



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****

September 11, 2025 @ 6:00 P.M.

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

APPLICANT: Corn Dailey Trust
16719 W Edgemont Ave
Goodyear, AZ 85395

Project Location: 24236 Co Hwy 22
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required seventy-five (75) feet and to be at twenty-nine and six tenths (29.6) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 19.0928.000 **Legal Land Descriptions:** Section 20 Township 138 Range 041, Chautauqua Beach Lot 21 Less Pt W of LN: COMM SWLY COR LOT 4 BLK A WEST'S ADDN, NELY 127.19' TO POB; NW 206.34' TO LK SALLIE & TERM, Lake Sallie.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

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

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 # 451

Property and Owner Review

Parcel Number(s): **190928000**

Owner: **Corn Dailey Trust**

Township-S/T/R: **LAKE VIEW-20/138/041**

Mailing Address:

16719 W EDMONT AVE GOODYEAR AZ 85395

Site Address: **24236 CO HWY 22**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2025-455850**

Legal Descr: **CHAUTAUQUA BEACH|LOT 21 LESS PT W OF LN: COMM SWLY COR LOT 4 BLK A WEST'S ADDN, NELY 127.19' TO POB; NW 206.34' TO LK SALLIE & TERM.**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required seventy-five (75) feet and to be at twenty nine and six tenths (29.6) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size and setback issues.**

We would like to build a ground level deck on the lake side of the house. This deck would be approximately 25 feet wide (width of the current house) and 15 feet deep. This deck would be approximately 9" off the ground. It would be built from Trex composite material (sustainable), allowing full water flow from above the deck to the ground below. It would be a color that blends appropriately with the house and surroundings. Little to none of the deck surface would be visible from the lake. This will provide a comfortable spot for our family to enjoy the outside of our house.

OHW Setback: **45'**

Side Lot Line Setback: **No change**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **No change**

Road Type: **County**

Existing Imp. Surface Coverage: **29.6**

Proposed Imp. Surface Coverage: **29.6 - no change**

Existing Structure Sq Ft: **0**

Proposed Structure Sq Ft: **319 sqft**

Existing Structure Height: **0**

Proposed Structure Height: **.75 feet (9 inches)**

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: **We believe that the structure is in harmony with the purpose of the ordinance. We have purposely designed this deck such that it is not raised above ground level and has minimal impact on the harmony of our backyard. We do not want to detract from our views of the lake, our neighbors views of the lake and we also believe that this will enhance the views from the lake back to our property for boaters and visitors. In**

addition, we do not want to have an ecological impact on the area. We cherish our location on Sallie, and want to maintain a beautiful space. We are very conscious of maintaining the appropriate watershed characteristics of the environment and have made sure that anything we are building will not interfere with the natural flow of water in the ecosystem.

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

Explain: **We believe the variance is consistent with the Becker County Comprehensive plan. My family has been coming to Becker County for multiple years. We have always greatly enjoyed the way of life in this area, and I have always been deeply impressed with the care the local residents and leaders have given to maintaining the local lakes and ecology. We have been supporters of Project 412 and have attended multiple events to understand our new home and live in conjunction with the environment. One of the things that I have found most interesting about the county and the lakes is the care that has been given to restoring the natural waterways that were disrupted by the locks and the steamship traffic last century.**

I have actually read the Becker County Comprehensive plan (all 126 pages) to understand how Becker County manages the environment today and for the future. We understand that natural resources have long provided both economic sustenance and a high quality of life for Becker County residents. I have also spent time learning about the impacts of development on the ability of lakes and watersheds to maintain healthy ecosystems.

As part of my education, I read through the Policies of District 3 (where we reside) to understand the goals and policies. The variance we are seeking is aligned to these policies.

Water Quality - we are not change the amount of impervious surfaces associated with our lot. Our new deck will be fully pervious and will not change the water flow and protect groundwater recharge. Additionally, we will not be introducing any harmful lawn or garden chemicals and will continue to manage the land with sustainable substitutes.

Shoreland Protection - we are not seeking to alter the shoreland contours or vegetation. Additionally, we are seeking to have minimal impacts to sight lines across the lake and for our neighbors. We will not be altering the water quality of the lake.

