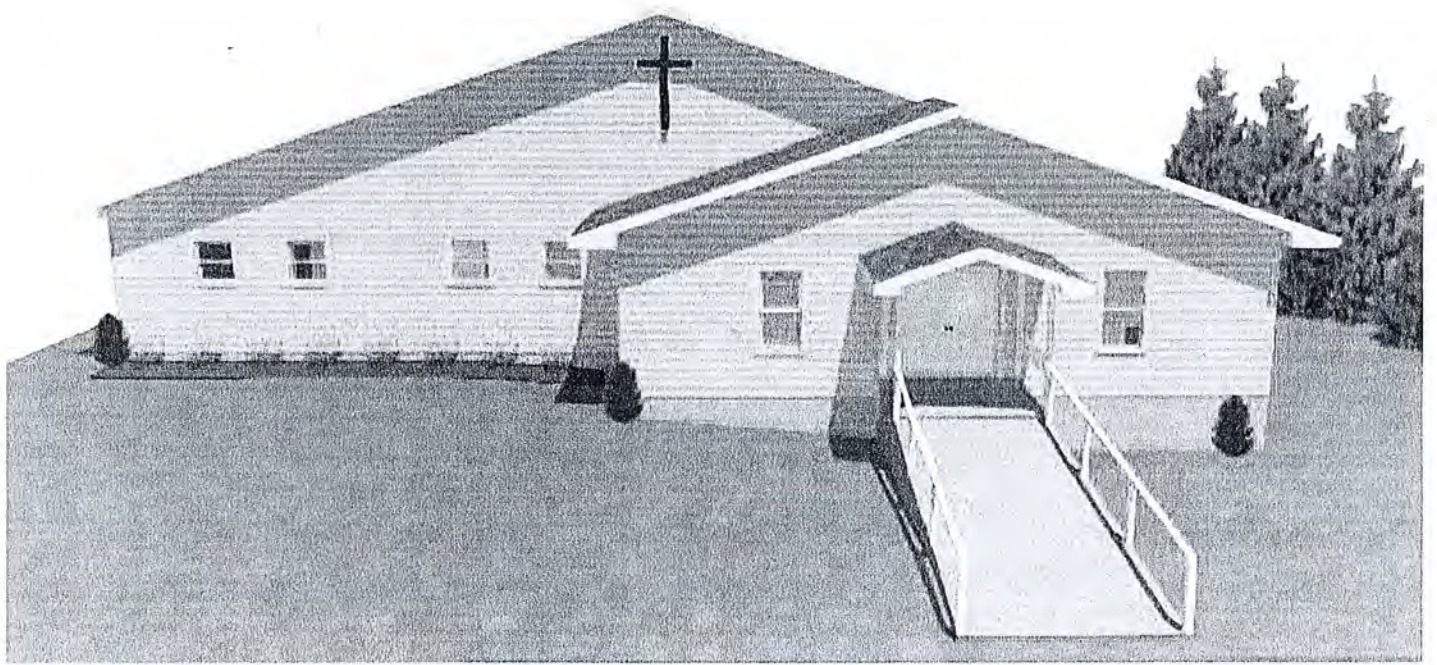
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.





Date owner notified of application outcome: _____

643656

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 643656
July 13, 2017 at 9:18 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 13th day of July, 2017
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy
15,7038.000 split

SURVEYORS SKETCH () NOT REQUIRED
(☒) FILED SURVEY BOOK 28 PAGE 86

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.2 (2013)

eCRV number: _____

DEED TAX DUE: \$ 1.65

DATE: July 12, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Stanley Birky, a single person

(insert name and marital status of each Grantor)

("Grantor"),

hereby conveys and quitclaims to Lake Region Mennonite Church

(insert name of Grantee)

("Grantee"),

a non profit corporation under the laws of Minnesota
real property in Becker County, Minnesota, legally described as follows:

SEE EXHIBIT ATTACHED

This deed is for boundary line correction.

The total consideration of this transfer is \$500.00 or less.

BECKER COUNTY DEED TAX

AMT. P.D. \$ 1.65

Receipt # 1255530
Becker County Auditor/Treasurer

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

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

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

Grantor

(signature) Stanley Birky

(signature)

I certify the taxes due in the current
tax year for the whole parcel are paid.

Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

chg
paid
well

② BCTS

State of Minnesota, County of BeckerThis instrument was acknowledged before me on July 12, 2017, by _____
(month/day/year)Stanley Birky, a single person

(insert name and marital status of each Grantor)

Connie M. Oswald
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Becker County Title Services
828 MN Avenue
Detroit Lakes, MN 56501
WO: 71869

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Lake Region Mennonite Church
35502 State Hwy 34 E
Detroit Lakes, MN 56501

EXHIBIT

That part of the Northwest Quarter of the Southeast Quarter, Section 19, Township 139, Range 39, Becker County, Minnesota described as follows:

Commencing at a three-quarter inch diameter iron rebar monument with an aluminum cap stamped "DNR SURVEY MARKER" at the east quarter corner of said Section 19, as described in that Certificate of Location of Government Corner on file and of record as Document No. 403442 in the Office of the Recorder, in and for said Becker County; thence South $88^{\circ}39'50''$ West (bearings based upon the Becker County Coordinate System, NAD83-1996 adjustment), along the east-west quarter line of said Section 19, a distance of 2638.49 feet to a one-half inch diameter iron rebar with plastic surveyor's cap marked "LINDOW 47924" at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence departing said east-west quarter line South $00^{\circ}34'58''$ West, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 38.58 feet to a one-half inch diameter iron rebar with plastic surveyor's cap marked "LINDOW 47924" and the POINT OF BEGINNING of the tract of land to be described; thence continuing South $00^{\circ}34'58''$ West, along said west line, 477.68 feet to a one-half inch diameter iron rebar with plastic surveyor's cap marked "LINDOW 47924" on the northwesterly right-of-way of Minnesota Trunk Highway No. 34; thence departing said west line, North $80^{\circ}33'22''$ East, along said northwesterly right-of-way, 306.74 feet to a one-half inch diameter iron rebar with plastic surveyor's cap marked "LINDOW 47924"; thence departing said northwesterly right-of-way North $01^{\circ}03'23''$ West 434.16 feet to a one-half inch diameter iron rebar with plastic surveyor's cap marked "LINDOW 47924"; thence South $88^{\circ}39'50''$ West 289.80 feet to the point of beginning.



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.

1:5,634

Date: 4/9/2019

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

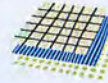
Becker County



IMAGINE YOUR AD HERE

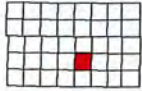
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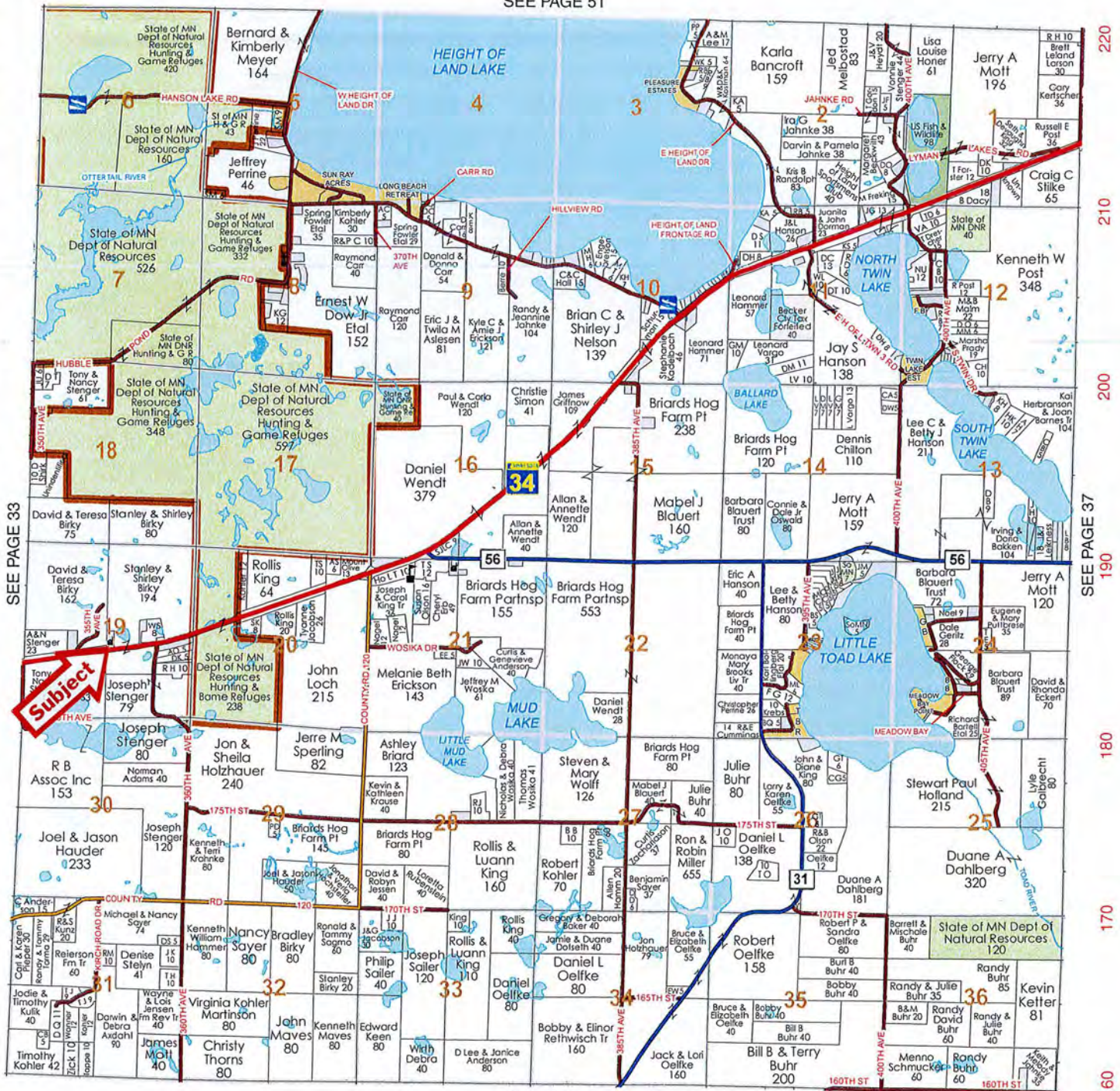


