



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****

November 20, 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 all due to lot size and setback issues. This application was tabled from the October 9, 2025 hearing.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 03.0324.002 & 03.0313.000 **Legal Land Descriptions:** Section 32 Township 138 Range 040, 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, & Section 31 Township 138 Range 040, PT LOT 5 BEG 435.09' S OF NE COR TH SW 295.47' SE 71.60' TO LK 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) 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.**

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%





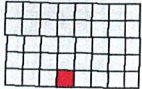
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:2,113

Date: 8/14/2025

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

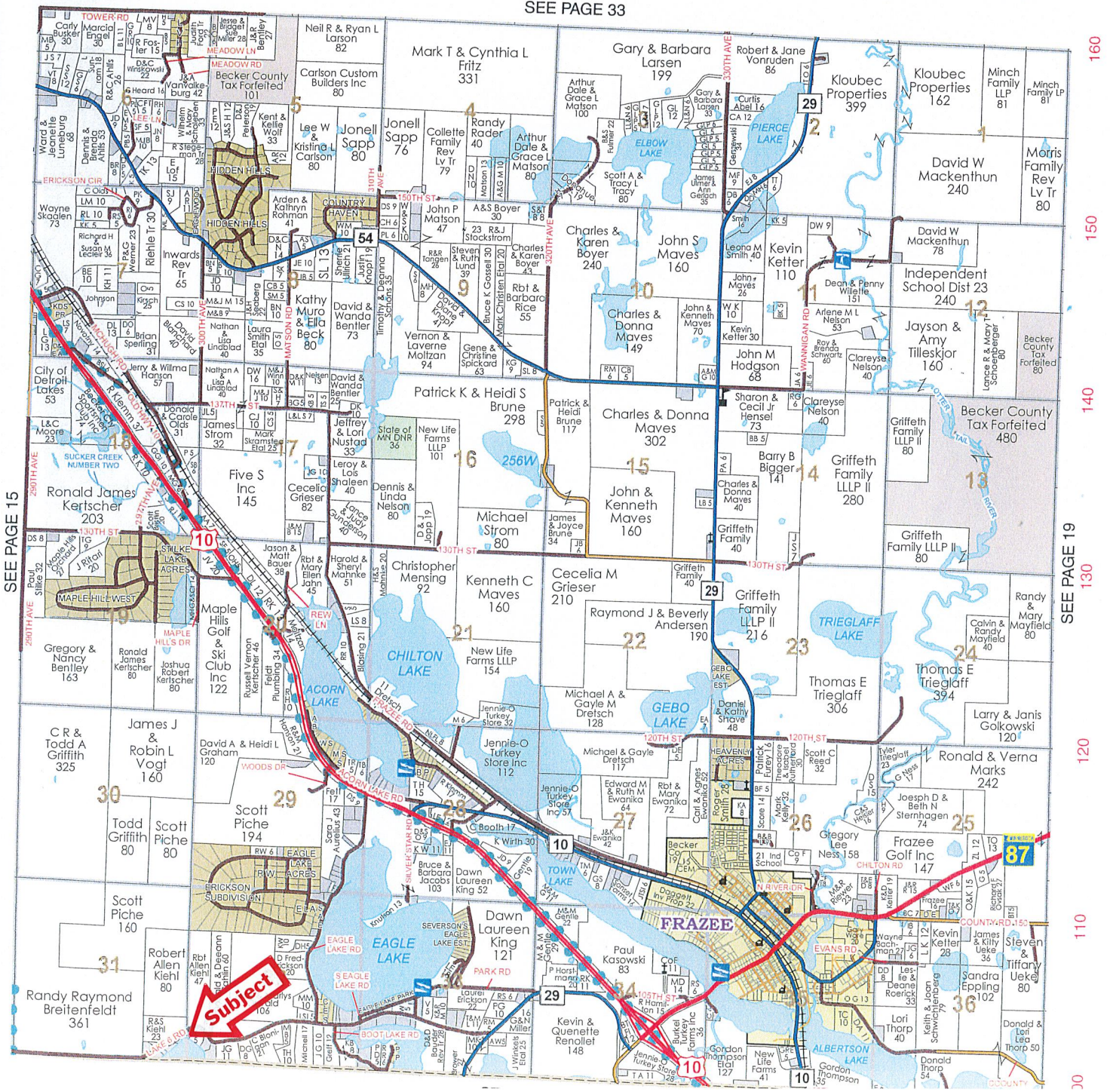


Burlington

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****

November 20, 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. This application was tabled from the October 9th, 2025, hearing.

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!**

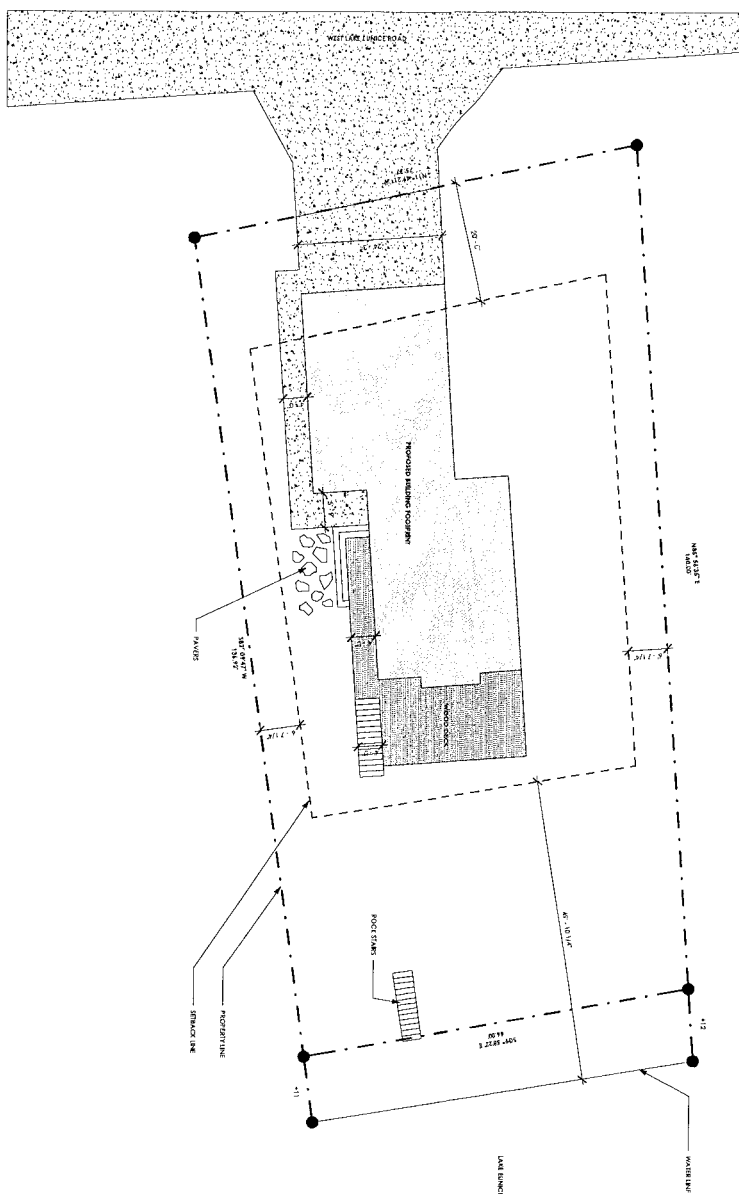
4. Are there circumstances unique to the property? **No**

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.**

GRAMER CABIN
11253 W. LAKE EUNICE ROAD



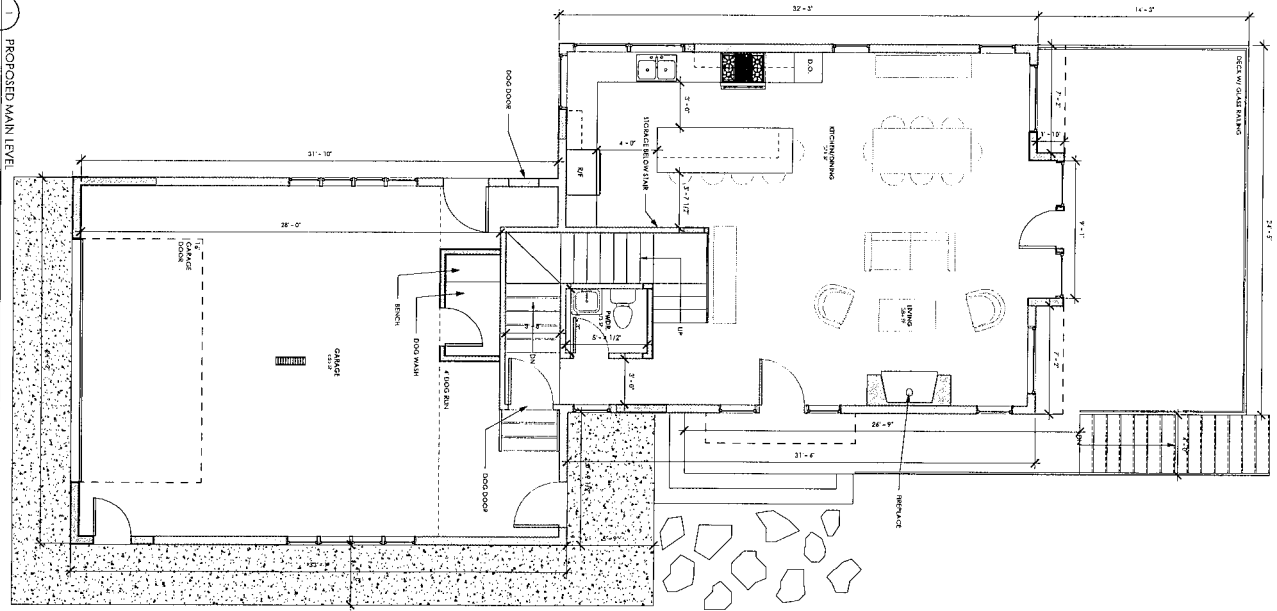
PROPOSED
1
A050
1" x 10" x (22K)A
1" x 20" x (11M)A

[illegible]