We will remain aligned to the stewardship goal by demonstrating responsible use of natrual and economic resources.

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

Explain: **We believe this variance will allow to use the property in in a reasonable manner. We would like to have a nice area outside to sit, enjoy the lake, listen to the birds, and watch the sunset. Additionally, we came to this area as it is a great place for our family and friends to visit. Having this outside area will allow us to share the beauty of Becker County and Lake Sallie. Again, we have purposefully designed this such that it is in harmony with the area and will have no negative impact on our neighbors.**

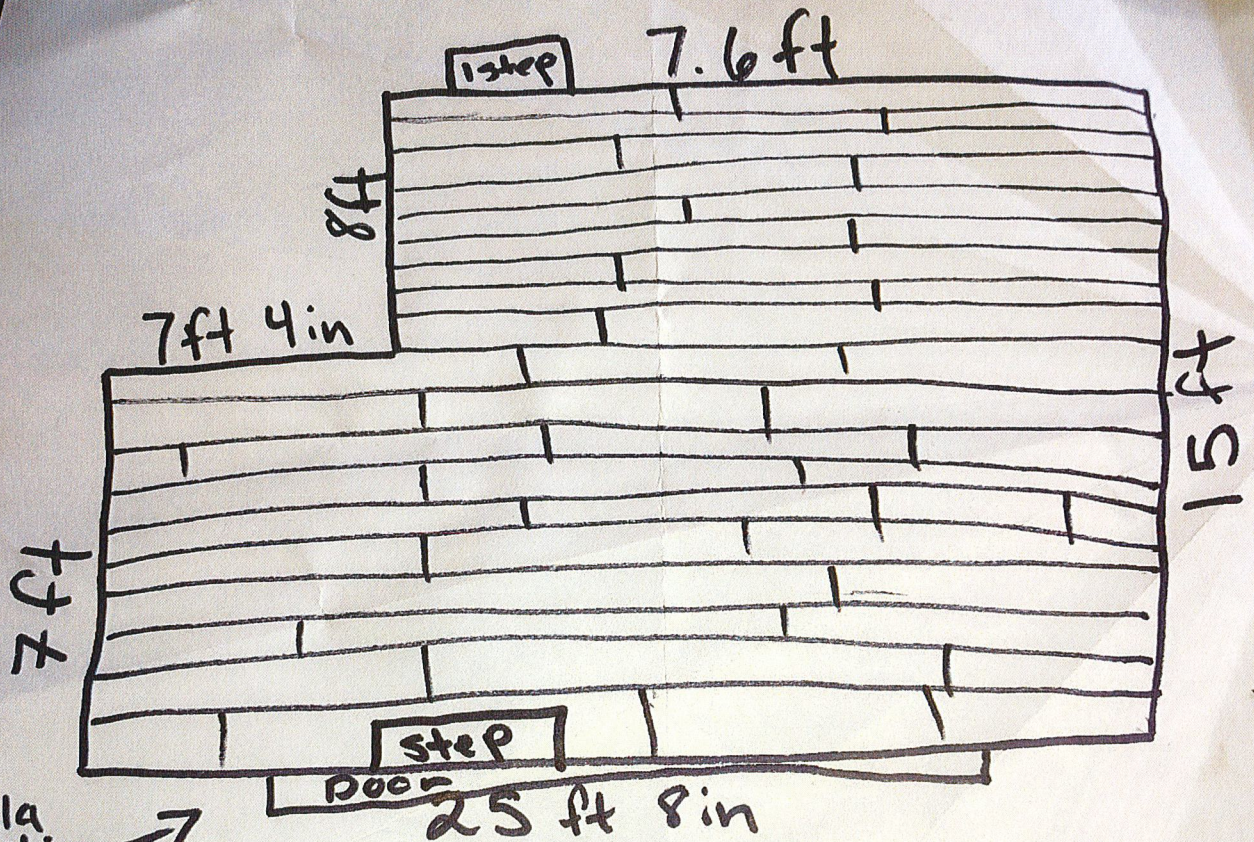
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a non-conforming lot of record. I believe this variance is unique to this property. After many cruises around the lake and viewing many other properties across the lake, it appears there are many houses that are closer to the lake and have decks that are inside the variance guidance. Our neighbors to the south have a cabin as well as a deck that extends much closer to the lake than we are planning. All along the east side of Lake Sallie, many homes and decks are closer to the water than we are planning.**