Height of Land (S)

Township 139N - Range 39W

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SEE PAGE 51



SEE PAGE 19

350 360 370 380 390 400 410 35



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, May 9, 2019 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Kirk and Karrie Zink
720 2nd St NW
Hillsboro, ND 58045

Project Location: 11020 W Lake Eunice Rd, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck, to be located at fifteen (15) feet from the top of a bluff, deviating from the required setback of thirty (30) feet from the top of a bluff, due to setback & topography issues.

LEGAL LAND DESCRIPTION: Tax ID number: 170320001 Lake Eunice

PT GOVT LOT 5 SEC 27 & PT NW1/4 OF NE1/4 SEC 34-138-41: COMM SELY COR LOT 8 BLK 1 BERGQUIST BCH 5TH ADDN, TH SW 43.67' TO RD & SE 155.11' TO POB; CONT SE 100.03', TH NE 165.33' TO WTRS EDGE LK EUNICE, NWLY AL LK 150', TH SW 165.76' TO POB; Section 27, TWP 138, Range 42, Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled 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:

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FAX Number 218-846-7266
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BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) KIRK + KARRIE Last Name ZINK
Mailing Address 720 2ND ST. NW City, State, Zip HILLSBORO, ND 58045
Phone Number 701-314-0020 Project Address: 11020 W. LAKE EUNICE RD.
Parcel number(s) of property: 170320001 Sect - Twp - Range: 27-138-042
Township Name: LAKE EUNICE Legal Description: PT GOVT LOT 5
SEC 27 + PT NW 1/4 OF NE 1/4 SEC 34-138-41 COMM SELY COR LOT 8

Why is the variance being requested? (Mark all sections that apply)

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

Please provide a brief description detailing the above variance request:

WE WOULD LIKE TO BUILD A DECK PER PLAN THAT EXTENDS INTO BLUFF IMPACT ZONE. ALSO, WE HOPE TO RE-BUILD ROTTING STEPS GOING DOWN BLUFF AND ADD 1 - 4'x8' LANDING HALFWAY.
Request a variance to build a deck to be located 15 feet from a bluff deviating from the required setback of 30 ft from a bluff due to setback
What are you applying for less than the minimum distance (setback) from? topographical issues

Setback must include decks and patios, current and proposed.

☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
☐ Lot Line Proposed Distance (setback) _____ feet
☐ Road Right of Way (ROW) Proposed Distance (setback) _____ feet
Type of Road [] Township [] County [] State
☒ Crest of bluff Proposed Distance (setback) 15 feet
☒ Impervious Surface Coverage N/A NO Proposed Impervious Lot Coverage 4,277 sq ft
over lot area ~~19%~~ 20%

Was the lot recorded prior to 1971? Yes No
Was the lot recorded between 1971 & 1992? Yes No
Was the lot recorded after 1992? Yes No
Will this be a new lot split? Yes (No)
What is the current square footage of the structure? 2,236 sq ft
What is the proposed addition square footage? 0
What is the current height of the structure? =
What is the proposed height of the structure? =
Is there a basement to the structure? YES NA
Will the proposed addition have a basement? NO NA
Will the roofline of the existing structure be changed? NO NA
Will the main structural framework of the structure be altered? NO NA
What is the current percentage of lot coverage? 19%
What is the proposed percentage of lot coverage? 19% 20%

