



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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Randy B & Angela K Spokely
610 2nd St NW
Hillsboro, ND 58045

Project Location: 20820 Leona Beach Rd
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to be at twenty-seven and four tenths (27.4) percent impervious surface coverage deviating from the allowable twenty-five (25) percent, and eight (8) feet from the ROW, deviating from the required setback of twenty (20) feet, due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 10.0127.000 **Legal Land Descriptions:** Section 11 Township 139 Range 040, PT LOT 1 BEG 58.1' N, TH E 20', NE 287.8' TO POB; TH SE 125.8', NE AL LK 100', TH NW 177.2', SW AL RD 120' TO POB REVISED 7-20-1993, Cotton Lake.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

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

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

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

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

Variance Application Review

Permit # 457

Property and Owner Review

Parcel Number(s): **100127000**

Owner: **RANDY SPOKELY**

Township-S/T/R: **ERIE-11/139/040**

Mailing Address:
610 2ND ST NW HILLSBORO ND 58045

Site Address: **20820 LEONA BEACH RD ROCHERT MN 56578**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3848**

Legal Descr:

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to be at twenty-seven and four tenths (27.4) percent impervious surface coverage deviating from the allowable twenty-five (25) percent within the shoreland district and construct an attached garage to be located eight (8) feet from the ROW of a township road deviating from the required setback of twenty (20) feet due to lot size.**

OHW Setback: **60.5 (Allowed per setback averaging)**

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **8**

Road Type: **Township**

Existing Imp. Surface Coverage: **20.6**

Proposed Imp. Surface Coverage: **27.4**

Existing Structure Sq Ft: **3462**

Proposed Structure Sq Ft: **4569**

Existing Structure Height:

Proposed Structure Height: **28.5**

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

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

Change to roofline? **N/A**

Change to main structural framework?

Other Questions Review

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

Explain: **Yes, due to it being a non-conforming lot of record, a variance is required for impervious surface coverage and setback issues.**

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

Explain: **Yes, the proposed dwelling is an acceptable use of the land. The project is out of the shore impact zone.**

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

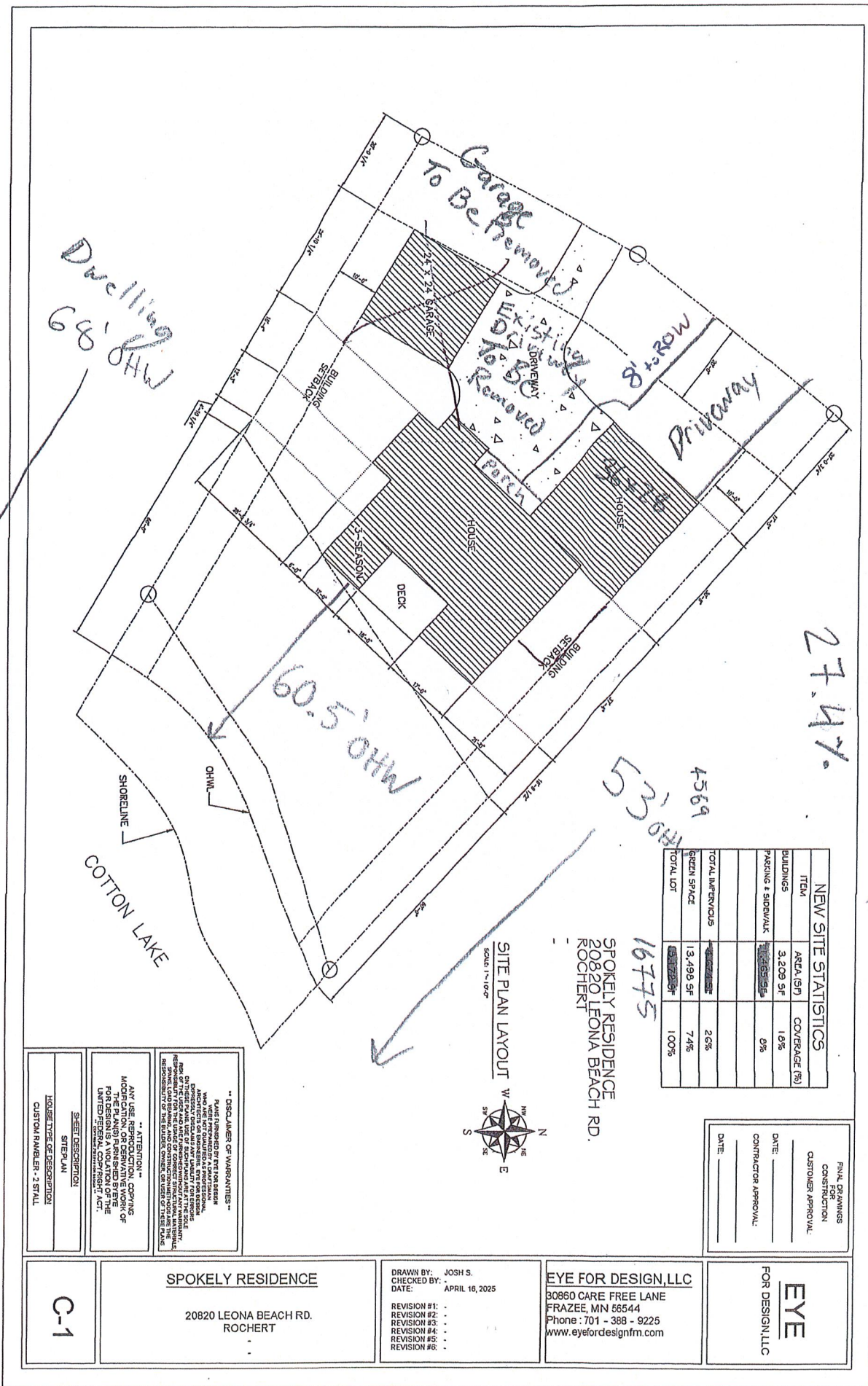
Explain: **Yes, the project will allow for better use of the property and will not impact any neighboring views.**

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

Explain: **Yes, this lot is a nonconforming lot of record.**

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

Explain: **Yes, the proposed home will fit in well with the neighboring lots.**



NEW SITE STATISTICS			
ITEM	AREA (SQ)	COVERAGE (%)	
BUILDINGS	3,209 SF	1.6%	
PARKING & SIDEWALK	1,103 SF	0%	
TOTAL IMPERVIOUS	4,312 SF	2.0%	
GREEN SPACE	13,498 SF	7.4%	
TOTAL LOT	17,810 SF	100%	

FINAL DRAWINGS
FOR
CONSTRUCTION
CUSTOMER APPROVAL

DATE: _____

CONTRACTOR APPROVAL: _____

DATE: _____

**** DISCLAIMER OF WARRANTIES ****

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SHEET DESCRIPTION
SITE PLAN
HOUSE TYPE OF DESCRIPTION
CUSTOM NUMBER - 2 STALL

SPOKELY RESIDENCE

20820 LEONA BEACH RD.
ROCHERT

DRAWN BY: JOSH S.
CHECKED BY: _____
DATE: APRIL 16, 2025

REVISION #1: .
REVISION #2: .
REVISION #3: .
REVISION #4: .
REVISION #5: .
REVISION #6: .

EYE FOR DESIGN, LLC

30860 CARE FREE LANE
FRAZEE, MN 56544
Phone: 701 - 388 - 9225
www.eyefordesignmn.com

EYE

FOR DESIGN, LLC

C-1



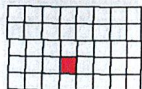
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Becker County

Date: 9/3/2025

1:1,056

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

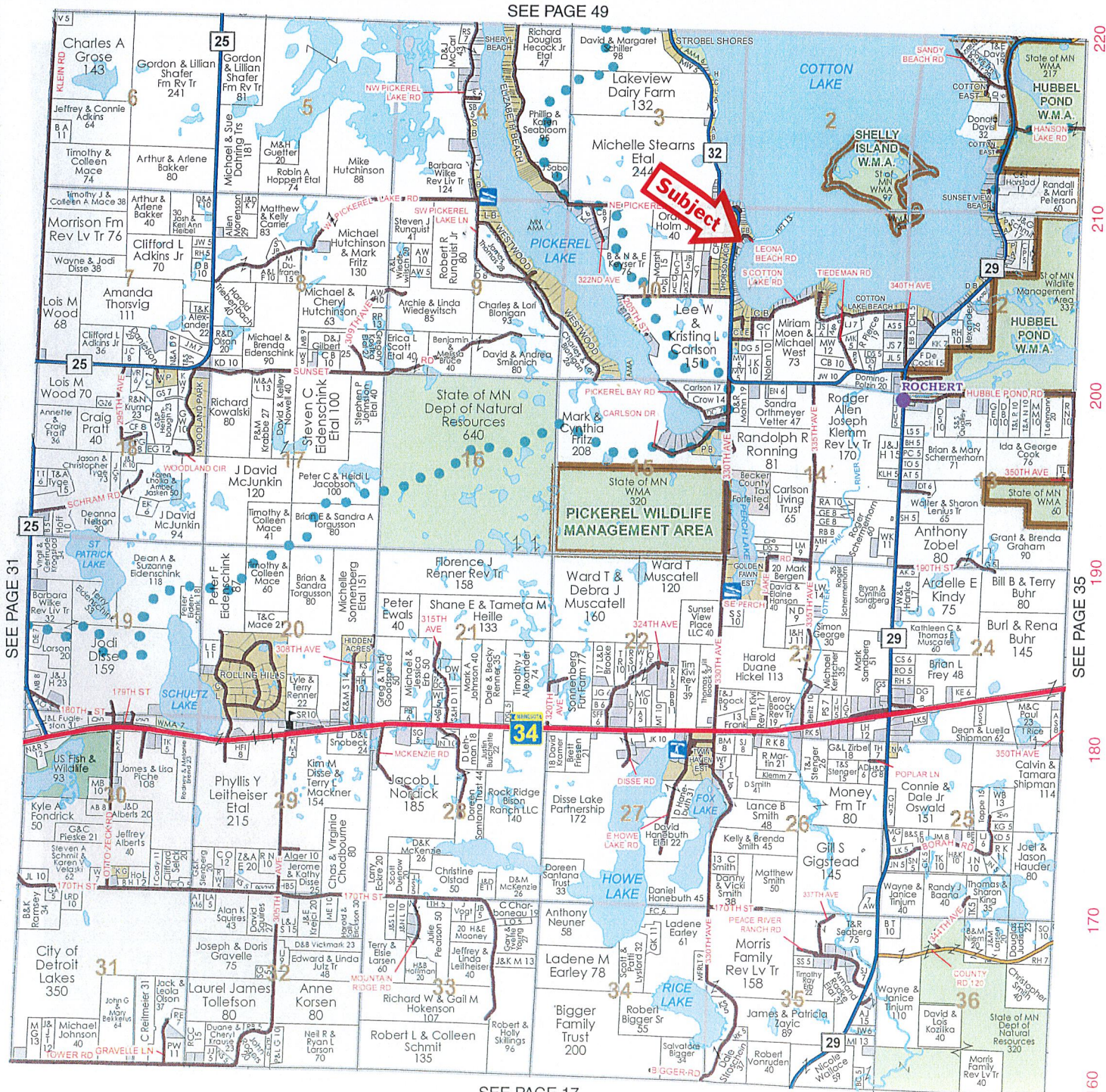


Erie

Township 139N - Range 40W

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SEE PAGE 49





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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: David & Ellen Salisbury
15601 Maple Ridge Rd
Audubon, MN 56511

Project Location: 15601 Maple Ridge Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an attached garage to be located ten (10) feet from the Right of Way (ROW) of a township road, deviating from the required setback of twenty (20) feet, due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.0929.000 **Legal Land Descriptions:** Section 04 Township 138 Range 042, Maple Ridge Beach Block 001, Lot 10, Little 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 # 455

Property and Owner Review

Parcel Number(s): **170929000 No**

Owner: **DAVID SALISBURY**

Township-S/T/R: **LAKE EUNICE-04/138/042**

Mailing Address:
15601 MAPLE RIDGE RD AUDUBON MN 56511

Site Address: **15601 MAPLE RIDGE RD AUDUBON MN 56511**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3805**

