

COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION June 12, 2025 @ 6:00 P.M.

Commissioner's Room – Becker County Courthouse

APPLICANT: John E. Braun & Day R. Braun

539 Prescott Place West Fargo, ND 58078 **Project Location:** 12114 Gilbertson Place

Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to: 1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: four (4) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, to be located fiftyone (51) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-seven (37) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet, and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet. All requests are due to lot size and setback issues. This application was tabled at the April 10, 2025, and May 8, 2025 meetings.

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

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue

Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning zoning/board adjustments/

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

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

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

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

Variance Application Review Permit # 414 Property and Owner Review Parcel Number(s): 170678000 Owner: John E Braun & Day R Braun Township-S/T/R: LAKE EUNICE-19/138/042 Site Address: 12114 Gilbertson Place Audubon MN Mailing Address: 539 Prescott Place West Fargo ND 58078 Lot Recording Date: Prior to 1971 Original Permit Nbr: SITE2025-3427 Legal Descr: GILBERTSON BEACH 1ST|LOT 1 Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other | Description of Variance Request: Request a variance to: 1) replace an existing dwelling with a dwelling, attached garage, and entry deck to be located: four (4) feet from the road right-of-way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road within the shoreland district, to be located fifty-one (51) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake, and ten (10) feet from the rear property line deviating from the required setback of forty (40) feet; 2) to construct a patio and an upper deck to be located thirty-six (36) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one-hundred (100) feet and to be fifteen (15) feet from the rear property line deviating from the required setback of (40) feet; OHW Setback: 37' Side Lot Line Setback: Bluff Setback: Rear Setback (non-lake): 10' Road Setback: 4 Road Type: Township Existing Imp. Surface Coverage: 1664 sq ft Proposed Imp. Surface Coverage: 2815 sq ft Existing Structure Sq Ft: 720 sq ft Proposed Structure Sq Ft: 1884 sq ft Existing Structure Height: 12 ft Proposed Structure Height: 27 ft Existing Basement Sq Ft: no Proposed Basement Sq Ft: No Change to main structural framework? Yes Change to roofline? Yes Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: The proposed structure is a year-round permanent home that does not impact the Big Cormorant shoreline.

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

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

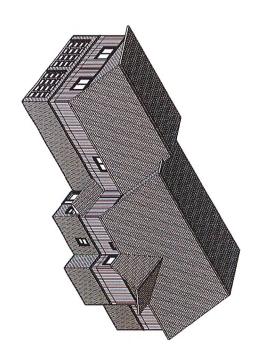
includes a beach bar which is not impervious so have removed that 176' to get to 2815 sq ft for the new proposed structure.

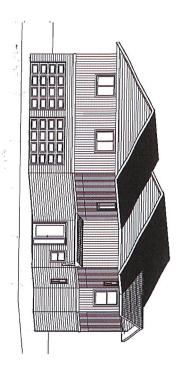
- 3. Does the proposal put the property to use in a reasonable manner? **Yes**Explain: **Yes**, **this will allow for more usage of the home as it will be a year-round home.**
- 4. Are there circumstances unique to the property? Yes

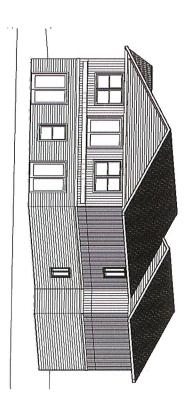
Explain: The road ends at the side of our property, so what is normally the side setback, is a rear setback, requiring the setback to be forty (40) feet instead of the normal 10'. Also, because the driveway ends right at our property line, that creates a ROW that extends into our property, plus an additional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

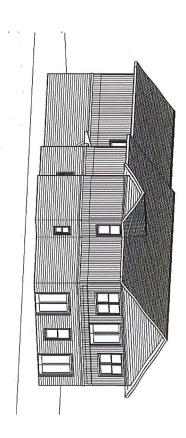
5. Will the variance maintain the essential character of the locality? Yes

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



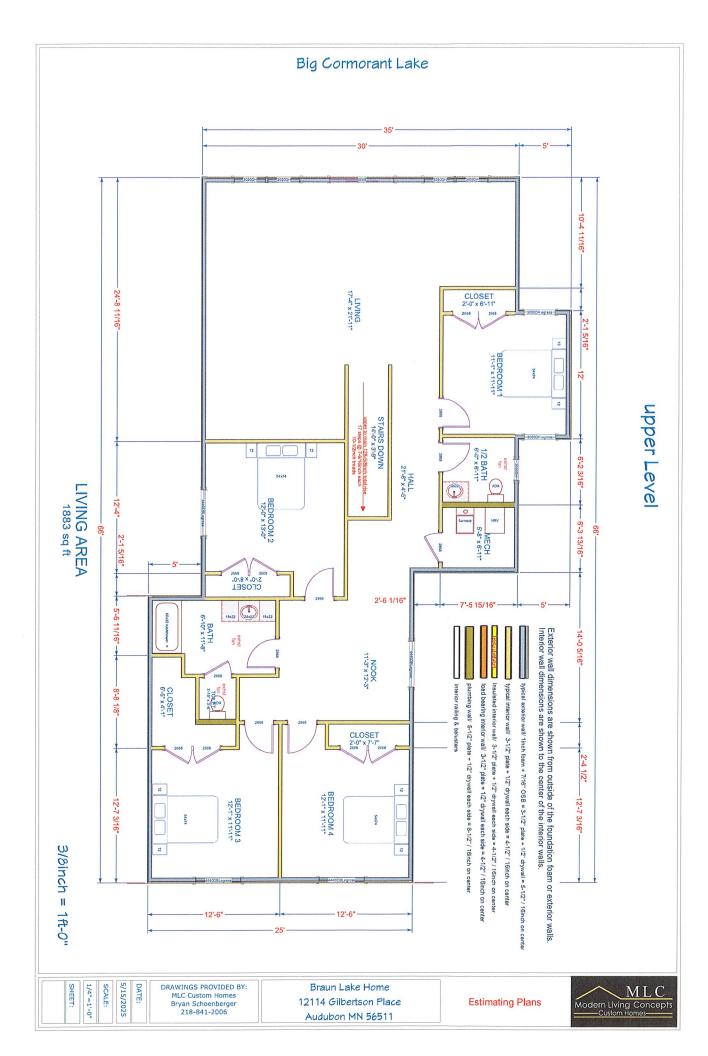






Big Cormorant Lake Becker County MN Braun Lake Home

Big Cormorant Lake MASTER BDRM gas fireplace MASTER BATH 7'-3" x 8'-8" 5'-6 1/2" 7'-10 3/4" MASTER CLST 5'-7" x 7'-5" ; HALL 17'-5" x 3'-7" 5'-11 1/8" 4'-1 1/4" Main Level 16 16 16 N LIVING AREA + 4'-2 1/4" + 3'-8" ENTRY 6'-3" x 9'-8" Exterior wall dimensions are shown from outside of the foundation foam or exterior walls. Interior wall dimensions are shown to the center of the interior walls. typical exterior wall/ 1inch foam + 7/16" OSB = 3-1/2" plate + 1/2" drywall = 5-1/2" / 16inch on center load bearing interior wall/ 3-1/2" plate + 1/2" drywall each side = 4-1/2" / 16inch on center Insulated interior wall 3-1/2" plate + 1/2" drywall each side = 4-1/2" / 16inch on center Garage 663 sqft 90 00 00 de 00 3/8inch = 1代-0" DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006 DATE: Braun Lake Home 1/4"=1'-0" 5/15/2025 Modern Living Concepts Custom Homes **Estimating Plans** 12114 Gilbertson Place Audubon MN 56511



1'-6 1/2" North

Elevations

Lake

1/4inch = 1ft-0"

DATE: 5/15/2025 SCALE: 1/4"=1'-0"

DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006 Braun Lake Home 12114 Gilbertson Place Audubon MN 56511



Elevations

east

9-1 1/8' T-8 3/4' 8-1 1/8' 27

South

1/4inch = 1ft-0"

DATE: 5/15/2025 SCALE: 1/4"=1'-0"

DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006 Braun Lake Home 12114 Gilbertson Place Audubon MN 56511



6/12 roof pitch

Roof & floor truss notes

24inch overhangs eves

18inch overhang gable ends

Standard 9ft wall height main level Standard energy heal attic - trusses

Standard 8ft wall height main level

Hold truss dimensions back 1-1/2inch for wall sheeting 18inch floor trusses main and upper level

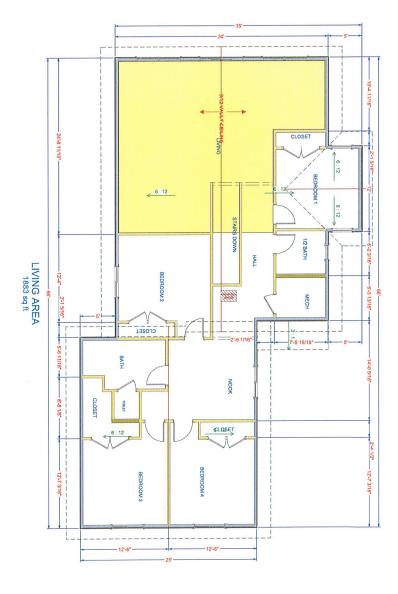
Attic openings provided by truss company

No valley sets included All hips to have layover truss by truss co.

Include trusses for eyebrow roof

load bearing situations outside the wall framing Truss co. to provide LVL & hangers needed for

Roof plan



1/4inch = 1代-0"

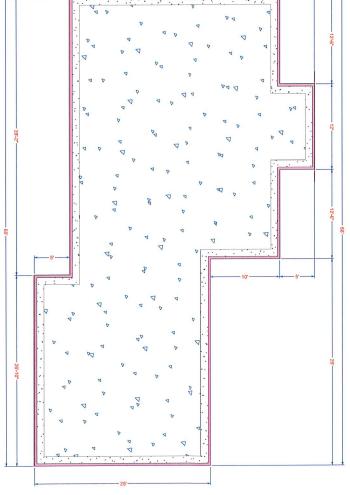
DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006 DATE: SHEET: 1/4"=1'-0" SCALE: 5/15/2025

Braun Lake Home 12114 Gilbertson Place Audubon MN 56511



This drawing & design are exclusively the property of MLC custom homes and is not to be copied or reproduced. The engineer stamp shown is not valid without an active building permit. LIVING AREA

Foundation







Specifications

Gas floor heat & hot water combi boiler (2 zones house & garage) Ducted furnace & AC / natural gas Ducting to be split into Two Zones Main level & upper level (no furnace or AC in the garage)

Bathroom vents / to be supplied by HVAC contractor

Air exchange- HRV per code by HVAC contractor

Standard dryer venting to exterior by HYAC contractor Exhaust vent over stove to be ducted to exterior by HVAC contractor

Rough-in according to plan

Fixtures according to customers selections

water softener - iron filter to be determined by water test Radon compliance

Mechanical floor drain 1/2inch below grade

One 200 amp panel water and sewer stubbed for sewer and water hookup

Electric outlets and lighting per MN electrical code

Trenching from exterior up to 100ft to connection

Excavation / site prep / by contractor

Becker County permit & storm water management by contractor

Exterior concrete / to be determined

Black dirt prep & grass /landscaping / by owner Final grade / rough black dirt / by contractor

Septic & well / by contractor

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

Insulation / MN energy code compliance

Yent chute at energy heal of trusses

exterior walls 2x4 R-15 fiberglass batts 4mil poly vapor barrier walls and ceiling

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

Attic R-50 blown in fiberglass

Spray foam around all windows and doors

DRAWINGS PROVIDED BY: MLC Custom Homes Bryan Schoenberger 218-841-2006

DATE:

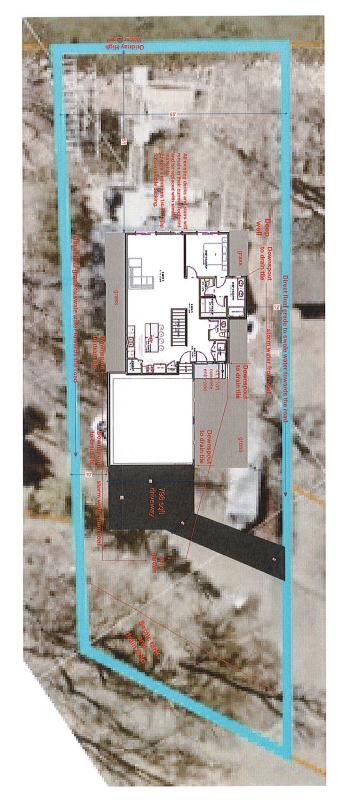
SCALE: 5/15/2025

SHEET: 1/4"=1'-0"

Braun Lake Home 12114 Gilbertson Place Audubon MN 56511



Lot plan



max impervious surface @ 25% = 2,722sqft Lot size 10,890sqft

driveway = 798sqft house & garage = front entry deck (4x10 concrete entry) = 40sqft PROPOSED TOTAL IMPERVIOUS = 2,722sqft = 25%

> All existing decks and stairs will maintain their current footprint and will be replaced with materials that are similar in appearance and quality. Additionally, permeable decking will be used in accordance with Becker County's zoning ordinance.

Pervious decks. Decks shall be considered pervious if all of the following conditions are met-

2

- (1) Maximum material (board) width is eight inches (8");
- Minimum spacing between material (boards) is one-quarter inch (1/4"); and
- (3) The area under the deck is pervious material.

Decks not meeting these requirements shall be considered as impervious

1/8inch = 1ft-0"

SHEET:

5/15/2025 DATE:

SCALE:

MLC
Modern Living Concepts
Custom Homes **Estimating Plans**

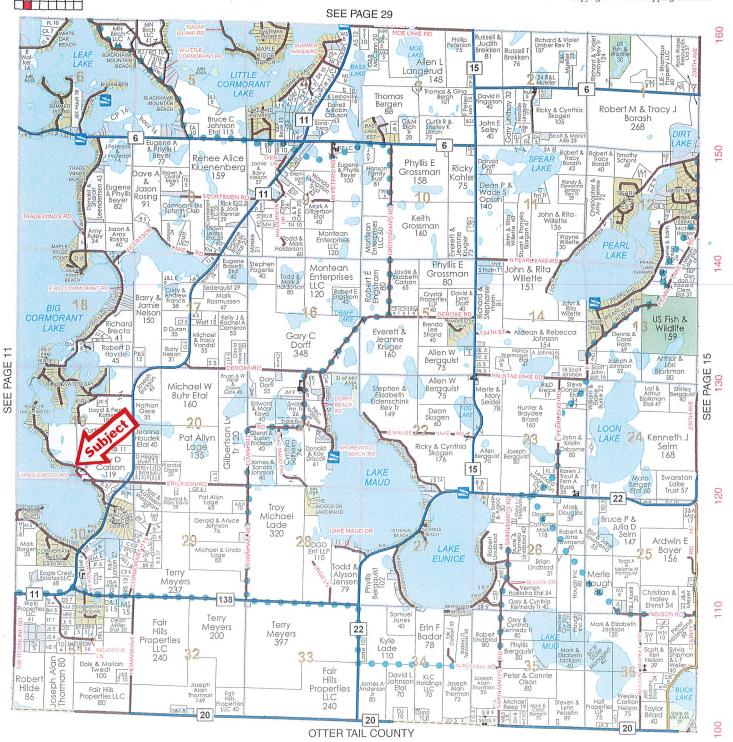




Lake Eunice

Township 138N - Range 42W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

June 12th, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: John Melland & Jennifer Melland

6217 31st St S Fargo, ND 58104 **Project Location:** 21447 Co Hwy 32 Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace a detached garage fifty (50) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and ten (10) feet from the ROW of a County Highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues. This application was tabled at the May 8, 2025 meeting.