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [] Yes [X] No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
THE ONLY PART AFFECTING THE SOIL/GROUND IN THE BLUFF IMPACT ZONE WOULD BE OUR FOOTINGS AND POSTS FOR PROPOSED DECK. WE ARE NOT WANTING TO ALTER THE GROUND IN 'BIZ'.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
IT WILL NOT AFFECT ANY NEIGHBORS OR VIEWS OTHER THAN HELPING TO UTILIZE THE SPACE AND EXTERIOR DOOR THAT IS ELEVATED.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
WE ARE HOPING TO PUT OUR LAKESIDE PROPERTY INTO A MORE USER FRIENDLY SPACE TO ENJOY THE PROPERTY AND ITS FEATURES.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
THE HOUSE ITSELF IS BUILT 30' FROM BLUFF IMPACT ZONE WHICH MAKES IT ALMOST IMPOSSIBLE TO DO ANYTHING BETWEEN HOUSE AND LAKE.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
YES, WE WILL NOT BE ALTERING ANY PLANT OR SOIL MATERIAL TO COMPLETE THE DECK NOR HAVE ANY EFFECT ON NEIGHBORS OR VIEW FROM THE LAKE.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: _____

Date: _____

4-11-19

(Office Use)

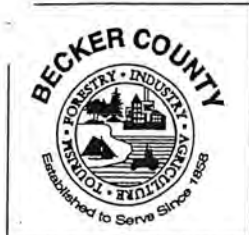
Date Received _____

Accepted []

Incomplete Application []

Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	
Property will be staked by Date: <u>MAY 1</u>	

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
<u>170 320 001</u>	<u>11020 W. LAKE EUNICE RD</u>		<u>PT 60V LOT 5</u> <u>SEC 27 + PT NW 1/4 OF NE 1/4</u> <u>SEC 34-138-41 COMM SELV COR LOT 8</u>

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>LAKE EUNICE</u>	<u>GD</u>	<u>EUNICE</u>	<u>27</u>	<u>138</u>	<u>042</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
	<u>ZINK</u>	<u>KIRK</u>	<u>720 2ND ST. NW</u>	<u>701-314-0020</u>
Contractor Name Lic #			<u>HILLSBORO, ND 58045</u>	

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Other <u>PATIO</u>	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
Onsite Sewage Treatment System
Type of System Tank/Chamber Date of Installation 5/2003 Last Date Certified 9-7-13
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland (with in 1000ft) ☒ Riparian (on water) () Non Riparian Non Shoreland _____

Lot Area 20,908 sq ft or 0.48 acres Water Frontage 150 ft Bluff ☒ Yes () No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Example: Patio	10 x 12	120			
DRIVEWAY - CONCRETE		578	ROAD - ASPHALT	55 x 9	495
DRIVEWAY - ASPHALT		289	DRIVE/ROAD - ASPHALT		424
HOUSE/GARAGE		2,230	PAVER PATIO	18' DIA.	255
			Total Impervious Material		4,277

Impervious Lot Coverage $\frac{4,277}{20,908} = 0.2045 \times 100 = 20.45\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

() None ☒ 10 cubic yards or less () 11-50 cubic yards () over 50 cubic yards
Project over 50 cubic yards require a silt fence or other means of stormwater management.

15x34 = 510x10

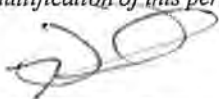
Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft		\$ <u>5,100</u>
Outside Dimension (X) Deck/Patio <u>15</u> ft x <u>34</u> ft	() Addition to existing _____ ft x _____ ft	
Setback to Side Lot Lines <u>10'</u> ft & Rear Lot Line <u>55'</u> ft	Setback to Road Right of Way <u>40'</u> ft	
Setback to Bluff <u>15'</u> (<u>Required is 30ft.</u>)	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) <u>85'</u>	Elevation above OHW (Straight vertical distance) <u>NA</u>	
Setback to septic tank <u>50+</u>	Setback to drainfield <u>50+</u>	
Total No. Bedrooms <u>N/A</u>	Maximum height proposed _____ # of Stories <u>—</u>	
Roof Change () Yes () No <u>NA</u>	Basement () Yes () No Walkout Basement () Yes () No <u>NA</u>	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ ft () Storage Shed _____ ft x _____ ft () Fence _____ ft long x _____ high () other _____ ft x _____ ft		\$ _____
Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft		
Setback to Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side Lot Line _____ ft & _____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.