Legal Descr: **Block 001 of MAPLE RIDGE BEACH|LOT 10**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct an attached garage to be located ten (10) feet from the ROW of a township road deviating from the required setback of twenty (20) feet due to lot size and setback issues.**

OHW Setback: **101'**

Side Lot Line Setback: **8'**

Rear Setback (non-lake): **101**

Bluff Setback: **N/A**

Road Setback: **10'**

Road Type: **Township**

Existing Imp. Surface Coverage: **21.7%**

Proposed Imp. Surface Coverage: **21.7%**

Existing Structure Sq Ft: **983**

Proposed Structure Sq Ft: **2019**

Existing Structure Height: **16**

Proposed Structure Height: **16**

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

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

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

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

Explain: **Yes, the proposed garage will not increase existing impervious coverage of the lot.**

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

Explain: **Yes this attached garage will not impact the shoreline of Little Cormorant Lake and will allow better use of this property as this is our year round dwelling.**

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

Explain: **The attached garage will allow for better storage on our lot and be safer in the winter.**

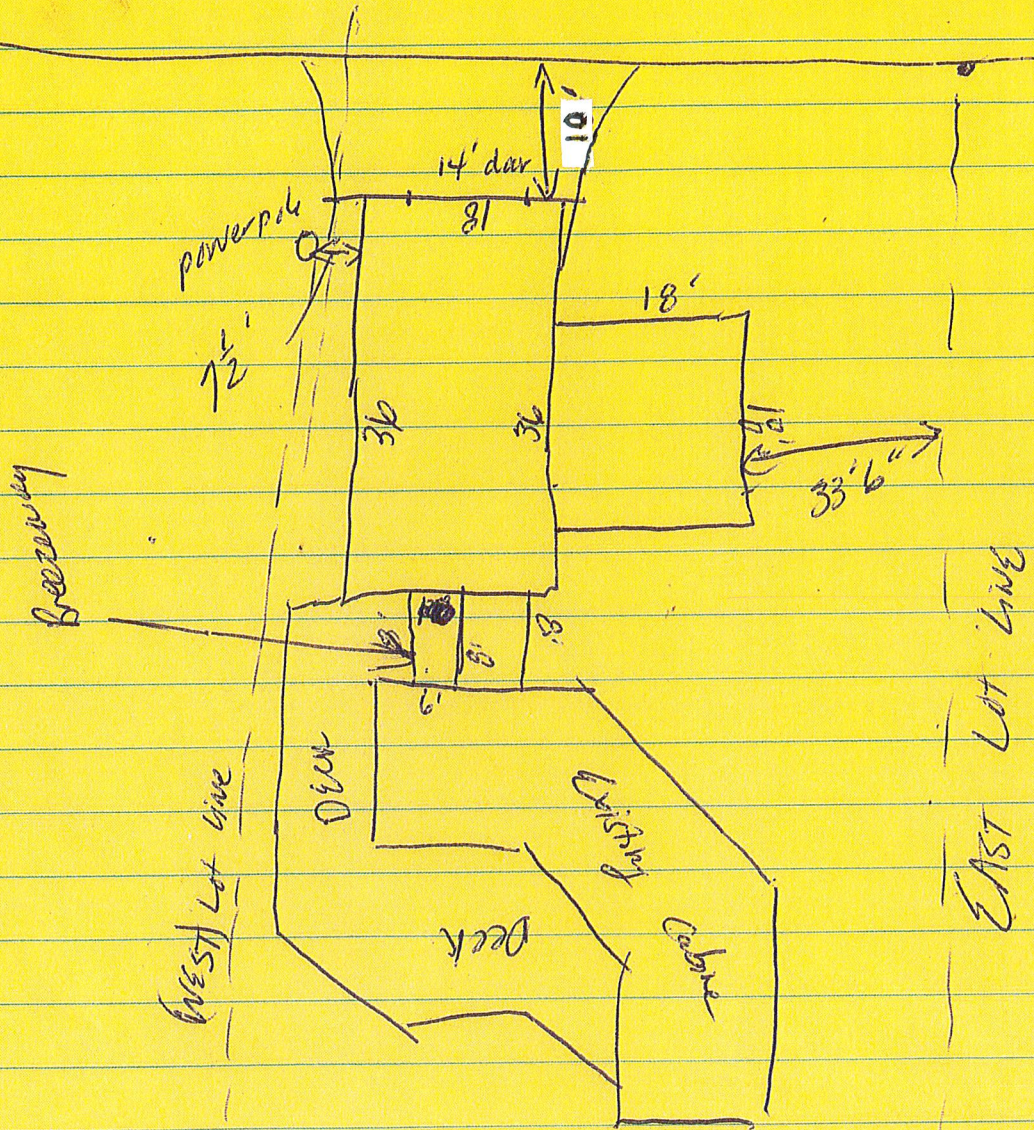
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a substandard lot of record.**

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

Explain: **Yes the proposed attached garage will fit in well with the neighboring structures.**

ROW

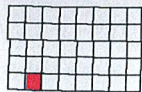


30' 6"



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

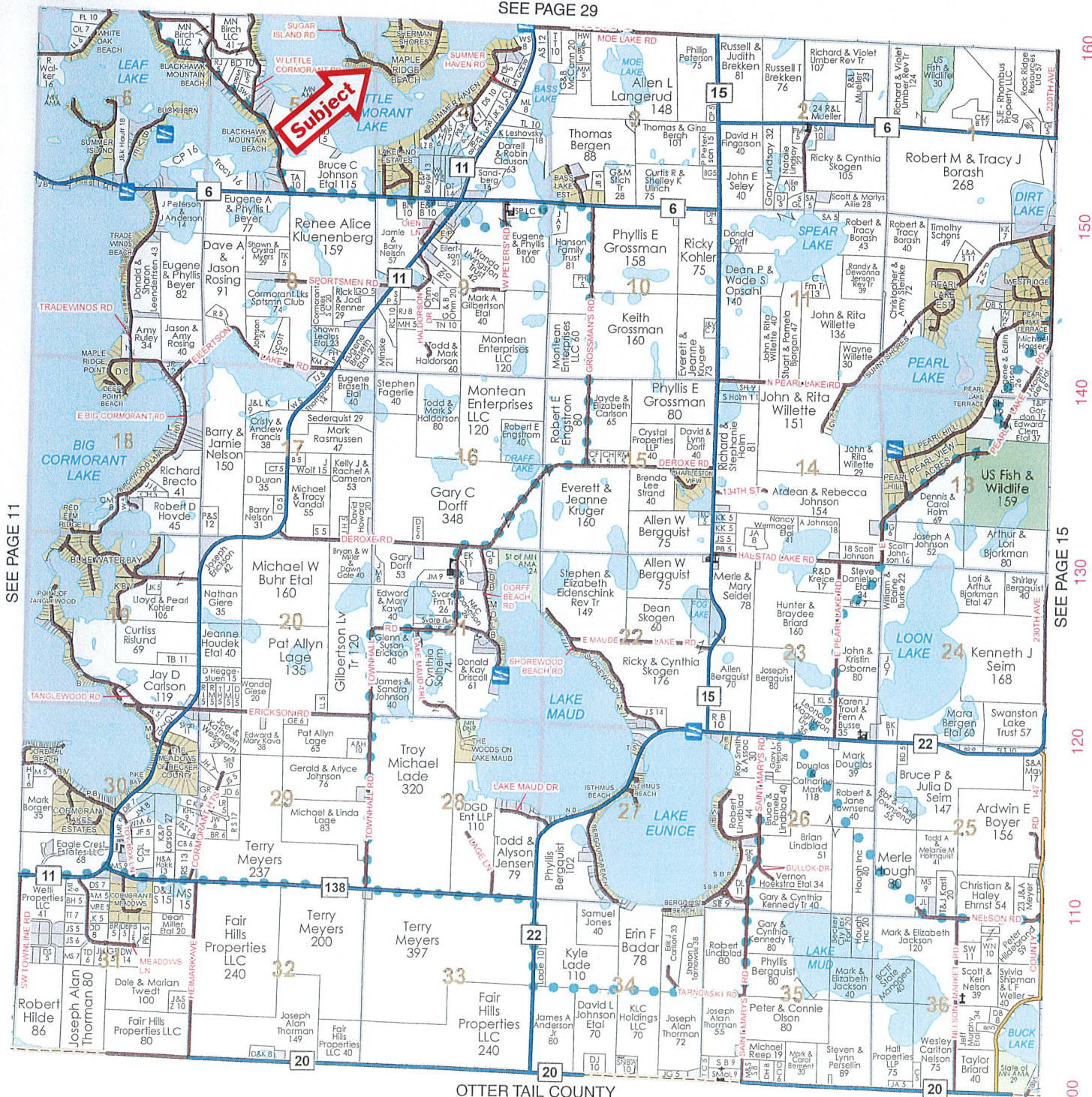


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Ricky Van Raden & Sheila Van Raden
1701 11th St N
Moorhead, MN 56560

Project Location: 29985 Lake Six Rd
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance: 1) to construct a second dwelling on two non-conforming lots under common ownership; 2) to construct a dwelling to be located forty-two (42) feet from the centerline deviating from the required setback of fifty-three (53) from the centerline of a township road within the shoreland district; 3) to be located five (5) feet from the side property line deviating from the required setback of ten (10) feet; 4) to relocate a detached garage to be located forty (40) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 03.0324.002 & 03.0324.003.000 **Legal Land Descriptions:** Section 32 Township 138 Range 040, PT GOVT LOT 6: COMM NW COR TH S AL W LN 156.52' TO POB; TH NE 123.68' AL RD, SLY 271.07' TO LAKE SIX, NWLY AL LK 100' TO WLY LN GOVT LOT 6 (N TO POB, & Section 31 Township 138 Range 040, PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO PT NE AL LK TO PT S OF BEG & N TO BEG Lake Six.

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 # 462

Property and Owner Review

Parcel Number(s): **030324002 030313000**

Owner: **RICK & SHEILA VAN RADEN FAMILY TRUST**

Township-S/T/R: **BURLINGTON-32/138/040**

Mailing Address:

1701 11TH ST N MOORHEAD MN 56560

Site Address: **29985 LAKE SIX RD FRAZEE MN**

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

Original Permit Nbr: **3229**

Legal Descr: **PT GOVT LOT 6: COMM NW COR TH S AL W LN 456.52' TO POB; TH NE 123.68' AL RD, SLY 271.07' TO LAKE SIX, NWLY AL LK 100' TO WLY LN GOVT LOT 6, N 165' TO POB**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance: 1) to construct a second dwelling on two non-conforming lots under common ownership; 2) to construct a dwelling to be located forty-two (42) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district; 3) to be located five (5) feet from the side property line deviating from the required setback of ten (10) feet; 4) to relocate a detached garage to be located forty (40) feet from the centerline deviating from the required setback of fifty-three (53) feet from the centerline of a township road within the shoreland district all due to lot size and setback issues**

OHW Setback: **87.5**

Side Lot Line Setback: **5**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **40**

Road Type: **Township**

Existing Imp. Surface Coverage: **12.2%**

Proposed Imp. Surface Coverage: **25%**

Existing Structure Sq Ft: **748**

Proposed Structure Sq Ft: **2780**

Existing Structure Height: **N/A**

Proposed Structure Height: **16**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **This request allows for the property to be used as a full time residence. The proposed structure will allow for the existing campers and sheds to be removed from the property.**

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

Explain: **Yes, the proposed structures will be out of the shore impact zone.**

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

Explain: **Yes, the property will be cleaned up and not impact neighboring views of the lake.**

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

Explain: **Yes, the lot is non conforming in size and width.**

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

Explain: **Yes, the proposed dwelling will fit in well with the other lots around the lake.**

Tabled

VAN RADEN RESIDENCE
29985 LAKE SIX ROAD
FRAZEE, MN

IMPERVIOUS SURFACE CALCULATIONS	
LOT SIZE	= 22,000 SF
HOUSE	= 2,780 SF
EXISTING GARAGE	= 748 SF
DRIVEWAY	= 1,927 SF
TOTAL	= 5,455 SF
	25%



SITE PLAN
SCALE: 1"=20'-0"