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

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue EMAIL: susan.rockwell@co.becker.mn.us
Detroit Lakes, MN 56501

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning zoning/board adjustments/

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

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

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

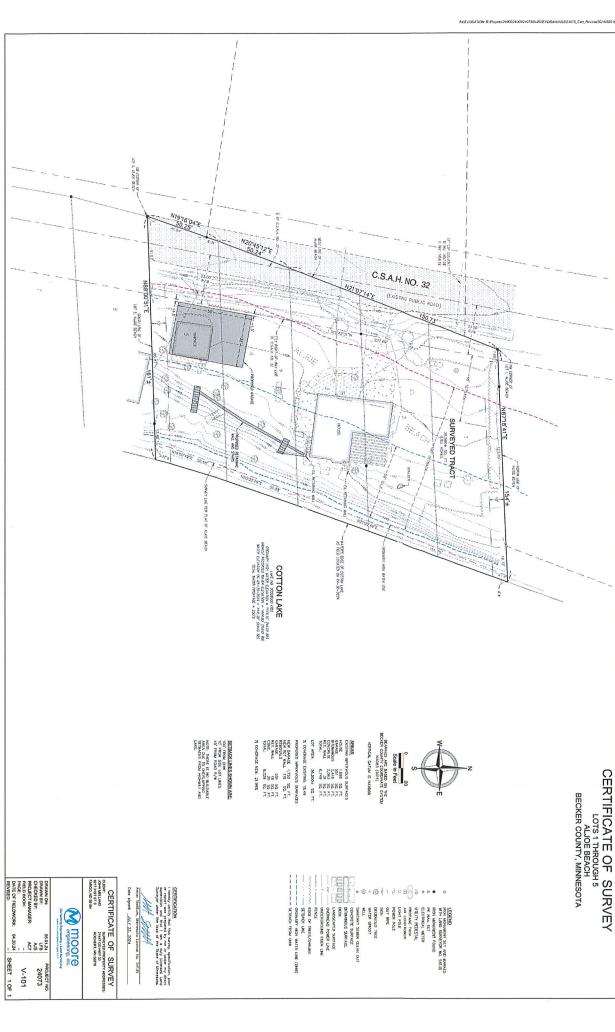
Weather conditions may change the hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations, or contact the Zoning Office by 4:30 PM on the day of the hearing for possible rescheduling of the hearing.

Variance Application Review **Permit # 420** Property and Owner Review Parcel Number(s): 100562000 Owner: JOHN MELLAND Township-S/T/R: ERIE-03/139/040 Mailing Address: Site Address: 21447 CO HWY 32 ROCHERT MN 6217 31ST ST S Lot Recording Date: Prior to 1971 **FARGO ND 58104** Original Permit Nbr: SITE2025-389762 Legal Descr: ALJOE BEACH 139 40 LOTS 1, 2, 3, 4 & 5 Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance . Topographical Issues (slopes, bluffs, wetlands) Description of Variance Request: Request a variance to replace a detached garage fifty (50) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet on a Recreational Development Lake and ten (10) feet from the ROW of a county highway deviating from the required setback of forty-five (45) feet due to lot size and setback issues. OHW Setback: 50 Side Lot Line Setback: 12 Rear Setback (non-lake): NA Bluff Setback: NA Road Setback: 10 ft Road Type: County Existing Imp. Surface Coverage: 18.49 Proposed Imp. Surface Coverage: 21.99 Existing Structure Sq Ft: 400 Proposed Structure Sq Ft: 1750 Existing Structure Height: 12 Proposed Structure Height: 30 Existing Basement Sq Ft: No Proposed Basement Sq Ft: No Change to roofline? No Change to main structural framework? Yes Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: There will be minimal changes to the existing lot. Simply increasing the size of the existing detached garage to accommodate additional storage. The size of the lot is large enough to stay within impervious allowances with the proposed changes 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: There will be minimal changes to the existing lot. The increase in size of the existing detached garage to accommodate additional storage is still well within impervious allowances with the proposed changes. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: It will allow for additional storage on site. 4. Are there circumstances unique to the property? Yes Explain: The encroachment of the county highway to 30' within the property's boundary line complicates the

ability to make necessary updates to the property.

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

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





Date: 3/18/2025

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, any particular purpose.

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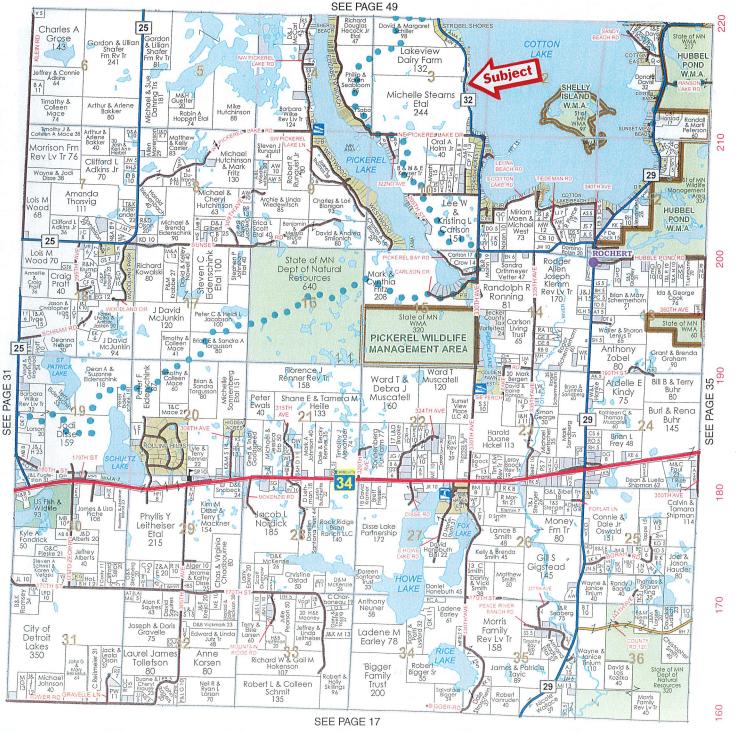
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Erie

Township 139N - Range 40W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Fred J Williams III Revocable Living Trust

4437 Beach Ln S Fargo, ND 58104 Project Location: 23715 Co Hwy 22

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a new dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development Lake and to replace and existing garage with a new garage to be located zero (0) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet on a County Highway within the shoreland district all due to lot size and setback issues

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1448.000 **Legal Land Description:** Section 19 Township 138 Range 041; Linden Park 138 41 Block 001 Lot 4 & Lot 3 EX TRI TR IN NE COR, 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.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

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

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

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

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Variance Application Review	Permit # 430
Property and Owner Review	
Parcel Number(s): 191448000	
Owner: FRED J WILLIAMS III REVOCABLE LIVING TRUST	Township-S/T/R: LAKE VIEW-19/138/041
Mailing Address: 23715 CO HWY 22 DETROIT LAKES MN	Site Address: 23715 CO HWY 22 DETROIT LAKES MN
	Lot Recording Date: Prior to 1971
	Original Permit Nbr: 1
Legal Descr: Block 001 of LINDEN PARK 138 41 LOT	4 & LOT 3 EX TRI TR IN NE COR
Variance Details Review	
Variance Request Reason(s):	If 'Other', description:
Setback Issues	
Alteration to non-conforming structure	
Lot size not in compliance	
Topographical Issues (slopes, bluffs, wetlands)	
Other	
(45) feet on a County Highway within the shoreland (
OHW Setback: 50	Side Lot Line Setback: 10
Rear Setback (non-lake): 0	Bluff Setback: 0
Road Setback: 0	Road Type: County
Existing Imp. Surface Coverage: 28%	Proposed Imp. Surface Coverage: 25%
Existing Structure Sq Ft: 2,294	Proposed Structure Sq Ft: 2,932
Existing Structure Height: N/A	Proposed Structure Height: 24'-6"
Existing Basement Sq Ft: No	Proposed Basement Sq Ft: No
Change to roofline? No	Change to main structural framework? No
Other Questions Review	
1. Is the variance in harmony with the purposes and inte Explain: Yes, the existing garage is slightly over the setback, the dwelling will be moving further away fro impervious surface coverage.	property line. The new one will meet the required side
2. Is the Variance consistent with the Becker County Co	a new structure that will be up to date with all building re will be more compliant with OHW setbacks and
Explain: Yes, this variance will improve the lot by rec	lucing the impervious surface as well as pushing the nev

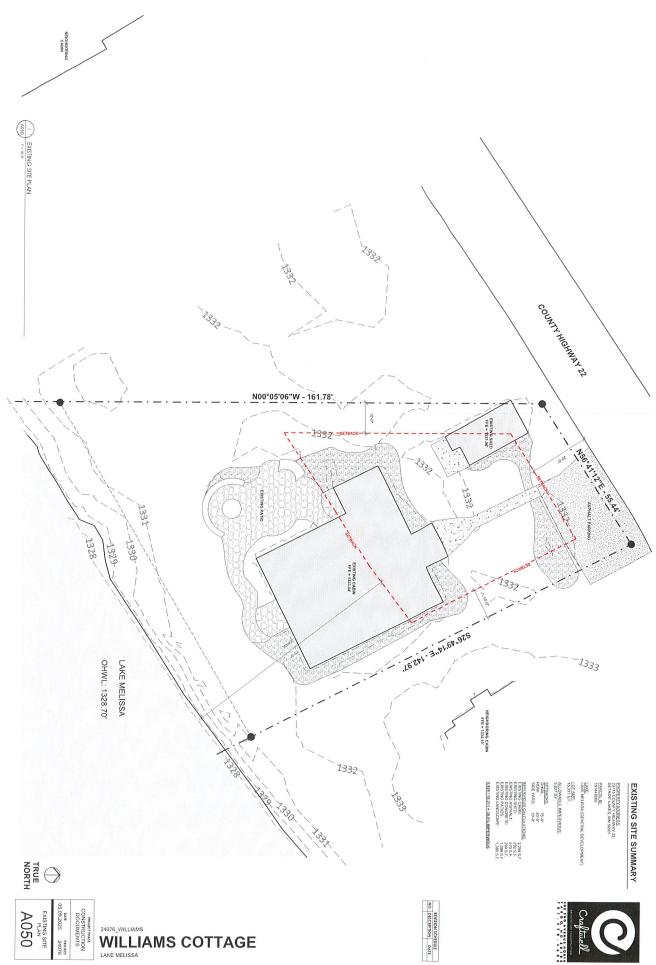
structure further back from the lake, and moving the garage completely on the property.

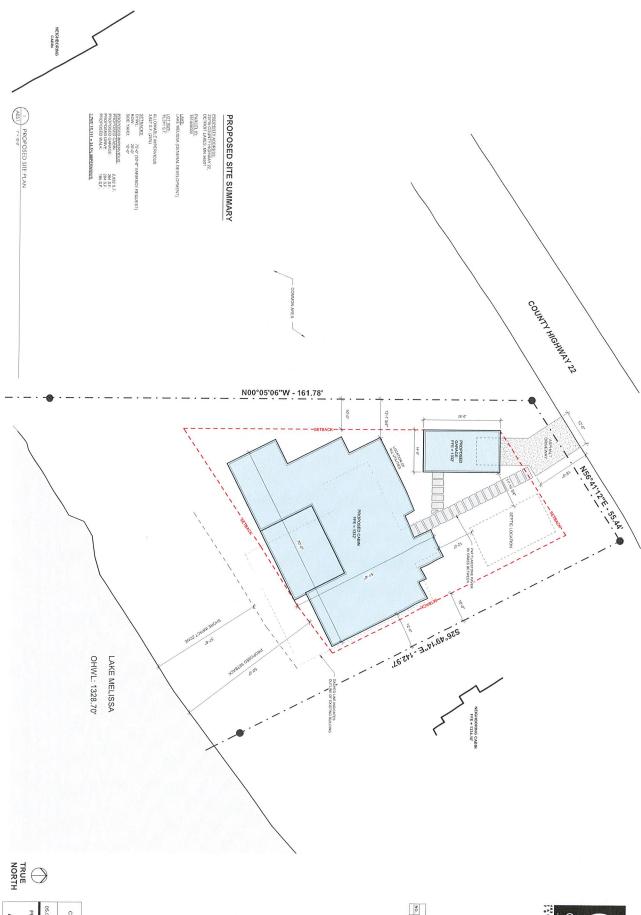
4. Are there circumstances unique to the property? Yes

Explain: The lot is non-conforming in size as well as a irregular shape.

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

Explain: Yes, there are numerous lots around lake melissa that are non-conforming and unable to meet certain setbacks.





CONSTRUCTION
DOCUMENTS

DATE
DOS.09.2025

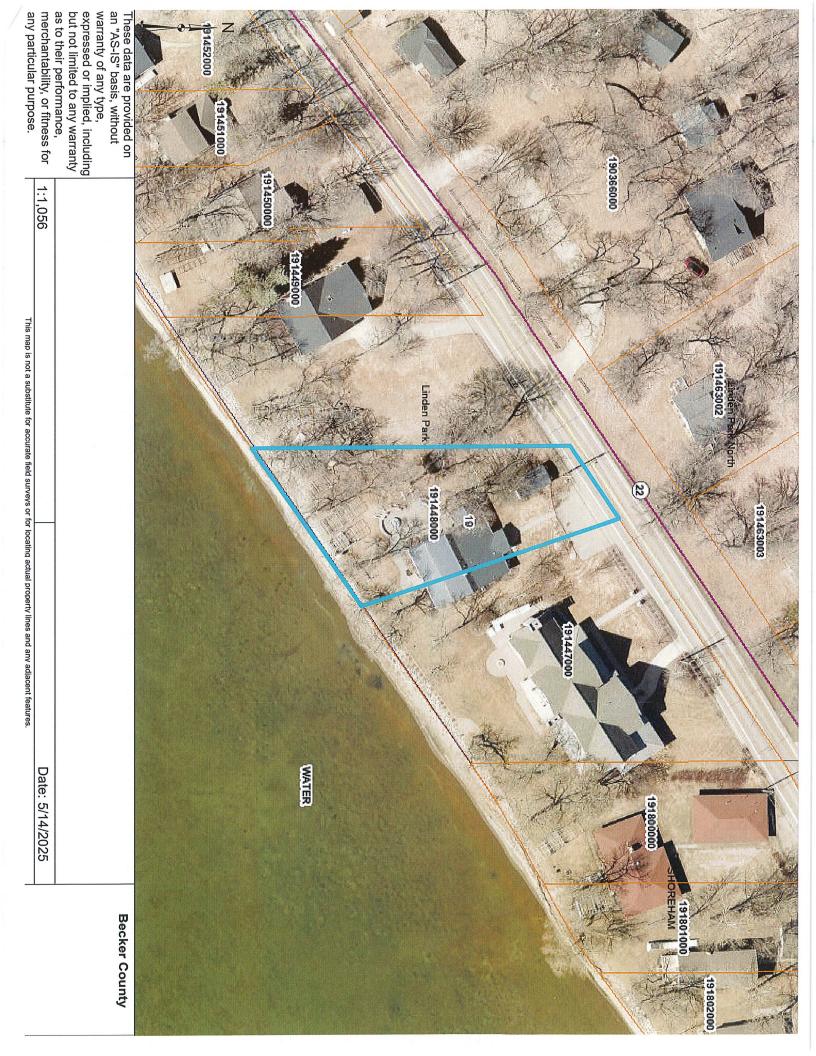
PROPOSED SITE
PLAN

A051

24076_WILLIAMS COTTAGE
LAKE MELISSA





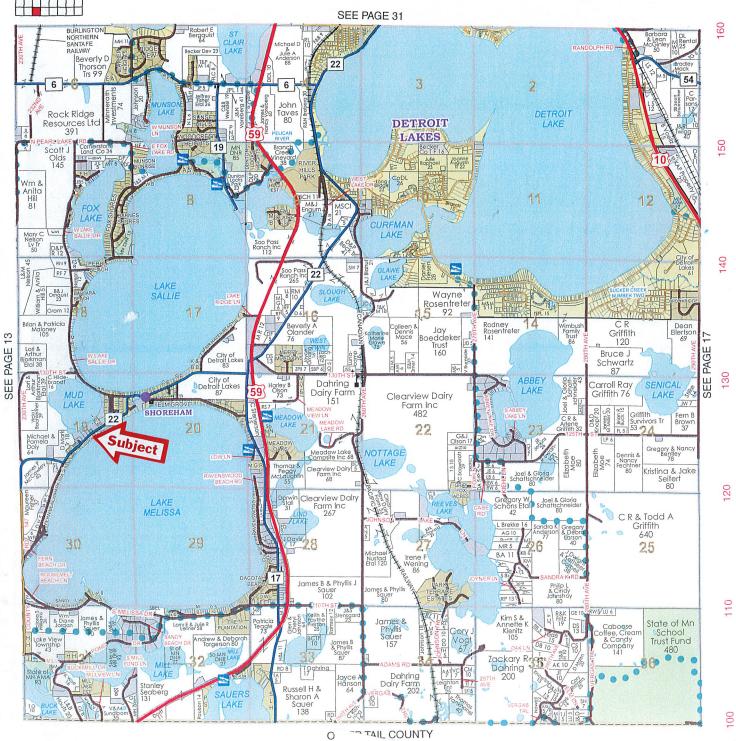




Lake View

Township 138N - Range 41W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

June 12, 2025 @ 6:00 P.M.