PROJECT PHASE DESIGN DEVELOPMENT	DATE 8/6/2024	PROJECT 24026
SITE PLAN		
A050		

1
A201
1/8" = 1'-0" (25mm)
(1/8" = 1'-0" (30mm))

PROPOSED MAIN LEVEL



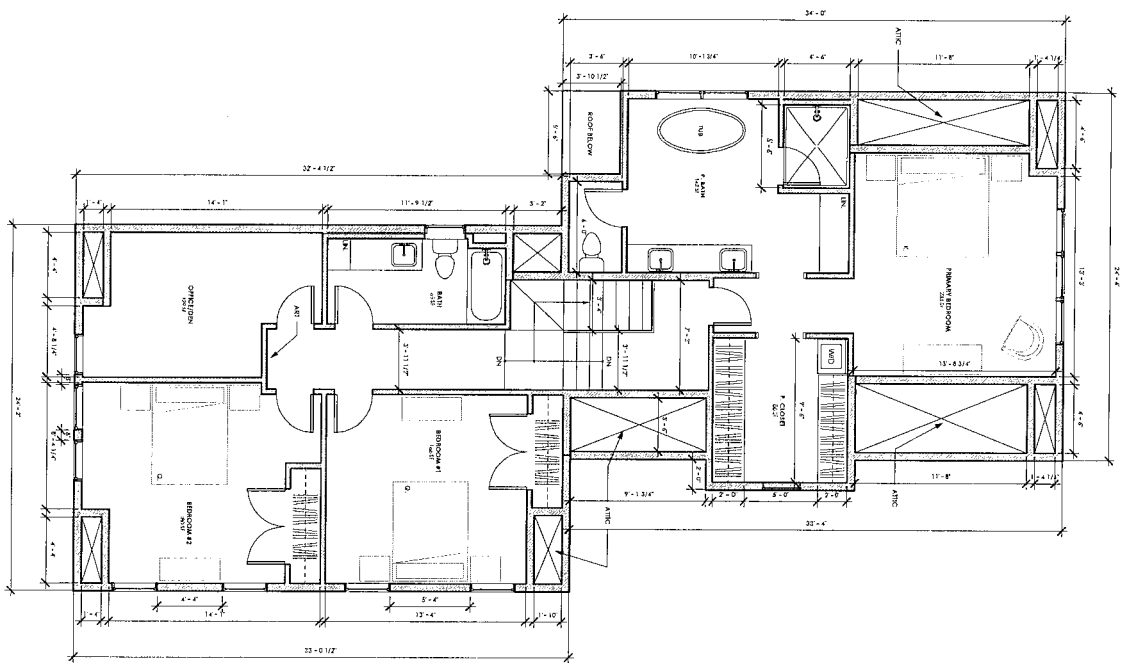
NOT FOR
CONSTRUCTION

PROJECT NAME	GRAMER CABIN
DESIGN DEVELOPMENT	
DATE	8.16.2024
PROJECT NO.	24026
PROPOSED MAIN LEVEL	
A201	

GRAMER CABIN
11253 W. LAKE EUNICE ROAD



1 UPPER LEVEL FLOOR PLAN
2022 1/2" = 1'-0" (1/8" = 1'-0")



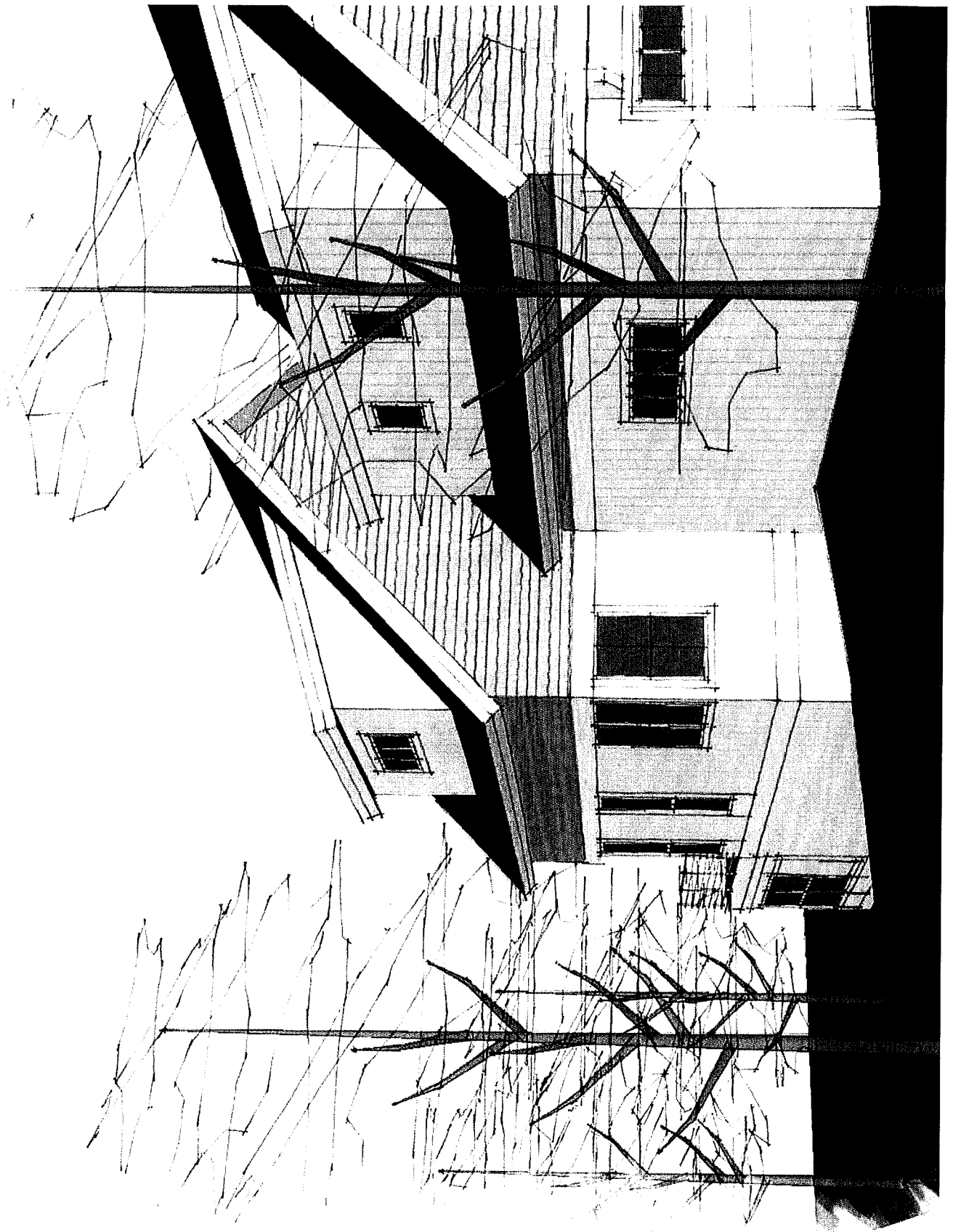
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CONSTRUCTION

