



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

February 13th, 2025 @ 6:00 P.M.

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

APPLICANT: Wright Investments LLC
8 Briarwood Place
Briarwood, ND 58104

Project Location: 25201 Roquette Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to deviate from the review process listed in Chapter 8, Section 7, Letter D, and to deviate from Letter E in relation to density both in the Becker County Zoning Ordinance. (Also any other deviations that may be relevant in Chapter 8, Section 7, Letters A. thru O.)

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1131.507 **Legal Land Description:** Section 28 Township 138 Range 041; DACOTAH WOODS ESTATES Lot 007 Block 001

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

**915 Lake Avenue
Detroit Lakes, MN 56501**

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

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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

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

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

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

Variance Application Review

Permit # 411

Property and Owner Review

Parcel Number(s): **191131507**

Owner: **WRIGHT INVESTMENTS LLC**

Township-S/T/R: **LAKE VIEW-28/138/041**

Mailing Address:
**8 BRIARWOOD PLACE
BRIARWOOD ND 58104**

Site Address: **25201 Roquette Ln Detroit Lakes MN
56501**

Lot Recording Date: **After 1992**

Original Permit Nbr: **NA**

Legal Descr: **Lot 007 Block 001 of DACOTAH WOODS ESTATES**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to deviate from the review process listed in Chapter 8, Section 7, Letter D, and to deviate from Letter E in relation to density both in the Becker County Zoning Ordinance. (Also any other deviations that may be relevant in Chapter 8, Section 7, Letters A. thru O.)**

OHW Setback: **525**

Side Lot Line Setback: **38**

Rear Setback (non-lake): **108**

Bluff Setback: **N/A**

Road Setback: **36**

Road Type: **Township**

Existing Imp. Surface Coverage: **22.7%**

Proposed Imp. Surface Coverage: **22.7%**

Existing Structure Sq Ft: **1156**

Proposed Structure Sq Ft: **1156**

Existing Structure Height: **17**

Proposed Structure Height: **17**

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

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

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

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

Explain: **Yes, the property will only have one dwelling and the other buildings will be non-dwellings.**

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

Explain: **Yes, the property is developed and has preserved the shoreland area by meeting setbacks and impervious surface requirements.**

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

Explain: **Yes, the property will be used in a residential manner consistent with neighboring properties.**

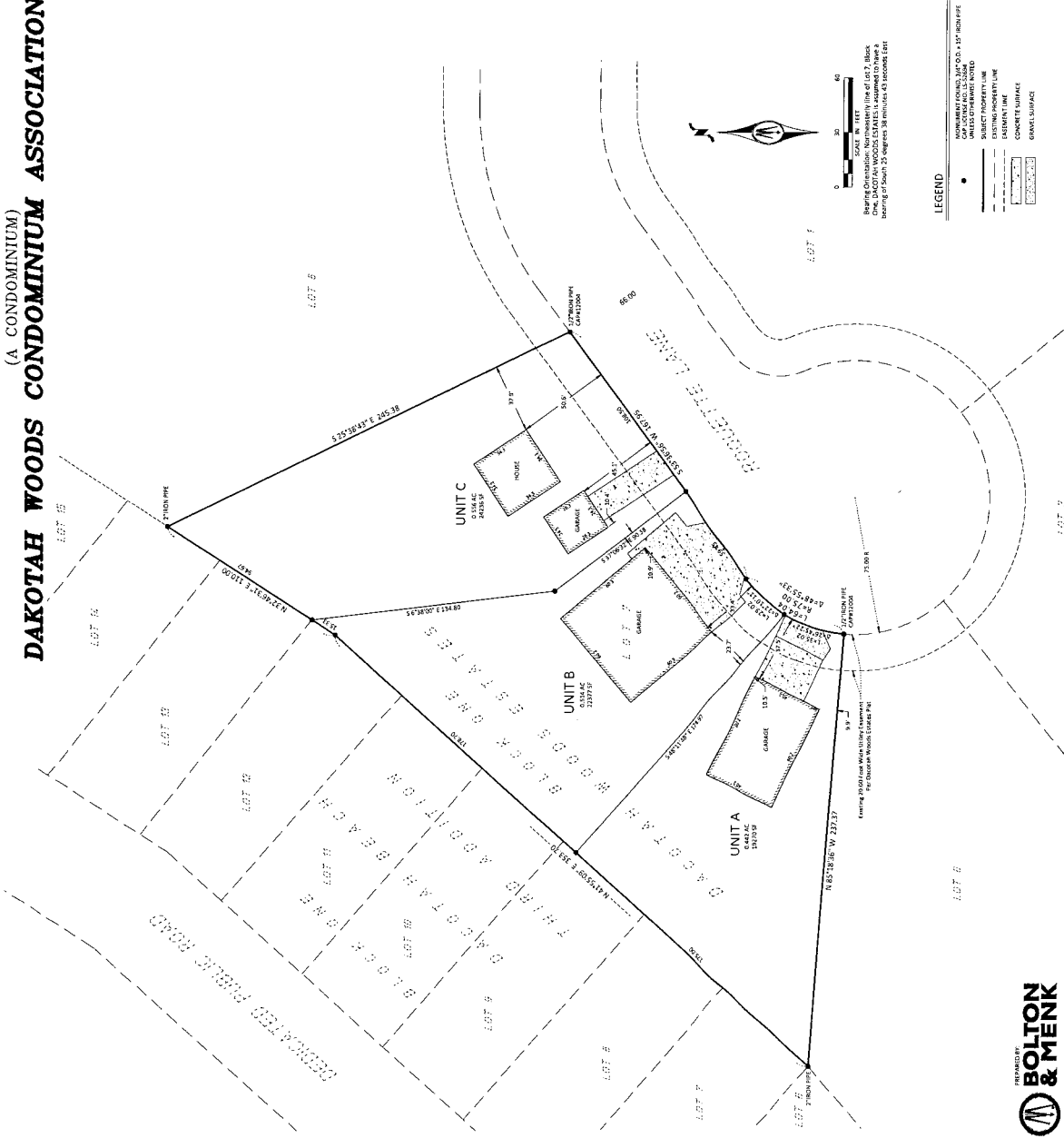
4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, the property has multiple storage structures and this will allow multiple ownership.**