Commissioner's Page Poster County County

Commissioner's Room - Becker County Courthouse

APPLICANT: Randall J & Debora A Stevens 1418 21st St S
Fargo, ND 58103

Project Location: 27388 Little Floyd Lake
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a new dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a Recreational Development Lake and to be located thirty (30) feet from a Tributary deviating from the required setback of one-hundred feet due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0894.000 **Legal Land Description:** Section 11 Township 139 Range 041; ERNIE'S BEACH PT LOT 7: BEG NE COR LOT 7, NW 242.3' TO LIT FLOYD LK, S 115', SE 203.9' TO RD, NE 170' TO POB, Little Floyd Lake.

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

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

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Variance Application Review Permit # 431 Property and Owner Review Parcel Number(s): 080894000 Owner: RANDALL J & DEBORA A STEVENS Township-S/T/R: DETROIT-11/139/041 Site Address: 27338 LITTLE FLOYD LAKE RD DETROIT Mailing Address: 1418 21ST ST S **LAKES MN 56501 FARGO ND 58103** Lot Recording Date: Prior to 1971 Original Permit Nbr: SITE2025-3487 Legal Descr: ERNIE'S BEACH|PT LOT 7: BEG NE COR LOT 7, NW 242.3' TO LIT FLOYD LK, S 115', SE 203.9' TO RD, NE 170' TO POB. Variance Details Review Variance Request Reason(s): If 'Other', description: The river borders our complete north side of our Setback Issues parcel. Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other

Description of Variance Request: Request a variance to replace an existing dwelling with a new dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a Recreational Development Lake and to be located thirty (30) feet from a Tributary deviating from the required setback of one-hundred feet due to topography and setback issues.

Looking to build a cabin in same spot as existing cabin. The new cabin Has 8' added to the back of what the existing cabin is. 50' from lake and 30ft from river. This is the same set backs as what the existing cabin has *(those set backs were given to me by Tyler)

Request a variance to replace an existing dwelling fifty (50) feet from the Ordinary High Water (OHW) mark and thirty (30) feet from a Tributary and add an additional four hundred sixteen (416) square feet on the rear side of the dwelling.

OHW Setback: 50' Lake High water mark (given to me by Tyler) this is the same as Existing cabin	Side Lot Line Setback: 30ft from River High water Mark (given to me by Tyler) This is the same as existing Cabin
Rear Setback (non-lake):	Bluff Setback:
Road Setback:	Road Type: Township
Existing Imp. Surface Coverage: 14%	Proposed Imp. Surface Coverage: 14%
Existing Structure Sq Ft: 1300	Proposed Structure Sq Ft: 1716
Existing Structure Height:	Proposed Structure Height:
Existing Basement Sq Ft: no	Proposed Basement Sq Ft: no
Change to roofline? Yes	Change to main structural framework? Yes

Other Questions Review

- 1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**Explain: The setbacks will not change. We are looking to make the house more user friendly by eliminating
- Explain: The setbacks will not change. We are looking to make the house more user friendly by eliminating step and to improve the appearance of the neighborhood.
- 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes
- Explain: There is no way to meet the setbacks of the tributary due to lot size. We will not be building any closer than the existing structure already sits.
- 3. Does the proposal put the property to use in a reasonable manner? Yes
- Explain: This will allow for ease of use by eliminating steps into the home and will enhance the character of the locality.
- 4. Are there circumstances unique to the property? Yes
- Explain: Yes, The River . The lot is not big enough to put a structure with the required set back of the river
- 5. Will the variance maintain the essential character of the locality? Yes
- Explain: The structure will be the same as it has been for years. The extra Sq. footage is being added to the back away from the lake



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

Little floyd

1:564 Date: 4/1/2025

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





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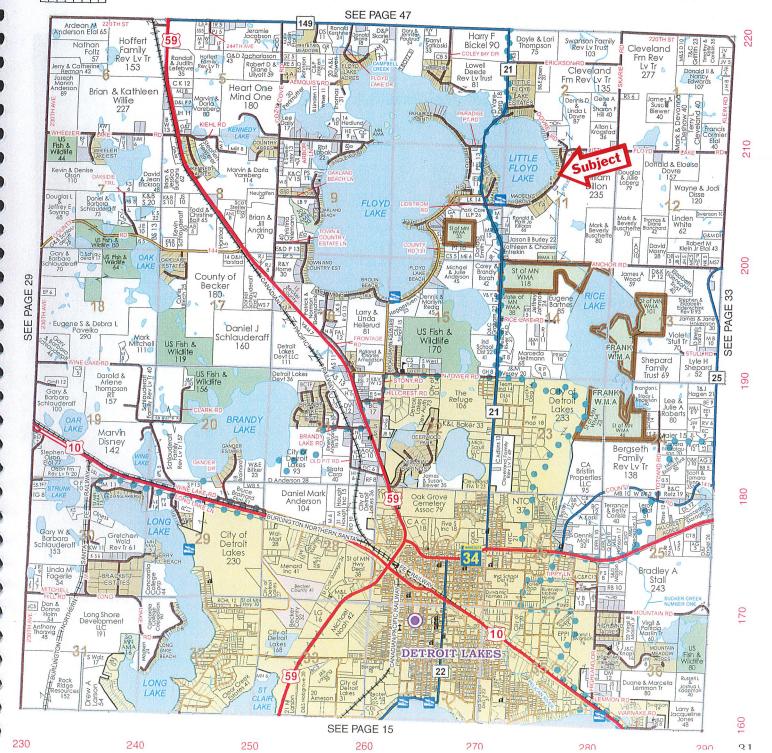
Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE/MATTERS!

Detroit

Township 139N - Range 41W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Kasey Kluver & Samantha Kluver

26 3rd St S Sabin, MN 56580 **Project Location:** 11600 Lake Eunice Dr

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0779.000 **Legal Land Description:** Section 27 Township 138 Range 042; Isthmus Beach 4th Lot 2 Less Pt E of Ln: Comm N Cor Lot 2 Isthmus Bch 4th, Ely 29.99' to POB; Sly 228' to Lk Eunice & Term, Lake Eunice.

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.

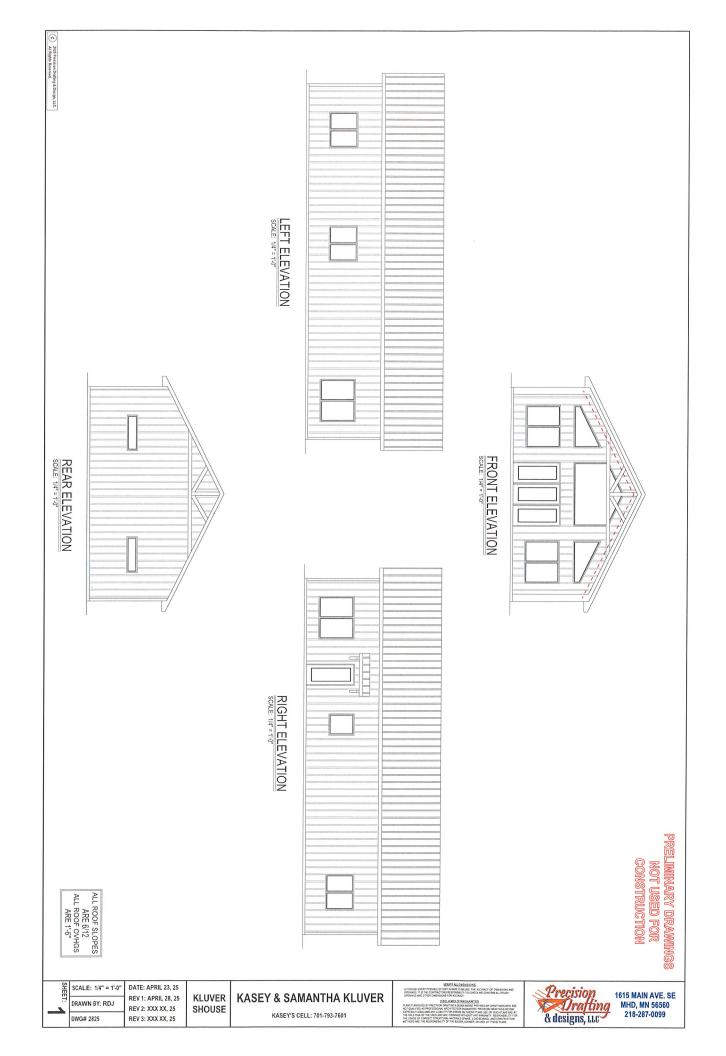
Permit # 435 Variance Application Review **Property and Owner Review** Parcel Number(s): 170779000 Owner: Kasey & Samantha Kluver Township-S/T/R: LAKE EUNICE-27/138/042 Site Address: 11600 LAKE EUNICE DR DETROIT Mailing Address: 26 3rd St S Sabin MN 56580 LAKES MN Lot Recording Date: Prior to 1971 Original Permit Nbr: SITE2025-3583 Legal Descr: ISTHMUS BEACH 4TH|LOT 2 LESS PT E OF LN: COMM N COR LOT 2 ISTHMUS BCH 4TH, ELY 29.99' TO POB; SLY 228' TO LK EUNICE & TERM. Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other | Description of Variance Request: Request a variance to construct a dwelling to be located fifty (50) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of seventy-five (75) feet on a General Development lake due to lot size and setback issues. OHW Setback: 50 ft Side Lot Line Setback: Bluff Setback: Rear Setback (non-lake): Road Setback: Road Type: County Existing Imp. Surface Coverage: 8% Proposed Imp. Surface Coverage: 21% Proposed Structure Sq Ft: 1800 Existing Structure Sq Ft: Existing Structure Height: Proposed Structure Height: 18.5 Proposed Basement Sq Ft: Existing Basement Sq Ft: Change to main structural framework? No Change to roofline? No Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: We are wanting to use the lot the best that we can. Due to the best location for a septic system being on the road side of the house, we cannot move back any further from the water, but are out of the shore impact zone. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: The house will be out of the shore impact zone and will improve the character of the locality. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: Yes, there is currently no home on this property. This will allow us to use and enjoy our property consistent with the other properties in the neighborhood.

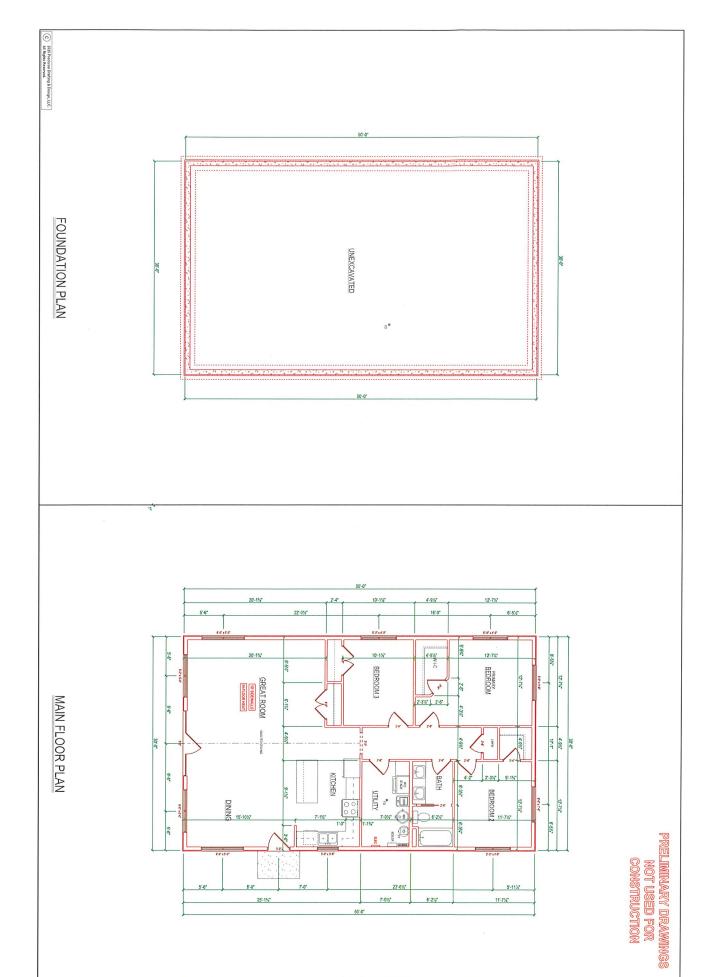
4. Are there circumstances unique to the property? Yes

Explain: The lot is non-conforming in size and the septic designer has determined the best placement for the septic system to be on the road side of the proposed dwelling.

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

Explain: The proposed new home will fit well with the surrounding properties. There are many other homes in the neighborhood that are closer to the lake than what we are proposing.