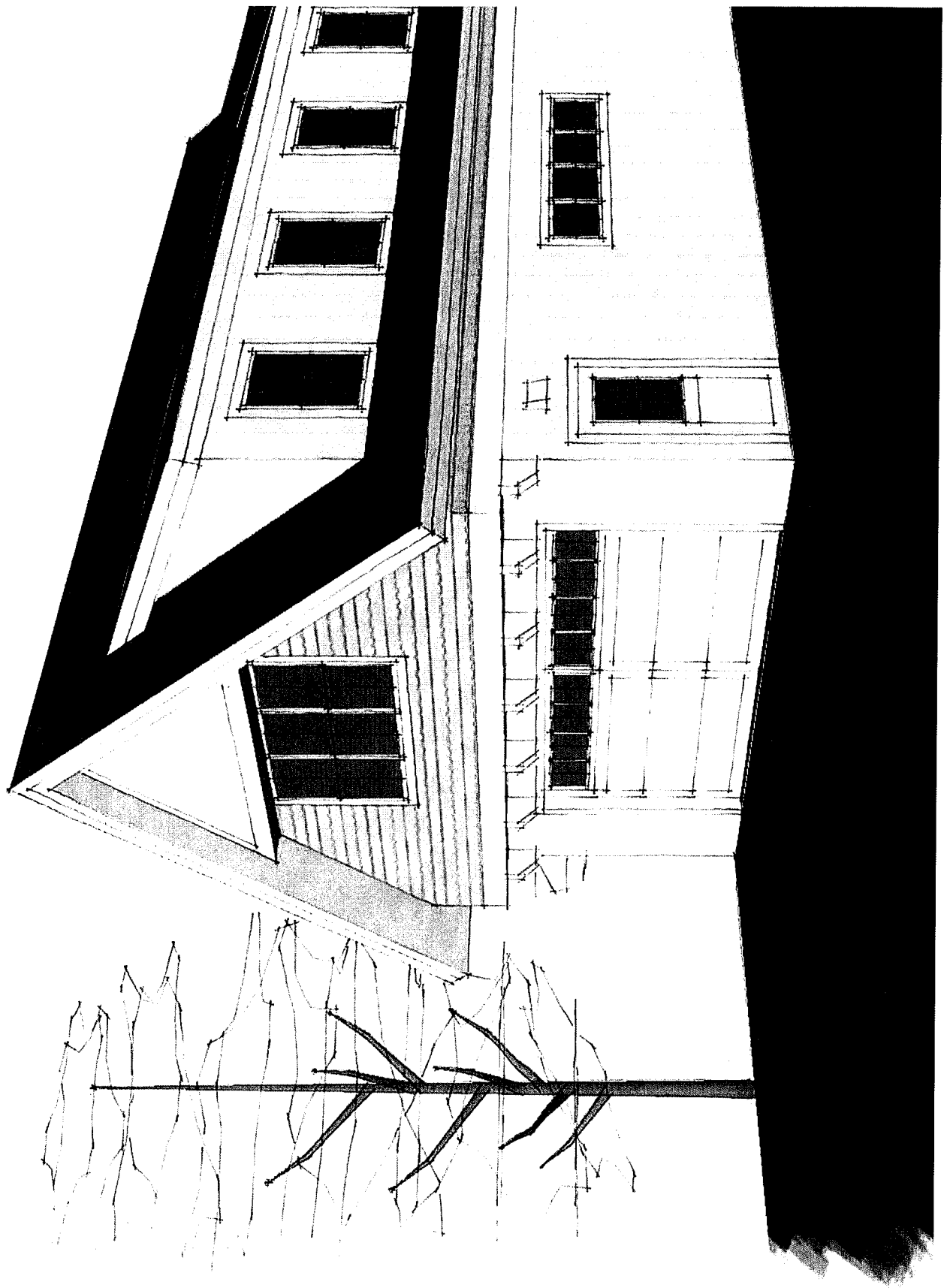
GRAMER CABIN

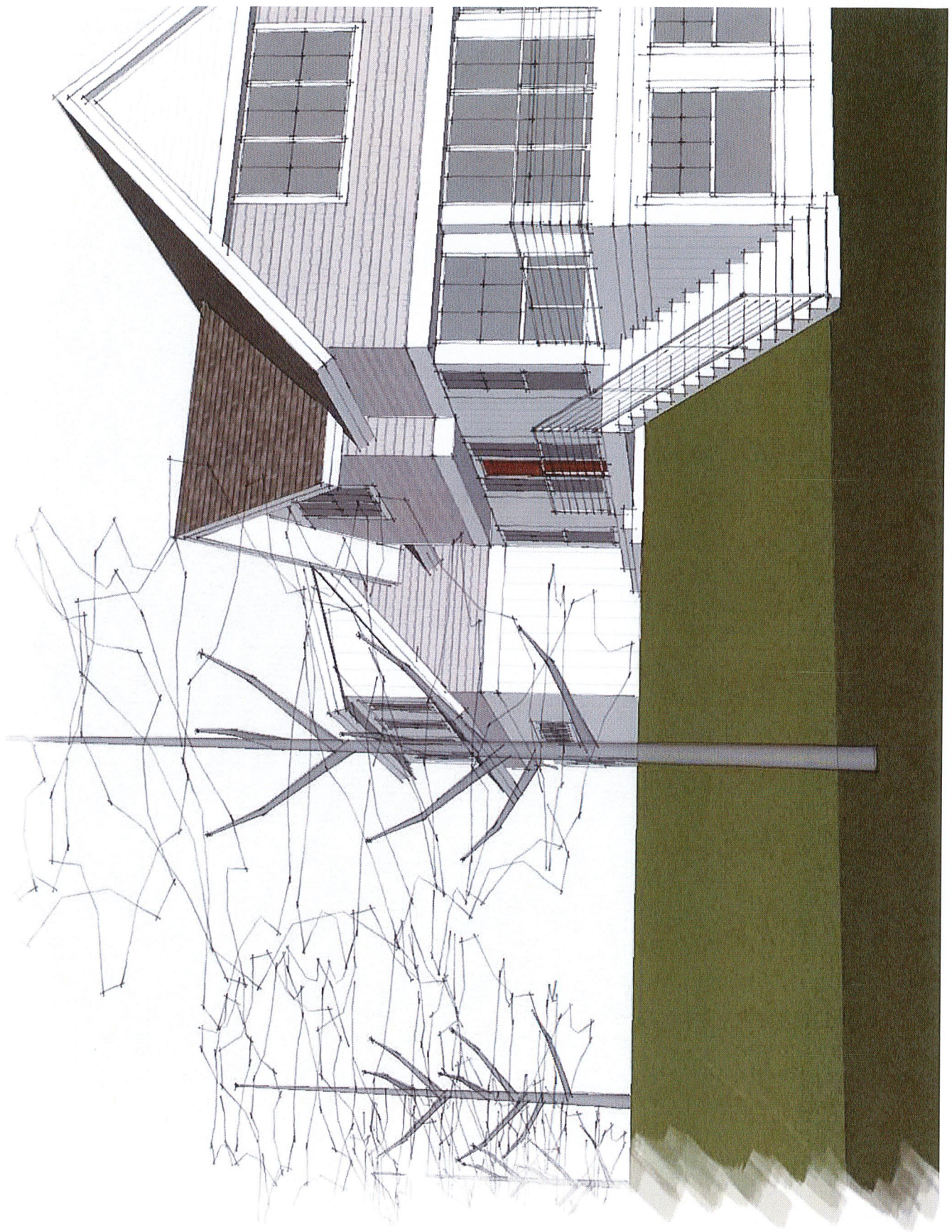
11253 W. LAKE EUNICE ROAD

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













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: 9/11/2025

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

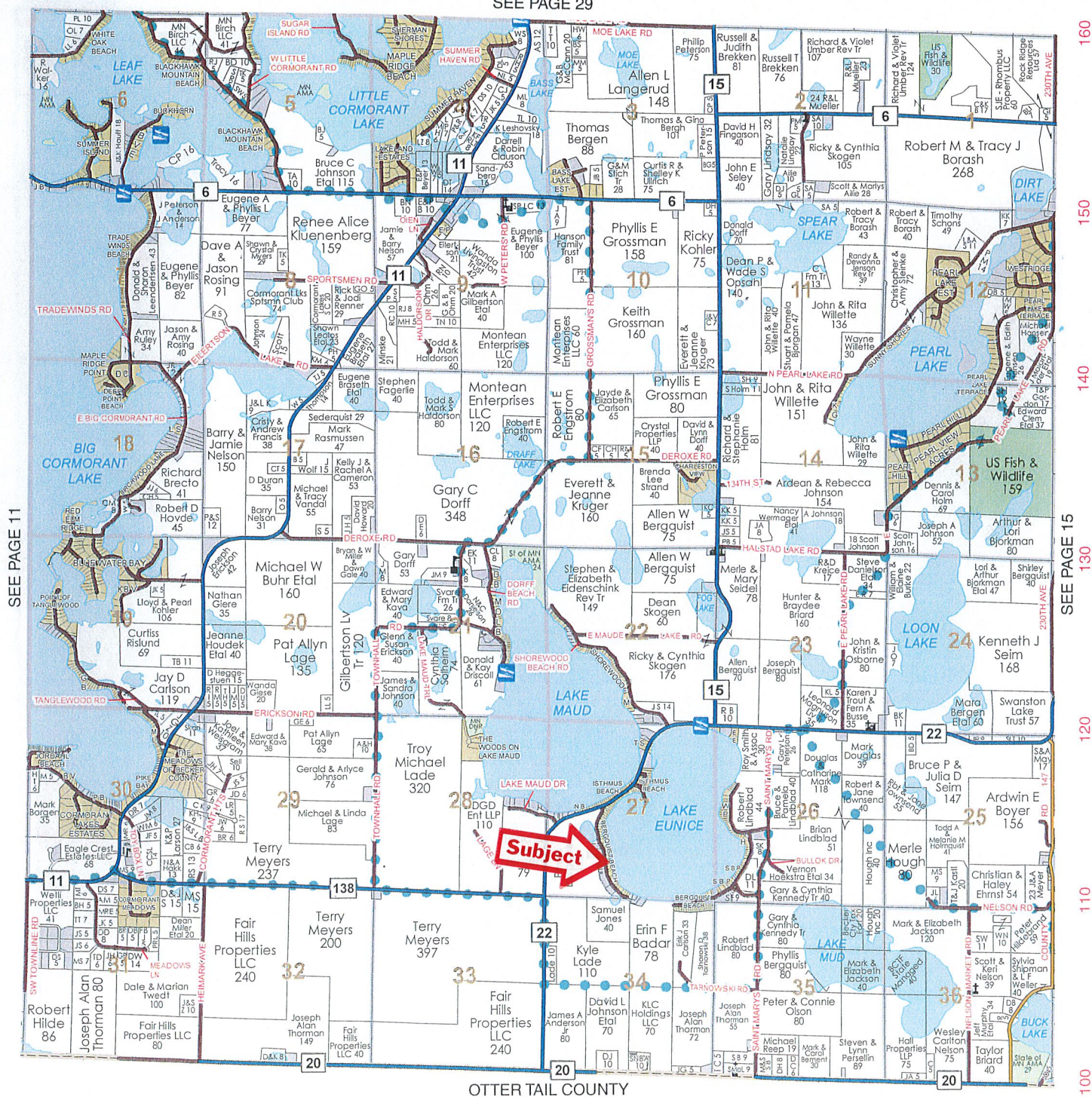
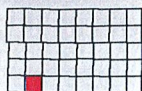


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29





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****

November 20, 2025 @ 6:00 P.M.

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

APPLICANT: Patrick L Pfaff & Colleen M Pfaff
602 Pheasant Run
West Fargo, ND 58078

Project Location: 29861 S Sugarbush Rd
Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a dwelling, attached garage and patio to be located fifty-four (54) 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 setback issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 32.0394.000 **Legal Land Descriptions:** Section 08 Township 141 Range 040, SUGAR BUSH HGTS 2ND, LOT 22, 23 LESS PT: BEG NE COR LOT 23, SWLY 274' AL LN BETWEEN LOTS 23 & 24 TO BIG SUGAR BUSH LK, NW AL LK TO PT SW NE COR LOT 23, NE 238' TO POB, Sugar Bush 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 # 456

Property and Owner Review

Parcel Number(s): **320394000**

Owner: **PATRICK PFAFF**

Township-S/T/R: **SUGAR BUSH-08/141/040**

Mailing Address:
602 Pheasant Run West Fargo, 58078

Site Address: **29861 S SUGAR BUSH RD**

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

Original Permit Nbr: **320394000**

Legal Descr: **SUGAR BUSH HGTS 2ND|LOT 22, 23 LESS PT: BEG NE COR LOT 23, SWLY 274' AL LN BETWEEN LOTS 23 & 24 TO BIG SUGAR BUSH LK, NW AL LK TO PT SW NE COR LOT 23, NE 238' TO POB.**

Variance Details Review

Variance Request Reason(s):



Setback Issues



Alteration to non-conforming structure



Lot size not in compliance



Topographical Issues (slopes, bluffs, wetlands)



Other

If 'Other', description:

Description of Variance Request: **Request a variance to replace an existing dwelling with a dwelling, attached garage and patio to be located fifty-four (54) 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 setback issues.**

The proposed building will replace the existing 1 story 24'x32' cabin with a new 2-story 26'x46' cabin built outside of the 50' Shore Impact Zone and outside of the 20' front yard setback.

The proposed new building will feature a 2nd floor deck and 1st floor patio that extends to 50' from OHW. The entire site is within the 100' O.H.W.L. setback making construction on the site not possible without a variance.

OHW Setback: **Building: 62' (26'x46'), Deck/lower patio: 54'-0' (8' deep deck/lower patio)**

Side Lot Line Setback: **N/A**

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **N/A**

Road Type: **Township**

Existing Imp. Surface Coverage: **9.2%**

Proposed Imp. Surface Coverage: **13.1%**

Existing Structure Sq Ft: **816 SF (single story)**

Proposed Structure Sq Ft: **1,196 SF (two story)**

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

Proposed Structure Height: **28'-9 3/4"**

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 proposed new building fits more appropriately into the site constraints. The new building will be outside of both of the 50' Shore Impact Line & 20' front yard setback**

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

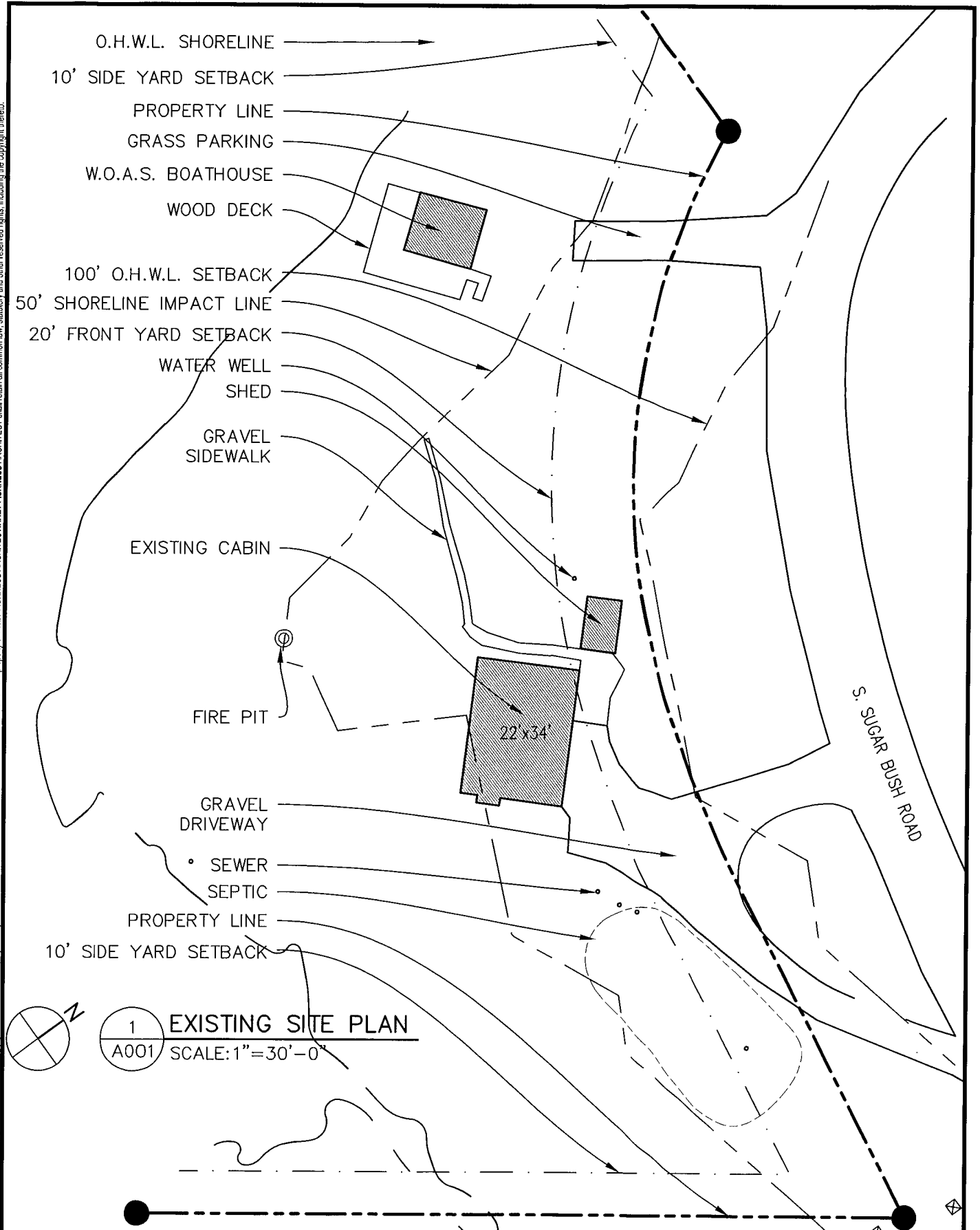
Explain: **As per page 91 of the "Beck County Comprehensive Plan", Becker county intends to protect shorelines to "promote retention or restoration of the functional characteristics of the County's shorelands."**

This change would create a more compliant structure that a less compliant to help preserve the natural charactoristics within the 50' Shore Impact Line.