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

Explain: **Yes, the property has existing structures which are similar to those in the area.**

COMMON INTEREST COMMUNITY NUMBER 93 (A CONDOMINIUM) DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC.



SURVEYOR'S CERTIFICATE

I, Timothy L. Sorrenson, Licensed Land Surveyor, do hereby certify that the work was undertaken by, or reviewed and approved by me for the Dakota Woods Condominium Number 93, A Condominium, Dakota Woods Condominium Association, Inc., being located in:

Lot 7, in Block One, of DAKOTAH WOODS ESTATES, Becker County, Minnesota, according to the Official Plat thereof, as recorded in the Office of the Becker County Register.

Containing 65,883 square feet or 1.511 acres of land more or less and is subject to easements of record.

And that the CDC Plan fully and accurately depicts all information required by Minnesota Statutes, Section 510A.2, 1.01 (1)

Dated this _____ day of _____, 2024.

Timothy L. Sorrenson, Licensed Land Surveyor
Minnesota State Surveyors License No. 10000
State of North Dakota
County of Cass

On this _____ day of _____, in the year 2024, before me personally appeared Timothy L. Sorrenson, known to me to be the person who is executed in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

LAKE VIEW TOWNSHIP BOARD CERTIFICATE

This common interest Community Plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby acknowledged by the Town Board of the Township of Lake View, Becker County, Minnesota this _____ day of _____, 2024.

Chairman _____ Clerk _____

BECKER COUNTY PLANNING COMMISSION CERTIFICATE

This common interest Community Plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby approved by the Board of County Planning Commission, this _____ day of _____, 2024.

Chairman _____ Secretary _____

BECKER COUNTY BOARD OF COMMISSIONER'S CERTIFICATE

This common interest Community Plat of Common Interest Community Number 93, DAKOTAH WOODS CONDOMINIUM ASSOCIATION, INC. is hereby approved by the Board of County Commissioners of Becker County, Minnesota, this _____ day of _____, 2024.

Chairman of County Board _____ Administrator _____ County Auditor/Treasurer _____

BECKER COUNTY AUDITORS' TREASURER'S CERTIFICATE

I hereby certify that the taxes for the year 2024 for the lots indicated within are paid in full and that the delinquent taxes and transfer charges are paid this _____ day of _____, 2024.

Notary Public, Becker County Auditor/Treasurer
Becker County, Minnesota

BECKER COUNTY RECORDER'S CERTIFICATE

State of Minnesota _____
County of Becker _____

This CDC Plan is part of the CDC Description recorded as Document No. _____

Filed for record this _____ day of _____, 2024, at _____ o'clock _____ p.m.