SHEET:

SCALE: 1/4" = 1'-0"

DRAWN BY: RDJ

DWG# 2825

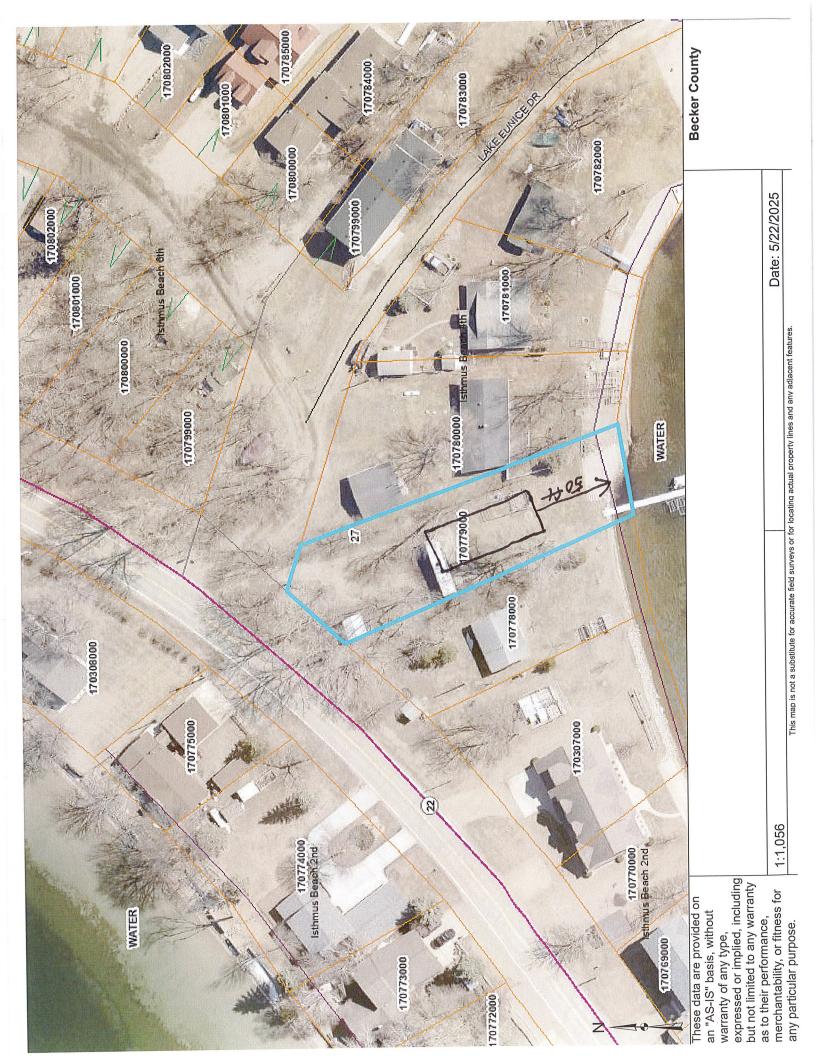
DATE: APRIL 23, 25 REV 1: APRIL 28, 25 REV 2: XXX XX, 25 REV 3: XXX XX, 25

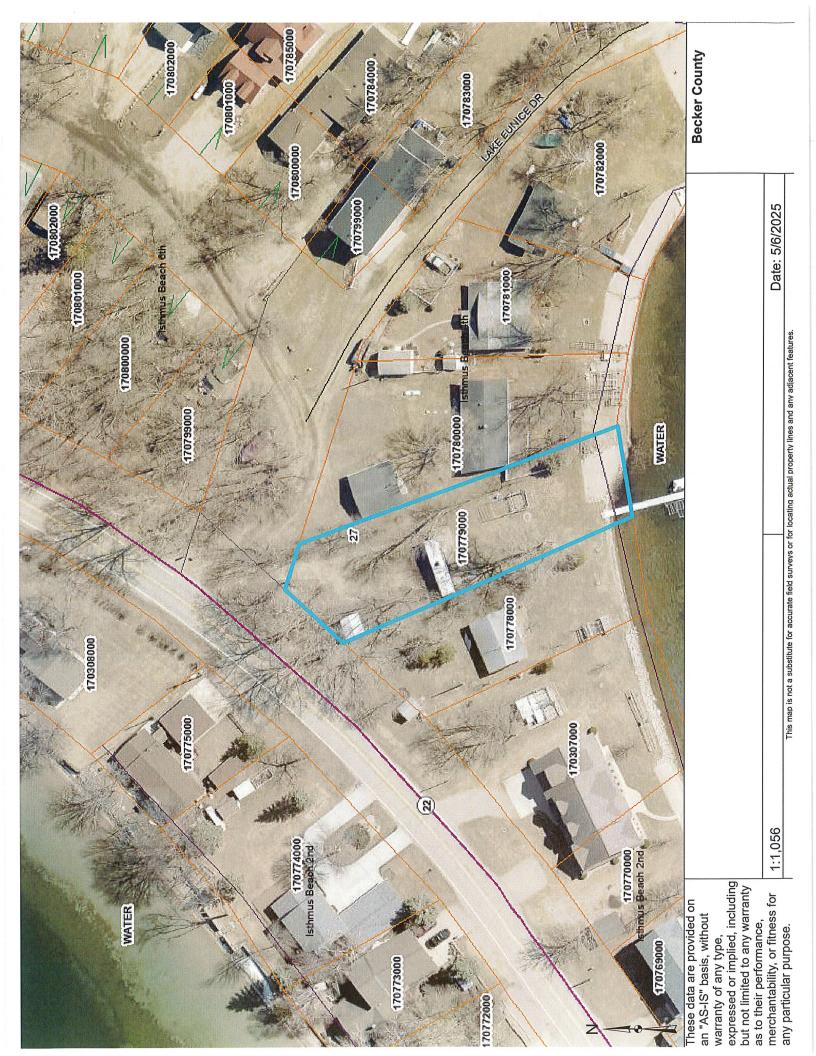
KLUVER SHOUSE KASEY & SAMANTHA KLUVER
KASEY'S CELL: 701-793-7601

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Precision Drafting & designs, LLC

1615 MAIN AVE. SE MHD, MN 56560 218-287-0099



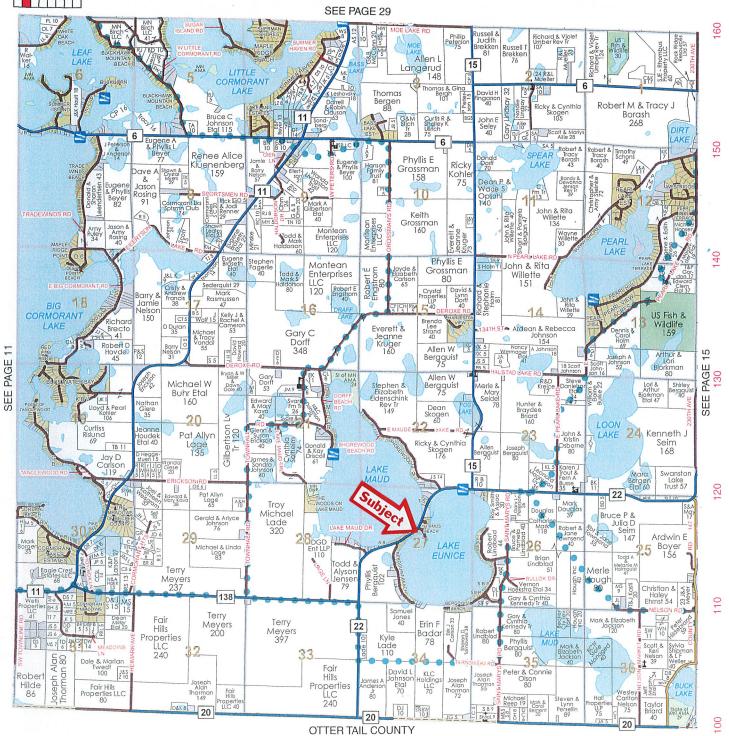




Lake Eunice

Township 138N - Range 42W

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Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Lake Eunice Evangelical Free Church

12986 Co Hwy 15

Detroit Lakes, MN 56501

Project Location: 12986 Co Hwy 15

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-dwelling related structure to be located sixty-one (61) feet from the centerline deviating from the required setback of seventy-eight (78) feet from the centerline of a County Road within the shoreland district and to be at thirty-eight (38) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.7012.000 **Legal Land Description:** Section 22 Township 138 Range 042; 22-138-42 PT NE1/4 NE1/4: BEG NE COR SEC 22, W 328.25', S 381.69', E 336.32', N 381.44' TO POB, Lake Eunice Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

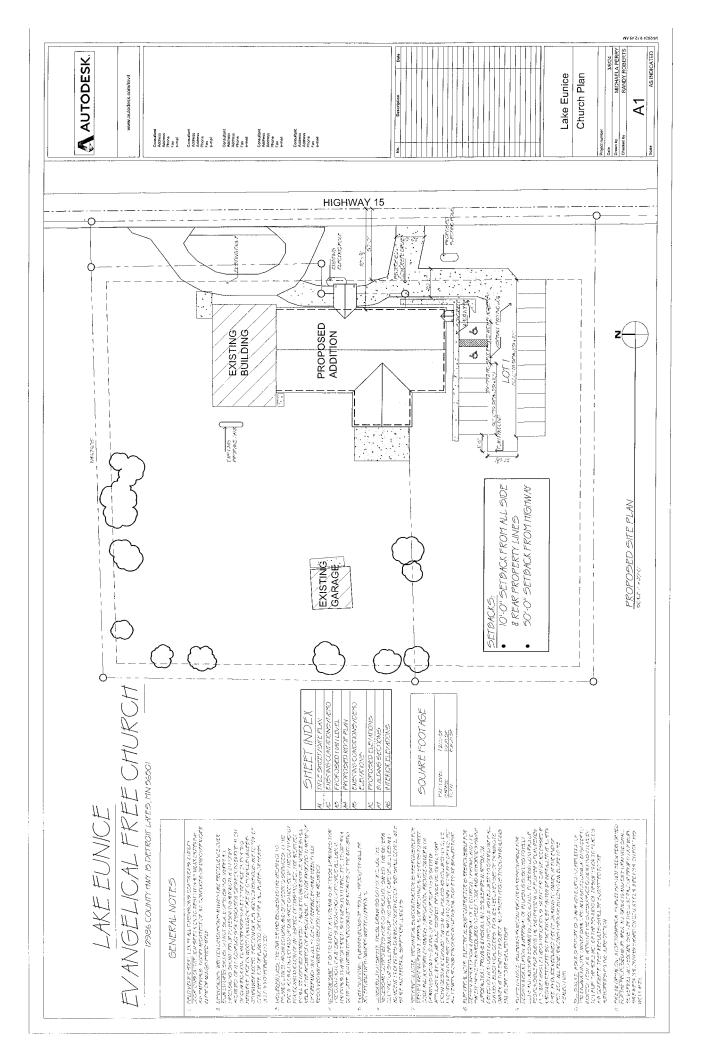
If you have questions about the Project, feel free to call 218-846-7314.

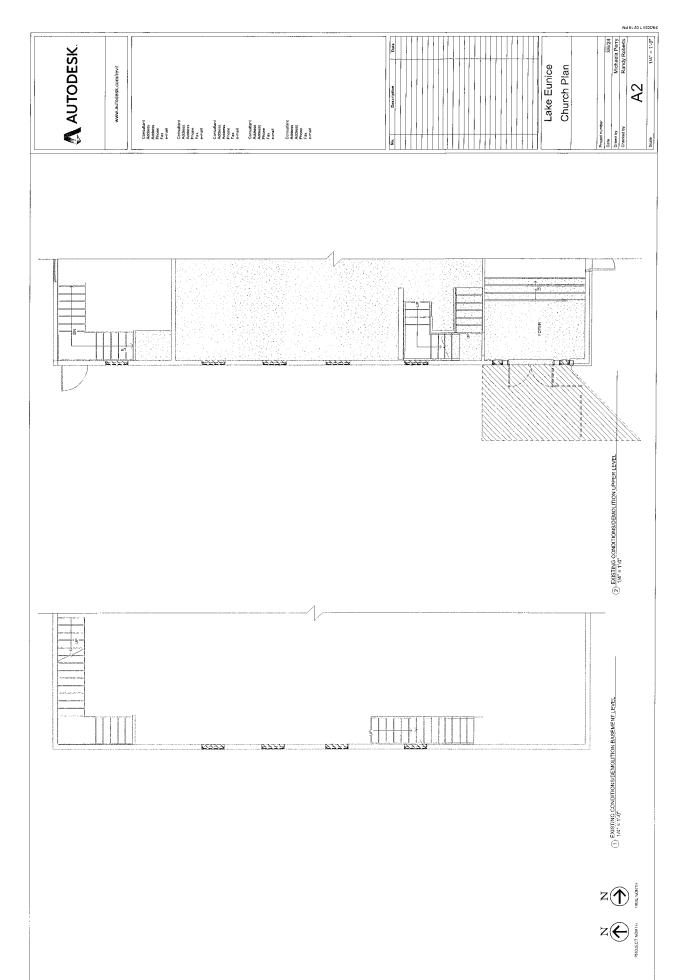
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

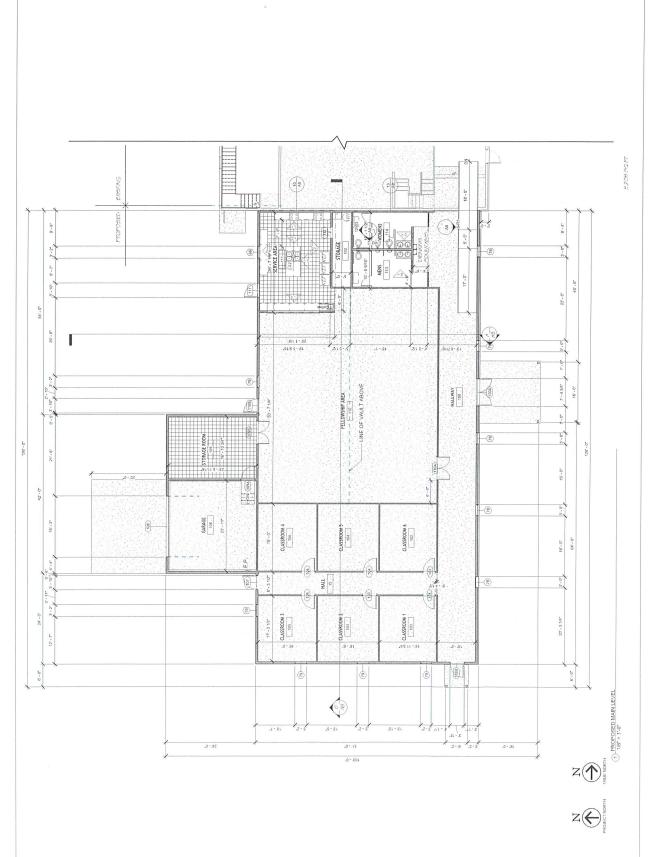
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the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