3. Does the proposal put the property to use in a reasonable manner? **Yes**
Explain: **The intended use will remain the same as a lake cabin.**

4. Are there circumstances unique to the property? **Yes**
Explain: **The lot is fairly shallow. This proposed building looks to best comply as closely as possible to the current setback/constraints.**

5. Will the variance maintain the essential character of the locality? **Yes**
Explain: **The building will remain as a private lake cabin, but with better compliance and a more functional buiding for the owner.**



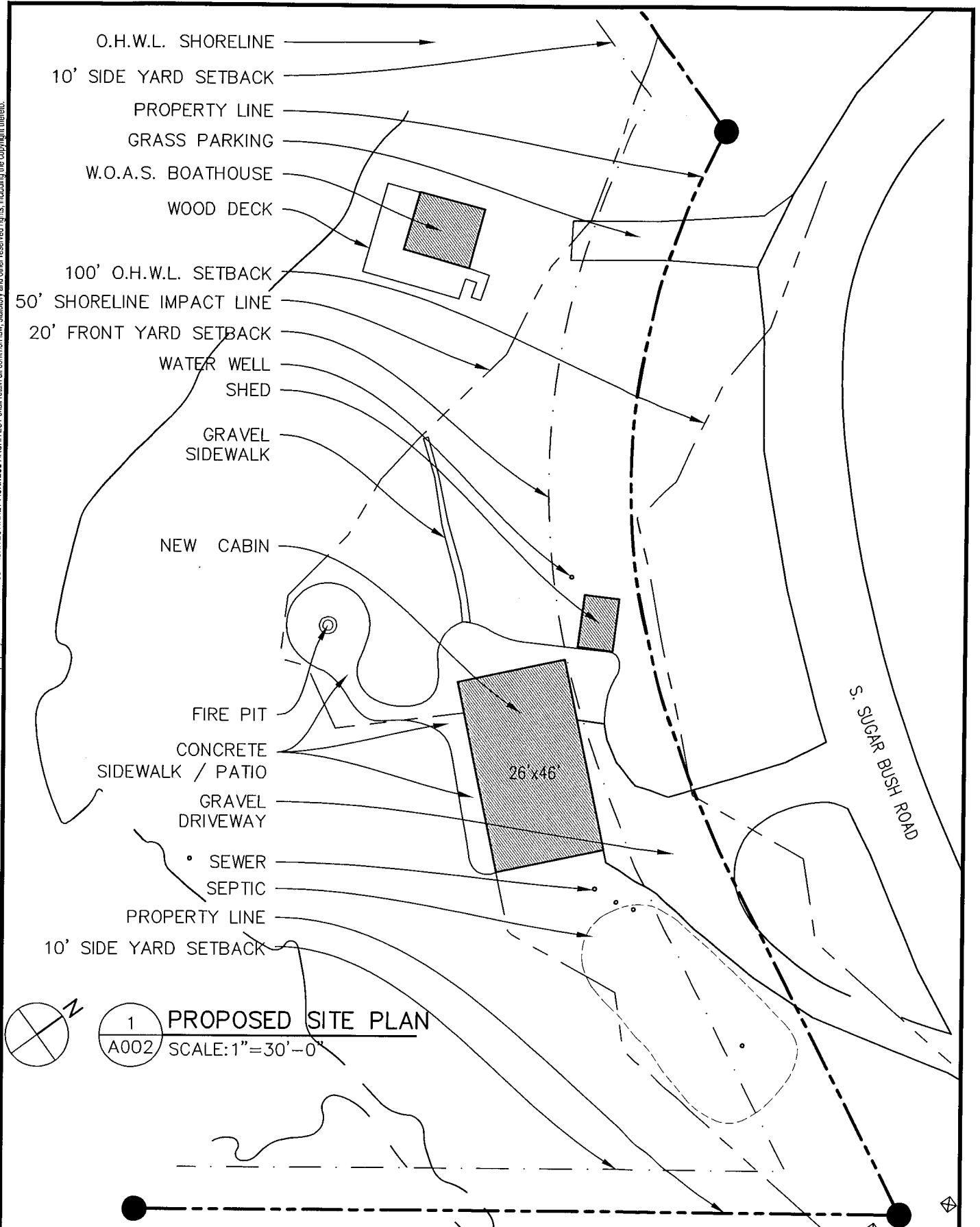
RHET
ARCHITECTURE

PFAFF CABIN

29861 S. SUGAR BUSH ROAD, OGEMA, MN 56569

CONTACT: PATRICK PFAFF
PHONE: (701) 371-5826
EMAIL: patncol@far.midco.net
PROJECT #: 25-125801
DATE: 8/26/2025

File Location: W:\PROJECTS\25-125801-Pfaff Cabin\DWG\25-125801-A001.dwg
Plot Date: 2-Sep-25
COPYRIGHT: All plans, specifications, computer files, field data, notes and other documents and instruments prepared by RHET FISKNESS ARCHITECT shall remain the property of RHET FISKNESS ARCHITECT and shall retain all common law, statutory and other reserved rights, including the copyright thereto.



RHET
ARCHITECTURE

PFAFF CABIN

29861 S. SUGAR BUSH ROAD, OGEMA, MN 56569

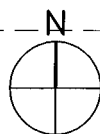
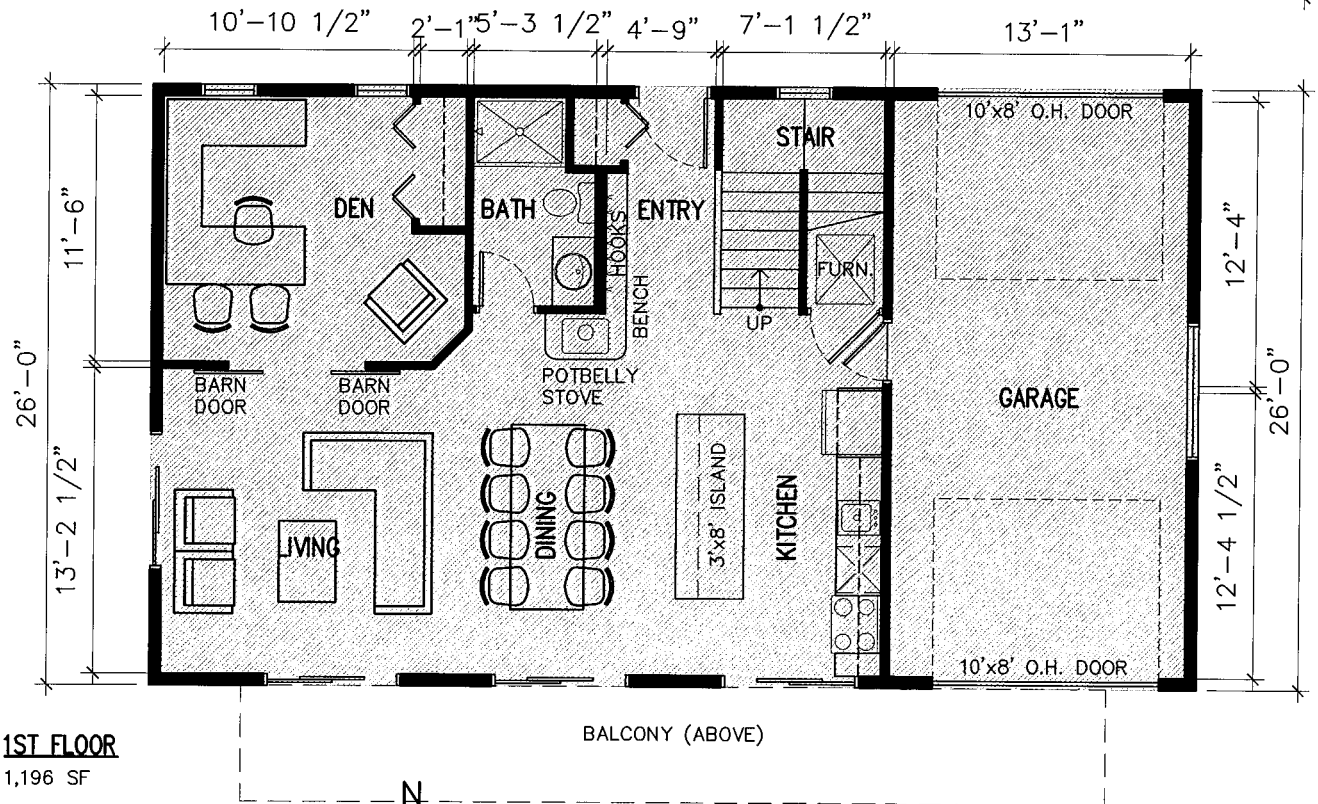
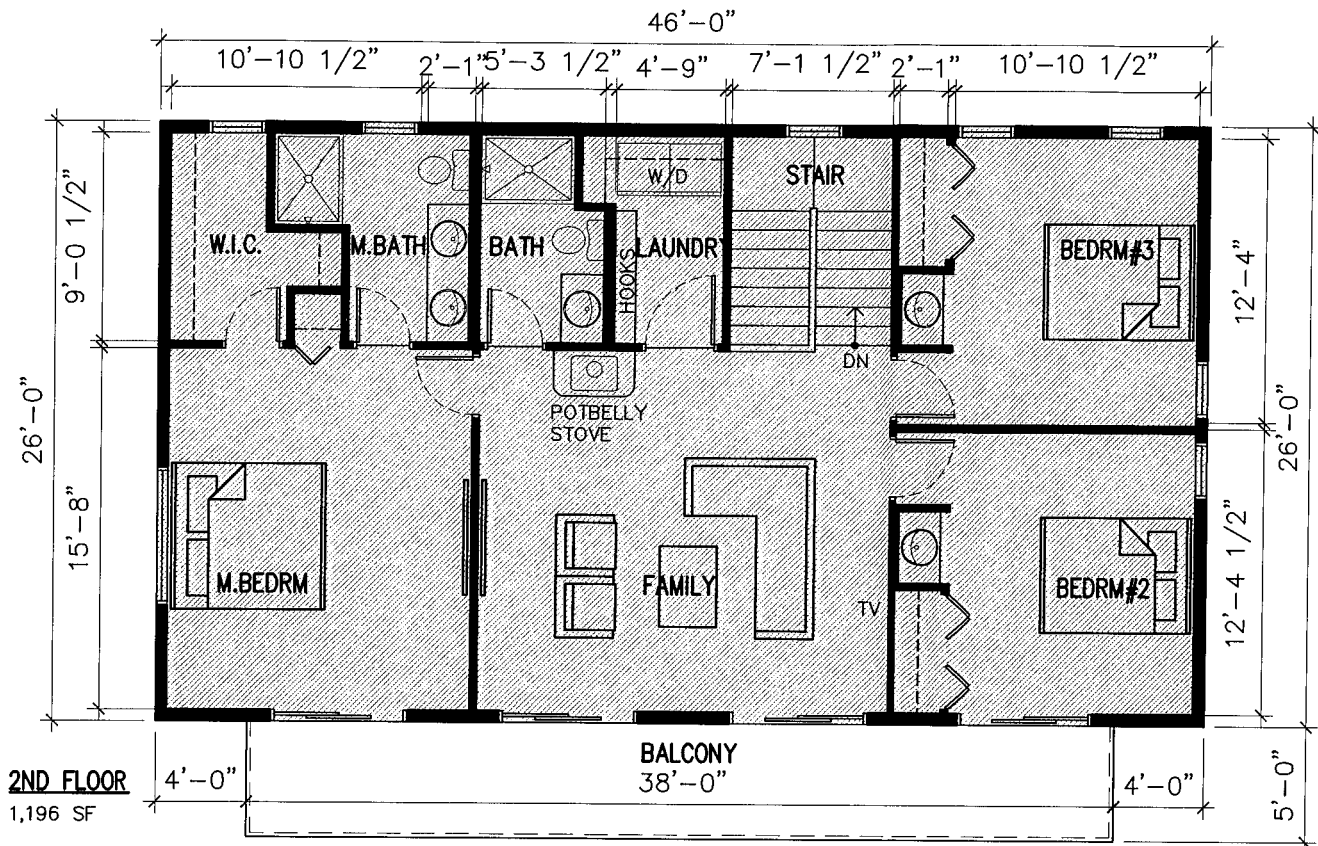
CONTACT: PATRICK PFAFF
PHONE: (701) 371-5826
EMAIL: patnco1@far.midco.net
PROJECT #: 25-125801
DATE: 8/26/2025