State of Minnesota, County of Becker
Becker County, Minnesota



PREPARED BY
BOLTON & MENK



Becker County

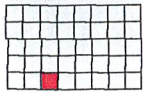


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1:2,113

Date: 1/23/2025

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

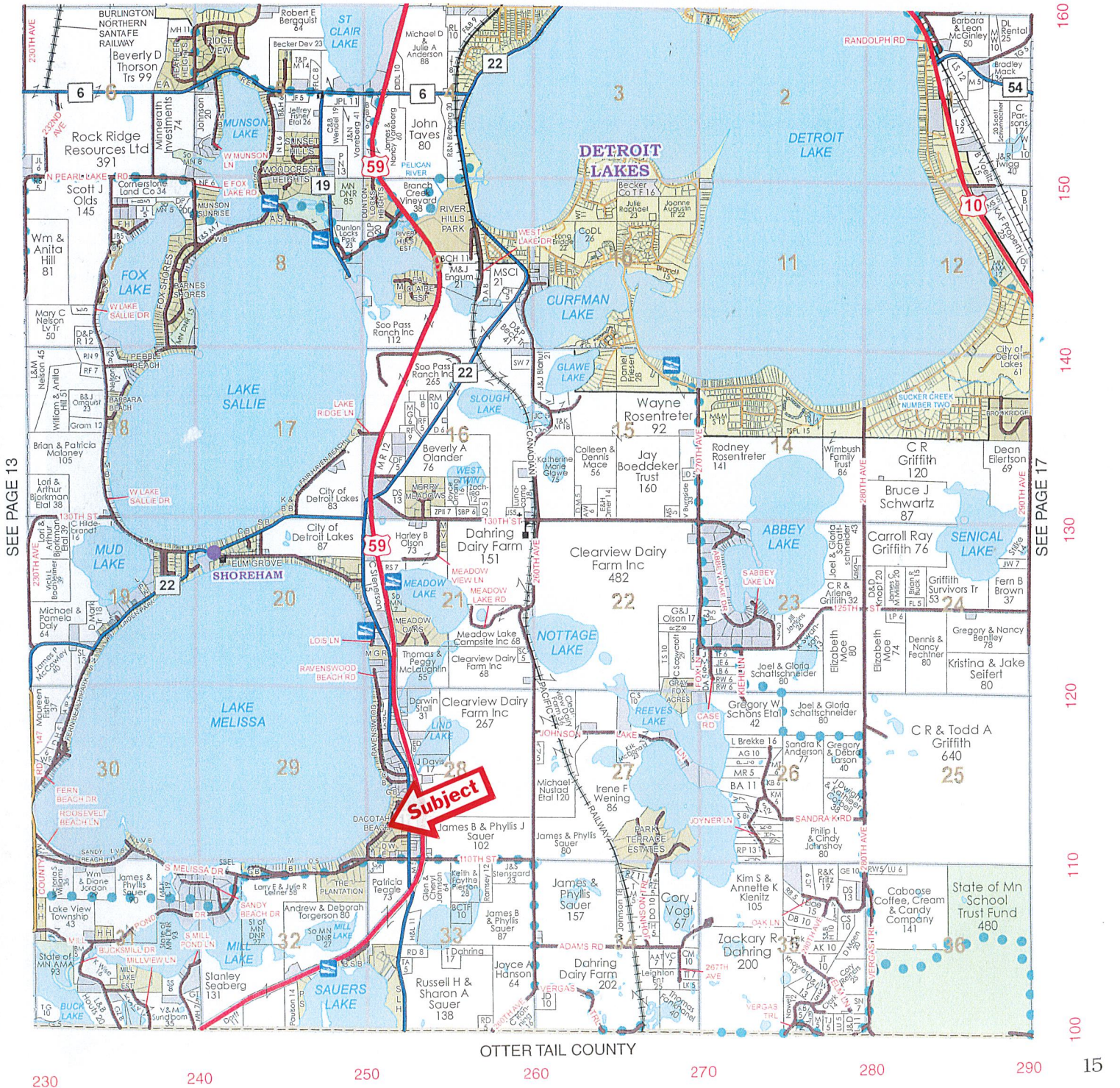


Lake View

Township 138N - Range 41W

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Subject

OTTER TAIL COUNTY

230 240 250 260 270 280 290 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

February 13th, 2025 @ 6:00 P.M.

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

APPLICANT: Jamie Steidl & Kaley Steidl
6314 31st St S
Fargo, ND 58104

Project Location: 12434 Lois Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at thirty and eighty-eight hundredths (30.88) percent impervious surface coverage deviating from the allowable twenty-five (25) percent coverage within the shoreland district due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0441.000 **Legal Land Description:** Section 21 Township 138 Range 041; 21-138-41 PT GOVT LOT 3: COMM SE COR GOVT LOT 3, W 1110.22', N 40.21', NELY 170.06', N 11.23' TO POB; N 75', W 199.93' TO LK, SLY AL LK TO POB W OF POB, ELY 182.48' TO POB, Lake Melissa.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