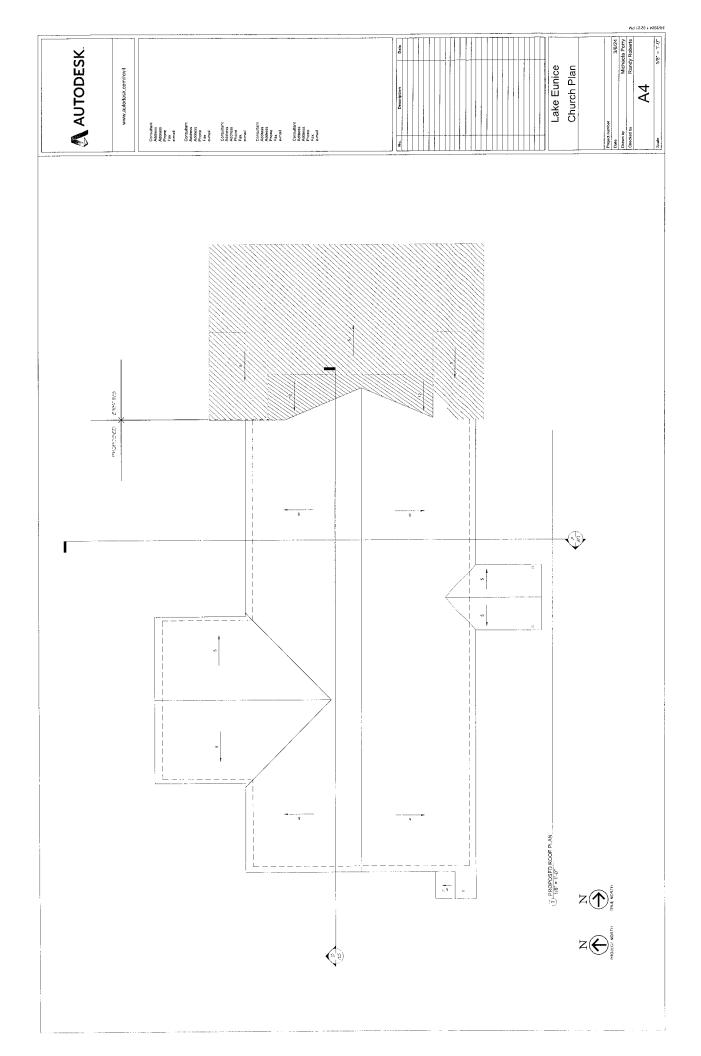
Permit # 437 Variance Application Review Property and Owner Review Parcel Number(s): 177012000 Township-S/T/R: LAKE EUNICE-22/138/042 Owner: LAKE EUNICE EVANGELICAL FREE CHURCH Site Address: 12986 CO HWY # 15 | DETROIT LAKES Mailing Address: MN 56501 12986 CO HWY # 15 **DETROIT LAKES MN 56501** Lot Recording Date: Original Permit Nbr: 3536 Legal Descr: 22-138-42 PT NE1/4 NE1/4: BEG NE COR SEC 22, W 328.25', S 381.69', E 336.32', N 381.44' TO POB. Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other Description of Variance Request: Request a variance to construct an addition to an existing non-dwelling related structure to be located sixty-one (61) feet from the centerline deviating from the required setback of seventy-eight (78) feet from the centerline of a County Road within the shoreland district and to be at thirty-eight (38) percent impervious coverage deviating from the allowable twenty-five (25) percent within the shoreland district. Side Lot Line Setback: 83' OHW Setback: N/A Bluff Setback: N/A Rear Setback (non-lake): 170 Road Type: County Road Setback: 28 Existing Imp. Surface Coverage: 25% Proposed Imp. Surface Coverage: 38% Proposed Structure Sq Ft: 8208 Existing Structure Sq Ft: 3200 Proposed Structure Height: 25' Existing Structure Height: Proposed Basement Sq Ft: N/A Existing Basement Sq Ft: 3124 Change to main structural framework? No Change to roofline? No **Other Questions Review** 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: The addition will allow better accessibility for the aging congregation. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: Yes the church will be more accessible to the community. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: Yes the use of the property will stay the same if this variance is granted. 4. Are there circumstances unique to the property? Yes Explain: The existing church was placed in its current location in 1952 before there was any zoning ordinance. Adding on to the south of the building provides for the best access to the facility.

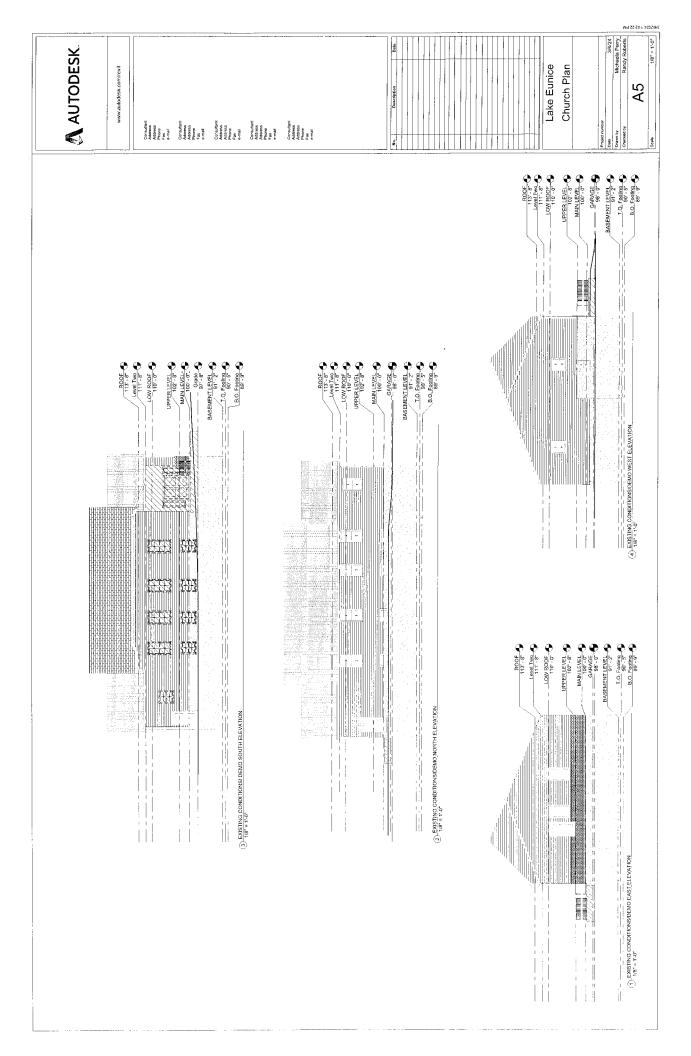
5. Will the variance maintain the essential character of the locality? **Yes**Explain: **Yes the proposed addition to the church not change the character of the locality.**

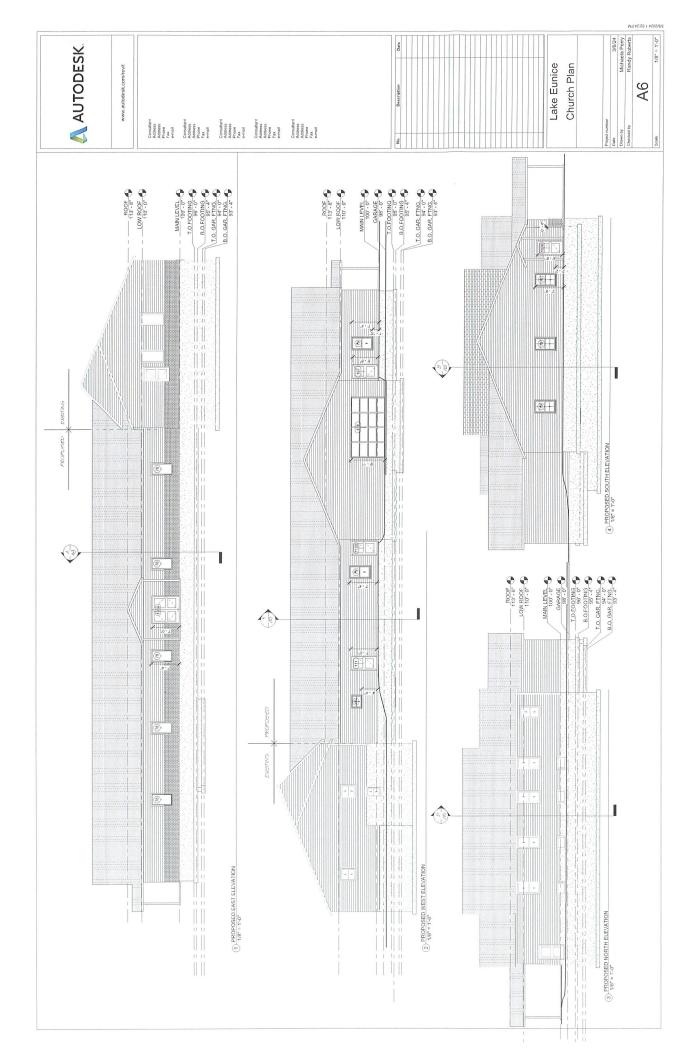


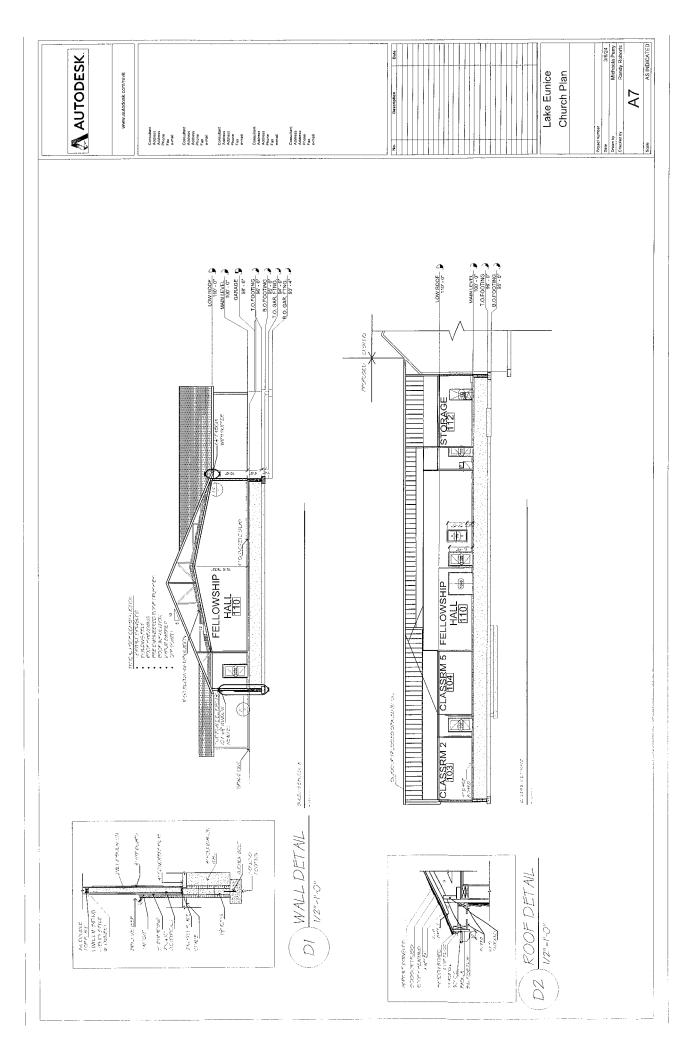


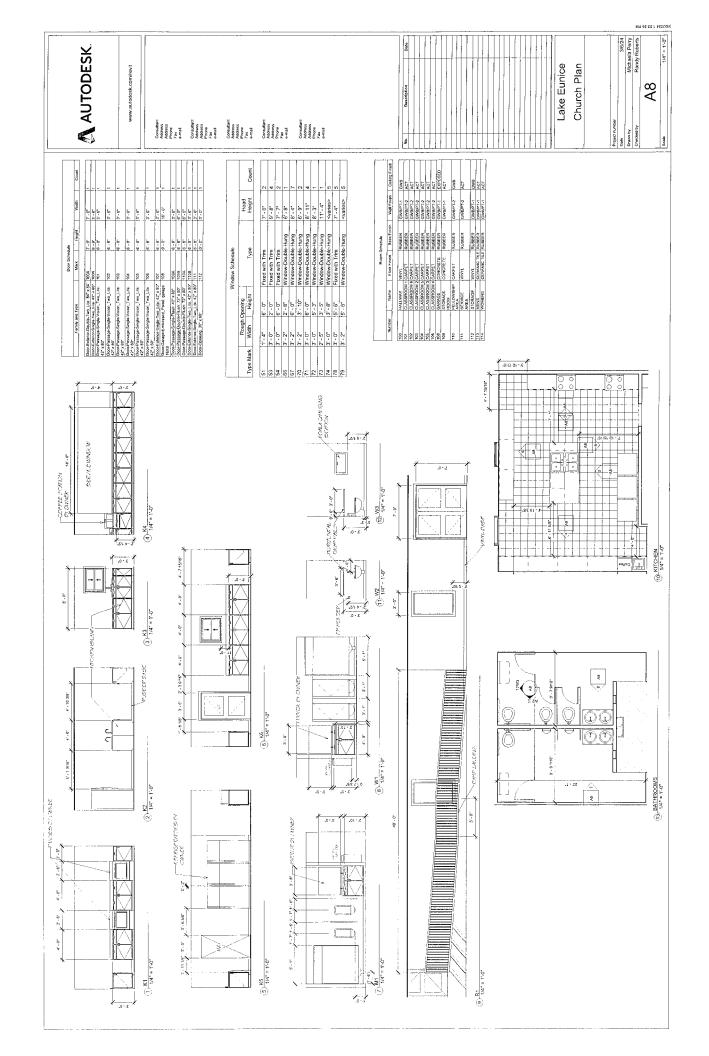


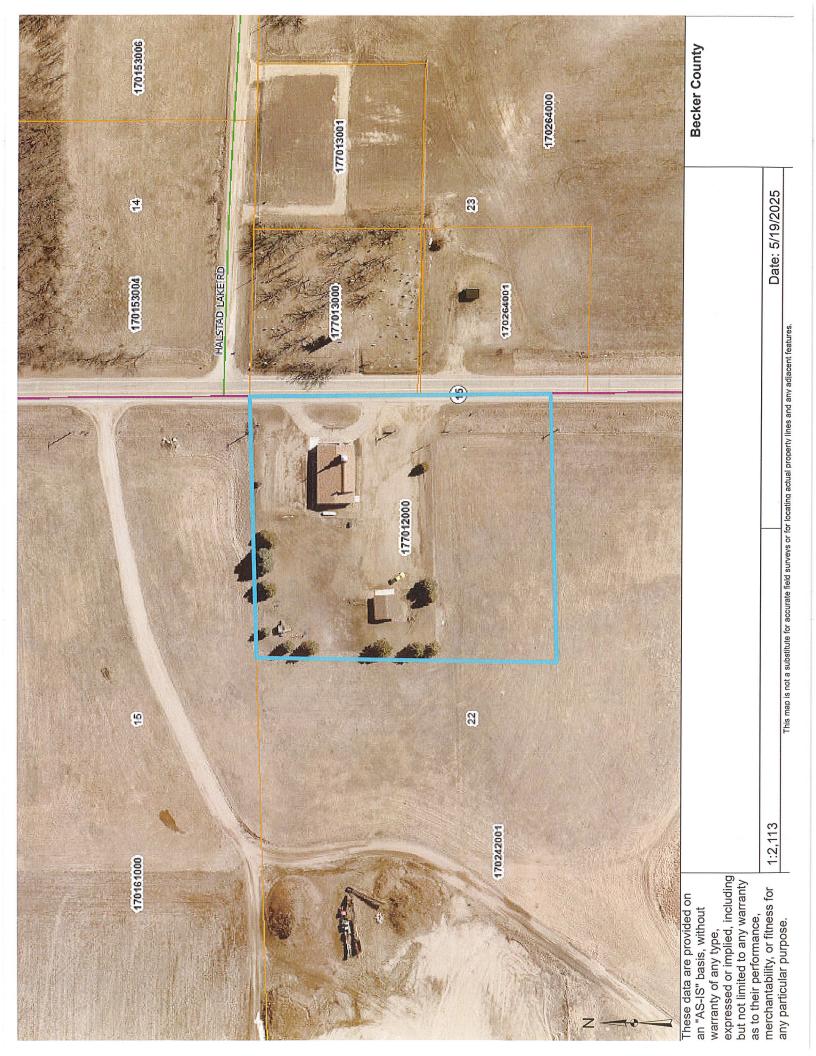










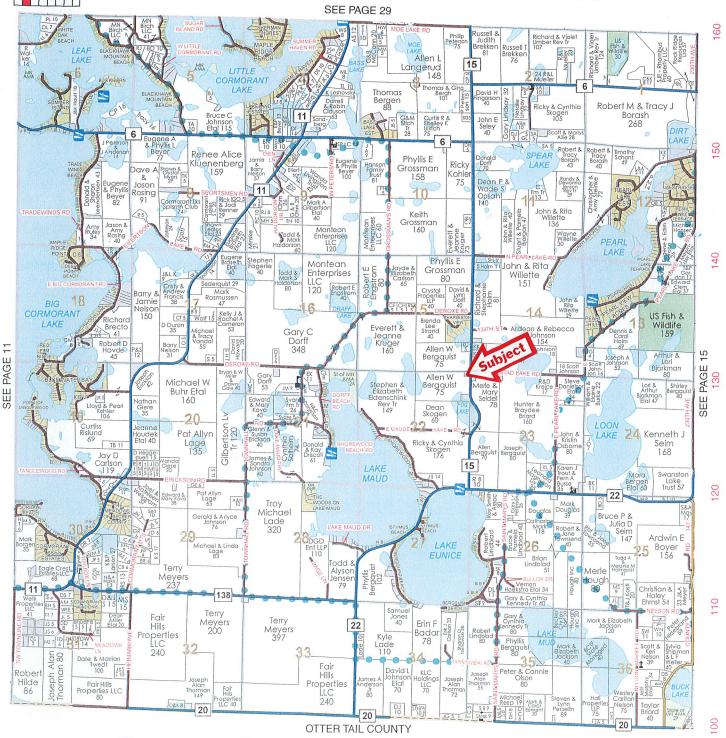




Lake Eunice

Township 138N - Range 42W

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Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
June 12, 2025 @ 6:00 P.M.