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

Explain: **We are working to remain aligned to the general area and not have create anything that would detract from the essential character of the locality. We cherish our opportunity to live in this beautiful area and want to remain in harmony. Our new deck will not extend high enough to be in anyone's eyesight and will give us a comfortable area to enjoy the lake.**

9 inch Tall - With soil paper



Bella will ins
sell



Becker County

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

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Date: 8/12/2025

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

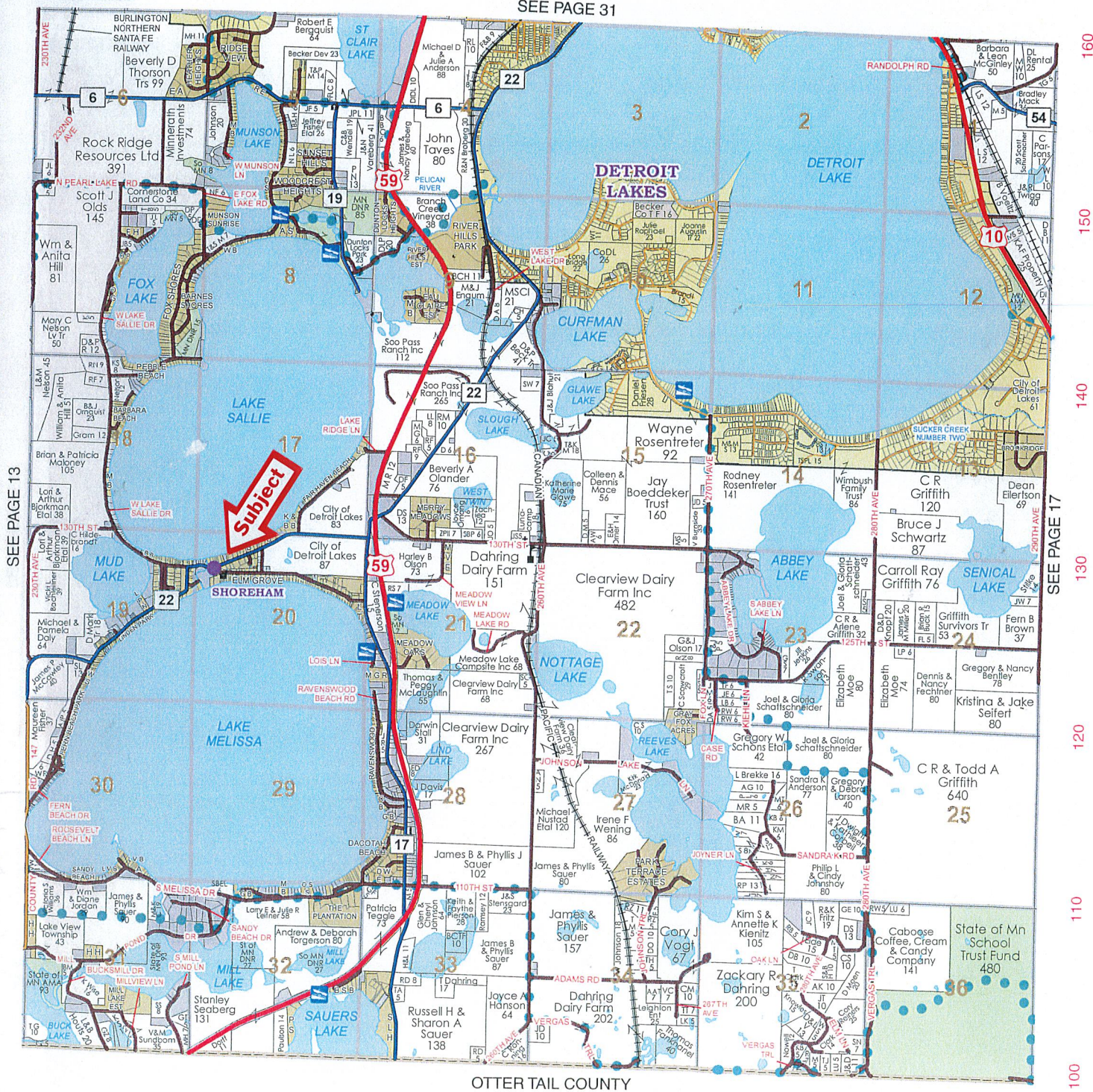


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

September 11, 2025 @ 6:00 P.M.