EXISTING AREA SUMMARY

IMPERVIOUS	SF	TOTAL	%
HOUSE (EXIST.)	790 SF		
W.O.A.S	232 SF		
WOOD DECK	317 SF		
SHED	103 SF		
GRAVEL DRIVE	1,259 SF		
GRASS PARKING	234 SF		
GRAVEL SIDEWALK	126 SF		
TOTAL		3,061 SF	9.2%
PERVIOUS		30,109 SF	90.8%
LOT AREA		33,170 SF	100%

PROPOSED AREA SUMMARY

IMPERVIOUS	SF	TOTAL	%
HOUSE (NEW)	1,196 SF		
W.O.A.S	232 SF		
WOOD DECK	317 SF		
SHED	103 SF		
GRAVEL DRIVE	1,060 SF		
GRASS PARKING	234 SF		
GRAVEL SIDEWALK	67 SF		
CONCRETE PATIO (NEW)	1,138 SF		
TOTAL		4,347 SF	13.1%
PERVIOUS		28,740 SF	86.6%
LOT AREA		33,170 SF	100%



FLOOR PLANS

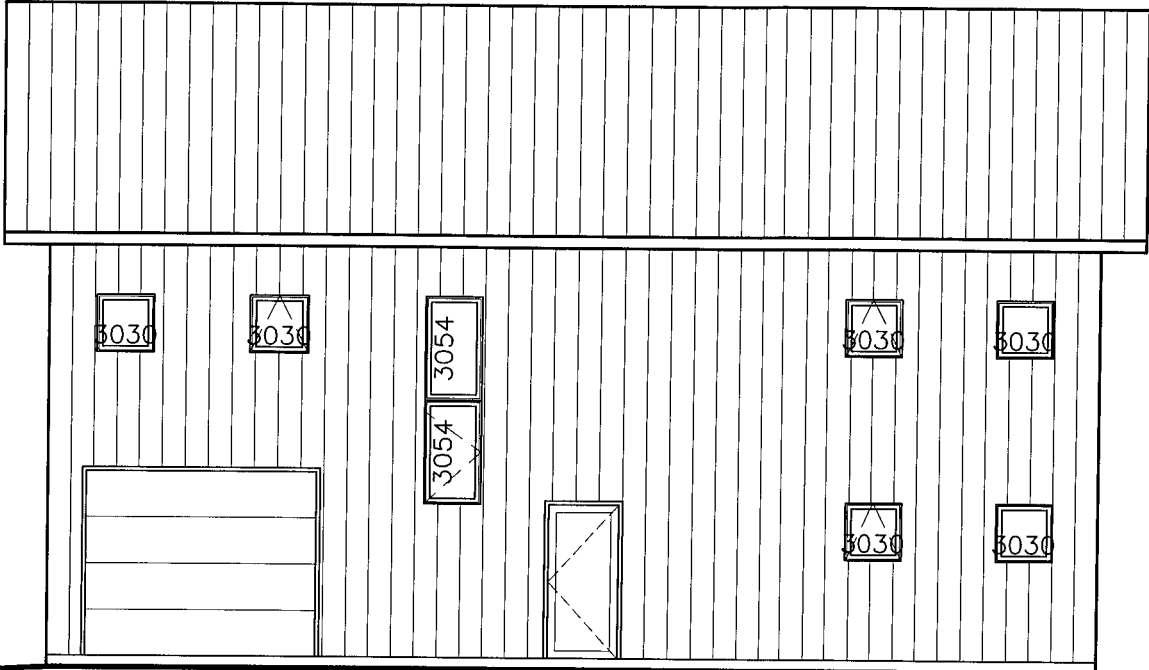
1/8" = 1'-0"

RHET
 ARCHITECTURE

PFAFF CABIN

29861 S. SUGAR BUSH ROAD, OGEMA, MN 56569

CONTACT: PATRICK PFAFF
 PHONE: (701) 371-5826
 EMAIL: patncoo@far.midco.net
 PROJECT #: 25-125801
 DATE: 8/26/2025



2 NORTH ELEV.
A401 1/8"=1'-0"



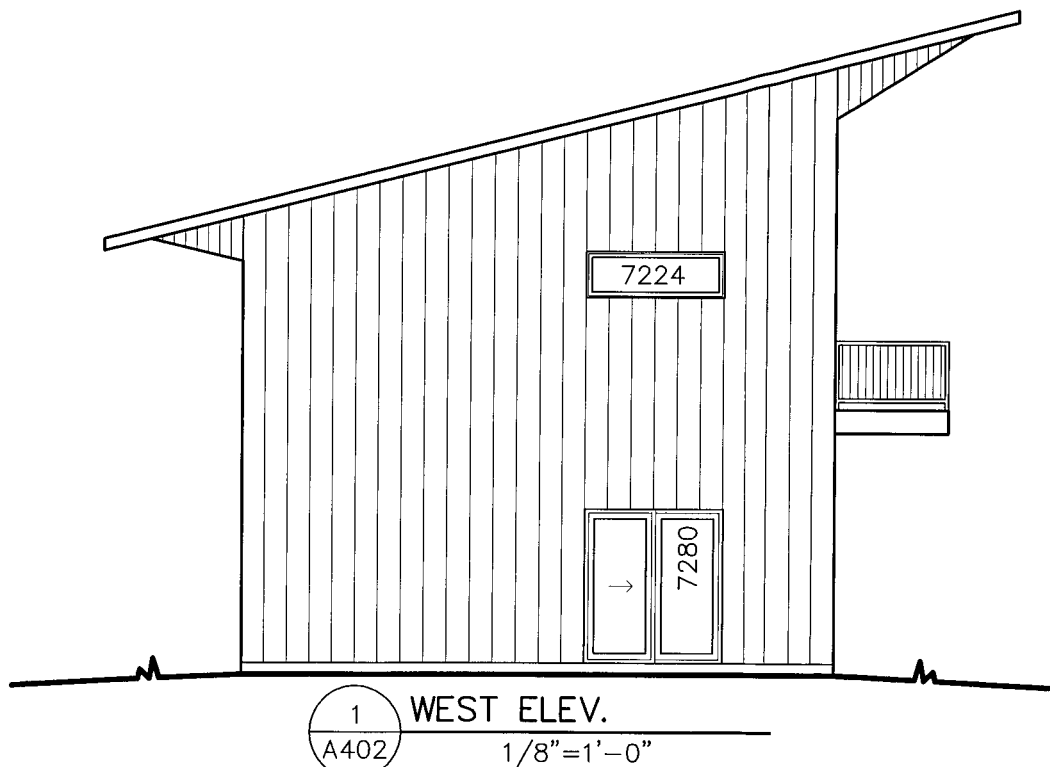
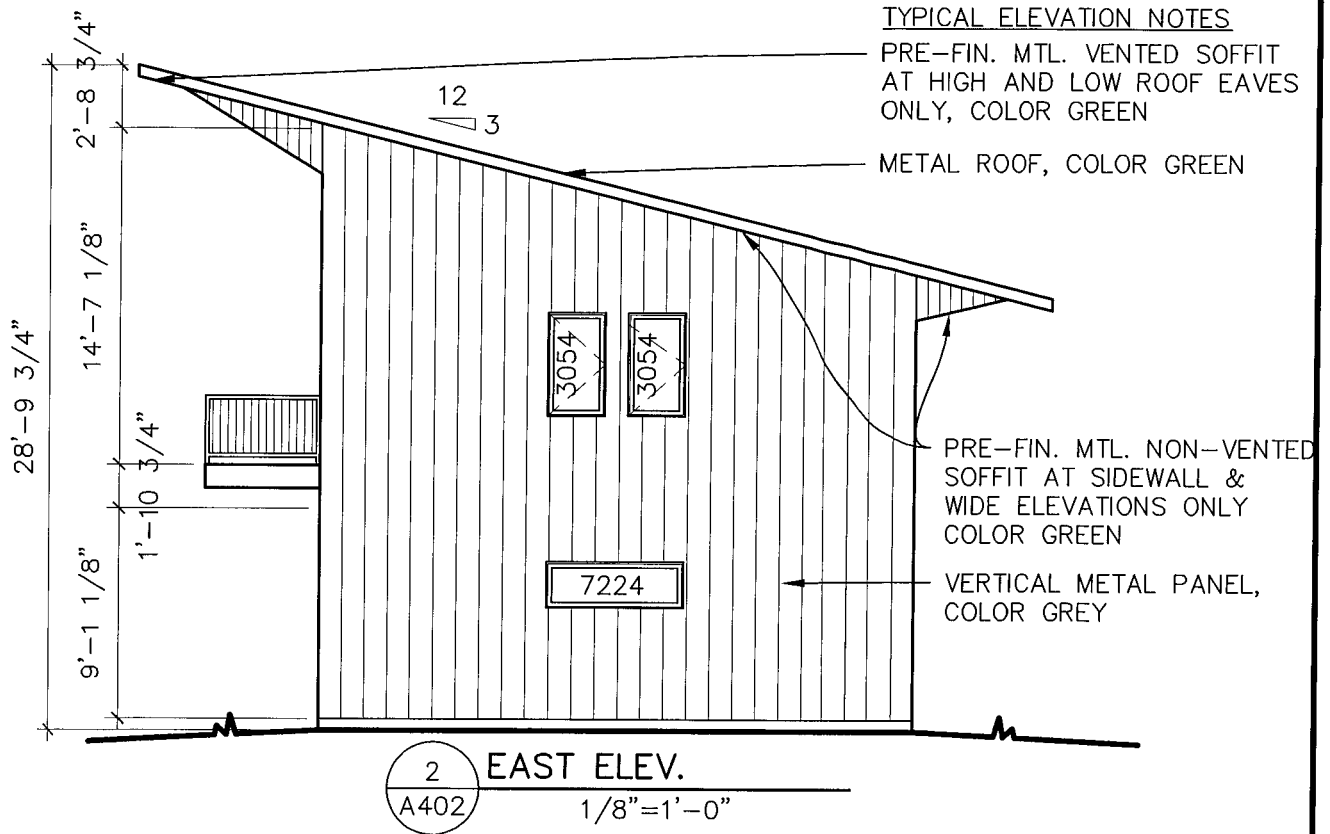
1 SOUTH ELEV.
A401 1/8"=1'-0"