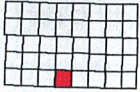
SITE PLAN

A-1



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.	1:2,113
	Date: 9/16/2025

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

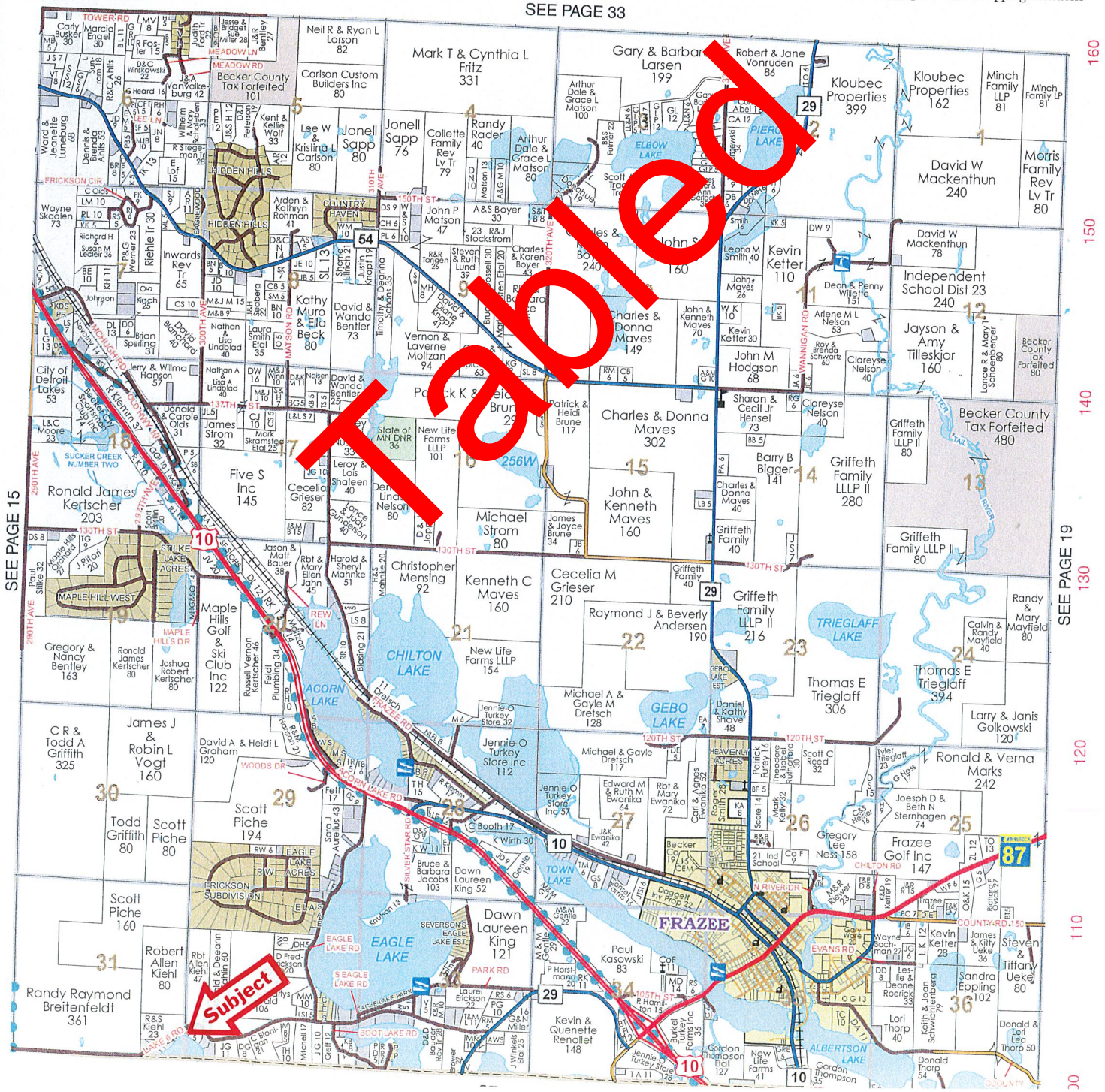


Burlington

Township 138N - Range 40W

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SEE PAGE 33





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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Paul W & Julie Stangl
15521 Silverado St NW
Anoka, MN 55304

Project Location: 25433 Park Trail
Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to be located twenty-three (23) feet from the top of a bluff deviating from the required setback of thirty (30) feet due to topographical issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 21.0430.000 **Legal Land Descriptions:** Section 18 Township 140 Range 036, STRAIGHT LAKE PARK Block 003 LOT 6 & 11' ON LK BY 29' IN REAR (PT VACATED SIBYL ST), Straight 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.

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Variance Application Review

Permit # 458

Property and Owner Review

Parcel Number(s): **210430000**

Owner: **PAUL W & JULIE STANGL**

Township-S/T/R: **OSAGE-18/140/036**

Mailing Address:
15521 SILVEROD ST NW ANOKA MN 55304

Site Address: **25433 PARK TRL OSAGE MN**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2025-3836**

Legal Descr: **Block 003 of STRAIGHT LAKE PARK|LOT 6 & 11' ON LK BY 29' IN REAR (PT VACATED SIBYL ST)**

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: **The proposed addition would be 23'-0 from the bluff. Therefore, we would be requesting a 7'-0 variance.**

Request a variance to construct an addition to be located twenty-three (23) feet from the top of a bluff deviating from the required setback of thirty (30) feet due to topographical issues.

OHW Setback: **71**

Side Lot Line Setback: **38**

Rear Setback (non-lake):

Bluff Setback: **23'-0**

Road Setback: **97**

Road Type: **Township**

Existing Imp. Surface Coverage: **12%**

Proposed Imp. Surface Coverage: **14%**

Existing Structure Sq Ft: **714 SF**

Proposed Structure Sq Ft: **912 SF**

Existing Structure Height: **12'-0**

Proposed Structure Height: **15'-0**

Existing Basement Sq Ft: **150 SF**

Proposed Basement Sq Ft: **no**

Change to roofline? **Yes**

Change to main structural framework? **No**

Other Questions Review

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

Explain: **The variance would not harm/increase erosion or runoff. The proposed addition would be over 100'-0 from the lake shore.**

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

Explain: **The new addition would be similar to existing structures of neighboring properties.**

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

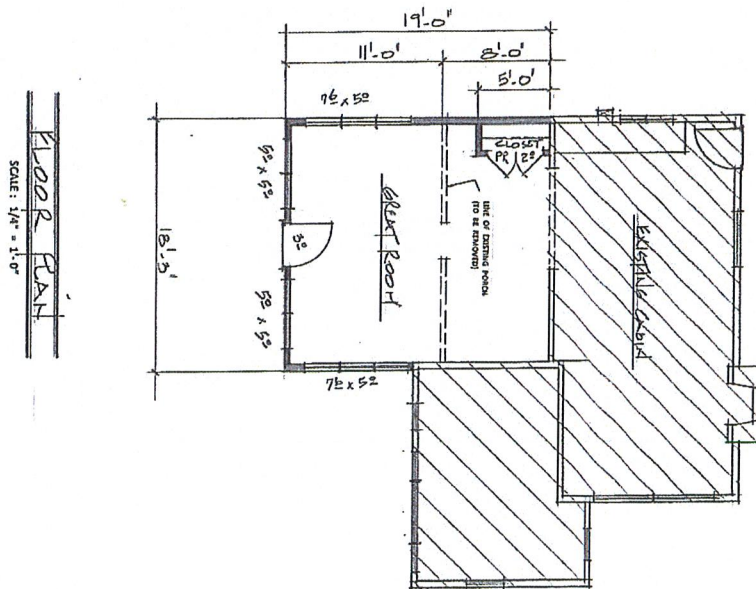
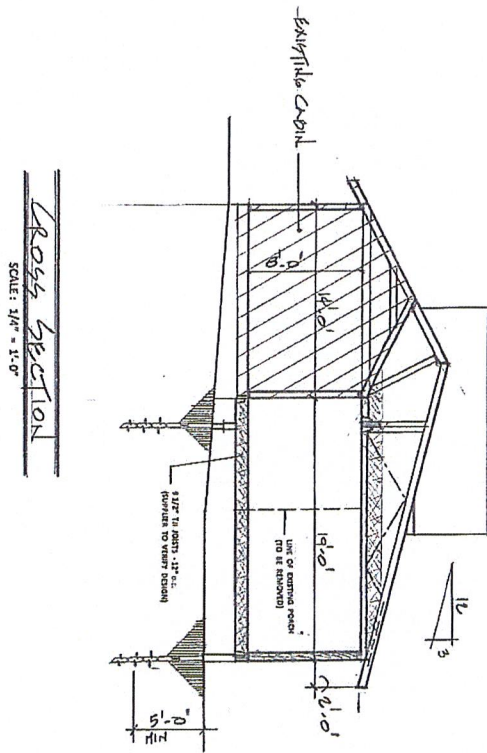
Explain: **The exterior of the addition would mirror the existing cabin. We are adding a 198 SF dining area.**

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

Explain: **The original structure was built in the 1940's.**

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

Explain: **The addition would maintain the lake shore characteristics of a structure from the 1940's.**



NOTES: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES, INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF HOME PLANNING ASSOCIATES, INC. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNING ASSOCIATES, INC.
8329 CENTRAL AVENUE NE
SPRING LAKE PARK, MINNESOTA 55432
(763) 786-6069
SPRING LAKE PARK LUMBER BLDG.

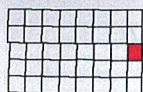
PAUL AND JULIE STANGL
763-370-0725
pwstang9@aol.com

PROJECT ADDRESS:
25433 PARK TRAIL
OSAGE, MN. 56570

HOME PLANNING ASSOCIATES, INC.
8329 CENTRAL AVENUE NE
SPRING LAKE PARK, MINNESOTA 55432
(763) 786-6069
SPRING LAKE PARK LUMBER BLDG.



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	1:2,113	Date: 9/8/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.		

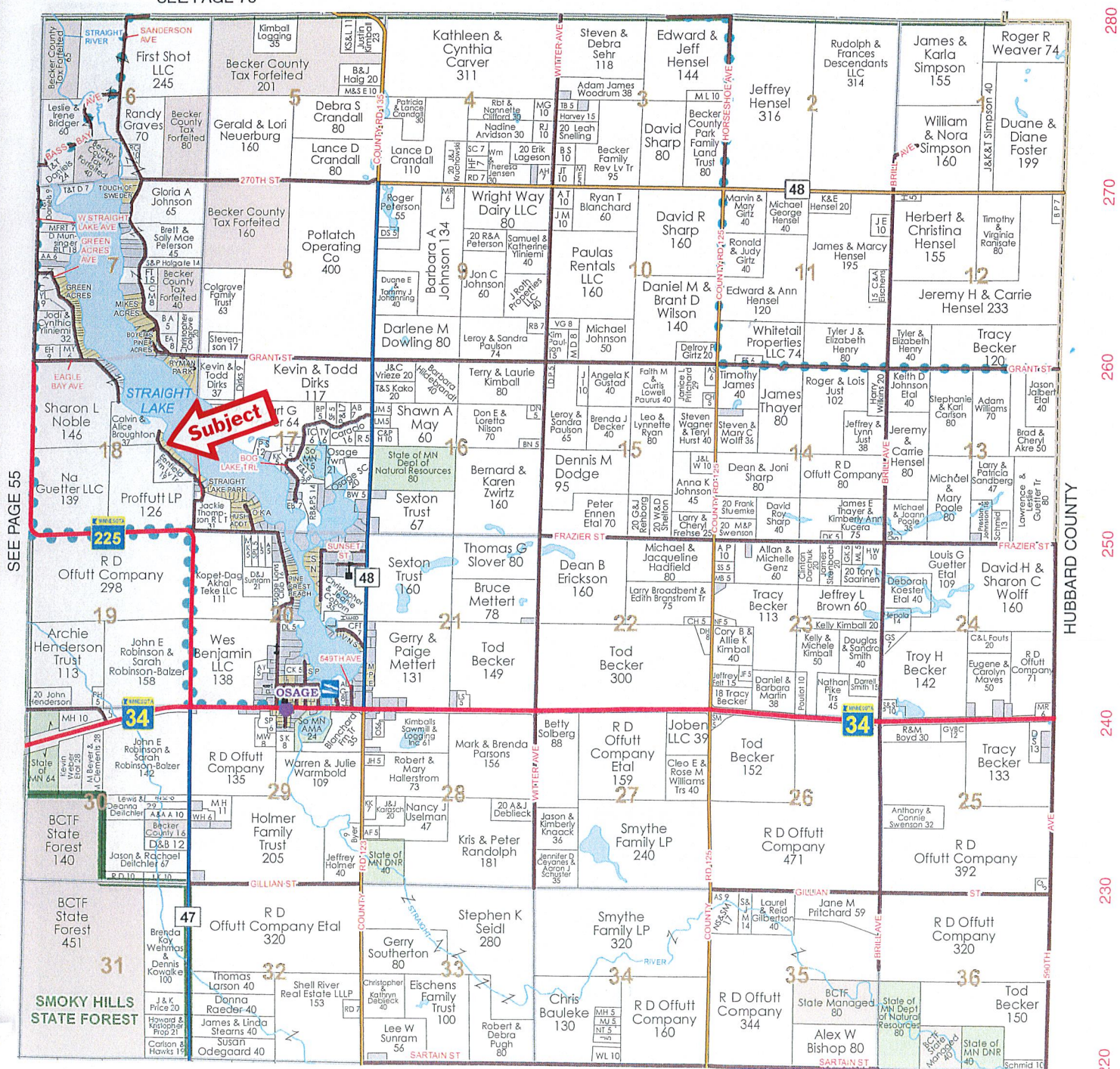


Osage

Township 140N - Range 36W

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SEE PAGE 73



SEE PAGE 41



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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Rhys C Anderson
25367 230th Ave
Detroit Lakes, MN 56501