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

APPLICANT: Guillermo A & Elizabeth A Marroquin Galvez
300 North Shore Dr
Detroit Lakes, MN 56501

Project Location: 20340 Co Rd 131
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a breezeway between an existing non-conforming dwelling and detached garage to be located five (5) feet from the side property line deviating from the required six (6) feet on a non-conforming lot of record and to be at thirty-five and nineteen hundredths (35.19) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 08.1009.000 **Legal Land Descriptions:** Section 10 Township 139 Range 041, Floyd Lake Point Lot 35, Big Floyd Lake.

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

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PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

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

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

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

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Variance Application Review

Permit # 454

Property and Owner Review

Parcel Number(s): **081009000**

Owner: **GUILLERMO MARROQUIN GALVEZ**

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

Mailing Address:
300 NORTH SHORE DR DETROIT LAKES MN 56501

Site Address: **20340 CO RD 131 DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3798**

Legal Descr: **FLOYD LAKE POINT|LOT 35**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a breezeway between an existing non-conforming dwelling and detached garage to be located five (5) feet from the side property line deviating from the required six (6) feet on a non-conforming lot of record and to be at thirty five and nineteen hundredths (35.19) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district all due to lot size.**

OHW Setback: **35' current**

Side Lot Line Setback: **5' current and proposed**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **50' proposed; existing garage is 20' from ROW**

Road Type: **County**

Existing Imp. Surface Coverage: **35.19%**

Proposed Imp. Surface Coverage: **35.19%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **832**

Existing Structure Height:

Proposed Structure Height: **22**

Existing Basement Sq Ft:

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: **We are not adding any additional impervious coverage. We want to replace a patio and deck in the same foot print, which is allowed per ordinance, but we are unable to do because we are over on impervious. The proposed breezeway would be over existing impervious as well.**

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

Explain: **This is a residential area, and we are requesting to continue using it in this manner, with improvements. We intend to improve it with out adding any additional impervious coverage.**