RHET
ARCHITECTURE

PFAFF CABIN

29861 S. SUGAR BUSH ROAD, OGEMA, MN 56569

CONTACT: PATRICK PFAFF
PHONE: (701) 371-5826
EMAIL: patnco@far.midco.net
PROJECT #: 25-125801
DATE: 8/26/2025

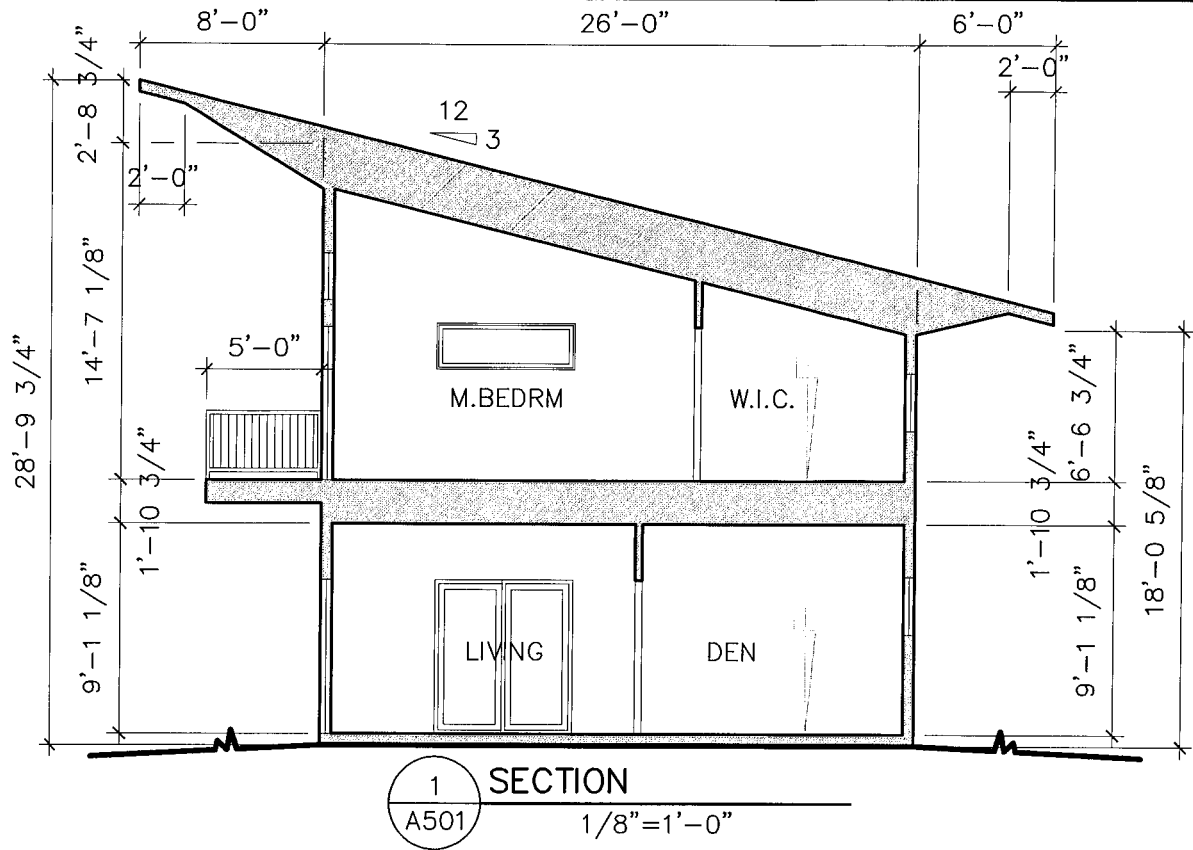


RHET
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RHET
ARCHITECTURE

PFAFF CABIN

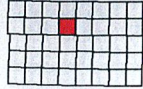
29861 S. SUGAR BUSH ROAD, OGEMA, MN 56569

CONTACT: PATRICK PFAFF
 PHONE: (701) 371-5826
 EMAIL: patncol@far.midco.net
 PROJECT #: 25-125801
 DATE: 8/26/2025



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

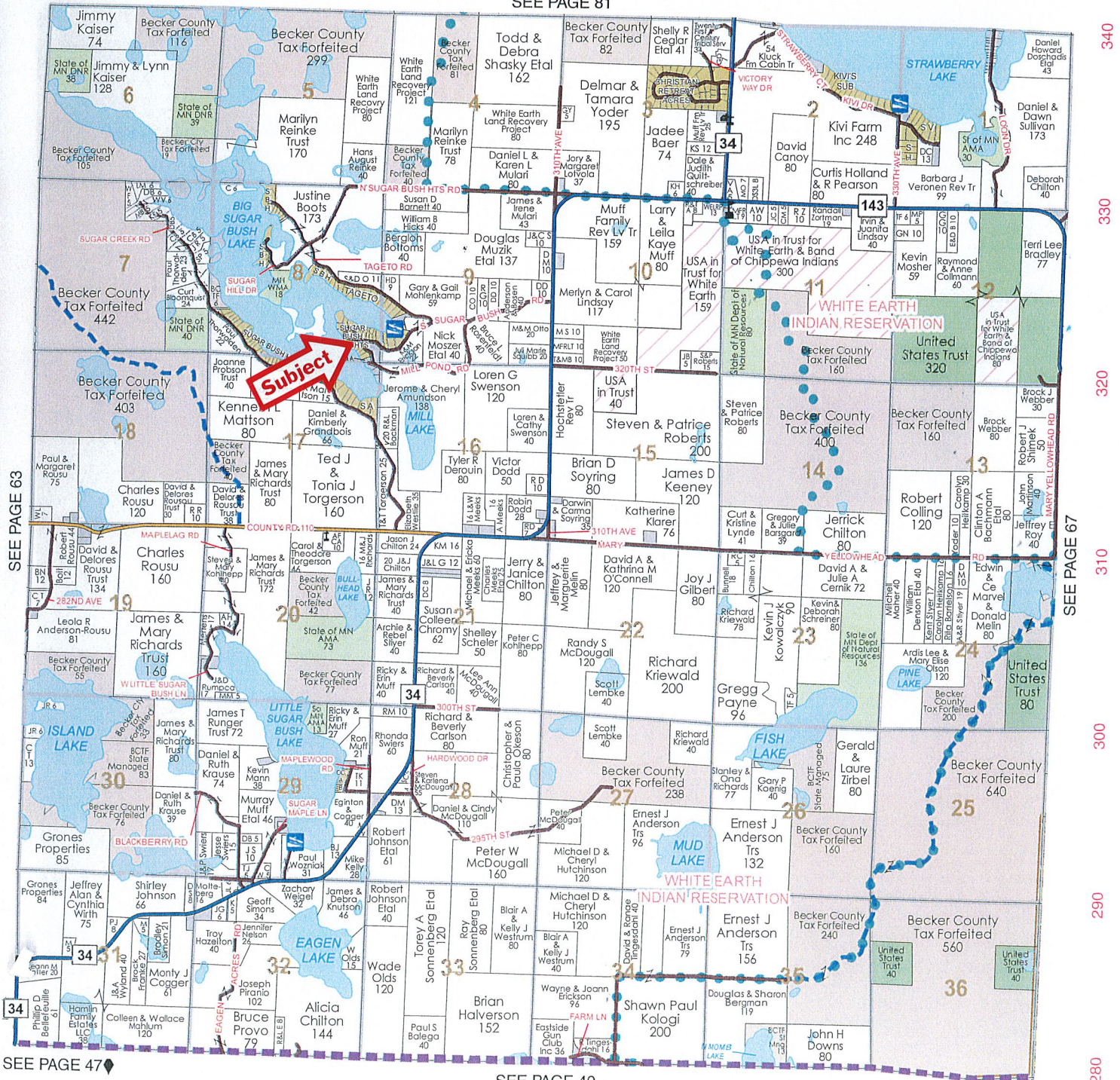


Sugar Bush (W)

Township 141N - 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****

November 20, 2025 @ 6:00 P.M.

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

APPLICANT: Shane Thomas Eskelson
6191 Silverleaf Dr
Fargo, ND 58104

Project Location: 16173 W Little Cormorant Rd
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to replace an existing dwelling with a dwelling and attached garage to be located eight-one (81) feet from the Ordinary High-Water (OHW) mark and to construct a deck to be located seventy-six (76) feet from the OHW both deviating from the required setback of one-hundred (100) feet on a Recreational Development Lake due to lot size and topographical issues.

LEGAL LAND DESCRIPTION: Tax ID Numbers: 02.0297.000 **Legal Land Descriptions:** Section 32 Township 139 Range 042, Blackhawk Mnt Bch 1st Block 003, Lots 13 & 14, 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 # 468

Property and Owner Review

Parcel Number(s): **020297000**

Owner: **SHANE ESKELSON**

Township-S/T/R: **AUDUBON-32/139/042**

Mailing Address:
6191 SILVERLEAF DR FARGO ND 58104

Site Address: **16173 W LITTLE CORMORANT RD
AUDUBON MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3833**

Legal Descr: **Block 003 of BLACKHAWK MNT BCH 1ST|LOTS 13 & 14**

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 replace an existing dwelling with a dwelling and attached garage to be located eight-one (81) feet from the Ordinary High-Water (OHW) mark and to construct a deck to be located seventy-six (76) feet from the OHW both deviating from the required setback of one-hundred (100) feet on a Recreational Development Lake due to lot size and topographical issues.**

OHW Setback: **76 deck, 81 house**

Side Lot Line Setback: **10**

Rear Setback (non-lake): **76**

Bluff Setback: **N/A**

Road Setback: **20**

Road Type: **Township**

Existing Imp. Surface Coverage: **16%**

Proposed Imp. Surface Coverage: **19%**

Existing Structure Sq Ft: **1064**

Proposed Structure Sq Ft: **1904**

Existing Structure Height: **13**

Proposed Structure Height: **30**

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

Proposed Basement Sq Ft: **1724**

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 project will meet all setbacks other than the OHW setback due to the lot being a substandard lot of record.**

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

Explain: **Yes, this house will be an improvement for the development of Becker County.**

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

Explain: **Yes, the proposed dwelling will still be used for recreation on a recreational development lake.**

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

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

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

Explain: **Yes, the proposed dwelling will fit in will with neighboring houses and get rid of an old trailer house**

that needs to be removed.