Project Location: 35281 325th Ave
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to move an existing cabin back from thirty-five (35) feet to forty-three (43) feet from the ordinary high-water (OHW) mark and to construct an addition at forty-eight (48) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 20.0392.000 **Legal Land Descriptions:** Section 26 Township 142 Range 040, PT LOT 6 BEG 226.9' W 247.3' NW & 330' NE OF SE COR LOT 6 TH E 110' TO LK NLY AL LK 103' W 110' & SW AL RD 126' TO BEG, Strawberry Lake.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

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

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

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

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

Variance Application Review

Permit # 460

Property and Owner Review

Parcel Number(s): **200392000**

Owner: **RHYS C ANDERSON**

Township-S/T/R: **MAPLE GROVE-26/142/040**

Mailing Address:
25367 230TH AVE DETROIT LAKES MN 56501

Site Address: **35281 325TH AVE OGEMA MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3828**

Legal Descr: **PT LOT 6 BEG 226.9' W 247.3' NW & 330' NE OF SE COR LOT 6 TH E 110' TO LK NLY AL LK 103' W 110' & SW AL RD 126' TO BEG**

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 move an existing cabin back from thirty-five (35) feet to forty-three (43) feet from the ordinary high-water (OHW) mark and to construct an addition at forty-eight (48) feet from the OHW mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size.**

OHW Setback: **43'**

Side Lot Line Setback: **8'**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **23**

Road Type: **Township**

Existing Imp. Surface Coverage: **9%**

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

Existing Structure Sq Ft: **1034**

Proposed Structure Sq Ft: **1286**

Existing Structure Height: **16**

Proposed Structure Height: **16**

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

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

Change to roofline? **Yes**

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: **If granted, this variance will allow for better use of the property and remove 196 square feet of structure from the shore impact zone.**

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

Explain: **The proposed addition will increase the overall setback to the OHW. We are planning to move our existing cabin back 8' from the lake and construct an addition to connect the cabin and existing detached garage.**

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

Explain: **The use of the property will not change. Impervious coverage will remain low at 11%.**

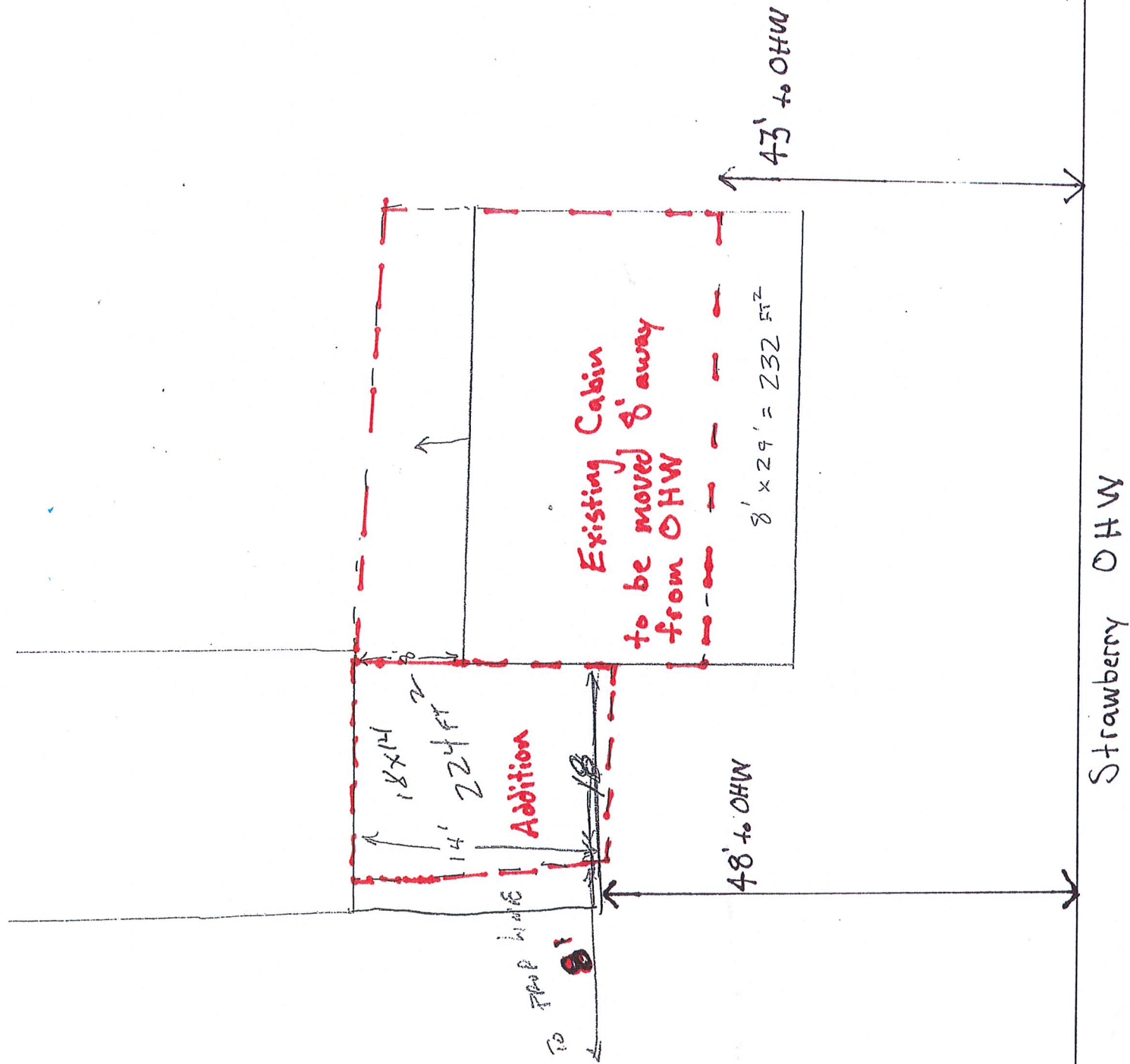
4. Are there circumstances unique to the property? **Yes**

Explain: **This is a substandard lot of record. The lot size is only 11,761 square feet and the required lake**

setback covers the entire lot. The existing septic system also restricts how far back we can move the existing cabin.

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

Explain: **Yes the proposed addition will fit in well with the neighboring lots. Neighboring views will be improved and there will be less coverage within the shore impact zone.**





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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Bradley R & Joanna Callahan Trust
28 Circle W
Edina, MN 55436

Project Location: 11911 Fern Beach Dr
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a deck to an existing non-conforming dwelling to be located thirty-six (36) feet and two (2) inches from the ordinary high-water (OHW) mark deviating from the setback average requirement of fifty-seven (57) feet from the OHW on a general development lake due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 19.1276.000 **Legal Land Descriptions:** Section 30 Township 138 Range 041, Fern Beach 1st Add, Lot 5, 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.

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 # 461

Property and Owner Review

Parcel Number(s): **191276000**

Owner: **BRADLEY R & JOANNA CALLAHAN TRUST**

Township-S/T/R: **LAKE VIEW-30/138/041**

Mailing Address:
28 CIRCLE W EDINA MN 55436

Site Address: **11911 FERN BEACH DR DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-467544**

Legal Descr: **FERN BEACH 1ST ADD|LOT 5**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct a deck to an existing non-conforming dwelling to be located thirty-six (36) feet and two (2) inches from the ordinary high-water (OHW) mark deviating from the setback average requirement of fifty-seven (57) feet from the OHW on a general development lake due to lot size and setback issues.**

Applicant requests a variance to the rear lot shoreline setback to facilitate accessible use. Existing threshold is 8" +/- higher than grade. Proposed project builds a flush platform deck which will provide access for applicant to enjoy the back yard area and views of the lake, and will include a short ramp to gain access to the ground level.

OHW Setback: **36'-2"**

Side Lot Line Setback: **5'**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **149'**

Road Type: **Township**

Existing Imp. Surface Coverage: **20%**

Proposed Imp. Surface Coverage: **20% No Change**

Existing Structure Sq Ft: **0 SF**

Proposed Structure Sq Ft: **422 SF**

Existing Structure Height: **0**

Proposed Structure Height: **8"**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **The platform deck will be only 8" above grade, and will not require railings. With the low profile, the visibility of the deck will be minimal from adjacent lots. Both adjacent lots have structures which are closer to the lake shore than the proposed deck.**

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

Explain: **The proposed structure does not increase the impervious surface of the lot.**

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

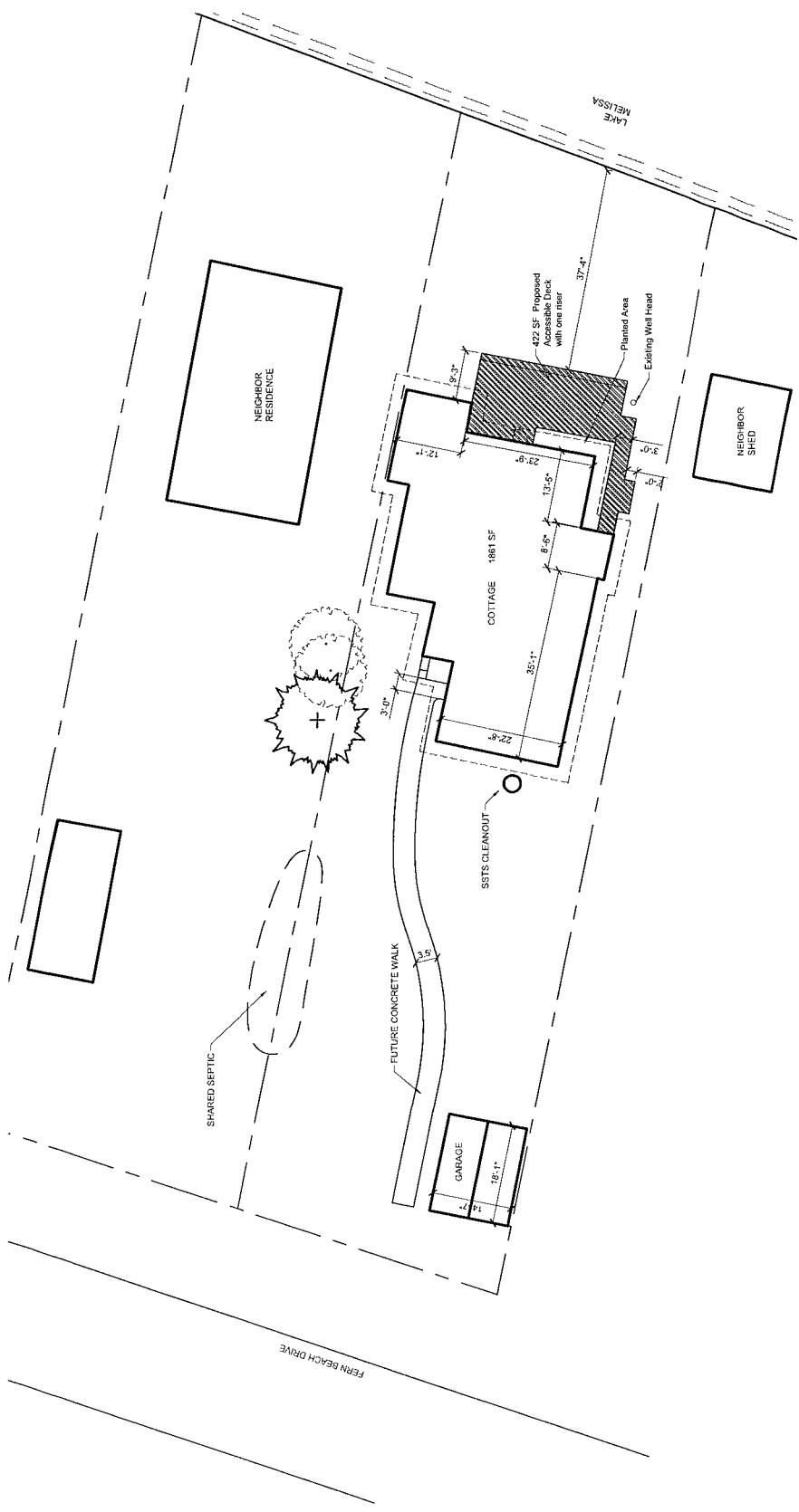
Explain: **The addition of accessible space on the lake side of the property will allow the applicant, who has severe mobility issues, the opportunity to utilize the property and enjoy the lake. Currently, the applicant is unable to exit the house or gain access to the lake side of the cottage.**