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

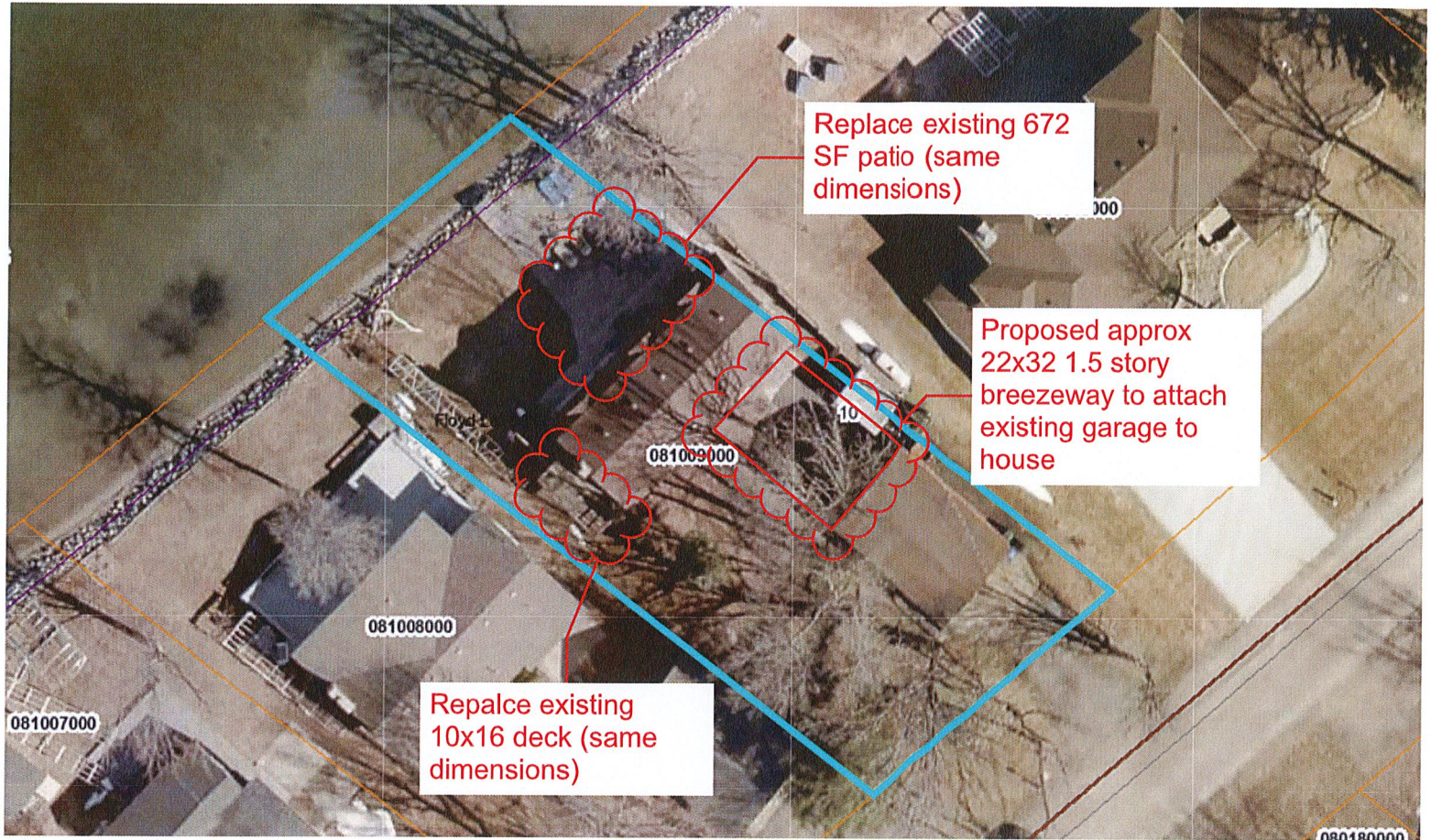
Explain: **Yes, we are looking to improve what is already there.**

4. Are there circumstances unique to the property? **No**

Explain: **This is a non-conforming lot of record which was already over on impervious coverage when we purchased the property.**

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

Explain: **Other properties in this plat have been approved to be over on impervious coverage. Making the requested improvements will only enhance the aesthetics of the neighborhood.**



Replace existing 672
SF patio (same
dimensions)

Proposed approx
22x32 1.5 story
breezeway to attach
existing garage to
house

Repalce existing
10x16 deck (same
dimensions)

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 712283
June 3, 2025 at 1:29 PM
I hereby certify that the within
instrument was recorded in this office.
Susan Syvertson, County Recorder
By _RB_____ Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Gregory C. Jensen and Petrice L Balkan, Grantees**

ORDER OF VARIANCE

DENIAL OF VARIANCE

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

The above-entitled matter came on to be heard before the Board of Adjustment on the 8th day of May 2025, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

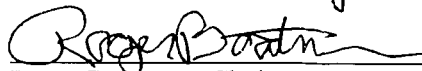
LEGAL LAND DESCRIPTION: 08.1002.000 Complete Legal Descriptions on Attachment A.

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

It is ordered that a **Variance ~~(NOT)~~ BE GRANTED** for thirty-three (33) percent impervious coverage based on the fact it's a reasonable request, they are making it better for the lake, it fits within the character of the locality, and it is a positive improvement.

The Variance shall become null and void on May 8, 2027, if a site permit has not been obtained and construction began.

DATED THIS 31 DAY OF May, 2025



Roger Boatman, Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, KYLE VAREBERG, Becker County Zoning Administrator, certify that I have compared the

I hereby certify that the within instrument was recorded in this office.
Susan Syvertson, County Recorder
By RB Deputy

chg
✓ paid
well



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

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

Date: 8/14/2025

Becker County

MEADOWLAND SURVEYING INC.