Commissioner's Room – Becker County Courthouse

APPLICANT: Lawrence D Noah PO Box 95

Callaway, MN 56521

Project Location: TBD South Shores Circle

Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to allow a non-conforming boundary line adjustment which may result in a non-conforming side-yard setback due to the fact that an existing neighboring structure currently sits across the property line.

LEGAL LAND DESCRIPTION: Tax ID Number: 07.0413.000 **Legal Land Description:** Section 35 Township 140 Range 043; Southshores Lot 013 Block 001, Cuba Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

https://www.co.becker.mn.us/government/meetings/planning zoning/board adjustments/

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

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

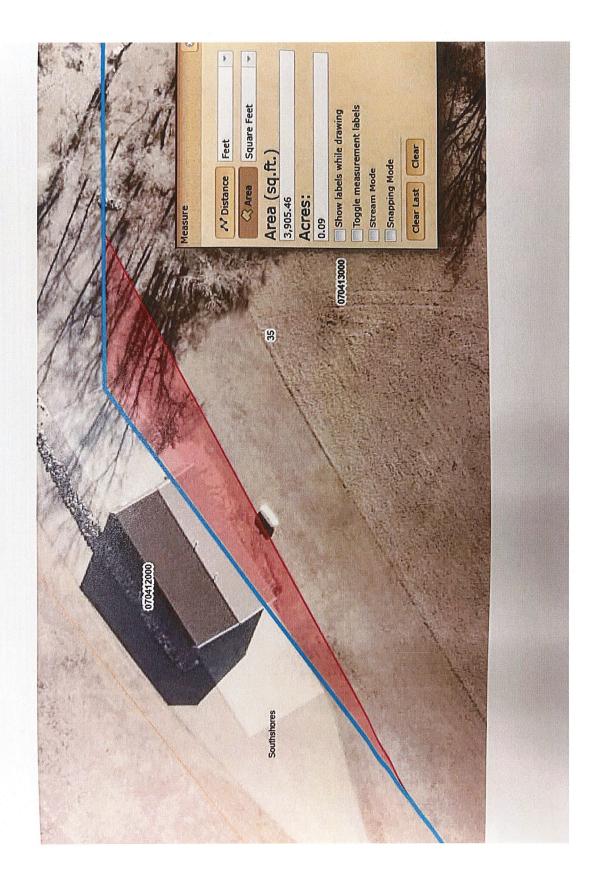
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the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

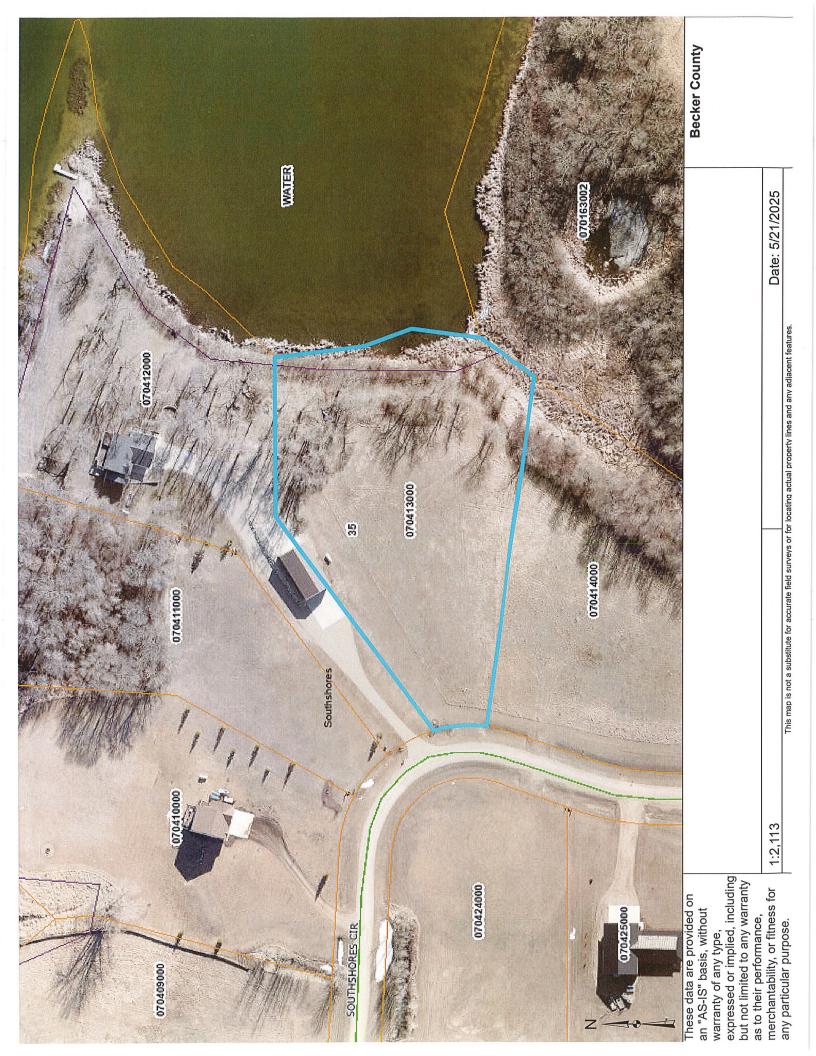
Variance Application Review Permit # 434 Property and Owner Review Parcel Number(s): 070413000 070412000 15292 SOUTHSHORES CIR LAKE PARK, MN 56554 Owner: LAWRENCE D NOAH Township-S/T/R: CUBA-35/140/043 Mailing Address: Site Address: TBD South Shore Cir Lake Park PO BOX 95 CALLAWAY MN 56521 Lot Recording Date: After 1992 Original Permit Nbr: 421465 Legal Descr: Lot 013 Block 001 of SOUTHSHORES Variance Details Review Variance Request Reason(s): If 'Other', description: PREVIOUS OWNER OF PARCEL #070412000 BUILT Setback Issues STRUCTURE AND DRIVEWAY SURFACE ON MY Alteration to non-conforming structure PARCEL #070412000. THE SOUTH & SOUTHWEST Lot size not in compliance SIDE OF HIS PARCEL BORDERS THE NORTH & NORTHWEST SIDE OF MY PARCEL. Topographical Issues (slopes, bluffs, wetlands) Description of Variance Request: Request a variance to allow a non-conforming boundary line adjustment which may result in a non-conforming side-yard set back due to the fact that an existing neighboring structure currently sits across the property line. OHW Setback: Side Lot Line Setback: Rear Setback (non-lake): Bluff Setback: Road Setback: Road Type: Proposed Imp. Surface Coverage: Existing Imp. Surface Coverage: Existing Structure Sq Ft: Proposed Structure Sq Ft: Proposed Structure Height: Existing Structure Height: Existing Basement Sq Ft: Proposed Basement Sq Ft: Change to main structural framework? Change to roofline? Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: The boundary line adjustment would allow the garage to be on the correct property. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: The use would not change, but this would make the structure more compliant than it is currently. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: The use would not change, but this would make the structure more compliant than it is currently. 4. Are there circumstances unique to the property? Yes Explain: The neighbor built across my property line. 5. Will the variance maintain the essential character of the locality? Yes Explain: This will not change the character of the locality at all.

3

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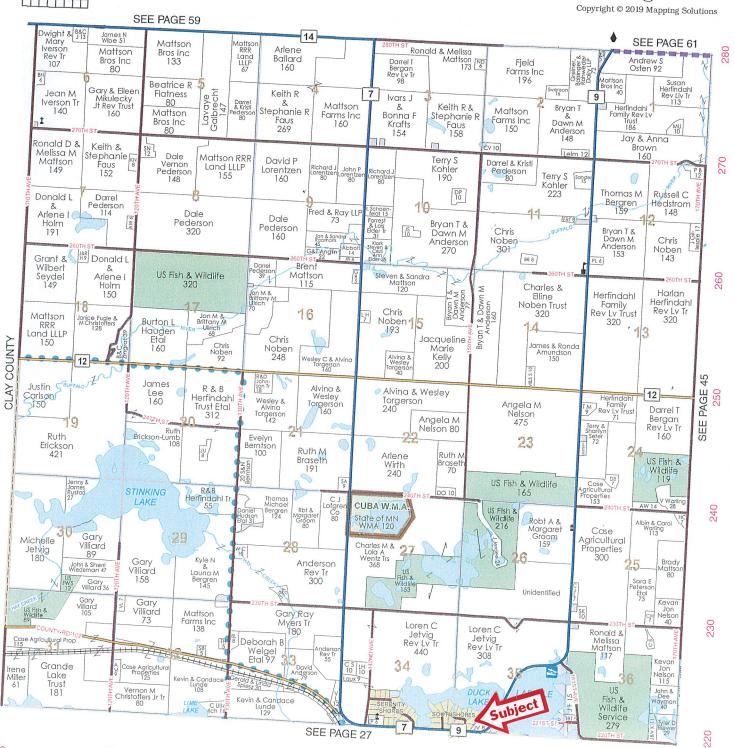






Cuba

Township 140N - Range 43W





Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Michael D Anderson

213 Willow St E

Detroit Lakes, MN 56501

Project Location: TBD Co Hwy 6

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a non-dwelling related structure to be located thirty (30) feet from the road right-of-way (ROW) deviating from the required setback of fifty (50) feet from the ROW of a state highway within the shoreland district and to be located twenty (20) feet from a wetland deviating from the required set back of fifty (50) due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.0047.003 **Legal Land Description:** Section 04 Township 138 Range 041; 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT), Lake View Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue EMAIL:
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.

Variance Application Review **Permit # 439 Property and Owner Review** Parcel Number(s): 190047003 Owner: MICHAEL ANDERSON Township-S/T/R: LAKE VIEW-04/138/041 Mailing Address: Site Address: TBD Co Hwy 6 Detroit Lakes MN 213 WILLOW ST E DETROIT LAKES MN 56501 Lot Recording Date: After 1992 Original Permit Nbr: SITE2025-3635 Legal Descr: 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT). Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Description of Variance Request: Request a variance to construct a non-dwelling related structure to be located thirty (30) feet from the road right-of-way (ROW) deviating from the required setback of fifty (50) feet from the ROW of a state highway within the shoreland district and to be located twenty (20) feet from a wetland deviating from the required set back of fifty (50) due to topography and setback issues. OHW Setback: 20' from a wetland Side Lot Line Setback: Rear Setback (non-lake): Bluff Setback: Road Setback: 30' Road Type: State Existing Imp. Surface Coverage: 0% Proposed Imp. Surface Coverage: 3% Proposed Structure Sq Ft: 17,280 Existing Structure Sq Ft: Existing Structure Height: Proposed Structure Height: 26' Proposed Basement Sq Ft: No Existing Basement Sq Ft: Change to roofline? N/A Change to main structural framework? N/A Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: This is the only buildable area on this parcel. In non-shoreland areas thirty (30) feet from the ROW is allowed. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: This would allow for use of the property while still maintaining a reasonable distance from the

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

Explain: The neighboring parcels are already platted for storage units, so this would allow us to build a structure that conforms with the area.

Highway.

4. Are there circumstances unique to the property? Yes

Explain: The majority of this parcel is wetland. Where we are proposing to build is the only non-wetland area on the property, but cannot meet both setbacks due to the narrow strip with highway on one side and wetland on the other.

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

Explain: There are two plats for storage units neighboring this property. This structure will fit in with the others in the area.



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

Date: 5/27/2025

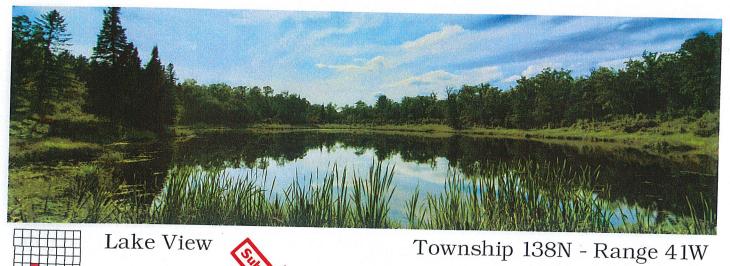


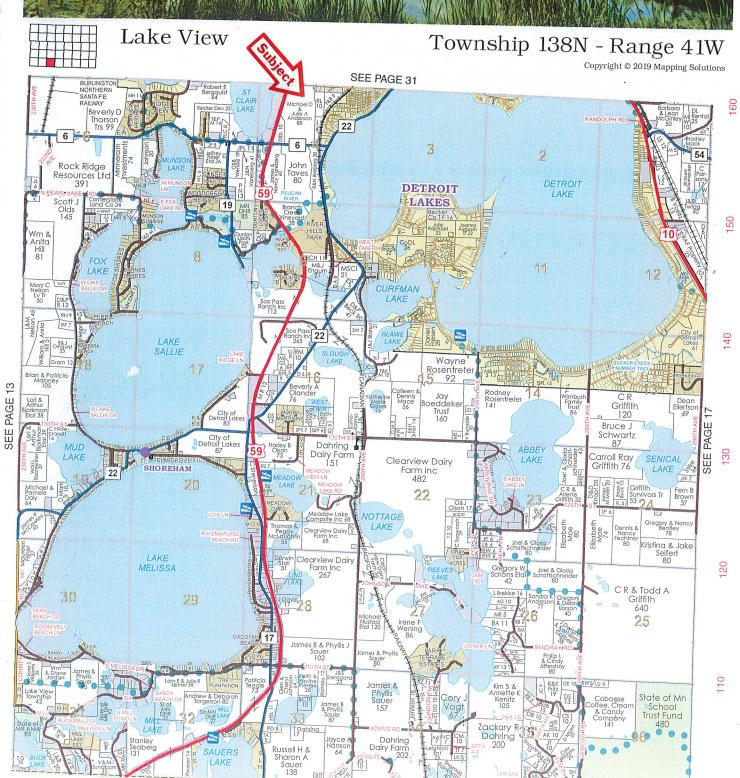
an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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

Date: 5/21/2025







Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Zachary K Overvold 15583 W Munson Ln Detroit Lakes, MN 56501

Project Location: 15611 W Munson Ln
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located eighty-five (85) feet from the Ordinary High Water (OHW) mark and a deck to be located sixty-five (65) feet from the OHW, deviating from the required setback of one hundred (100) feet on a Recreational Development Lake.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1468.000 **Legal Land Description:** Section 05 Township 138 Range 041; Munson Beach 138 41 Lots 5 and 6, Munson Lake.