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

Explain: **The applicant has been diagnosed with a neurological degenerative disease and requires a wheelchair for mobility.**

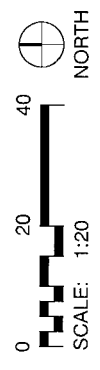
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The low profile of the proposed platform will not be an adverse effect to the architectural character and quaint aesthetic of the cottage facade.**



Accessible Deck Site Plan

1"=20'-0"

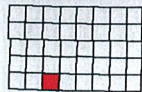


CALLAHAN SITE PLAN
 11911 Fern Beach Drive
 Detroit Lakes, MN 56501



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

Becker County	
1:528	Date: 9/18/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

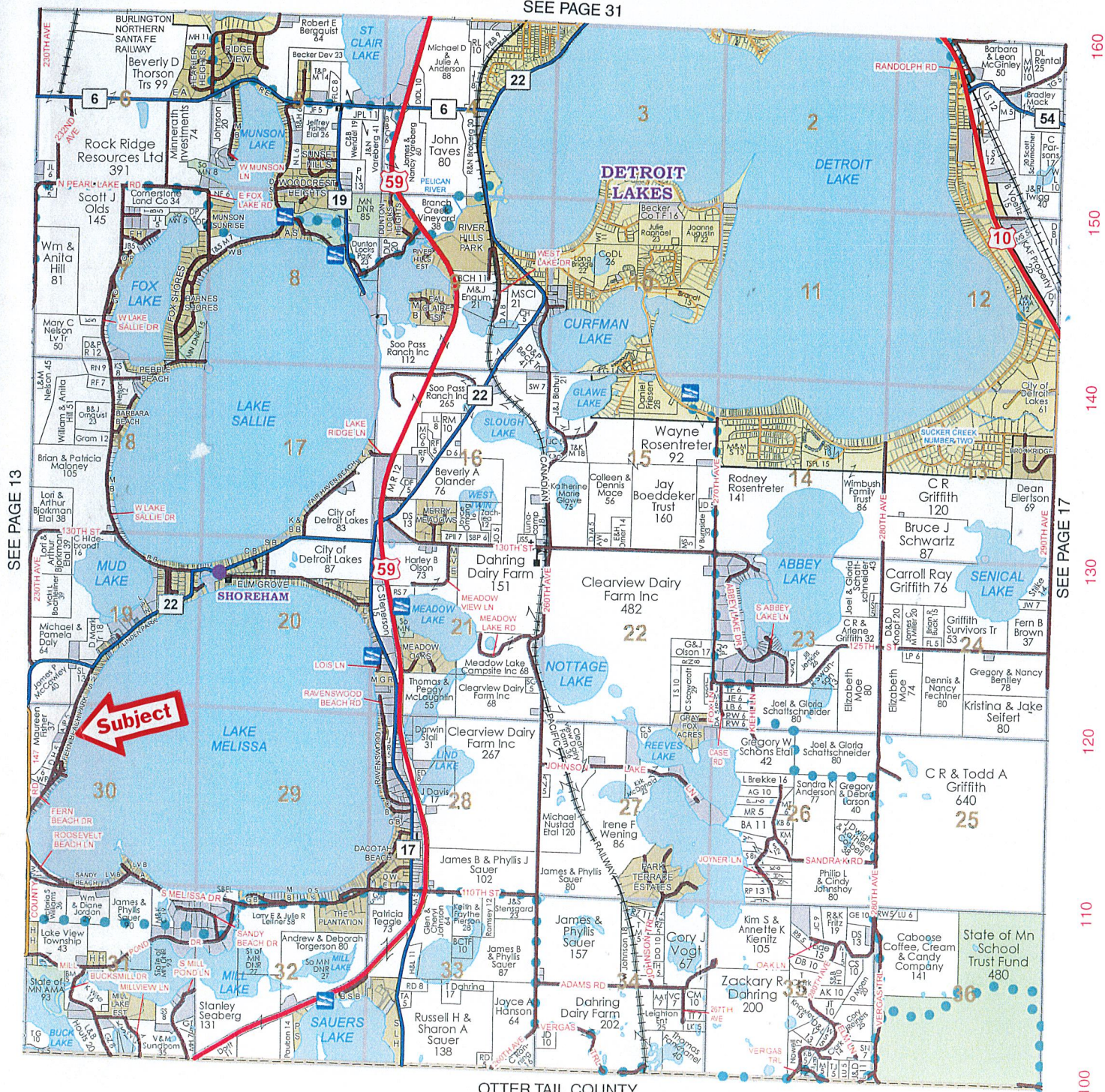


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Brian E Gramer
546 Tessa Dr
Moorhead, MN 56560

Project Location: 11253 W Lake Eunice Rd
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing garage to be located twelve (12) feet from the road right of way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road due to lot size and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 17.0450.000 **Legal Land Descriptions:** Section 27 Township 138 Range 042, Berquist Beach 2nd, Lot 3, 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.

Variance Application Review

Permit # 459

Property and Owner Review

Parcel Number(s): **170450000**

Owner: **BRIAN E & J BERG-GRAMER GRAMER**

Township-S/T/R: **LAKE EUNICE-27/138/042**

Mailing Address:
546 TESSA DR MOORHEAD MN 56560

Site Address: **11253 W LAKE EUNICE RD DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3795**

Legal Descr: **BERGQUIST BEACH 2ND|LOT 3**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance to construct an addition to an existing garage to be located twelve (12) feet from the road right of way (ROW) deviating from the required setback of twenty (20) feet from the ROW of a township road due to lot size and setback issues.**

OHW Setback: **51**

Side Lot Line Setback: **10**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **12**

Road Type: **Township**

Existing Imp. Surface Coverage: **25%**

Proposed Imp. Surface Coverage: **25%**

Existing Structure Sq Ft: **1440**

Proposed Structure Sq Ft: **1597**

Existing Structure Height: **20**

Proposed Structure Height: **30**

Existing Basement Sq Ft: **768**

Proposed Basement Sq Ft: **768**

Change to roofline? **Yes**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **Yes, the structure from the lake side will not require any variances, exceptions, but on the road side the additional footage for the garage will be in question. As you can see on the attached rendering the updates and changes to the structure will only enhance the property and the overall lot.**

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

Explain: **The impact is limited to the road side of the property. When working with Tyler in the permit office, this was the only concern, the balance of the plans are in complete compliance with county codes.**

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

Explain: **The improvements will make the property usable for our family for years to come. As the kids have grown, so must the space!**

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

Explain: **The existing drive is all that will be impacted, shortening it less than 5'.**

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

Explain: **As you will see in the attached rendering, this improvement will update a tired property and enhance the overall structure bringing it up to date aesthetically.**



PROJECT
DESIGN
DEVELOPMENT

DATE
8/16/2024

SCALE
2400%

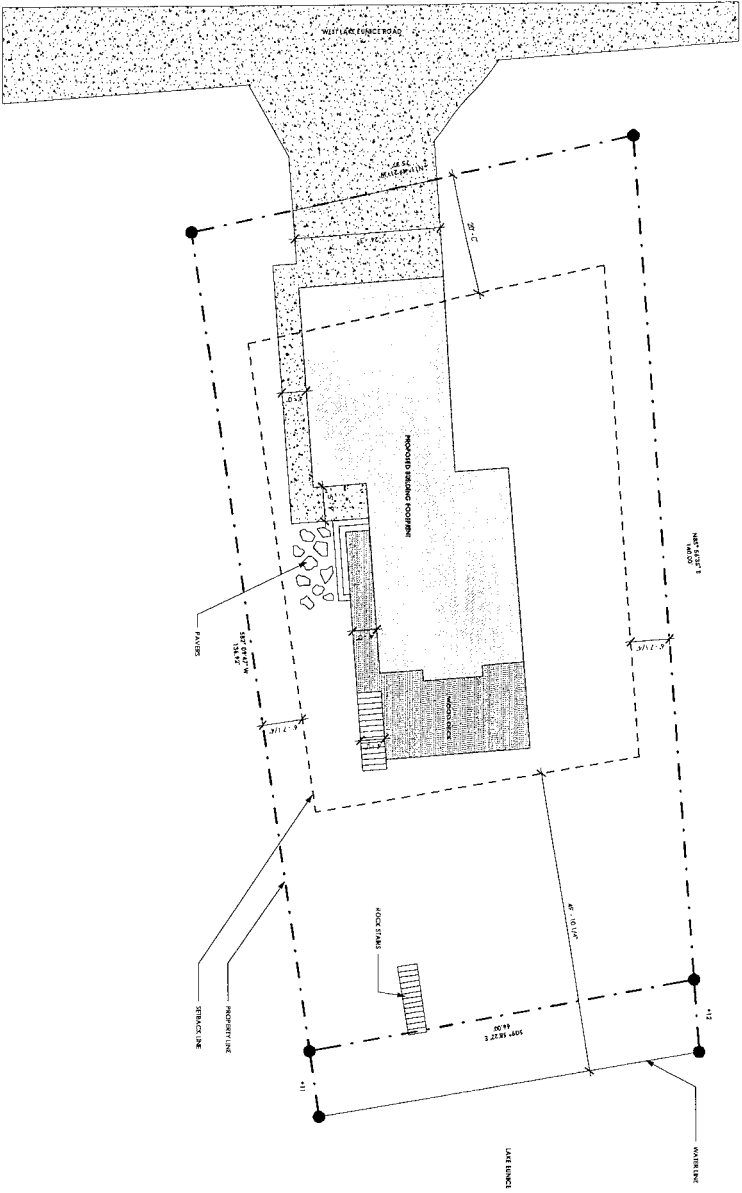
SITE PLAN

A050

GRAMER CABIN

11253 W. LAKE EUNICE ROAD

NOT FOR
CONSTRUCTION



1
PROPOSED SITE PLAN
A050
DATE: 8/16/2024
SCALE: 2400%

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN DASHED LINES.