Signature

4/19/19

Date

SITE PERMIT FOR OFFICE USE ONLY: PID Number 17.0320.000 YEAR 2019

Date application received 4-19-19 Received By: JB Assigned To: Jeff

Pre-inspection required ☒ Yes ☐ No Date pre-inspection completed: _____ By: _____

Footings Inspection Required: ☒ Yes ☐ No Date footing inspection completed: _____ By: _____

Mitigation Required: ☐ Yes ☒ No Worksheet completed by: _____

Mitigation Document sent to owner: _____ Date returned: _____

Year of septic installation 5/2003 Date of last certificate of compliance 9/7/13

New certificate of compliance required: ☐ Yes ☒ No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property:			on property:		

[illegible]

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = 25.96 % of proposed lot coverage

Additional notes: Pending Variance

Application Fee:	Cormorant Surcharge	Fines	Total Fees
75			75

Application is hereby **GRANTED** in accordance with the application and supporting information by order of:

as of this date _____

Application is hereby **DENIED** based on the fact that

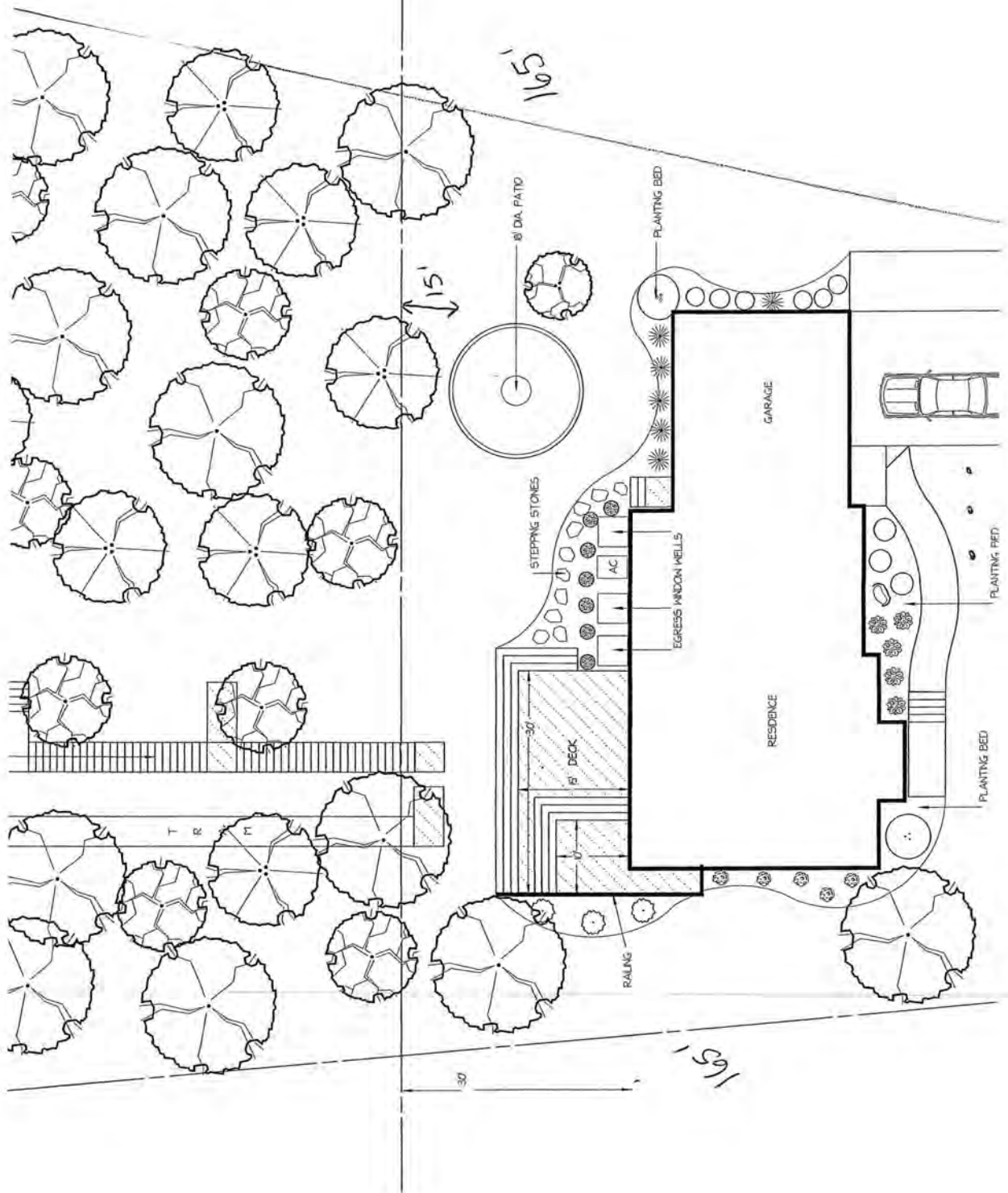
by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



656534

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 656534

January 15, 2019 at 1:26 PM

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

Patricia Swenson, County Recorder

By MN DeputyCERTIFICATE OF REAL
ESTATE VALUE FILED: # 016526No delinquent taxes and transfer entered
this 15th day of Jan, 20 19Mary E Hendrickson

Becker County Auditor/Treasurer

By klw Deputy

17.0320.001

17.0388.002

(Top 3 inches reserved for recording data)