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

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:

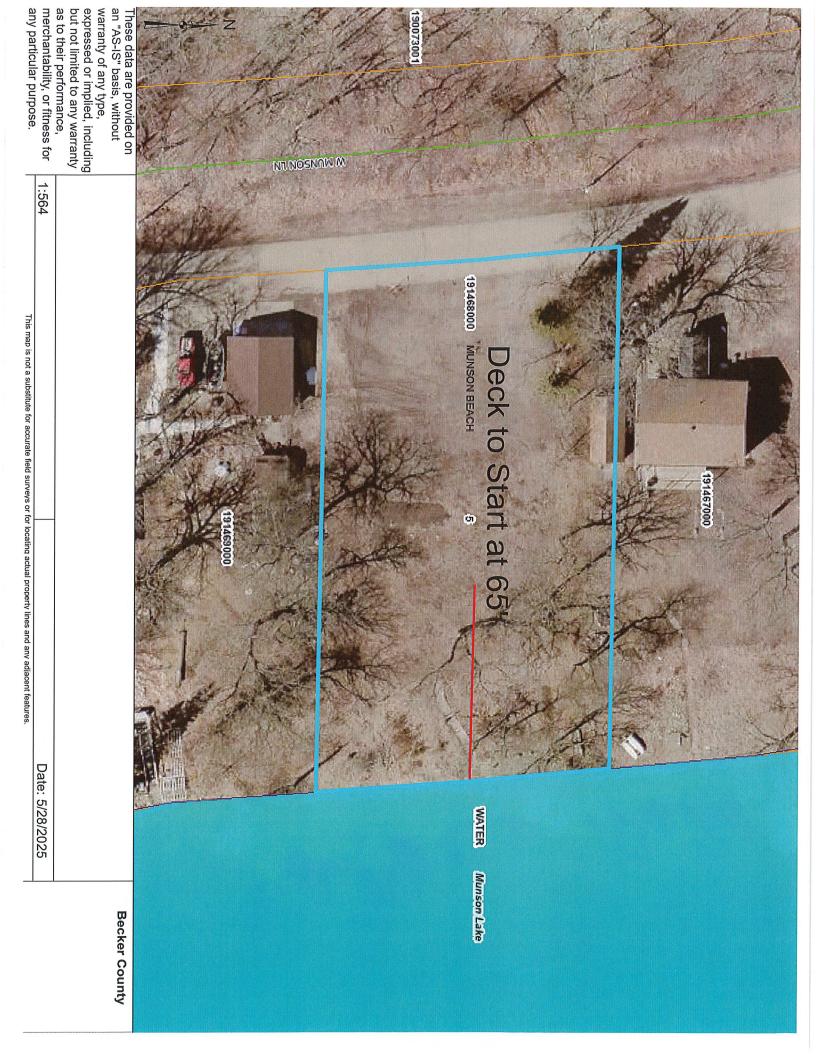
https://www.co.becker.mn.us/government/meetings/planning zoning/board adjustments/

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.

Variance Application Review Permit # 438 Property and Owner Review Parcel Number(s): 191468000 Owner: ZACHARY OVERVOLD Township-S/T/R: LAKE VIEW-05/138/041 Site Address: 15611 W MUNSON LN DETROIT LAKES Mailing Address: 15583 W MUNSON LN DETROIT LAKES MN 56501 Lot Recording Date: After 1992 Original Permit Nbr: 2025-426801 Legal Descr: MUNSON BEACH 138 41 LOTS 5 AND 6 Variance Details Review If 'Other', description: Variance Request Reason(s): Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other Description of Variance Request: Request a variance to construct a dwelling and attached garage to be 85' from the ohw and a deck to be 65' from the ohw. OHW Setback: House - 85' and Deck - 65' Side Lot Line Setback: 10 Bluff Setback: N/A Rear Setback (non-lake): N/A Road Type: Township Road Setback: 33 by front yard set back average Existing Imp. Surface Coverage: 0 Proposed Imp. Surface Coverage: 19.84 Existing Structure Sq Ft: n/a Proposed Structure Sq Ft: 1968 Proposed Structure Height: 14 Existing Structure Height: n/a Existing Basement Sq Ft: n/a Proposed Basement Sq Ft: 1248 Change to main structural framework? N/A Change to roofline? N/A Other Questions Review 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: Yes, the lot is non-conforming in size and this will allow use of the property. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: Yes, the development of the lot will implement mitigation to control stormwater and erosion. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: The property will be used in a residential manner. 4. Are there circumstances unique to the property? Yes Explain: Non-conforming lot. 5. Will the variance maintain the essential character of the locality? Yes Explain: Yes, there are other lots in the neighborhood with similar setbacks.





Date: 5/20/2025

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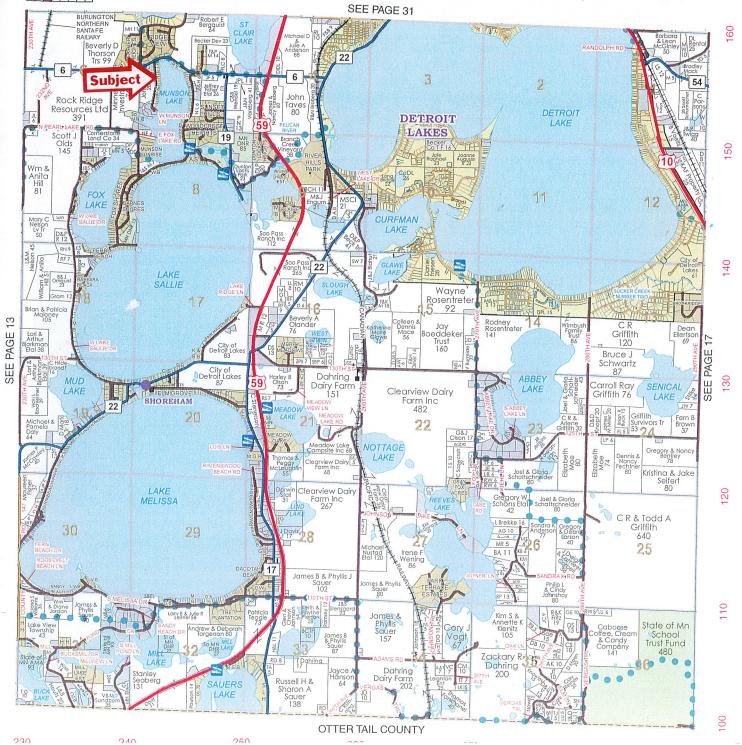
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Lake View

Township 138N - Range 41W

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Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Denis & Ida Engel

28907 St Hwy 34

Detroit Lakes, MN 56501

Project Location: 28907 St Hwy 34

Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a non-dwelling related structure to be located sixty (60) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one-hundred and fifty (150) feet from the OHW of a Natural Environment Lake due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0434.000 **Legal Land Description:** Section 25 Township 139 Range 041; 25-139-41 E1/2 NE1/4 S OF HWY #34 LESS 15.82 AC & LESS 4.59 AC, Detroit Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 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.

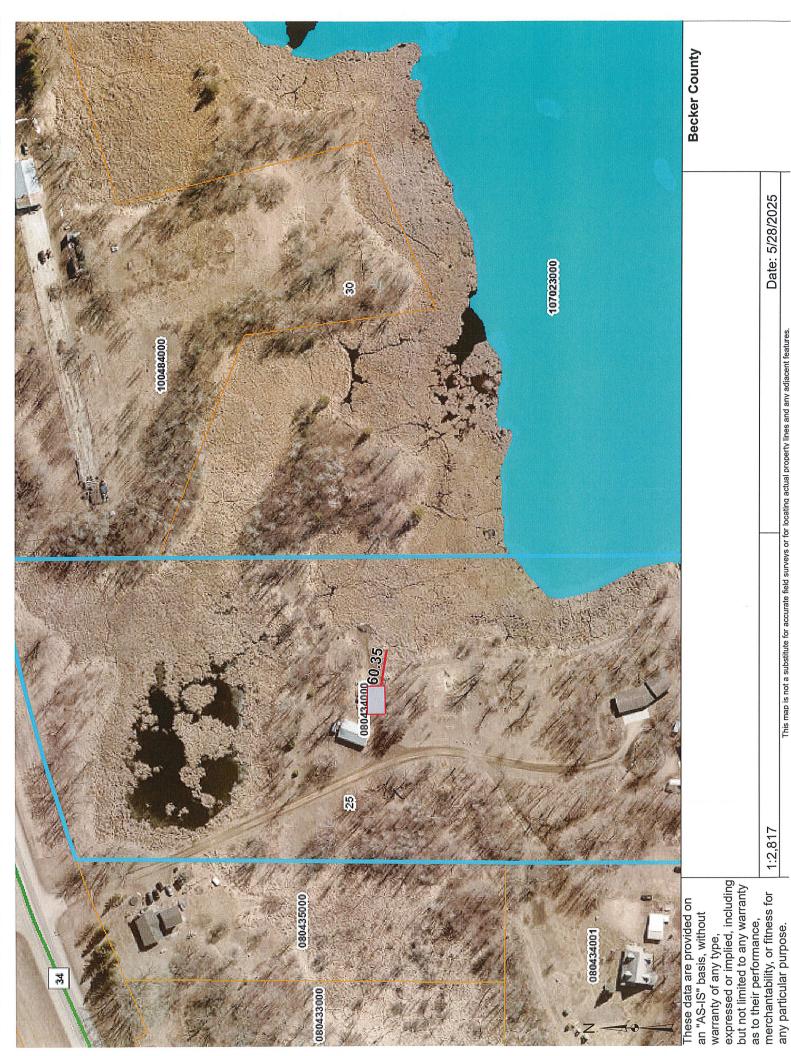
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the 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.

Variance Application Review **Permit # 440 Property and Owner Review** Parcel Number(s): 080434000 Owner: Denis & Ida Engel Township-S/T/R: DETROIT-25/139/041 Site Address: 28907 St Hwy 34 Detroit Lakes, MN 56501 Mailing Address: 28907 St Hwy 34 Detroit Lakes, MN 56501 Lot Recording Date: Original Permit Nbr: SITE2025-3585 Legal Descr: 25-139-41 E1/2 NE1/4 S OF HWY #34 LESS 15.82 AC & LESS 4.59 AC. Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Other Description of Variance Request: Request a variance to construct a non-dwelling related structure to be located sixty (60) feet from the Ordinary High-Water (OHW) mark deviating from the required setback of one-hundred and fifty (150) feet from the OHW of a Natural Environment Lake due to topography and setback issues. Side Lot Line Setback: 207' OHW Setback: 60' Bluff Setback: N/A Rear Setback (non-lake): 890' Road Setback: 548' Road Type: State Proposed Imp. Surface Coverage: 2.1% Existing Imp. Surface Coverage: 1.8% Existing Structure Sq Ft: N/A Proposed Structure Sq Ft: 1920' Existing Structure Height: N/A Proposed Structure Height: 16' Proposed Basement Sq Ft: N/A Existing Basement Sq Ft: N/A Change to main structural framework? N/A Change to roofline? N/A **Other Questions Review** 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: This area is more of a Wetland which would have a 50' setback, however the Public Waters Inventory shows it as an extension of the nearby Natural Environment lake and as a result we cannot make that 150' setback. We are conforming for all other setbacks. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: This will allow for more reasonable use of the property and will not negatively affect any neighboring properties. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: The extra storage space will allow us to store items we don't want sitting out on the property, keeping the area looking organized and aesthetically pleasing. 4. Are there circumstances unique to the property? Yes Explain: There is a significant amount of wetland. The Becker County GIS shows large portions of wetland

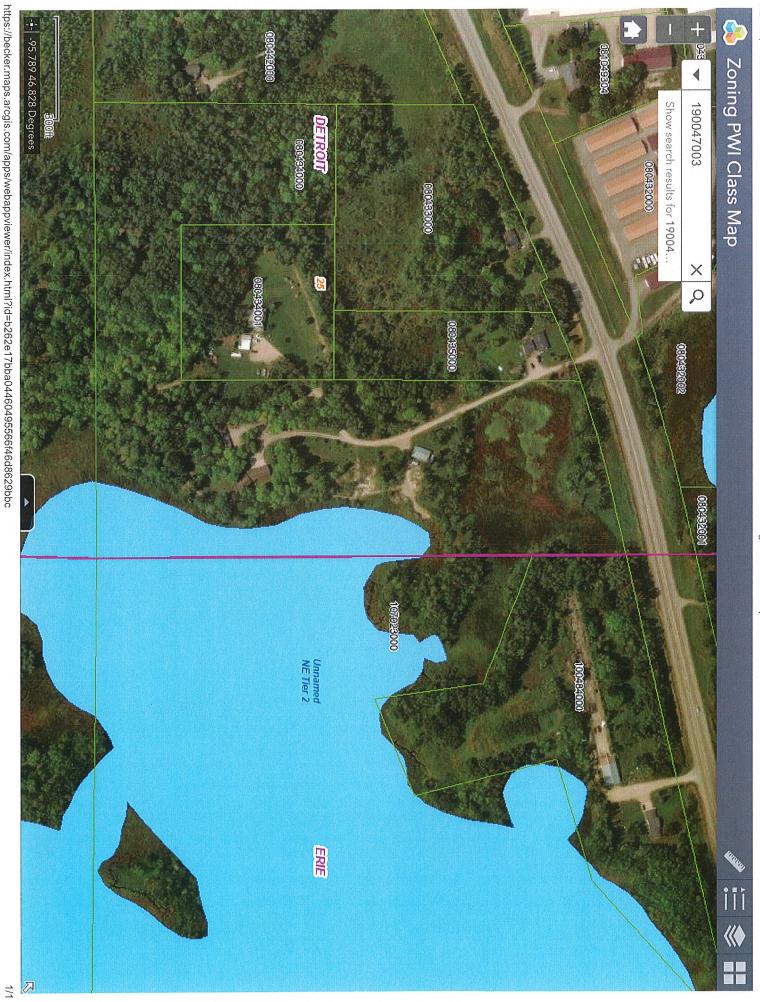
defined as shallow marsh, however the Public Waters Inventory actually shows it as being an extension of

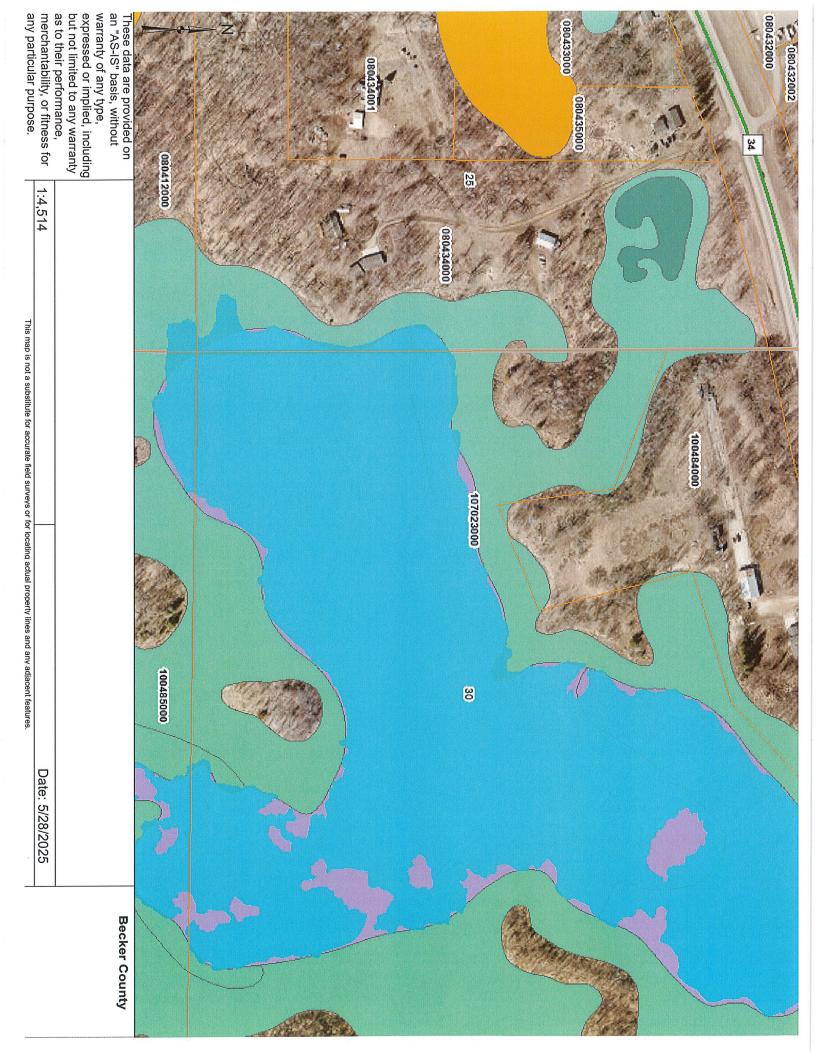
the Unnamed NE Tier 2 Lake.