3. THE PROPOSED PARKING LOT IS SHOWN IN DASHED LINES.

4. THE PROPOSED DRIVEWAY IS SHOWN IN DASHED LINES.

5. THE PROPOSED PAVED AREA IS SHOWN IN DASHED LINES.

6. THE PROPOSED GRASSY AREA IS SHOWN IN DASHED LINES.

7. THE PROPOSED TREES ARE SHOWN IN DASHED LINES.

8. THE PROPOSED FENCE IS SHOWN IN DASHED LINES.

9. THE PROPOSED UTILITY LINES ARE SHOWN IN DASHED LINES.

10. THE PROPOSED EROSION CONTROL MEASURES ARE SHOWN IN DASHED LINES.

11. THE PROPOSED LANDSCAPE PLAN IS SHOWN IN DASHED LINES.

12. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

13. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

14. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

15. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

16. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

17. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

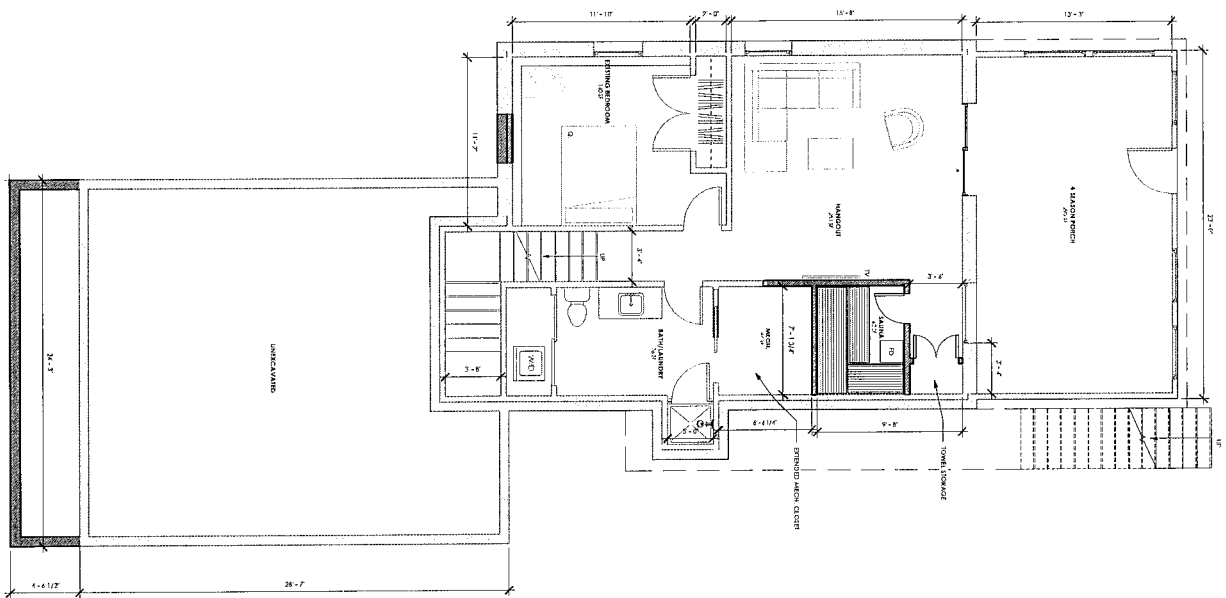
18. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

19. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

20. THE PROPOSED SITE PLAN IS SHOWN IN DASHED LINES.

1
A200
114'-10" (34954)
100'-0" (30480)

PROPOSED LOWER LEVEL

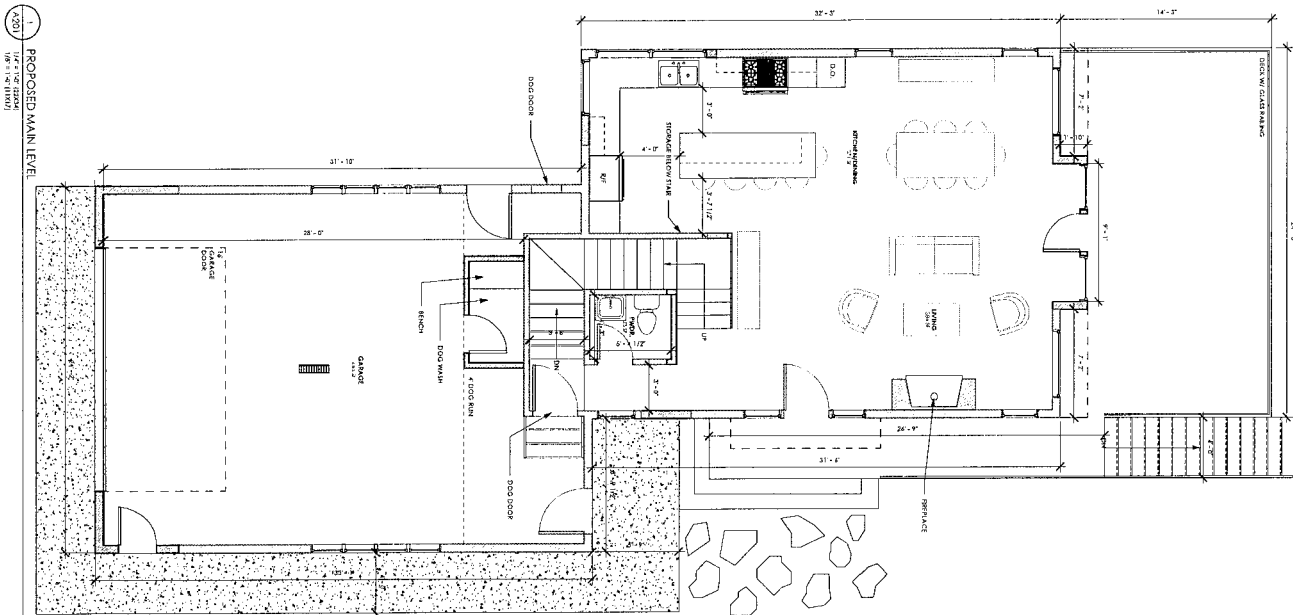


PROJECT TITLE	DEVELOPMENT
DAT	PROJECT
9/18/2024	2024
PROPOSED LOWER LEVEL	A200

GRAMER CABIN
11253 W. LAKE EUNICE ROAD

NOT FOR
CONSTRUCTION





1
A201
1/4" = 1'-0" (PLAN)
1/8" = 1'-0" (ELEV.)

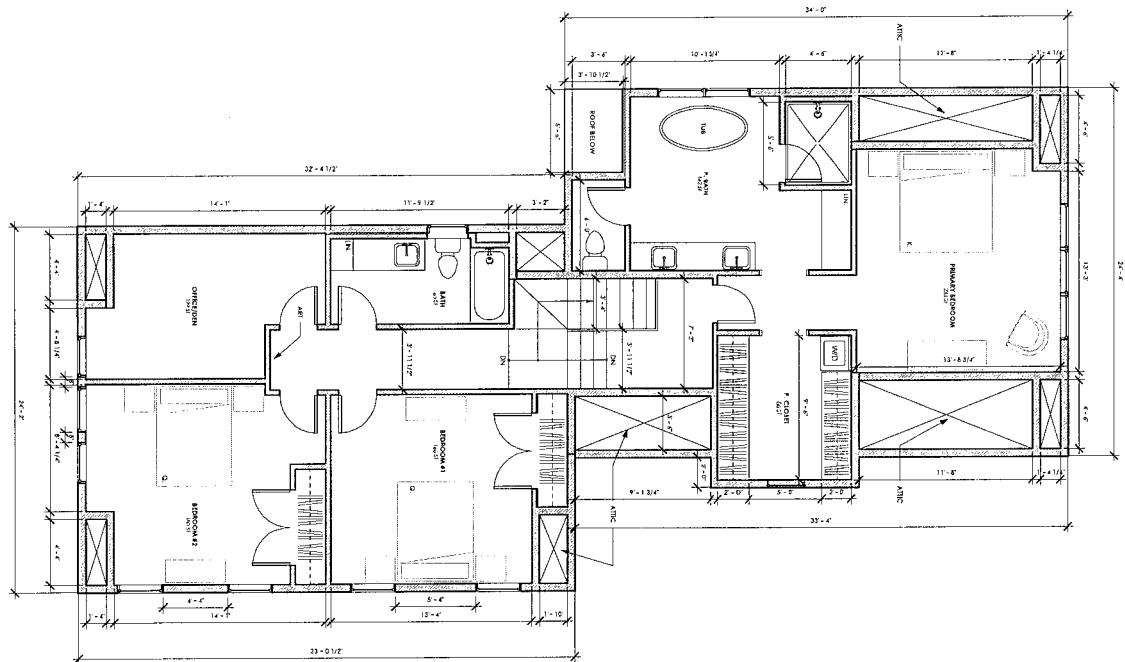
PROJECT MAIN DEVELOPMENT	
DATE	PROJECT
8.15.2024	24-0028
PROPOSED MAIN LEVEL	
A201	