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Detroit Lakes, MN 56501**

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

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Variance Application Review

Permit # 413

Property and Owner Review

Parcel Number(s): **190441000**

Owner: **JAMIE STEIDL**

Township-S/T/R: **LAKE VIEW-21/138/041**

Mailing Address:
6314 31ST ST S FARGO ND 58104

Site Address: **12434 LOIS LN DETROIT LAKES MN 56501**

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

Original Permit Nbr: **2024-3333**

Legal Descr: **21-138-41 PT GOVT LOT 3; COMM SE COR GOVT LOT 3, W 1110.22', N 40.21', NELY 170.06', N 11.23' TO POB; N 75', W 199.93' TO LK, SLY AL LK TO POB W OF POB, ELY 182.48' TO POB.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to be at thirty and eighty-eight hundredths (30.88) percent impervious surface coverage deviating from the allowable twenty-five (25) percent coverage within the shoreland district due to lot size.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **29.07**

Proposed Imp. Surface Coverage: **30.88**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **2980**

Existing Structure Height:

Proposed Structure Height: **14**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

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

Explain: **All other setbacks are met, but due to lot size we are unable to meet the allowable impervious amount.**

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

Explain: **This new home will be an improvement to the property and meets all of the required setbacks.**

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

Explain: **The new home will allow us to continue using our property in a residential manner like all the other properties in the area.**

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

Explain: **Substandard lot.**

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

Explain: **The new home will be more aesthetically pleasing to the neighborhood.**

EYE
FOR DESIGN, LLC

EYE FOR DESIGN, LLC
80860 CAPE FREE LANE
FRAZEE, MN 56544
Phone : 701 - 388 - 9225
eyefordesignllc@gmail.com

DRAWN BY: JOSH S.
CHECKED BY:
DATE: SEPT. 17, 2024
REVISION #:
REVISION #:
REVISION #:
REVISION #:
REVISION #:

STEIDL RESIDENCE
12434 LOIS LN.
CITY OF DETROIT LAKES, MN 56501
LOT # / BLOCK #

C-1

FINAL DRAWINGS
CONSTRUCTION
CUSTOMER APPROVAL: [Signature]
DATE: 9/18/24
CONTRACTOR APPROVAL: [Signature]
DATE: 9/18/24

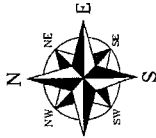
CONCRETE
= 24 x 21 = 528

600 SQ/FT ASPHALT
+ 7 x 22 = 154

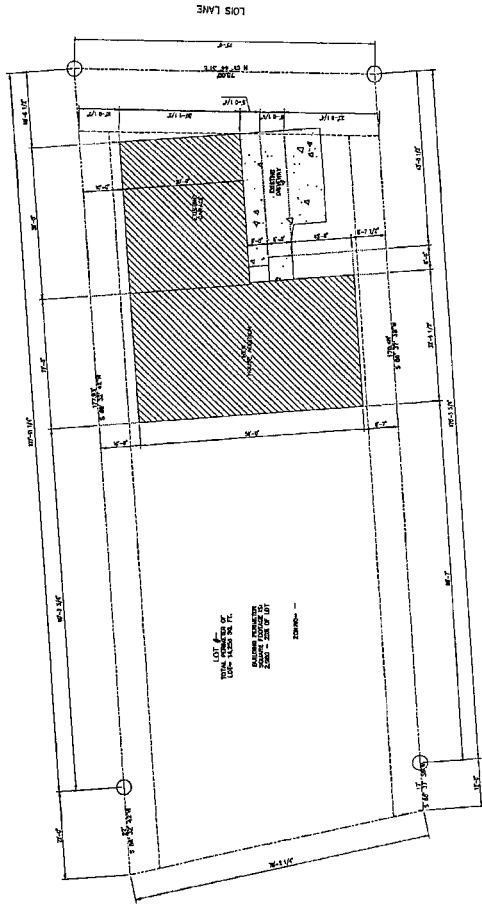
754

ITEM	AREA (SF)	COVERAGE (%)
BUILDING	2,380 SF	21%
DRIVEWAY + SIDEWALK	615 SF	4% COAC ASPH
TOTAL IMPERVIOUS	3,595 SF	25%
GRASS LANDSCAPING	10,578 SF	75%
TOTAL LOT	14,256 SF	100%

DEED AGRES ON COUNTY PARCEL IMPROVEMENT
STEIDL RESIDENCE
12434 LOIS LN.
LOT # / BLOCK #
CITY OF DETROIT LAKES, MN 56501



SITE PLAN LAYOUT
SCALE: 1"=15'-0"



Total impervious - 4262
Total lot size - 13,800
impervious 30.88%

**** DISCLAIMER OF WARRANTIES ****
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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DESCRIPTION
SLAB ON GRADE ADDITION

LAKE NEUSBA



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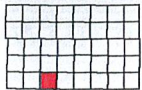
Becker County



1:1,056

Date: 1/27/2025

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



Lake View

Township 138N - Range 41W

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