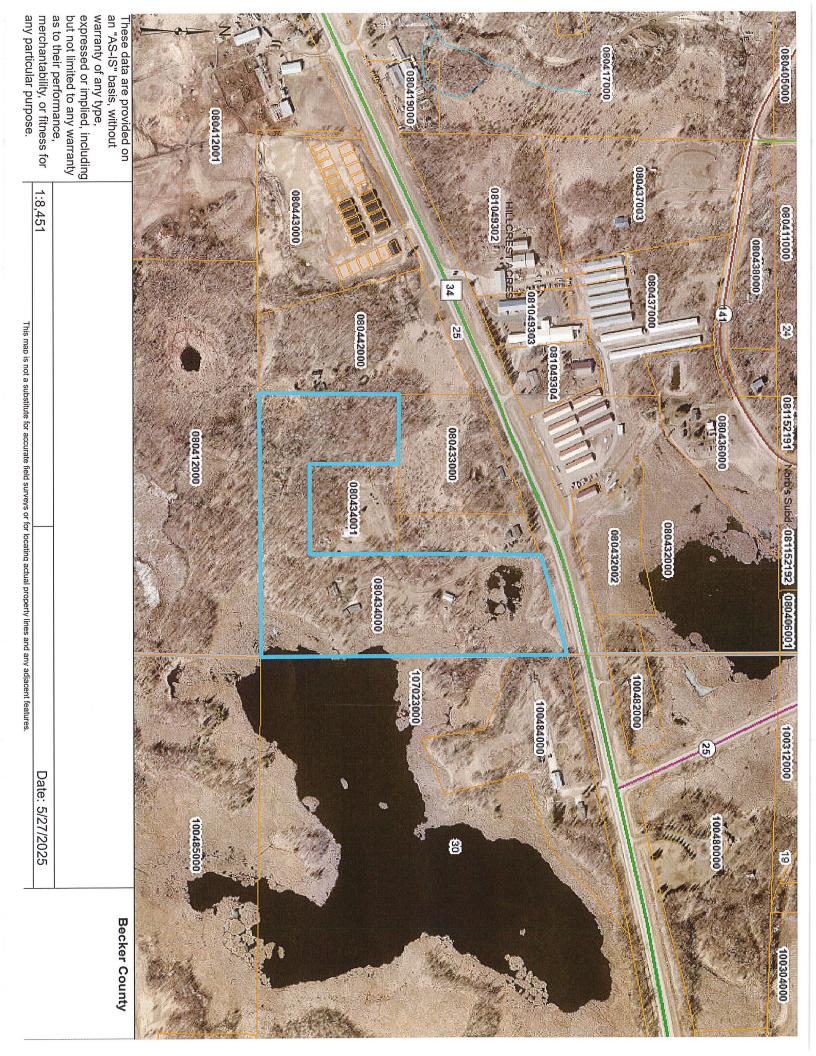
5. Will the variance maintain the essential character of the locality? Yes
Explain: This will not alter the character of the locality as other properties in the area also have storage buildings.



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







MEADOWLAND

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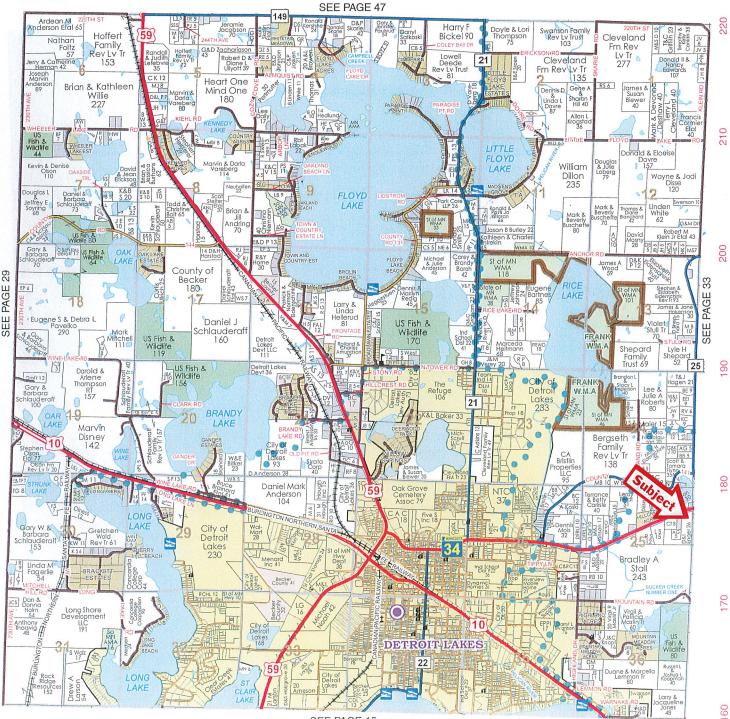
EXPERIENCE/MATTERS!



Detroit

Township 139N - Range 41W

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SEE PAGE 15

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501 Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION
June 12, 2025 @ 6:00 P.M.

Commissioner's Room - Becker County Courthouse

APPLICANT: Curt J Lynde & Kristine M Lynde

27398 Bullert Rd Ogema, MN 56569 Project Location: TBD Catherine Ln

Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling seventy-five (75) feet from the Ordinary High Water (OHW) mark, deviating from the required setback of one hundred fifty (150) feet on a Natural Environment Lake, due to topography and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 36.0146.000 **Legal Land Description:** Section 24 Township 142 Range 041; LOT 3 LESS PLAT, White Earth Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT 915 Lake Avenue Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

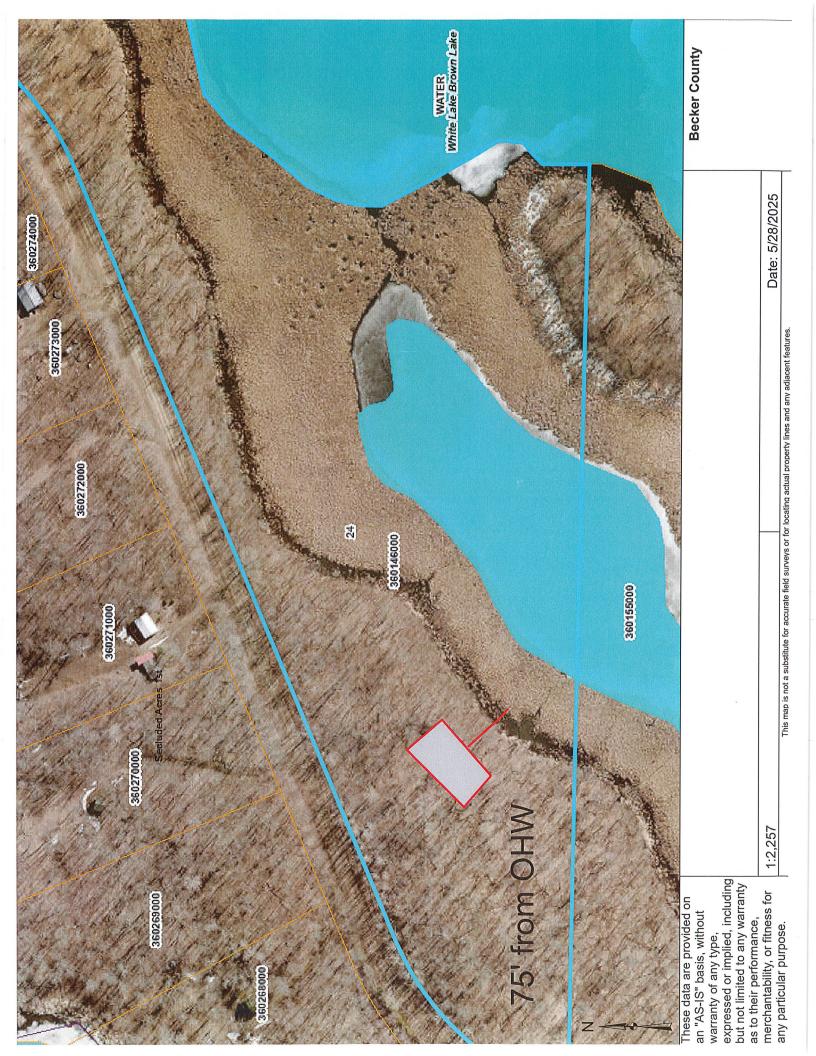
If you have questions about the Project, feel free to call 218-846-7314.

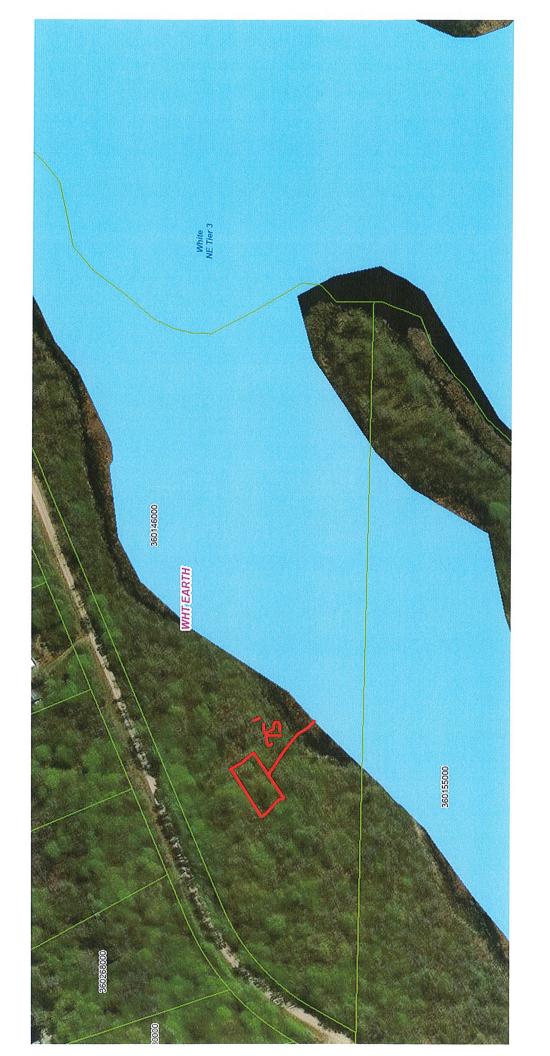
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

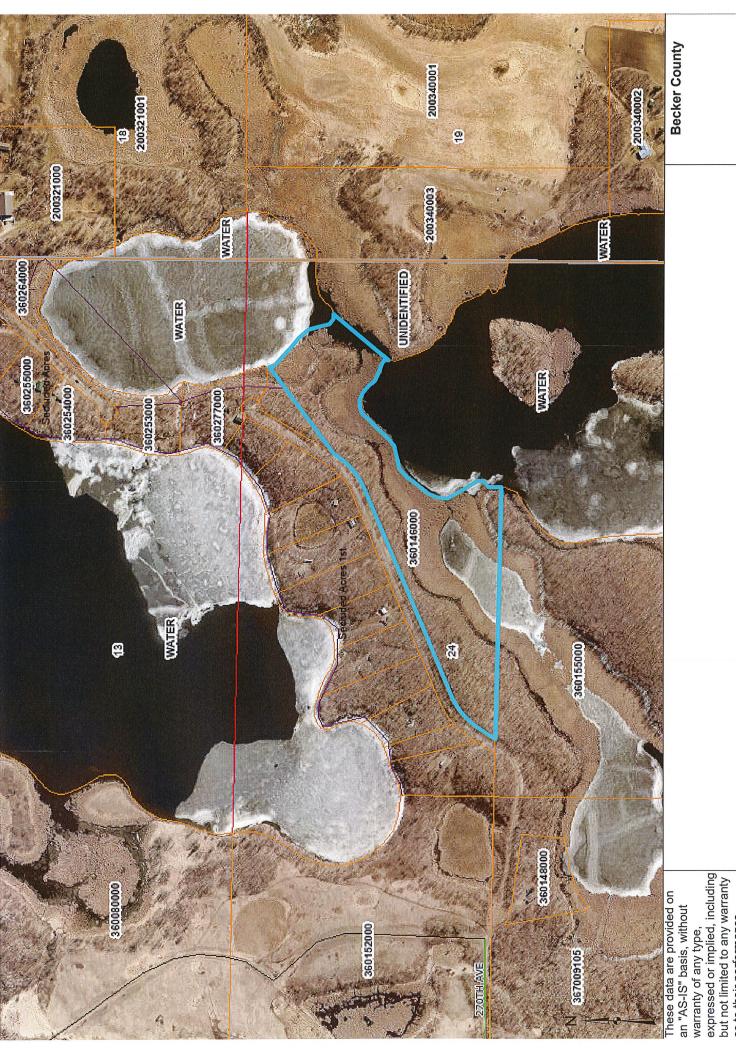
Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the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

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

Permit # 441 Variance Application Review **Property and Owner Review** Parcel Number(s): 360146000 Owner: CURT LYNDE Township-S/T/R: WHITE EARTH-24/142/041 Site Address: TBD Catherine Ln Waubun MN Mailing Address: **27398 BULLERT RD OGEMA MN 56569** Lot Recording Date: After 1992 Original Permit Nbr: SITE2025-426799 Legal Descr: LOT 3 LESS PLAT Variance Details Review Variance Request Reason(s): If 'Other', description: Setback Issues Alteration to non-conforming structure Lot size not in compliance Topographical Issues (slopes, bluffs, wetlands) Description of Variance Request: Request a variance for a dwelling and deck to be located 75' from the ohw. Side Lot Line Setback: N/A OHW Setback: 7510 Rear Setback (non-lake): N/A Bluff Setback: N/A Road Type: Township Road Setback: N/A Proposed Imp. Surface Coverage: .7 Existing Imp. Surface Coverage: 0 Proposed Structure Sq Ft: 448 Existing Structure Sq Ft: Proposed Structure Height: 12 Existing Structure Height: n/a Proposed Basement Sq Ft: n/a Existing Basement Sq Ft: n/a Change to main structural framework? N/A Change to roofline? N/A **Other Questions Review** 1. Is the variance in harmony with the purposes and intent of the ordinance? Yes Explain: Yes, buildable area is minimal in size on the lot. 2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes Explain: Yes, the lot development is very small in nature as well as the structure. 3. Does the proposal put the property to use in a reasonable manner? Yes Explain: Yes, the lot will be used in the same manner as neighbors, a small recreational dwelling. 4. Are there circumstances unique to the property? Yes Explain: Yes, the lot is narrow in shape with unique topography. 5. Will the variance maintain the essential character of the locality? Yes Explain: Yes, the cabin will be used in a residential manner and has been designed to fit the locality aesthetically.







Date: 5/22/2025

warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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White Earth

Township 142N - Range 41W

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