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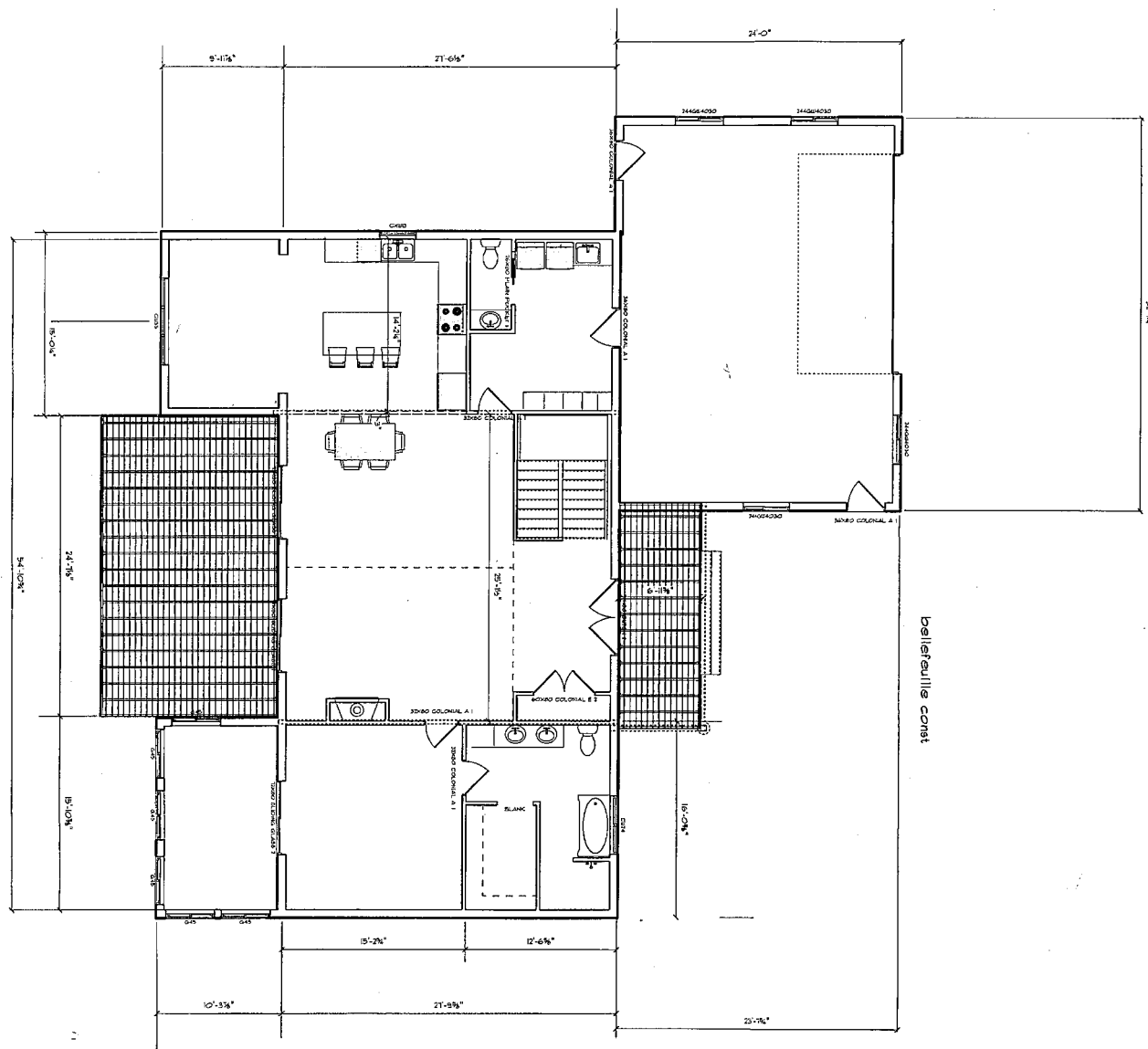
Deck Setback 76' OHW
House Setback 81' OHW