Surveying the Lakes Area Since 1946

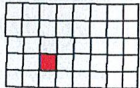
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

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

EXPERIENCE MATTERS!

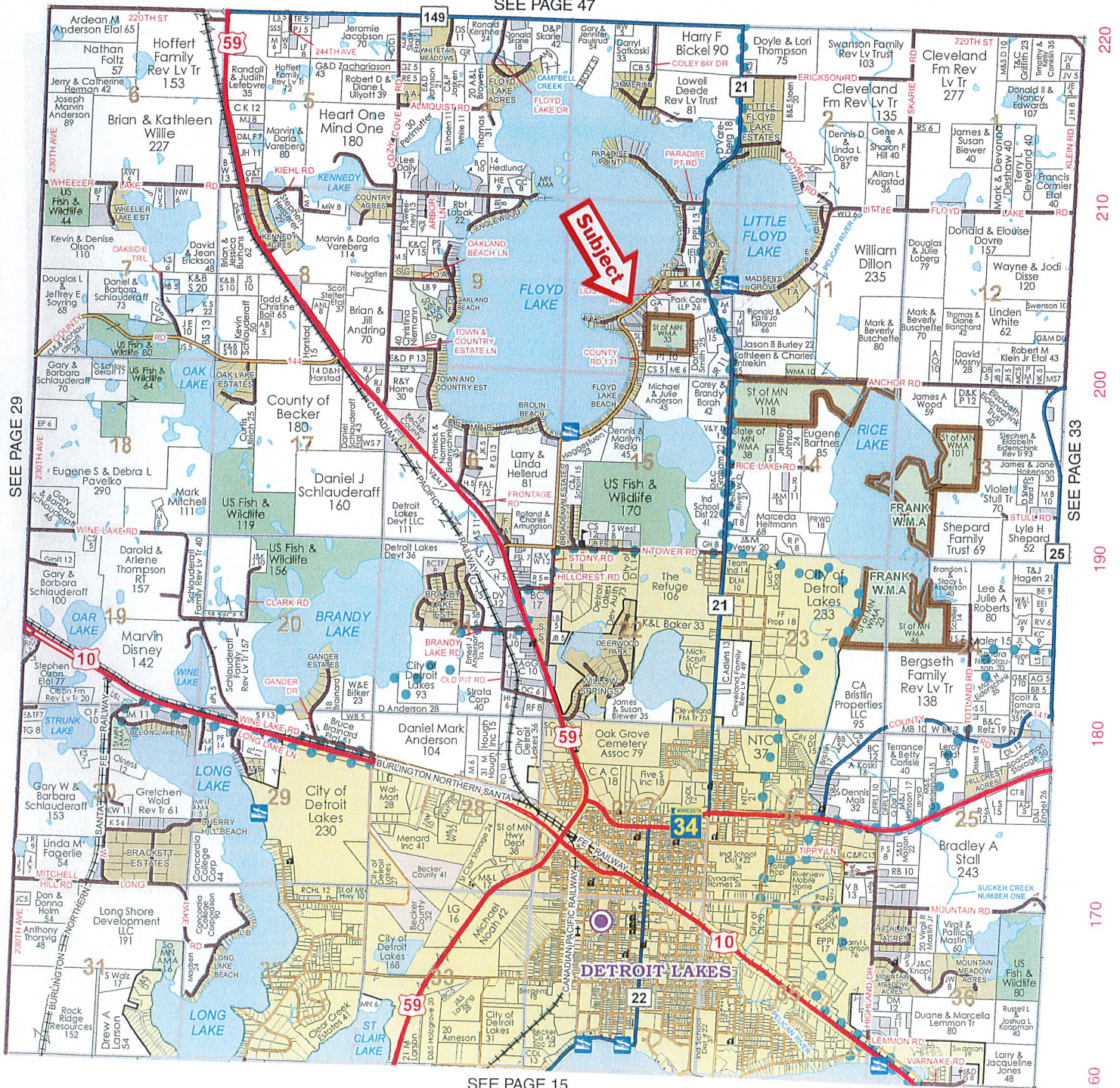


Detroit

Township 139N - Range 41W

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