Becker County Recorder

Well Certificate Received 1-15-2019Patricia SwensonDeputy klw Becker County RecorderWARRANTY DEED
Individual(s) to Joint TenantsMinnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV#

DEED TAX DUE: \$1,749.00

DATE: 1-11-19

FOR VALUABLE CONSIDERATION, Paul J. Hansen, a single person ("Grantor"), hereby conveys and warrants to Kirk E. Zink and Karrie L. Zink, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

Tract 1

That part of Government Lot 5 of Section 27 and that part of the Northwest Quarter of the Northeast Quarter of Section 34, all in Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota described as follows:

Commencing at a found iron monument which designates the southeasterly corner of Lot 8, Block One of BERGQUIST BEACH FIFTH ADDITION, said plat is on file and of record in the office of the Recorder of said County from which the southeasterly line of said Lot 8 bears North 31 degrees 14 minutes 53 seconds East on an assumed bearing; thence South 47 degrees 54 minutes 31 seconds West 43.67 feet along the southeasterly line of a Dedicated Public Road according to said BERGQUIST BEACH FIFTH ADDITION to an iron monument; thence South 71 degrees 36 minutes 09 seconds East 155.11 feet to an iron monument, said point is the point of beginning; thence continuing South 71 degrees 36 minutes 09 seconds East 100.03 feet to an iron monument; thence North 34 degrees 43 minutes 21 seconds East 153.33 feet to an iron monument; thence continuing North 34 degrees 43 minutes 21 seconds East 12 feet, more or less, to the water's edge of Lake Eunice; thence northwesterly along the water's edge of said Lake Eunice to the intersection with a line which bears North 15 degrees 48 minutes 03 seconds East from the point of beginning; thence South 15 degrees 48 minutes 03 seconds West 15 feet, more or less, to a found iron monument; thence continuing South 15 degrees 48 minutes 03 seconds West 124.21 feet to a found iron monument; thence continuing South 15 degrees 48 minutes 03 seconds West 26.55 feet to the point of beginning.

ALSO HEREIN INCLUDED is an easement for driveway purposes over, under and across that part of Government Lot 4 and that part of Government Lot 5 of said Section 27 and over, under and across that part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of said Section 34, described as follows:

Beginning at the aforementioned point of beginning; thence North 71 degrees 36 minutes 09 seconds West 155.11 feet to an iron monument on the southeasterly line of said Dedicated Public Road; thence South 47 degrees 54 minutes 31 seconds West 18.96 feet along the southeasterly line of said Dedicated Public Road; thence South 71 degrees 36 minutes 09 seconds East 209.65 feet; thence North 34 degrees 43 minutes 21 seconds East 17.19 feet; thence North 71 degrees 36 minutes 09 seconds West 50.03 feet to the point of beginning of said driveway easement.

CL 182552

BECKER COUNTY DEED TAX

AMT. PD. \$ 1,749.00Receipt # 702027

Becker County Auditor/Treasurer

chg
paid
well

Page 1 of 4

and

17.0388.002

Tract 2

That part of Government Lot 5 of Section 27 and that part of the Northwest Quarter of the Northeast Quarter in Section 34, all in Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southeasterly corner of Lot 8, Block One, of BERGQUIST BEACH FIFTH ADDITION, said plat is on file and of record in the office of the Recorder in said County from which the southeasterly line of said Lot 8 bears North 31 degrees 14 minutes 53 seconds East on an assumed bearing; thence South 47 degrees 54 minutes 31 seconds West 43.67 feet along the southeasterly line of a Dedicated Public Road according to said BERGQUIST BEACH FIFTH ADDITION to an iron monument; thence South 71 degrees 36 minutes 09 seconds East 155.11 feet to an iron monument; thence continuing South 71 degrees 36 minutes 09 seconds East 100.03 feet to an iron monument, said point is the point of beginning; thence South 34 degrees 43 minutes 21 seconds West 106.63 feet to an iron monument; thence South 75 degrees 08 minutes 02 seconds East 102.70 feet to an iron monument; thence North 34 degrees 43 minutes 21 seconds East 185.55 feet to an iron monument; thence continuing North 34 degrees 43 minutes 21 seconds East 65.42 feet to an iron monument; thence continuing North 34 degrees 43 minutes 21 seconds East 9 feet, more or less, to the water's edge of Lake Eunice; thence westerly along the water's edge of said Lake Eunice to the intersection with a line which bears North 34 degrees 43 minutes 21 seconds East from the point of beginning; thence South 34 degrees 43 minutes 21 seconds West 12 feet, more or less, to an iron monument; thence continuing South 34 degrees 43 minutes 21 seconds West 153.33 feet to the point of beginning.