GRAMER CABIN

11253 W. LAKE EUNICE ROAD

NOT FOR
CONSTRUCTION



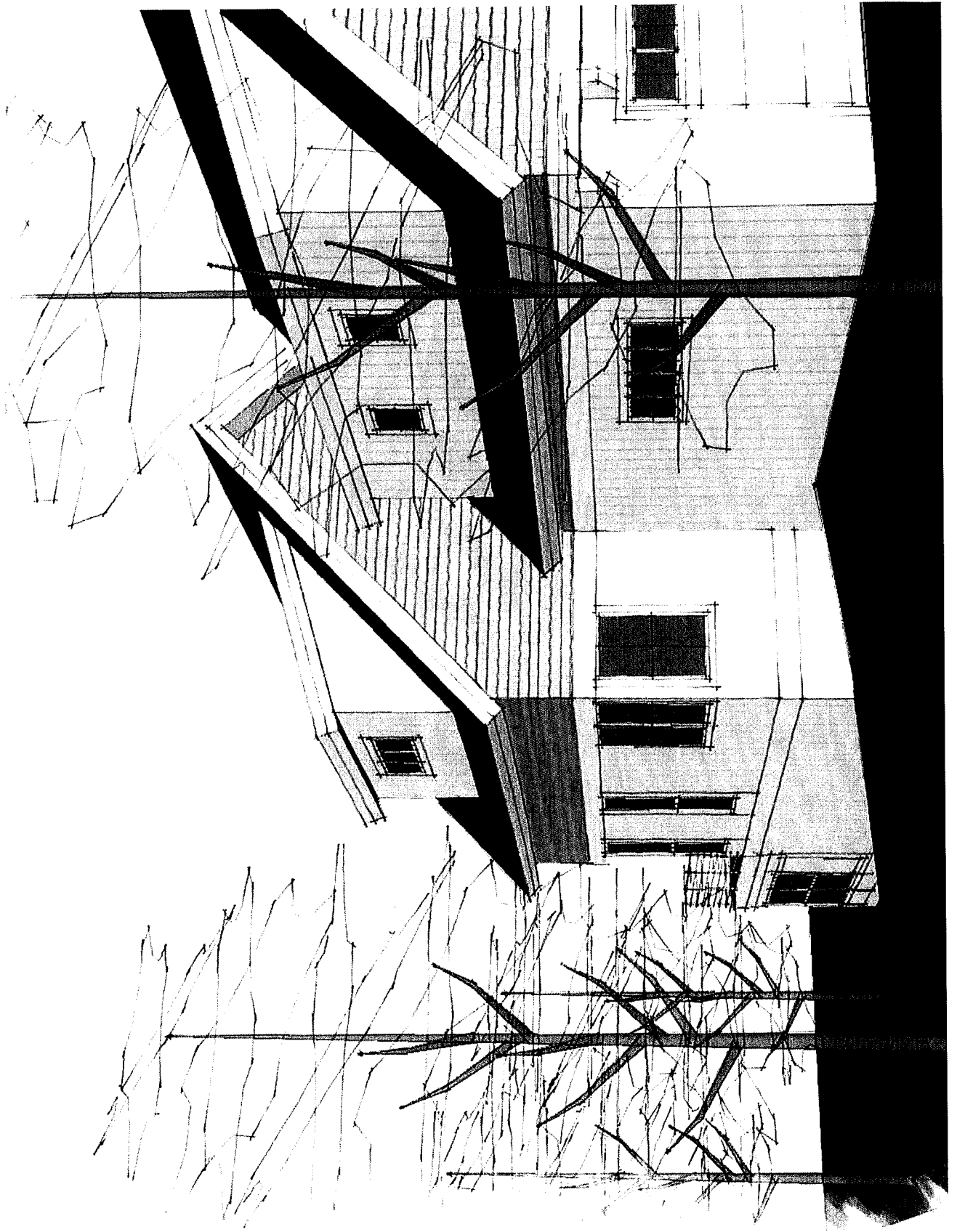


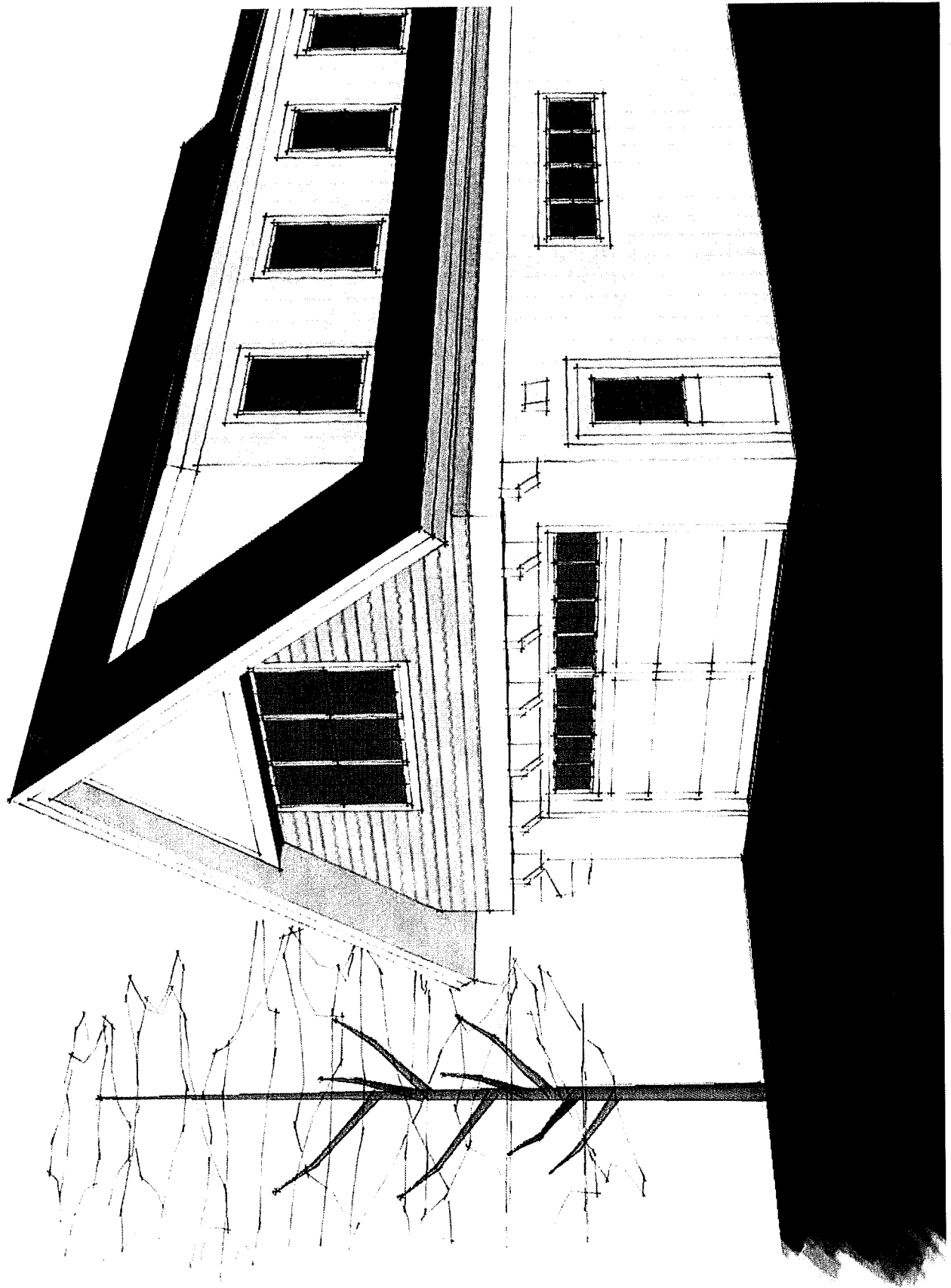
**NOT FOR
CONSTRUCTION**

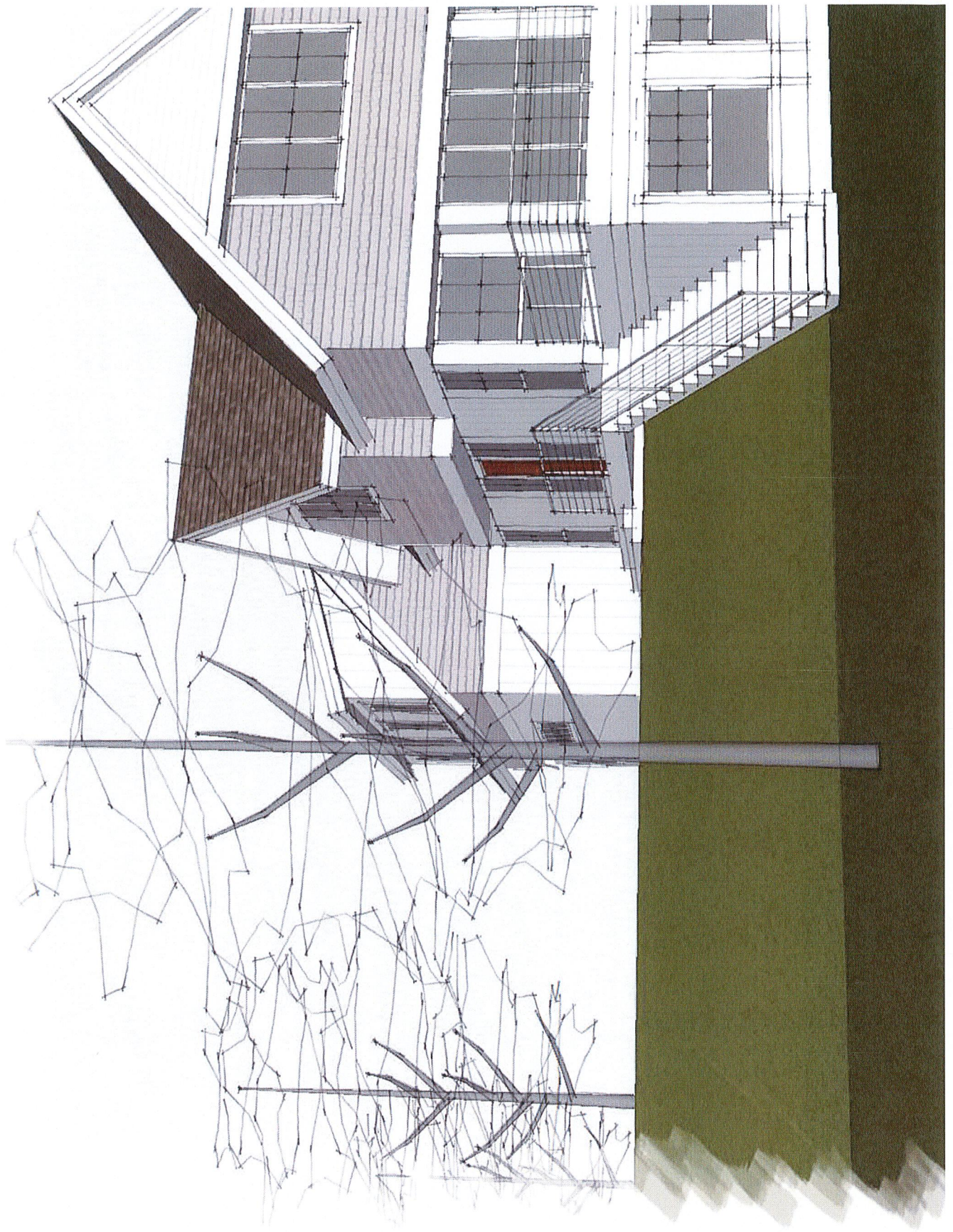


GRAMER CABIN
11253 W. LAKE EUNICE ROAD

PROJECT PHASE DESIGN DEVELOPMENT	DATE 8.16.2024	PROJECT 24026
UPPER LEVEL FLOOR PLAN		
A202		











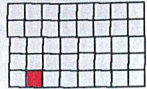
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Becker County

1:528

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

Date: 9/11/2025

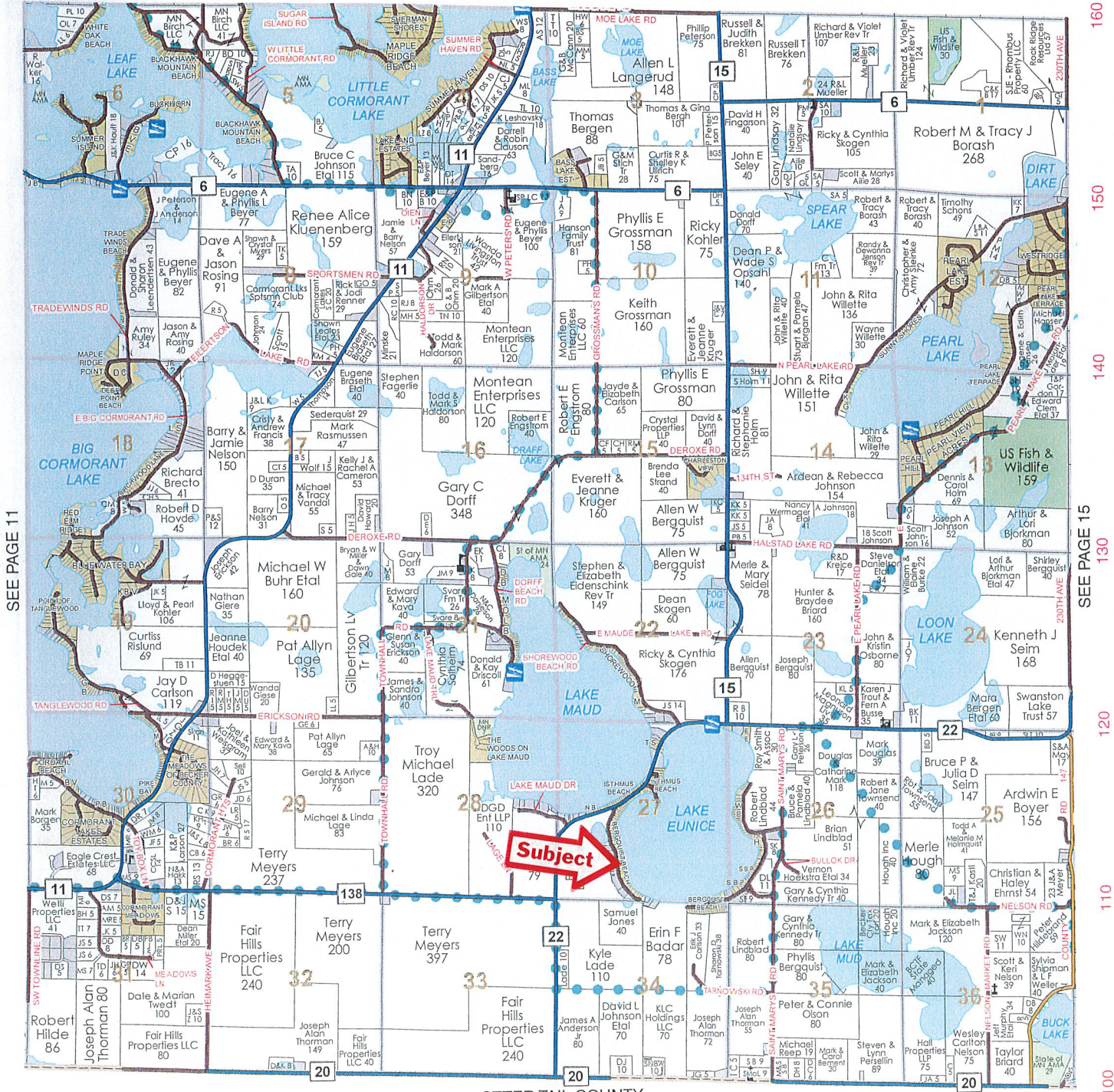


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: Clarence Barker & Alice Barker
6872 14th St S
Fargo, ND 58104

Project Location: 17718 Co Hwy 6
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a detached structure to be located fifty (50) feet from the Ordinary High water (OHW) mark deviating from the required setback of one hundred (100) feet on a recreational development lake due to irregular shaped lot and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0070.000 **Legal Land Descriptions:** Section 06 Township 138 Range 042, 6-138-42 PT GOVT LOTS 7, 8 (SEC 6). PT GOVT LOT 3 (SEC 7): COMM MC 46, W 167.27' TO POB; SW 39.47' TO CTR HWY, E 370.06', NE 39.1', E 152.39', N 115.55', NWLY 148.09' TO LEAF LK, SW AL LK 537.79', SW 95.12' TO POB. TRACT C. LESS .21AC (PT 17-71, 17-74, TRACT A), Leaf 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 # 464

Property and Owner Review

Parcel Number(s): **170070000**

Owner: **CLARENCE BARKER**

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

Mailing Address:

6872 14TH ST S FARGO ND 58104

Site Address: **17718 CO HWY 6 LAKE PARK MN 56554**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2025-3883**

Legal Descr: **6-138-42 PT GOVT LOTS 7, 8 (SEC 6). PT GOVT LOT 3 (SEC 7): COMM MC 46, W 167.27' TO POB; SW 39.47' TO CTR HWY, E 370.06', NE 39.1', E 152.39', N 115.55', NWLY 148.09' TO LEAF LK, SW AL LK 537.79', SW 95.12' TO POB. TRACT C. LESS 0.21AC (PT 17-71, 17-74, TRACT A).**

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 detached garage to be located fifty (50) feet from the Ordinary High water (OHW) mark of a recreational development lake deviating from the required setback of one hundred (100) feet due to irregular shaped lot and setback issues.**

OHW Setback: **50**

Side Lot Line Setback: **195**

Rear Setback (non-lake):

Bluff Setback: **N/A**

Road Setback: **96 County Road Centerline**

Road Type: **County**

Existing Imp. Surface Coverage: **8.4%**

Proposed Imp. Surface Coverage: **9.6%**

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

Proposed Structure Sq Ft: **784**

Existing Structure Height: **N/A**

Proposed Structure Height: **18**

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

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

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **Yes, the garage will be out of the shore impact zone. The garage will allow for trailers and other items to be stored inside, making the property look clean and organized. The property will remain at a low impervious coverage.**

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

Explain: **Yes, the added storage will clean up the lot and not effect any neighboring views of the lake.**

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

Explain: **Yes, the use of the property will not change.**

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

Explain: **With the irregular shape of the of the lot, the setback to the lake and county road 6 cover most of the lot.**

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

Explain: **Yes, there are pine trees that help block the view of the garage from the road. The proposed garage will fit in well with other detached garages around 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.

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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: 9/23/2025

Becker County



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Becker County

1-2, 113

Date: 9/23/2025

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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****

October 9, 2025 @ 6:00 P.M.

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

APPLICANT: M & M Prime Properties LLC
1271 Hwy 10 W Ste 10
Detroit Lakes, MN 56501

Project Location: 21601 US Hwy 10
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance for a structure to be located five (5) feet from a proposed right-of-way deviating from the required setback of twenty (20) feet due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 02.0090.000 **Legal Land Descriptions:** Section 14 Township 139 Range 042, 17.01 AC TRACT IN SE COR OF SE1/4 OF SE1/4, Audubon Township.

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

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

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

To view all application information on this project please visit:

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

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

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

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

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

Variance Application Review

Permit # 465

Property and Owner Review

Parcel Number(s): 020090000

Owner: M&M PRIME PROPERTIES LLC

Township-S/T/R: AUDUBON-14/139/042

Mailing Address:

1271 HWY 10 W STE 10 DETROIT LAKES MN 56501

Site Address: 21601 US HWY 10 AUDUBON MN 56511

Lot Recording Date: After 1992

Original Permit Nbr: n/a

Legal Descr: 17.01 AC TRACT IN SE COR OF SE1/4 OF SE1/4

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Existing circumstances with a dwelling, vegetation, and structure make the current road location the least intrusive location.

Description of Variance Request: **Request a variance for a structure to be located 5' from a proposed right-of-way deviating from the required setback of twenty (20) feet due to setback issues.**

OHW Setback: n/a

Side Lot Line Setback: n/a

Rear Setback (non-lake): n/a

Bluff Setback: n/a

Road Setback: 5'

Road Type: Township

Existing Imp. Surface Coverage: n/a

Proposed Imp. Surface Coverage: n/a

Existing Structure Sq Ft: n/a

Proposed Structure Sq Ft: n/a

Existing Structure Height: n/a

Proposed Structure Height: n/a

Existing Basement Sq Ft: n/a

Proposed Basement Sq Ft: n/a

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

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

Explain: **Yes, this location of the road is the least intrusive to existing vegetation and resident.**

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

Explain: **Yes, this location limits vegetation removal and all stormwater best management practices will be utilized.**

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

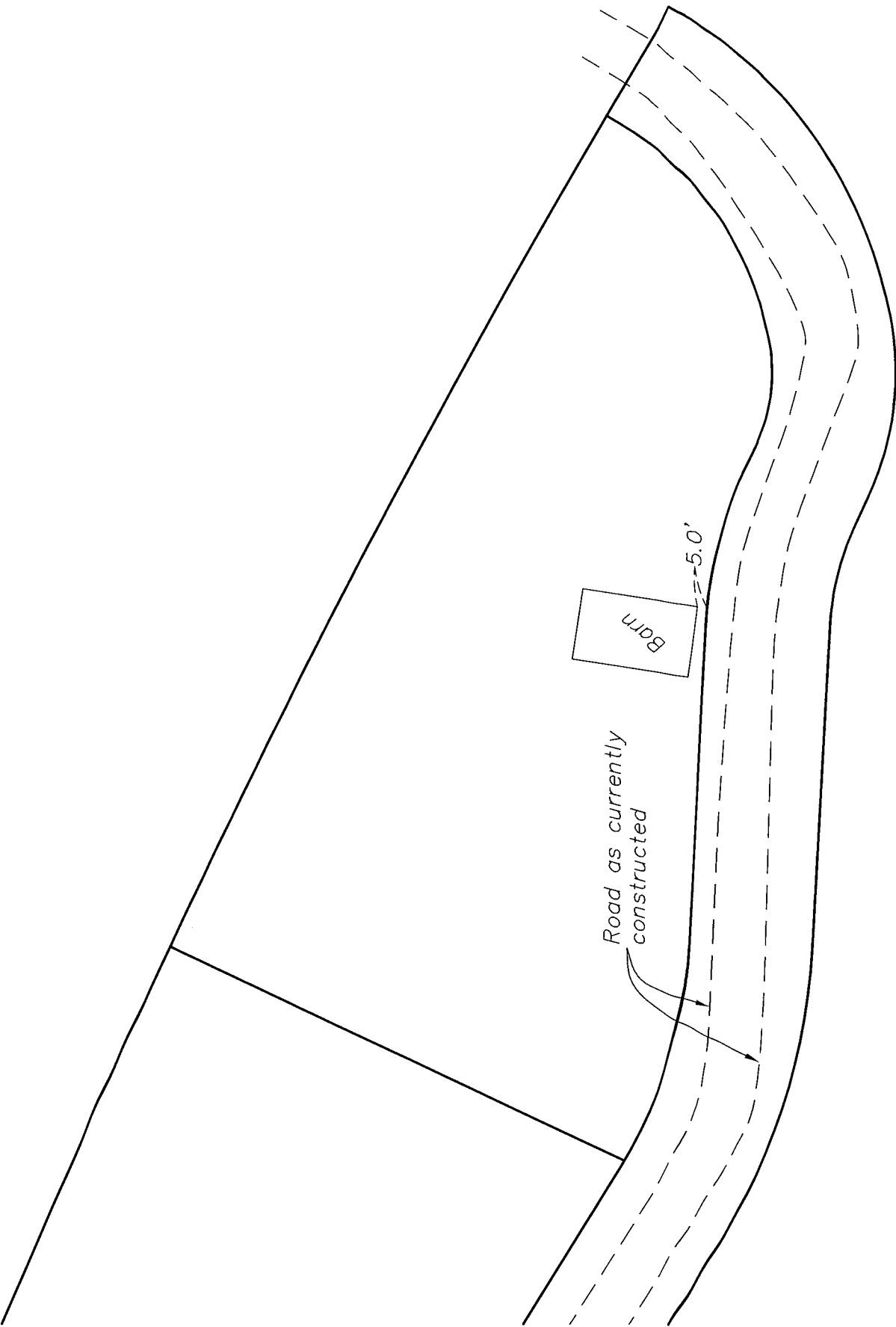
Explain: **Yes, this road will be low speed, and a lower traffic count is anticipated.**

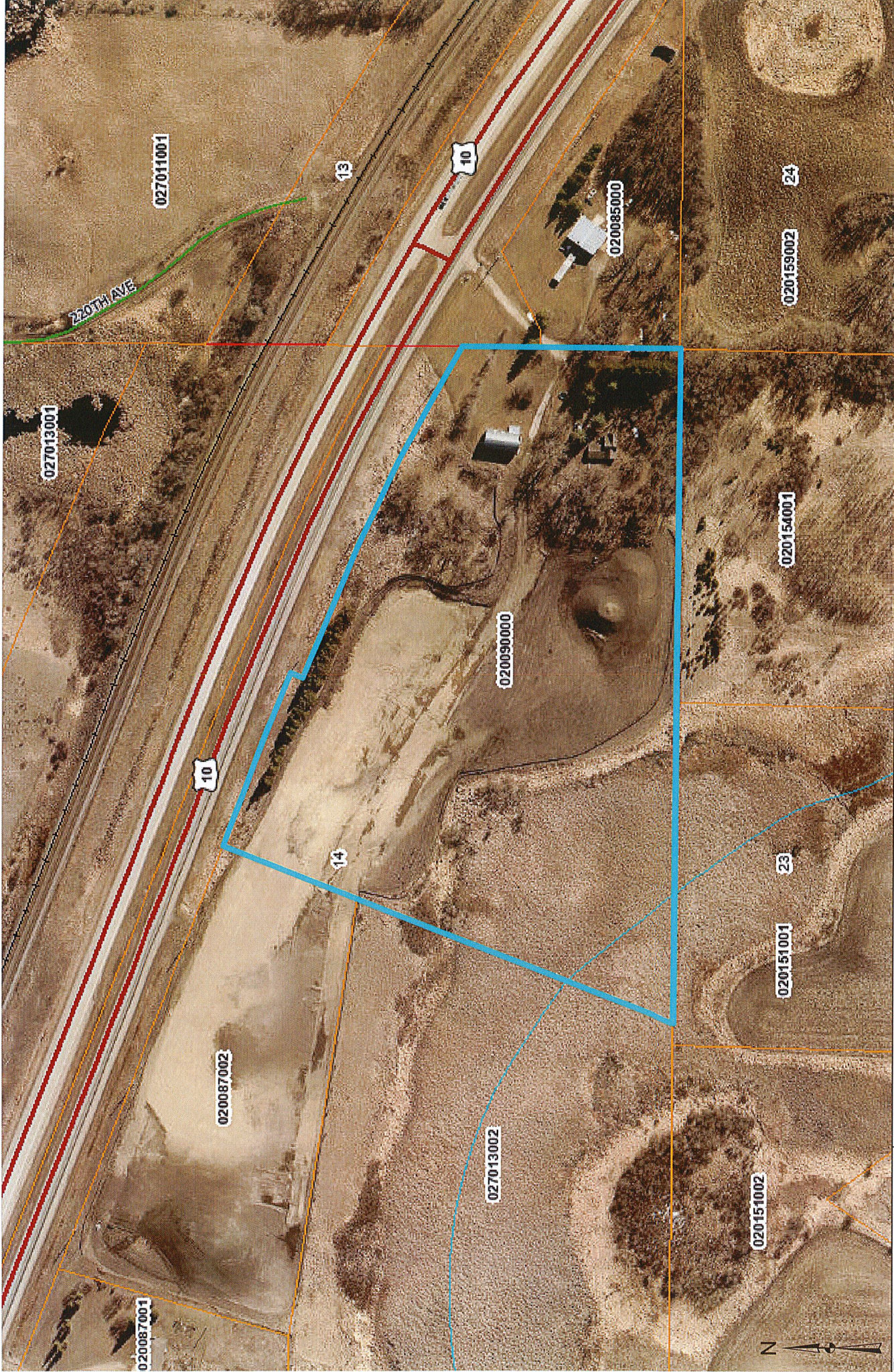
4. Are there circumstances unique to the property? **Yes**

Explain: **The location of an existing dwelling, structure and vegetation limited road placement.**

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

Explain: **Yes, there was an existing driveway in similar location to the building prior to the road construction.**





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Becker County	
1:4,225	Date: 9/23/2025
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