Becker County

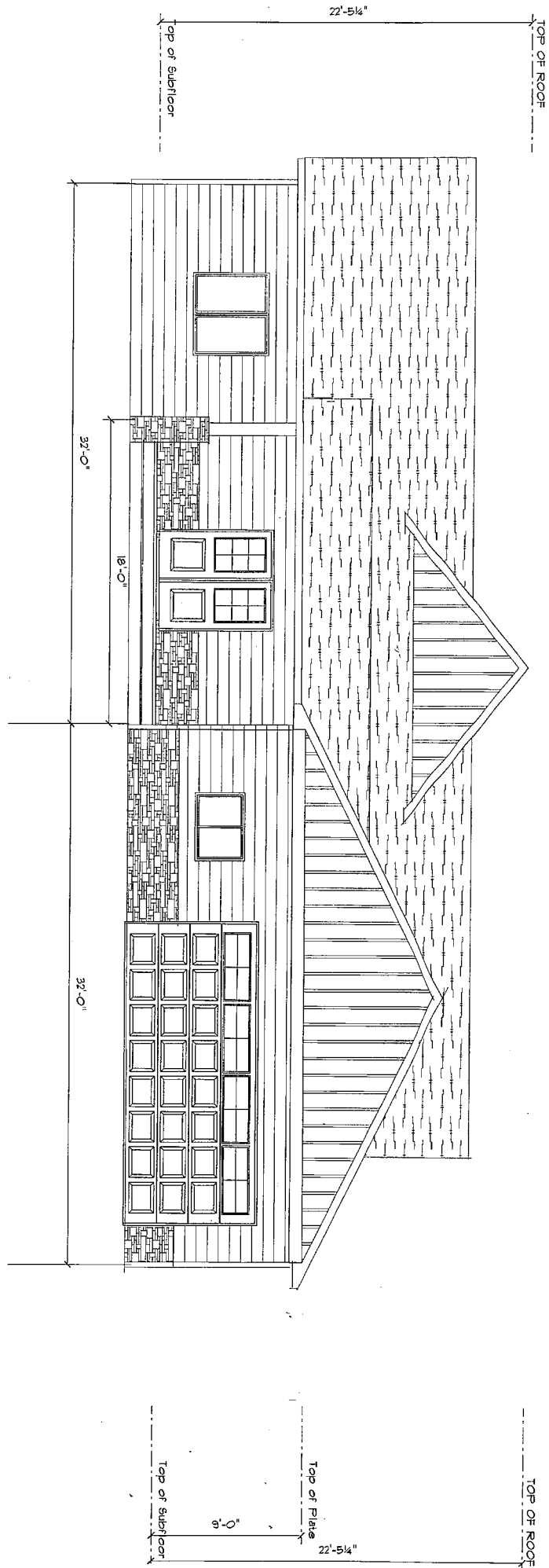
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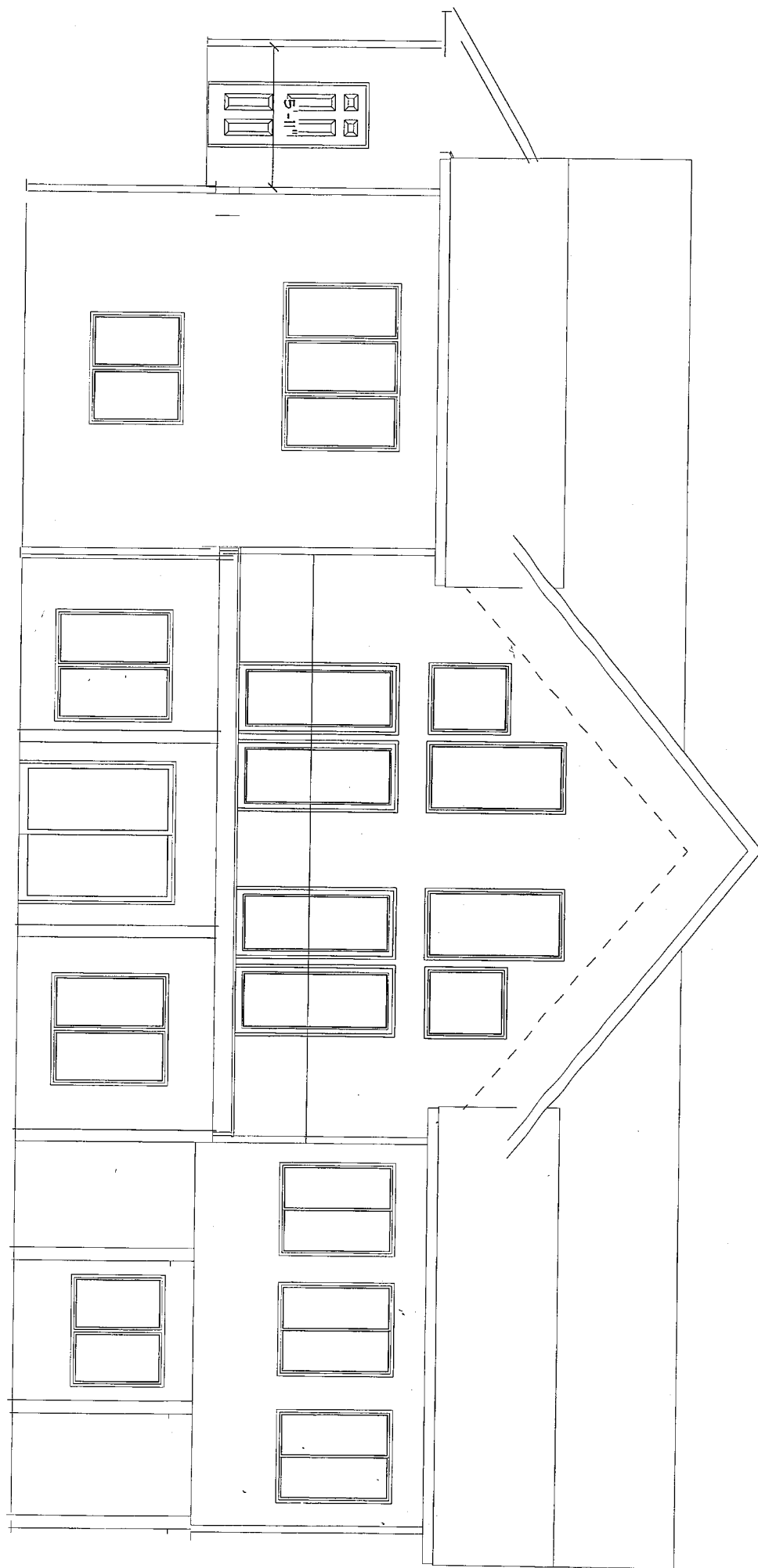
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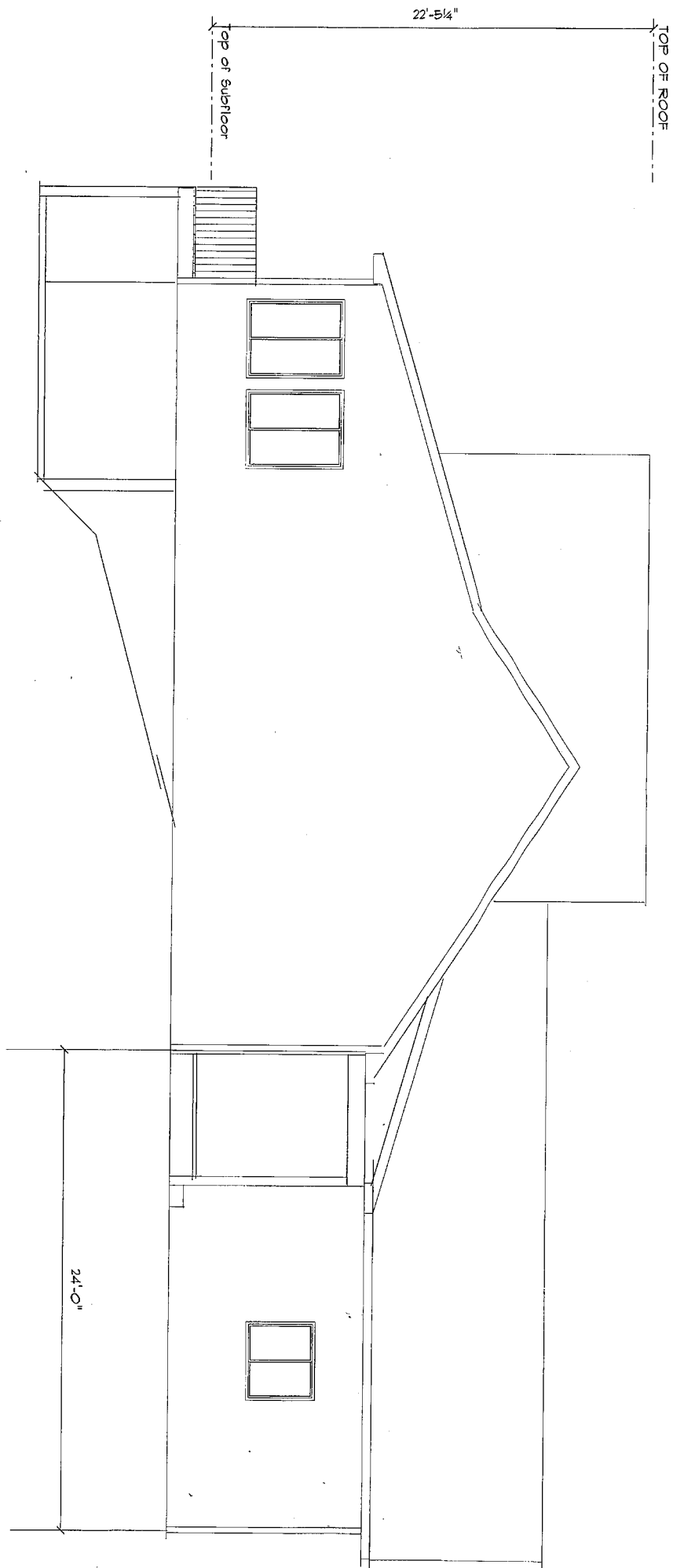
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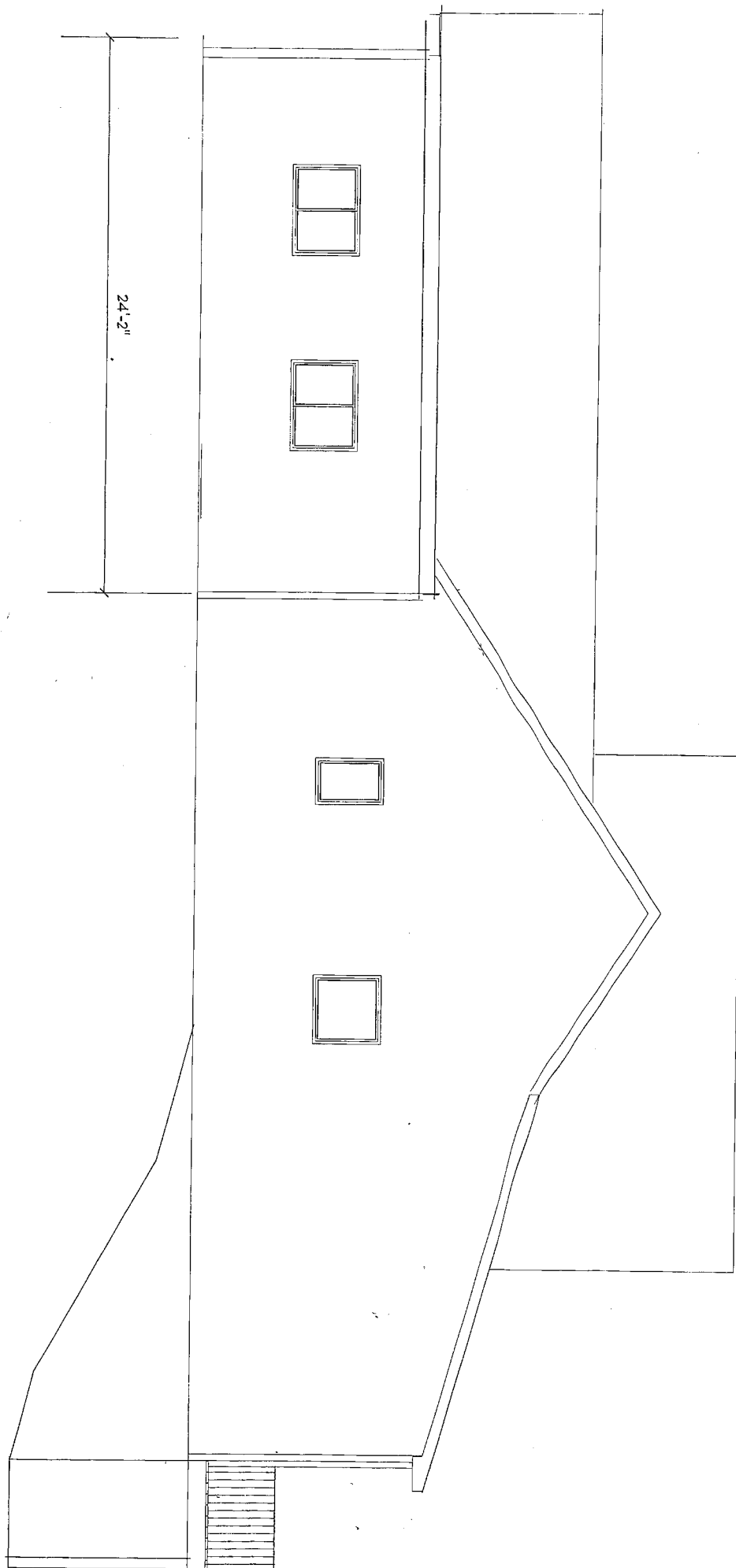


28' - 0 $\frac{5}{8}$ "











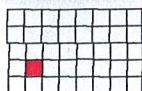
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Becker County

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Date: 10/7/2025

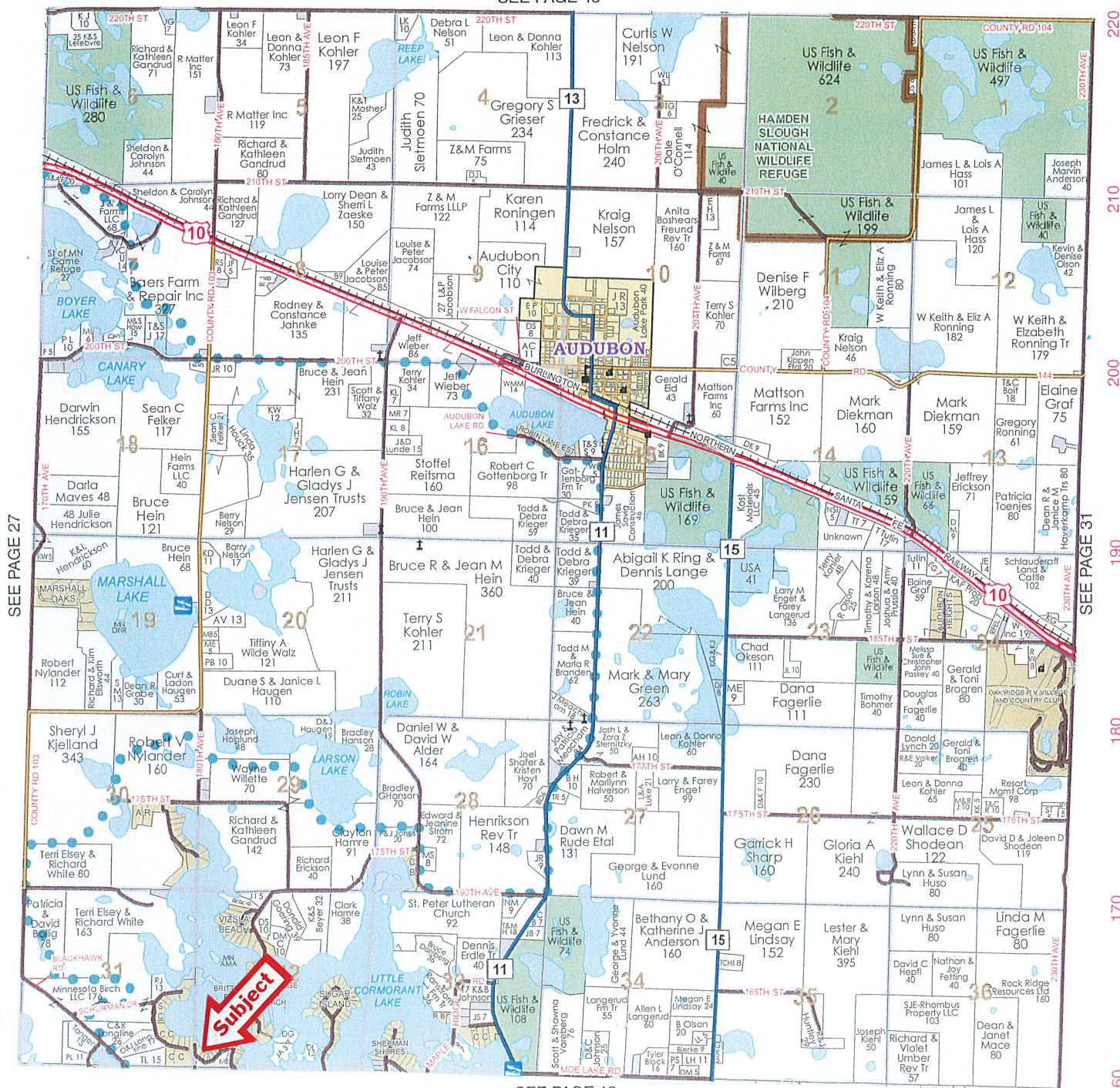
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Township 139N - Range 42W

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