SUBJECT TO a 33.0 foot wide easement for driveway purposes over, under and across part of the above described tract. The centerline of said 33.0 foot wide driveway easement is described as follows:

Commencing at an iron monument at the aforementioned point of beginning; thence South 34 degrees 43 minutes 21 seconds West 32.05 feet to the point of beginning of the centerline to be described; thence South 76 degrees 08 minutes 19 seconds East 103.37 feet to the easterly line of the above described tract and said centerline there terminates. The sidelines of said 33.0 foot wide driveway easement shall be prolonged or shortened to terminate on the easterly and westerly boundaries of the above described tract.

ALSO HEREIN INCLUDED is an easement for driveway purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of said Section 34 and over, under, and across part of said Government Lot 5 and part of Government Lot 4 of said Section 27 described as follows:

Beginning at an iron monument at the aforementioned point of beginning; thence South 34 degrees 43 minutes 21 seconds West 17.19 feet, thence North 71 degrees 36 minutes 09 seconds West 259.65 feet to the southeasterly line of said Dedicated Public Road; thence North 47 degrees 54 minutes 31 seconds East 18.96 feet along the southeasterly line of said Dedicated Public Road to an iron monument; thence South 71 degrees 36 minutes 09 seconds East 255.14 feet to the point of beginning of said driveway easement.

and

That part of Government Lot 4 and that part of Government Lot 5 of Section 27 and that part of the Northwest Quarter of the Northeast Quarter in Section 34, all in Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southeasterly corner of Lot 8, Block One, of BERGQUIST BEACH FIFTH ADDITION, said plat is on file and of record in the office of the Recorder in said County from which the southeasterly line of said Lot 8 bears North 31 degrees 14 minutes 53 seconds East on an assumed bearing; thence South 47 degrees 54 minutes 31 seconds West 43.67 feet along the southeasterly line of a Dedicated Public Road according to said BERGQUIST BEACH FIFTH ADDITION to a found iron monument, said point is the point of beginning; thence South 71 degrees 36 minutes 09 seconds East 155.11 feet to a found iron monument; thence continuing South 71 degrees 36 minutes 09 seconds East 100.03 feet to a found iron monument; thence South 34 degrees 43 minutes 21 seconds West 23.22 feet to a point hereinafter referred to as Point A; thence continuing South 34 degrees 43 minutes 21 seconds West 83.41 to a found iron monument; thence North 75 degrees 08 minutes 02 seconds West 65.36 feet; thence North 15 degrees 48 minutes 03 seconds East 89.95 feet to an iron monument; thence North 72 degrees 03 minutes 07 seconds West 165.93 feet to an iron monument on the southeasterly line of said Dedicated Public Road; thence North 47 degrees 54

minutes 31 seconds East 20.45 feet along the southeasterly line of said Dedicated Public Road to the point of beginning.

SUBJECT TO and ALSO HEREIN INCLUDED is an easement for driveway purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of said Section 34 and over, under and across that part of said Government Lot 4 and that part of said Government Lot 5 and over, under, and across part of the above tract all described as follows:

Beginning at a found iron monument at the aforementioned point of beginning; thence South 71 degrees 36 minutes 09 seconds East 155.11 feet to a found iron monument; thence continuing South 71 degrees 36 minutes 09 seconds East 50.03 feet; thence South 34 degrees 43 minutes 21 seconds West 69.36 feet; thence North 71 degrees 36 minutes 09 seconds West 259.79 feet to a found iron monument; thence North 48 degrees 40 minutes 30 seconds West 96.43 feet to a found iron monument at an angle point on the southerly line of said Dedicated Public Road; thence South 71 degrees 54 minutes 31 seconds East 147.00 feet along the southerly line of said Dedicated Public Road to a found iron monument at the most southerly corner of said Dedicated Public Road; thence North 47 degrees 54 minutes 31 seconds East 11.96 feet along the southeasterly line of said Dedicated Public Road to an iron monument; thence continuing North 47 degrees 54 minutes 31 seconds East 20.45 feet along the southeasterly line of said Dedicated Public Road to the point of beginning of said driveway easement.

AND FURTHER SUBJECT TO an easement for driveway purposes over, under, and across that part of the above tract described as follows:

Beginning at the aforementioned Point A; thence South 34 degrees 43 minutes 21 seconds West 35.32 feet; thence North 76 degrees 08 minutes 19 seconds West 80.99 feet; thence North 15 degrees 48 minutes 03 seconds East 33.02 feet; thence South 76 degrees 08 minutes 19 seconds East 92.45 feet to the point of beginning of said driveway easement.

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

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

Covenants, Easements and Restrictions of Record, if any

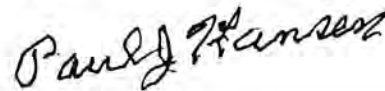
Check applicable box:

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

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

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

Grantor



Paul J. Hansen

State of Minnesota
County of BeckerThis instrument was acknowledged before me on 11 day of January, 2018, by Paul J. Hansen, a single person.

(Seal, if any)



(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Consolidated Title Services
828 Minnesota Avenue
Detroit Lakes, MN 56501
CL# 182552 rmr/
TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

Kirk E. Zink and Karrie L. Zink

720 2nd St NWHillwood ND 58045



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.

1:1,056

Date: 4/19/2019

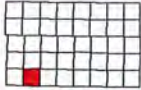
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





A Marketing Company
"Serve, Connect and Celebrate
Our Community"
1340 Richwood Rd.
Detroit Lakes, MN 56501
Phone: 218-847-5624

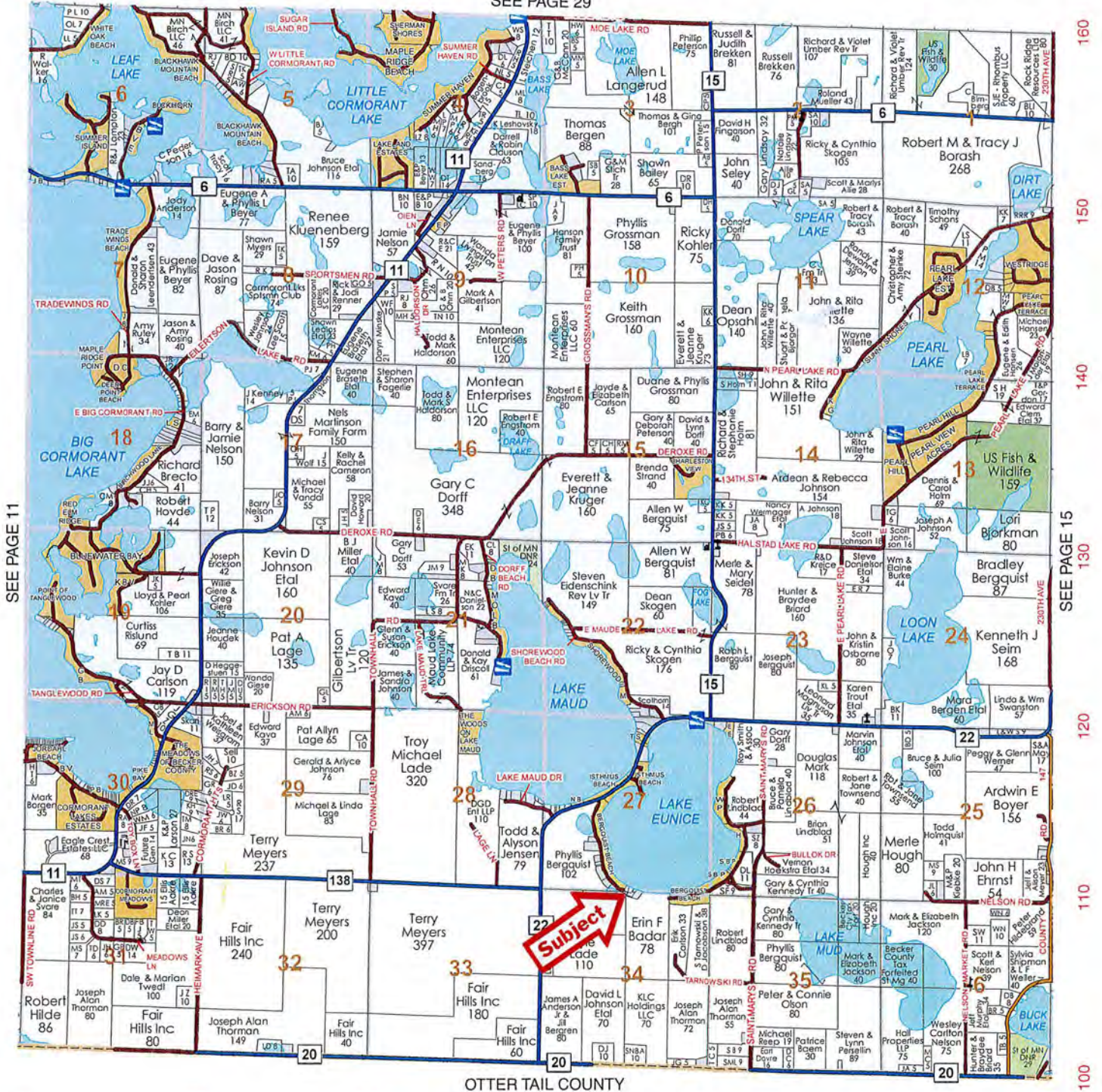


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY