



# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Sandy Toes LLC  
535 Wellington Ct  
West Fargo, ND 58078

**Project Location:** 15667 W Little Cormorant Rd  
Audubon, MN 56511

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to replace an existing dwelling, deck, and attached garage with a dwelling, attached garages, porch, and a covered deck to be located fifty (50) feet from the Ordinary High-Water (OHW) mark on the east side and sixty-four (64) feet from the OHW on the South side deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topographic, and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 17.0051.000 **Legal Land Description:** Section 05 Township 138 Range 042, PT GOVT LOT 3: COMM LOT 1 BLK 1 BLKHAWK MTN BEACH FIRST, E 79.7', SELY 170', SLY 157' TO POB; W 65.73' TO CTR RD, SLY AL RD 179.17', E 127.58' TO LIT CORM LK, ELY & NLY AL LK 269.79', W 163.72' TO POB, 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 485

## Property and Owner Review

Parcel Number(s): 170051000

Owner: SANDY TOES LLC

Township-S/T/R: LAKE EUNICE-05/138/042

Mailing Address:  
535 WELLINGTON CT WEST FARGO ND 58078

Site Address: 15667 W LITTLE CORMORANT RD  
AUDUBON, MN 56511

Lot Recording Date: After 1992

Original Permit Nbr: Site 2026-556749

Legal Descr: PT GOVT LOT 3: COMM LOT 1 BLK 1 BLKHAWK MTN BEACH FIRST, E 79.7', SELY 170', SLY 157' TO POB; W 65.73' TO CTR RD, SLY AL RD 179.17', E 127.58' TO LIT CORM LK, ELY & NLY AL LK 269.79', W 163.72' 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:

**This property has lake water on two sides of it, also placement of the septic system prevents us from moving the proposed house any closer to the road.**

Description of Variance Request: **Request a variance to replace an existing dwelling, deck, and attached garage with a dwelling, attached garages, porch, and a covered deck to be located fifty (50) feet from the Ordinary High-Water (OHW) mark on the east side and sixty-four (64) feet from the OHW on the South side deviating from the required setback of one hundred (100) feet on a recreational development lake due to lot size, topographic, and setback issues.**

OHW Setback: 50' to new covered deck

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 15%

Proposed Imp. Surface Coverage: 22.1%

Existing Structure Sq Ft: 1,908sf

Proposed Structure Sq Ft: 2,929sf

Existing Structure Height: 24'

Proposed Structure Height: 30'

Existing Basement Sq Ft:

Proposed Basement Sq Ft: 2,171sf

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: **We cannot construct the proposed dwelling at the required setbacks from the OHW because of where the septic is located and the fact that there is water on two sides of this property.**

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

Explain: **Achieving the size dwelling we are applying for would still leave our property under 25% lot coverage.**

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

Explain: **Yes, it would give us more living space than what is currently there and more storage space by**

having the attached garage and a tuckunder garage. Also, we proposing to be the same distance from the OHW that the current dwelling is.

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

Explain: **There is lake water on two sides of the property which makes it hard to meet he OHW setback on both sides. Also, in order to meet the septic setbacks we can't move the proposed dwelling any farther away from the OHW or it would interfere with the septic. Our lot is large enough to accommodate the size dwelling we are proposing, there are just these couple of circumstances preventing us from meeting the OHW setbacks.**

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

Explain: **This property is for residential use now and replacing the existing dwelling will not change that use at all.**

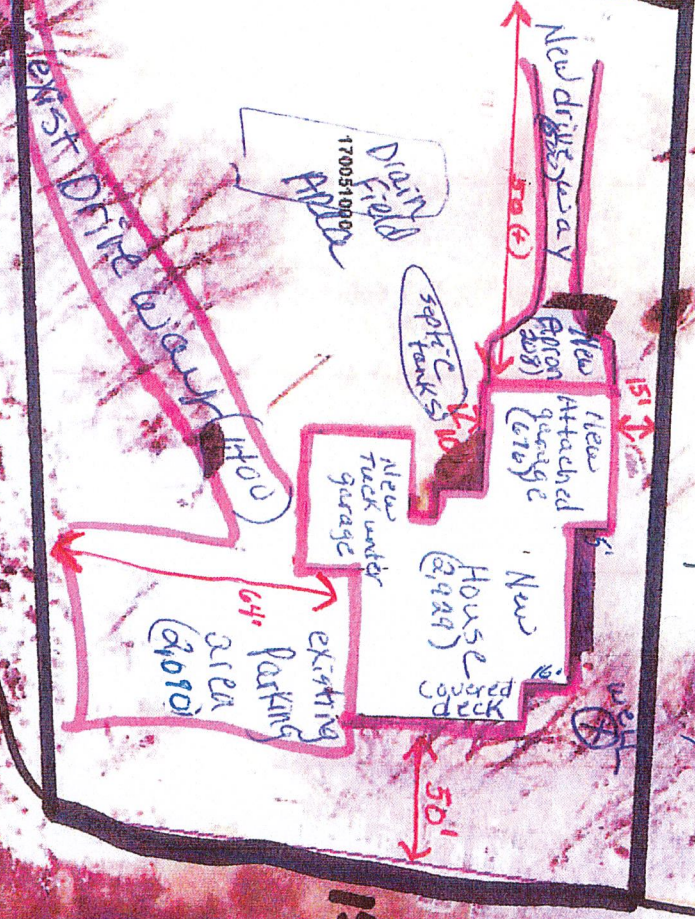
170048014

170048019

Three Lakes Heliport  
171252831

West Little Cormorant Road

17,005,000  
Sandy Toes LLC



15667 W. Little Cormorant Rd.

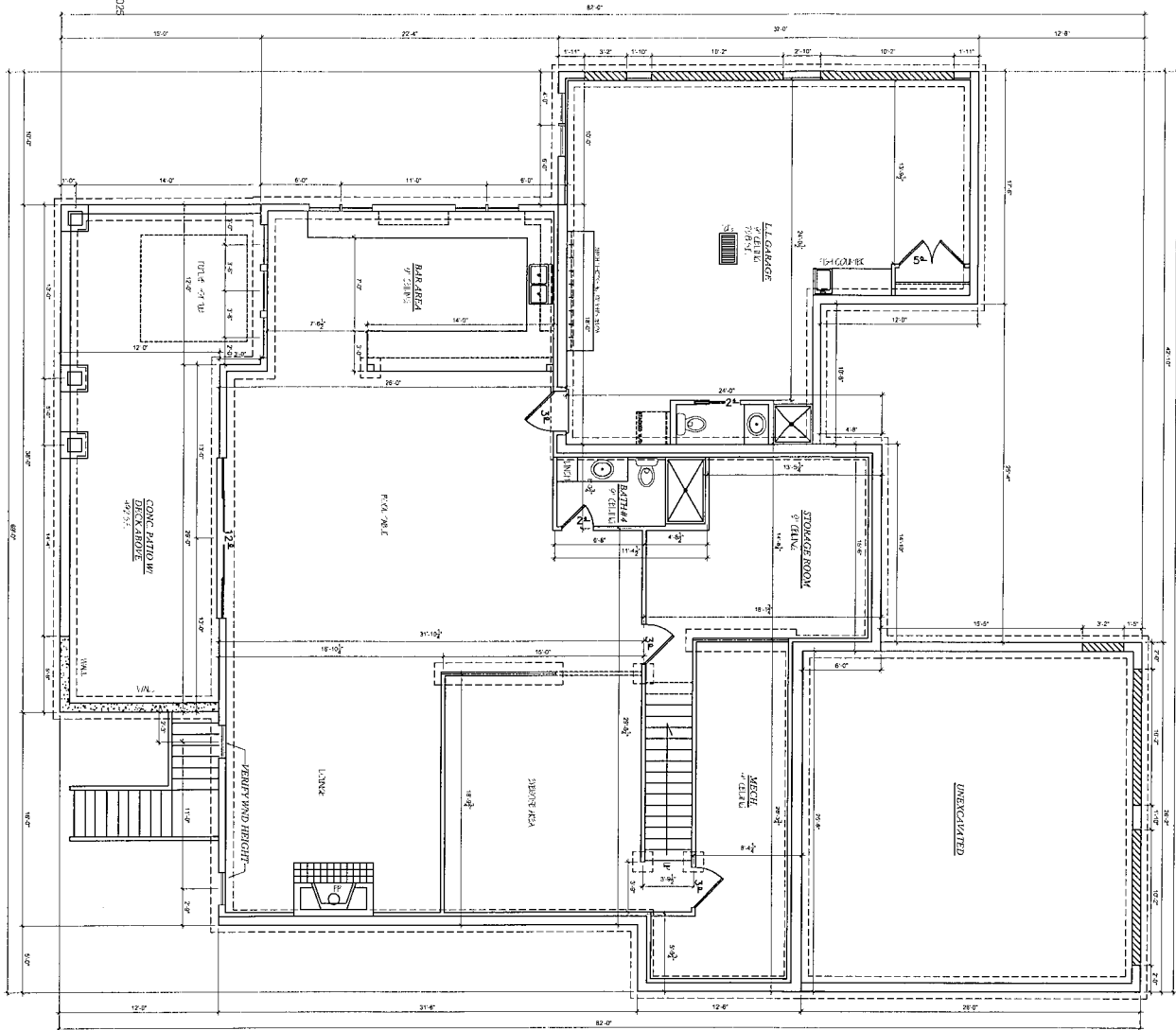
Little Cormorant Lake

Lot Size 2 387,685F  
 New House 2,999  
 New attached garage 676  
 New Apron 208  
 covered deck 648  
 existing driveway 1400  
 parking Area 2,090  
 New driveway 600

8,591 / 38,768

22.1%

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



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NOTES:  
 \*\* VERIFY FOOTING  
 LOCATIONS AND SIZE WITH  
 TRUSS DESIGNERS

NOT TO SCALE

PRELIMINARY PLANS ONLY  
 PLANS NOT FOR CONSTRUCTION  
 THIS STAMP IS NOT TO BE  
 REMOVED UNTIL ALL PLANS  
 ARE SIGNED AS FINAL BY  
 CONTRACTOR OR OWNER

FOUNDATION PLAN  
 SCALE N.T.S.

5

**KIM PETERSON CONST.**  
 218-329-2201

**Crane Johnson Lumber Co.**  
 1710 226-5151  
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DESIGNER	RAMBLER
TITLE	JO4019
DATE	5.13.25
DATE	11.26.25
DATE	12.15.25
DATE	01.14.25

BRUCE & MICHELLE DONARSKI

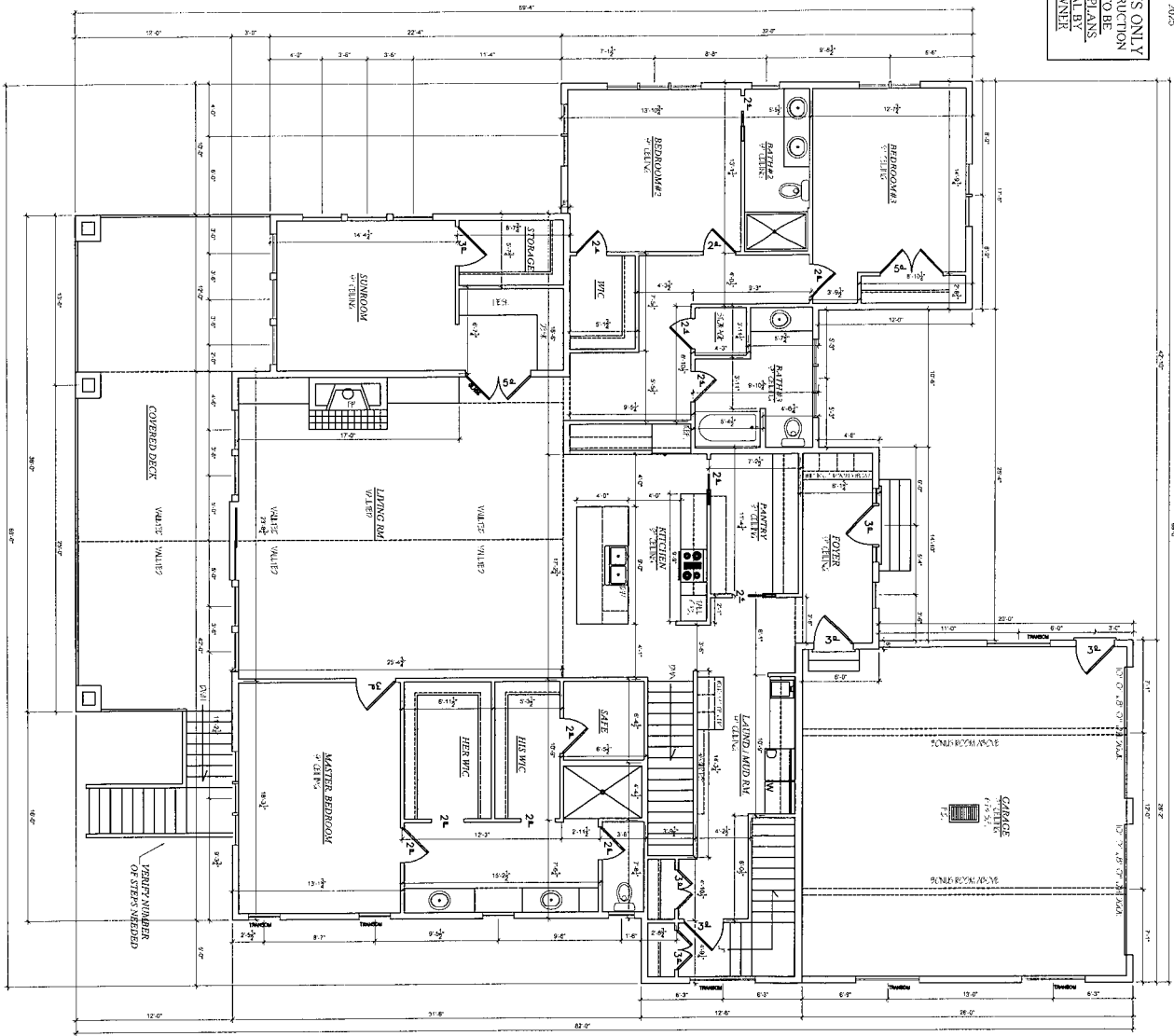
PRELIMINARY PLAN UNTIL SIGNED  
 BY CONTRACTOR OR OWNER  
 I ACCEPT THIS PLAN AS DRAWN  
 NAME \_\_\_\_\_ DATE \_\_\_\_\_

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REVISIONS:	DR9.22.25
DR11.11.25	DR11.12.25
DR11.18.25	

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 ARE SIGNED AS FINAL BY  
 CONTRACTOR OR OWNER

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NOT TO SCALE

MAIN FLOOR PLAN  
 SCALE: N.T.S.

3

**KIM PETERSON CONST.**

218-329-2201

**BRUCE & MICHELLE DONARSKI**

PRELIMINARY PLAN UNTIL SIGNED  
 BY CONTRACTOR OR OWNER  
 I ACCEPT THIS PLAN AS DRAWN

NAME \_\_\_\_\_ DATE \_\_\_\_\_

**Crane Johnson Lumber Co.**  
1000 W. 10th St. | Phoenix, AZ 85001 | (602) 255-3811

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REVISIONS	DATE	BY	REVISION
DR9.22.25	09.22.25	JASON	REVISED PER COMMENTS
DR11.11.25	11.11.25	STEVE	REVISED PER COMMENTS
DR11.12.25	11.12.25	JASON	REVISED PER COMMENTS
DR11.18.25	11.18.25	JASON	REVISED PER COMMENTS
01.14.25	01.14.25	JASON	REVISED PER COMMENTS



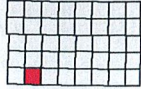
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:1,056

Date: 4/14/2026

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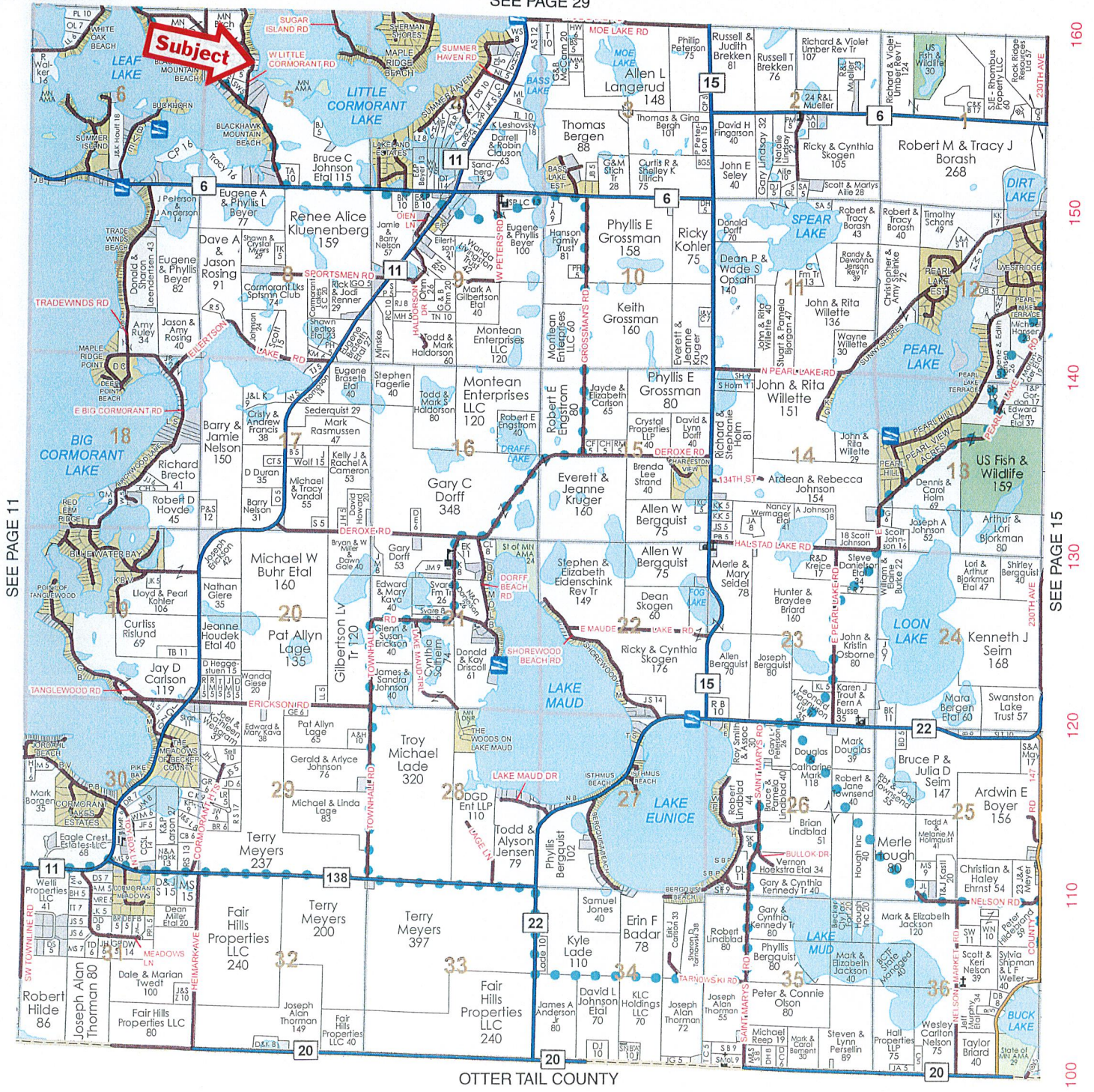


# Lake Eunice

# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Chad Hanson & Julia Hanson  
14335 W Lake Sallie Dr.  
Detroit Lakes, MN 56501

**Project Location:** 14335 W Lake Sallie Dr.  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming dwelling 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 setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.1534.000 **Legal Land Description:** Section 07 Township 138 Range 041, Oak Grove 138 41 Lots 12, 13, and 14, Fox 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 487

## Property and Owner Review

Parcel Number(s): 191534000 na

Owner: CHAD & JULIA HANSON

Township-S/T/R: LAKE VIEW-07/138/041

Mailing Address:  
14335 W LAKE SALLIE DR DETROIT LAKES MN 56501

Site Address: 14335 W LAKE SALLIE DR DETROIT LAKES MN 56501

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2026-4041

Legal Descr: OAK GROVE 138 41|LOTS 12, 13 AND 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 construct an addition to an existing non-conforming dwelling 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 setback issues.**

OHW Setback: **50' DISTANCE ORDINARY HIGH WATER MARK**

Side Lot Line Setback: **50**

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

Bluff Setback: **NA**

Road Setback: **230**

Road Type: **Township**

Existing Imp. Surface Coverage: **6.9%**

Proposed Imp. Surface Coverage: **7.4% APPROX**

Existing Structure Sq Ft: **320**

Proposed Structure Sq Ft: **ADD 192 SF FOR TOTAL OF 512 SF**

Existing Structure Height: **9'6"**

Proposed Structure Height: **SAME**

Existing Basement Sq Ft: **NO, CONCRETE SLAB**

Proposed Basement Sq Ft: **NO, CONCRETE SLAB**

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: **ADDITION WOULD BE 10' FURTHER AWAY FROM LAKE & MATCH ROOF LINE AND STYLE OF FOOT PRINT OF EXISTING STRUCTURE. THE PROPOSED ADDITION WILL BE OUT OF THE SHORE IMPACT ZONE AND THE PROPERTY WILL REMAIN AT A LOW IMPERVOUS COVERAGE.**

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

Explain: **IT WILL STAY WITHIN BOUNDARY LINES LIMITS AND PERVIOUS SURFACE REQUIREMENTS**

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

Explain: **IT WILL FIT THE DESIGN OF THE CURRENT LOT AND STRUCTURES ON IT. USE OF THE PROPERTY WILL NOT CHANGE.**

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

Explain: **THIS IS AN EXISTING CABIN BUILT IN 1958 WITHIN THE SHORE IMPACT ZONE AND PROPOSED ADD-ON WILL FOLLOW THE DESIGN OF THE CURRENT STRUCTURE.**

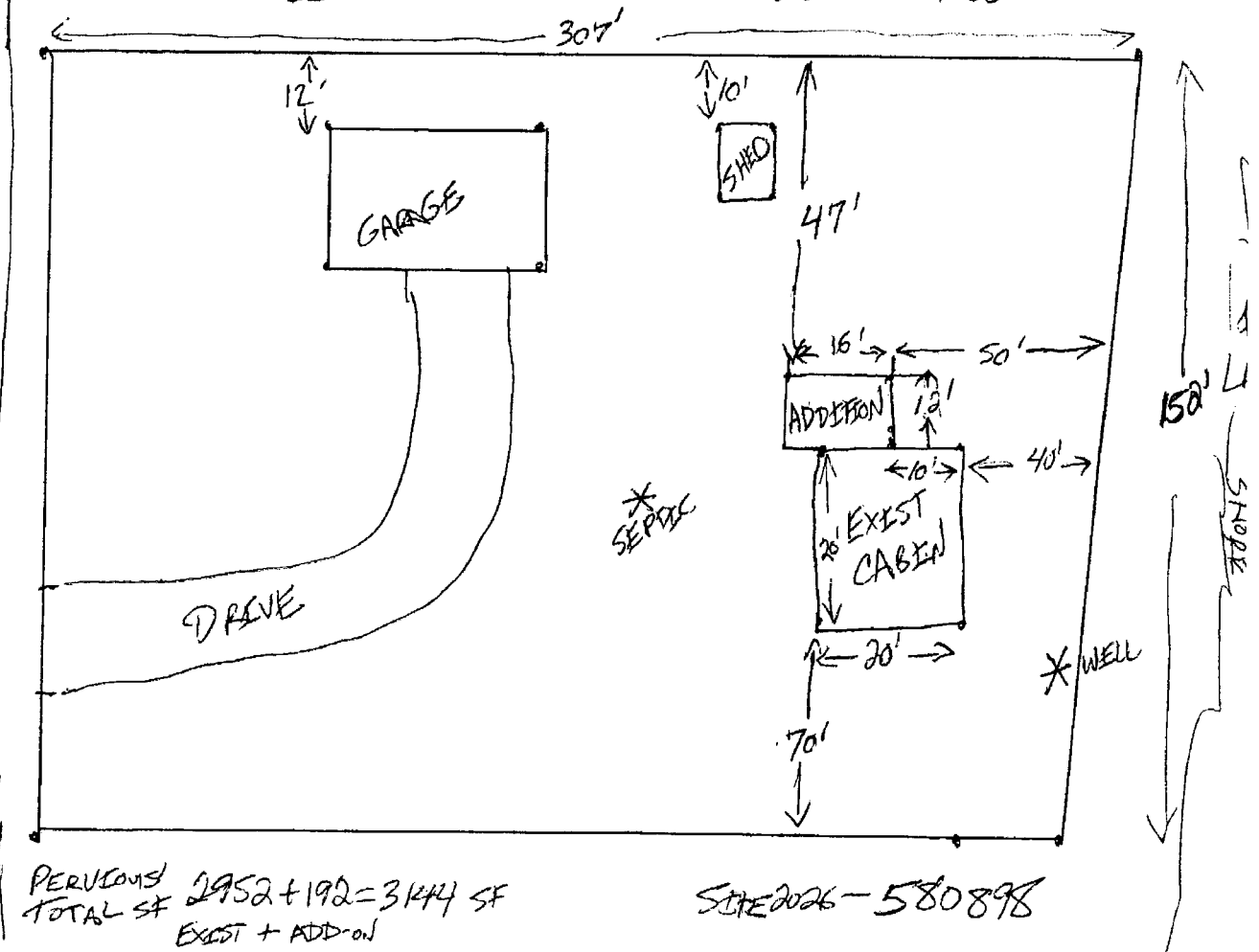
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **DESIGN IS THE SAME AS OTHER STRUCTURES ON PROPERTY**

CHAD & JULIA HANSON  
14335 W. LAKE SAUZE DR  
PARCEL # 191534000  
218-234-9083



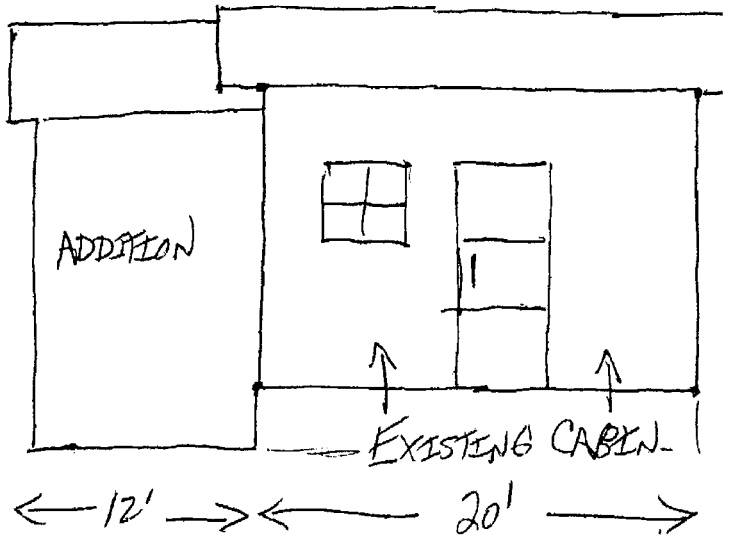
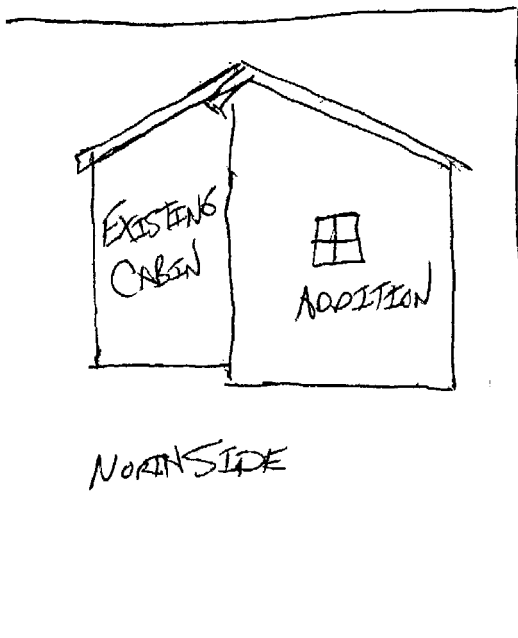
WEST  
LAKE  
SAUZE  
DR

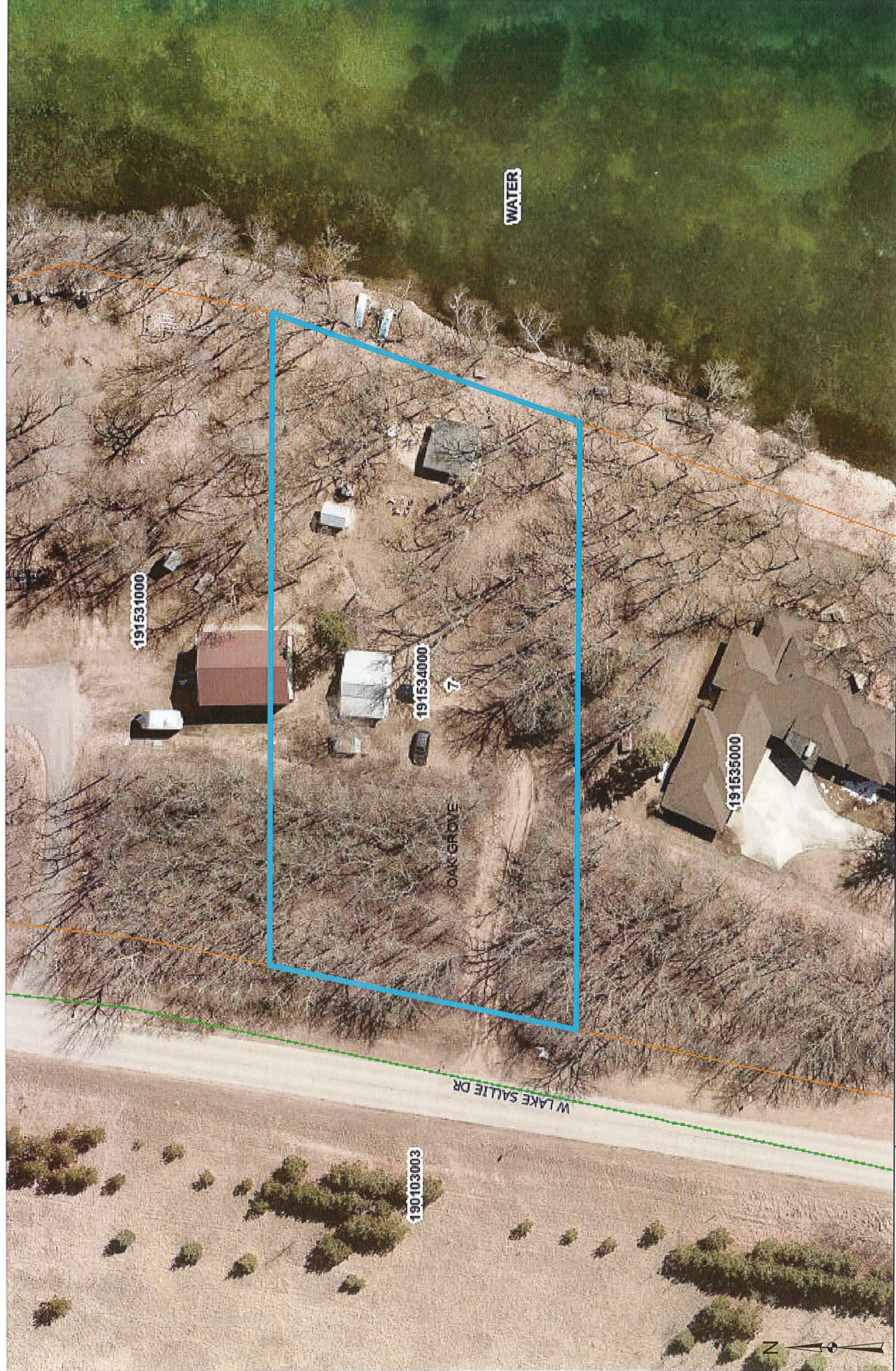


PREVIOUS TOTAL SF 2952 + 192 = 3144 SF  
EXIST + ADD-ON

SITE 2026-580898

CHAD & JUDY HANSON  
14335 W. LAKE SALUTE DR  
DETROIT LAKES, MN 56501  
218-234-9083  
CJRHANS14@GMAIL.COM





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.

1:1,056 Date: 4/14/2026

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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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Christien & Luke Karlgaard  
24269 Co Hwy 6  
Detroit Lakes, MN 56501

**Project Location:** 24269 Co Hwy 6  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an attached garage to be located twenty (20) feet from the right-of-way (ROW) deviating from the required setback of forty-five (45) from the ROW of a County Highway within the shoreland district due to lot size and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.1723.000 **Legal Land Description:** Section 05 Township 138 Range 041, Raymar Est 1<sup>st</sup> ADD Block 001 Lot 1, Munson Lake.

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

Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 483

## Property and Owner Review

Parcel Number(s): **191723000**

Owner: **LUKE and CHRISTINE KARLGAARD**

Township-S/T/R: **LAKE VIEW-05/138/041**

Mailing Address:  
**24269 CO HWY 6 DETROIT LAKES MN 56501**

Site Address: **24269 CO HWY 6 DETROIT LAKES MN 56501**

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

Original Permit Nbr: **SITE2026-4019**

Legal Descr: **Block 001 of RAYMAR EST 1ST ADD|LOT 1**

## 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 twenty (20) feet from the right-of-way (ROW) deviating from the required setback of forty-five (45) from the ROW of a County Highway within the shoreland district due to lot size and setback issues.**

**Adding an attached garage to our existing house will help us exit and enter the county road more efficiently. It is currently tough to turn around in our driveway, which we try to do so we don't have to back out on to the county road. We want to add a 25'-6" x 24' attached garage to our existing house and build toward the road. Adding on towards the lake isn't possible. Adding on to the East isn't possible due to the property line and the well. Adding on to the West isn't possible due to the septic and drainfield. The variance requested is to be under the minimum setback for ROW from Co Hwy 6. We are asking to be 20'-2.5" back instead of 45'.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **20'-2.5"**

Road Type: **County**

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

Proposed Imp. Surface Coverage: **13%**

Existing Structure Sq Ft: **2,266sf**

Proposed Structure Sq Ft: **2,878sf**

Existing Structure Height:

Proposed Structure Height: **same as current**

Existing Basement Sq Ft: **yes, 2,266sf**

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: **This addition will help us with our safety primarily entering the county road from our property.**

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

Explain: **We are still well under our allowable impervious and meet all other setbacks.**

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

Explain: **This will make the use of our property much more manageable.**

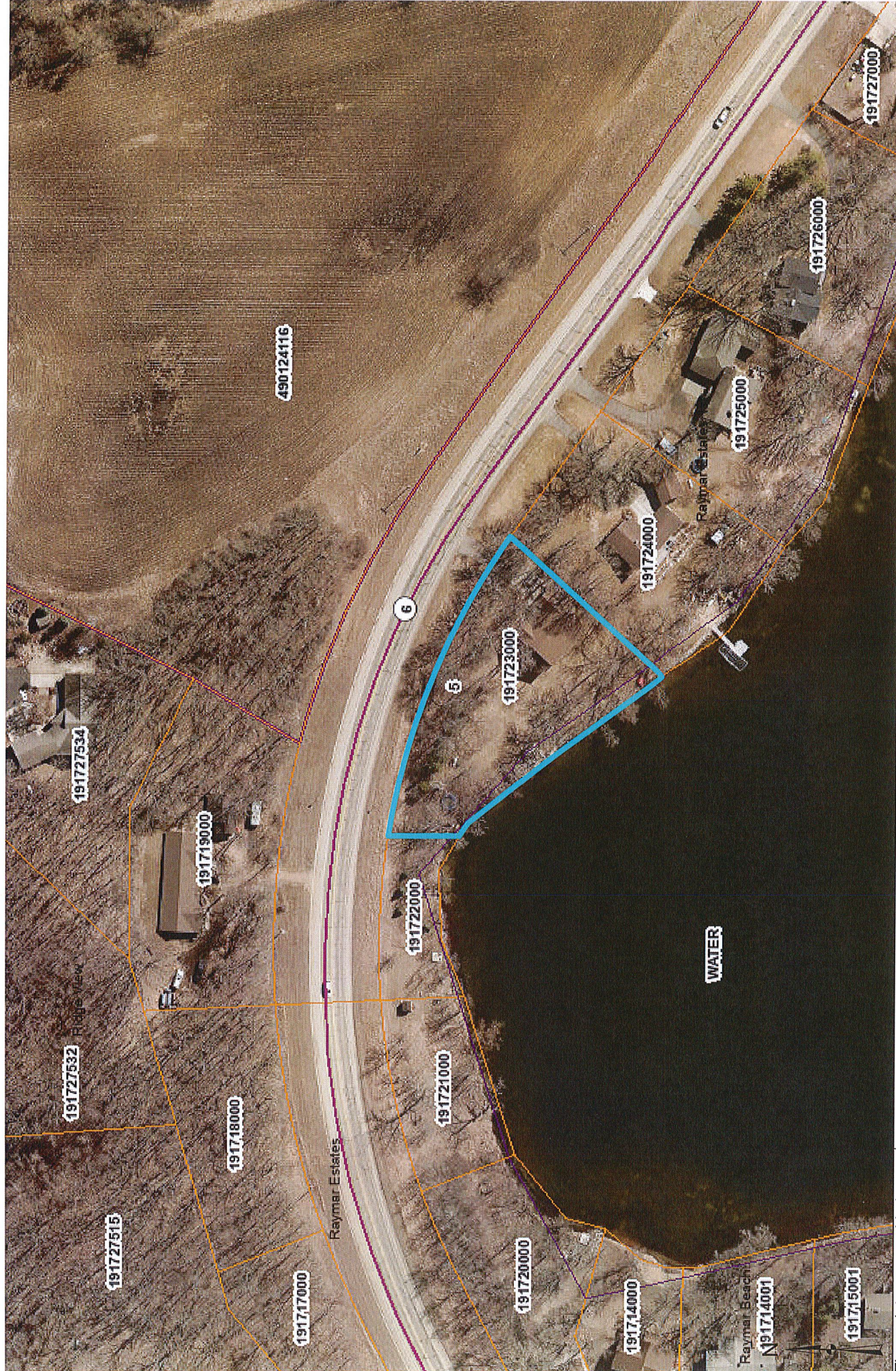
4. Are there circumstances unique to the property? **Yes**

Explain: **Our property gets skinny as you move to the West, making building on that side of the property impossible. We have setbacks on all sides which makes this addition site the best possible location on our property.**

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

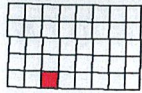
Explain: **This attached garage proposal will improve the character of the locality.**





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<p>1:2,113</p>	<p>Date: 4/15/2026</p>

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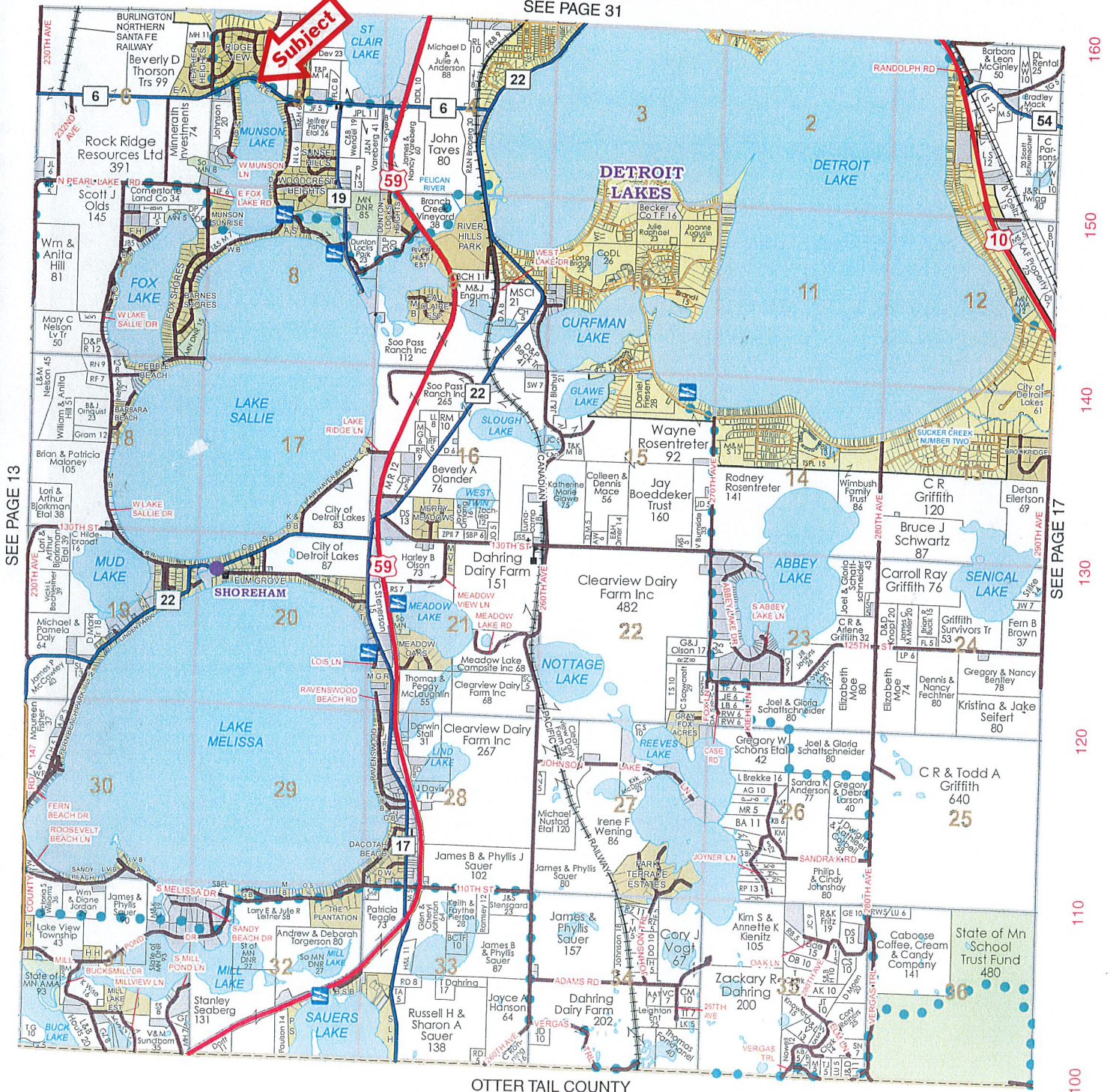
Lake View

Township 138N - Range 41W

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SEE PAGE 31

**Subject**



OTTER TAIL COUNTY



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

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

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Timothy E Nelson & Amy J Nelson  
33203 S Cotton Lake Rd  
Rochert, MN 56578

**Project Location:** 33203 S Cotton Lake Rd  
Rochert, MN 56578

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a dwelling and attached garage to be located eighteen (18) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a township road on a non-riparian lot within the shoreland district due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 10.0174.001 **Legal Land Description:** Section 11 Township 139 Range 040, 11-139-40 PT GOVT LOT 3: COMM SLY COR LOT 12 COFELL BCH, NE 33.48' TO POB; N 40.63' TO CTR RD, NE 12.08', S 382.62', W 150', N 150' TO S ROW RD, E 34.44', NE 156.31', S 60', E 30.01', N 108.13' TO POB (PARCEL A). & PT GOVT LOT 3: COMM S COR LOT 12 COFELL BCH, NE 33.48', N 40.63' TO CTR RD, NE 12.08', S 382.62' TO POB; W 150', S 225', E 150', N 225' TO POB (PARCEL B), 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:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 490

## Property and Owner Review

Parcel Number(s): **100174001**

Owner: **Timothy E Nelson & Amy J Nelson**

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

Mailing Address:  
**33203 S Cotton Lake Rd Rochert, MN 56578**

Site Address: **33203 S Cotton Lake Rd Rochert, MN 56578**

Lot Recording Date: **After 1992**

Original Permit Nbr: **SITE2026-4057**

Legal Descr: **11-139-40 PT GOVT LOT 3: COMM SLY COR LOT 12 COFELL BCH, NE 33.48' TO POB; N 40.63' TO CTR RD, NE 12.08', S 382.62', W 150', N 150' TO S ROW RD, E 34.44', NE 156.31', S 60', E 30.01', N 108.13' TO POB (PARCEL A). & PT GOVT LOT 3: COMM S COR LOT 12 COFELL BCH, NE 33.48', N 40.63' TO CTR RD, NE 12.08', S 382.62' TO POB; W 150', S 225', E 150', N 225' TO POB (PARCEL B).**

## 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:

**The shape of the parcel makes it difficult to meet the ROW setback.**

Description of Variance Request: **Request a variance to construct a dwelling and attached garage to be located eighteen (18) feet from the road right-of-way (ROW) deviating from the required setback of forty-five (45) feet from the ROW of a township road on a non-riparian lot within the shoreland district due to setback issues.**

OHW Setback: **N/A**

Side Lot Line Setback: **18**

Rear Setback (non-lake): **393**

Bluff Setback: **N/A**

Road Setback: **18**

Road Type: **Township**

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

Proposed Imp. Surface Coverage: **12.5%**

Existing Structure Sq Ft: **0**

Proposed Structure Sq Ft: **2324**

Existing Structure Height: **N/A**

Proposed Structure Height: **26**

Existing Basement Sq Ft: **0**

Proposed Basement Sq Ft: **0**

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: **All other setbacks can be met, but due to the shape of the parcel along the road, it is difficult to meet the 45' setback requirement.**

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

Explain: **Impervious will stay well below the allowable 25%.**

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

Explain: **This will allow for a full-time residence in the best location possible.**

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

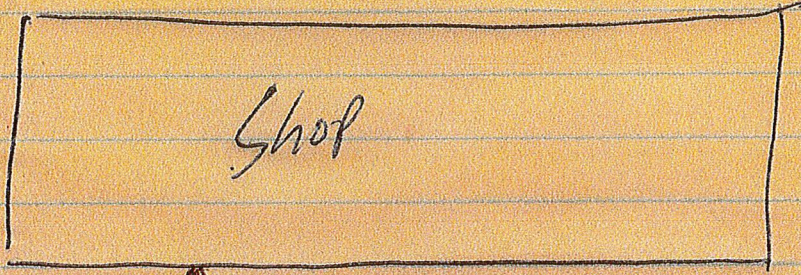
Explain: **The unique shape of the parcel along the road make it difficult to meet the 45' setback from the ROW. If this was a riparian lot, the setback requirement would only be 20' feet from the ROW.**

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

Explain: **This proposal fits within the character of the locality and will be aesthetically pleasing to the neighborhood.**

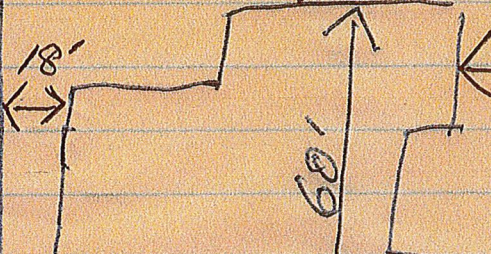
Property Line

Property Line

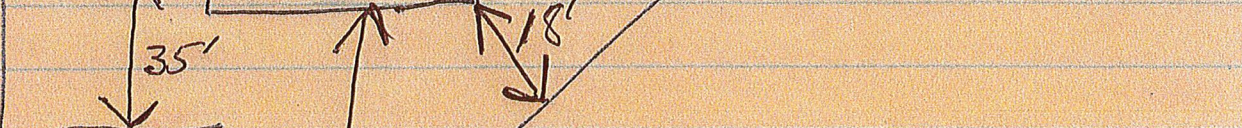


85'

18' 78'



52' 18'



35' 18'



76'

Road Right of way

S. Cotton Lake Road



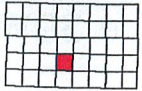
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:4,225

Date: 4/20/2026

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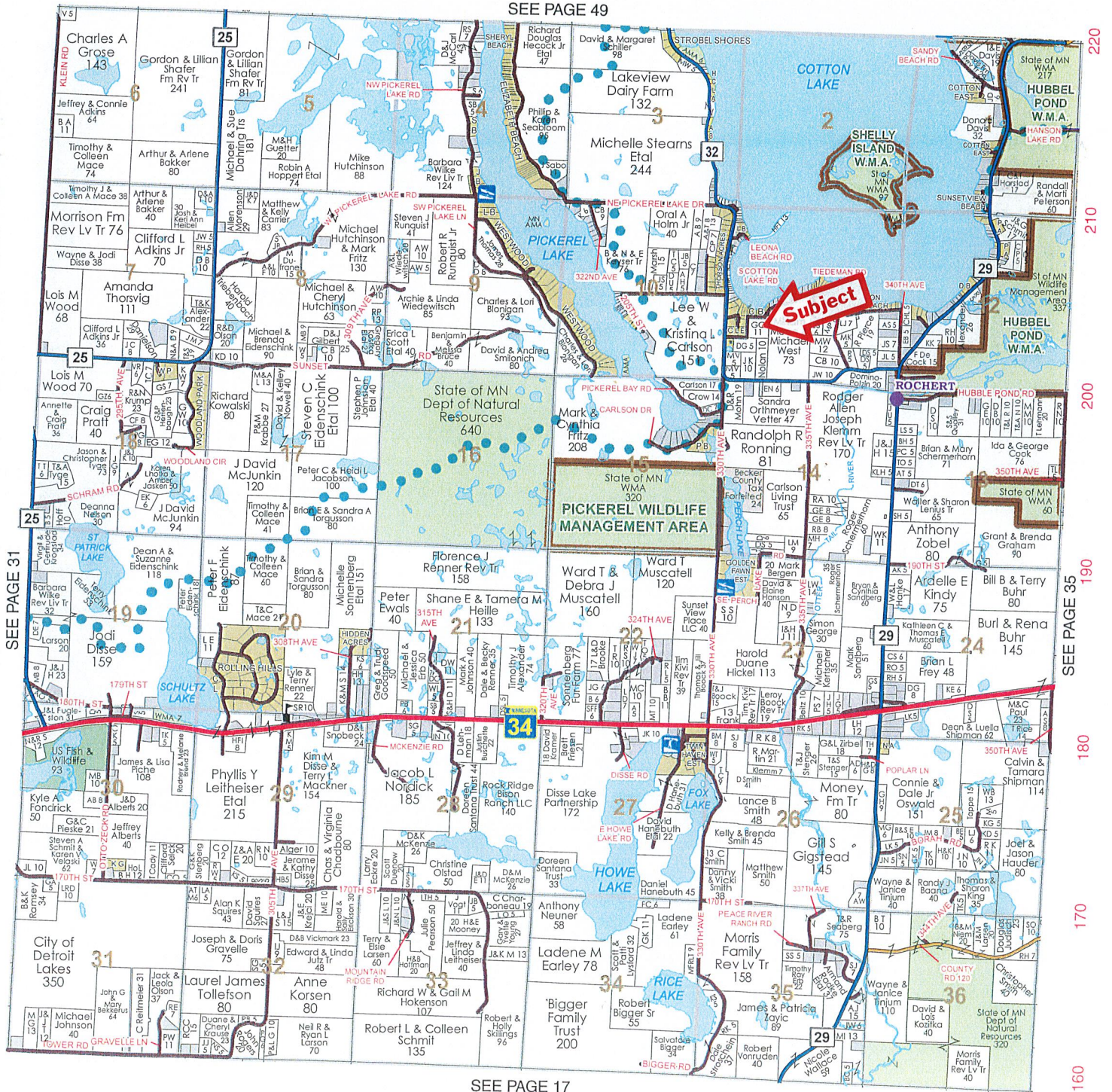


Erie

Township 139N - Range 40W

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SEE PAGE 49



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SEE PAGE 17

290 300 310 320 330 340 350



# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Bradley J Alm & Marion J Alm  
6544 Christianson Pky S  
Fargo, ND 58104

**Project Location:** 24364 Co Hwy 22  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct an addition to an existing non-conforming deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake due to setback issues.

**LEGAL LAND DESCRIPTION:** Tax ID Number: 19.0921.000 **Legal Land Description:** Section 20 Township 138 Range 041, Chautauqua Beach 20-138-41 PT LOT 6: BEG SELY COR THE SW 45.05', NWLY 195.94' TO LK SALLIE, NE 45.07' AL LK, SELY 196.4' TO POB, Lake Sallie.

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

Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 488

## Property and Owner Review

Parcel Number(s): 190921000

Owner: BRADLEY ALM | BRADLEY ALM | 6544  
CHRISTIANSON PKY S | FARGO ND 58104

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

Mailing Address:  
BRADLEY ALM  
6544 CHRISTIANSON PKY S  
FARGO ND 58104

Site Address: 24364 CO HWY 22

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2026-3980

Legal Descr: CHAUTAUQUA BEACH|20-138-41 PT LOT 6: BEG SELY COR THE SW 45.05', NWLY 195.94' TO LK SALLIE, NE 45.07' AL LK, SELY 196.4' 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 construct an addition to an existing non-conforming deck to be located forty-five (45) feet from the ordinary high-water (OHW) mark deviating from the required setback of seventy-five (75) feet on a general development lake due to setback issues.**

**Request to extend existing deck to front edge of cabin. This additional deck area will be 11' wide to allow outside table with seating.**

OHW Setback: 45

Side Lot Line Setback: 10

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 144

Road Type: County

Existing Imp. Surface Coverage: 23.4%

Proposed Imp. Surface Coverage: 23.4%

Existing Structure Sq Ft: N/a

Proposed Structure Sq Ft: 253

Existing Structure Height: N/a

Proposed Structure Height: 4". Basically ground level

Existing Basement Sq Ft: N/a

Proposed Basement Sq Ft: No

Change to roofline? No

Change to main structural framework? No

## Other Questions Review

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

Explain: **Proposal does not extend any closer to the OHWM than the current cabin. The deck would be 100% behind the front, lake side, edge of the cabin.**

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

Explain: **Improvements will not impact shoreline or water quality. Property is being improved to increase value.**

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

Explain: **Allows more enjoyment for seasonal use.**

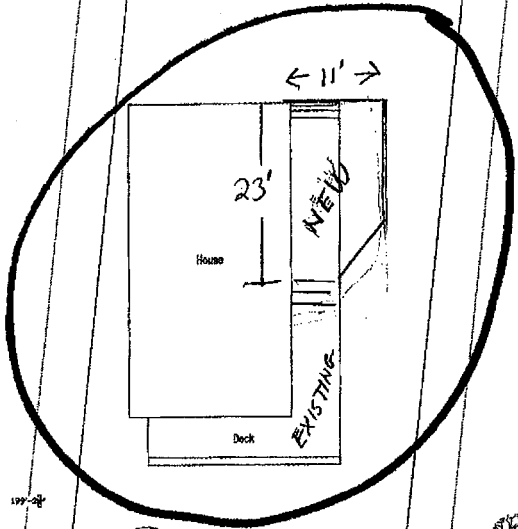
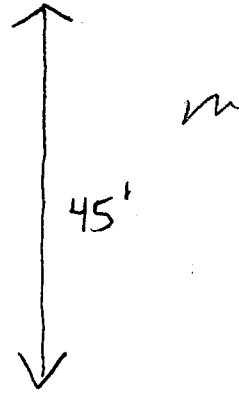
4. Are there circumstances unique to the property? **Yes**

Explain: **Cabin was originally built closer than the current required setbacks.**

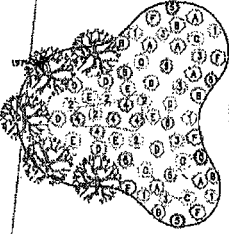
5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Original cabin built approximately 100 years ago has had the original footprint maintained while making improvements but preserving the history of the building. Because the proposes decking will be built at or close to ground level there will be very little visible change to the property.**

LAKE



- ① Profile Dropped
- ② Big Bluestem
- ③ Blue Grass
- ④ Indian Grass
- ⑤ Sodgrass Grass
- ⑥ Little Bluestem
- ⑦ Purple Coneflower
- ⑧ Red Columbine
- ⑨ Black Eyed Susan
- ⑩ New England Aster
- ⑪ Yarrow
- ⑫ Sphacelata



Rein. Garden #1 Specifications	
Garden Size	150 sq. ft.
Depth	6"
Gallons Captured	374
Plants Required	86

22' x 28' Garage

Concrete Slab

Sep. Tank

Driveway

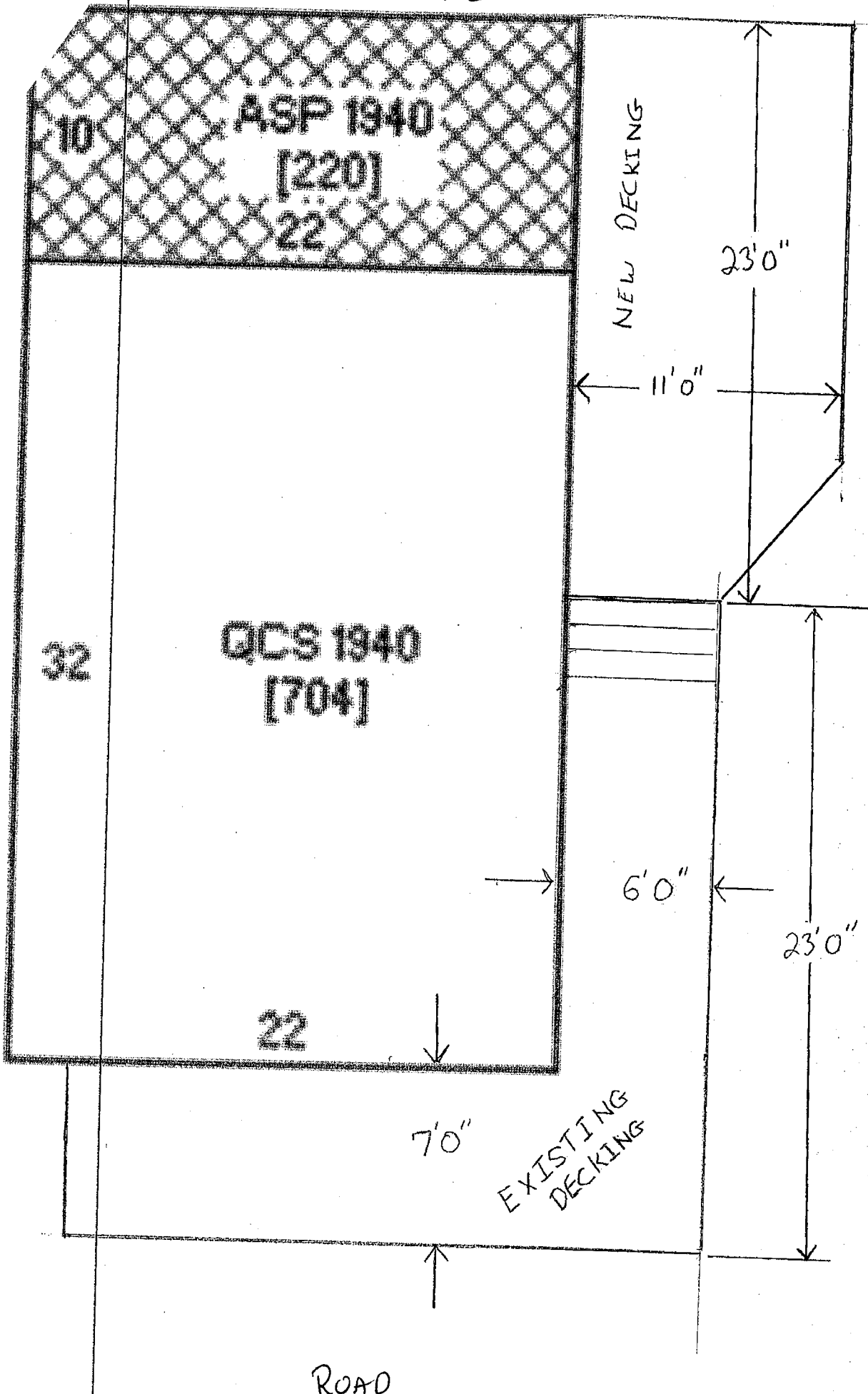
Design Calculations	
Garage	618 sq. ft.
Concrete Slab	84 sq. ft.
Driveway	492 sq. ft.
House	924 sq. ft.
Total Impervious	2118 sq. ft.
Total Property Size	8842 sq. ft.
Proposed Coverage Ratio	23.4%
Threshold Coverage	15%
Difference	8.4%
Credits Needed	40
Sq. Feet Mitigated	700 sq. ft.

Road



<p>*** ATTENTION *** Any use, modification, or reproduction of the design is limited to Hebron Brick Supply unless otherwise noted. Any other use is a violation of the United States Federal Copyright Act.</p>	<h2 style="margin: 0;">Alm Residence</h2> <p style="margin: 0;">Lake Sallie, Detroit Lakes MN</p>	<h2 style="margin: 0;">HEBRON</h2> <h3 style="margin: 0;">LANDSCAPING</h3> <p style="font-size: small; margin: 0;">(701) 232-0781 2300 Main Avenue, Fargo ND 58103</p>	<p style="font-size: x-small; margin: 0;">Date: 09.18.2013 Drawn By: HBDG Designed By: Rich Lahren Drawing Scale: 1/16" = 1'</p>
--	---	--	--

LAKE



10

ASP 1940

[220]

22

NEW DECKING

23'0"

11'0"

32

QCS 1940

[704]

22

6'0"

23'0"

7'0"

EXISTING DECKING

ROAD



WATER

20

22

191743000

Shady Beach

191742000

190918000

190919000

190919000

190920000

190920000

190921000

Chautauque Beach

190922000

190923000

190924000

190924001

190924001

190925000

191386713

Hidden Timbers

191386712

190402000

N

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Becker County

1:1,056

Date: 4/20/2026

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





# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Sheila E Welle and Rhys C Anderson  
25367 230<sup>th</sup> Ave  
Detroit Lakes, MN 56501

**Project Location:** 35281 325<sup>th</sup> Ave  
Ogema, MN 56569

**APPLICATION AND DESCRIPTION OF PROJECT:** Request an amendment to recorded document number 716167 to allow the the approved addition to be at the maximum height allowed per ordinance.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 20.0392.000 **Legal Land Description:** 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 489

## 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: **2025-3828**

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 an amendment to recorded document number 716167 to allow the the approved addition to be at the maximum height allowed per ordinance.**

OHW Setback: **43'**

Side Lot Line Setback: **8'**

Rear Setback (non-lake):

Bluff Setback:

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: **30'**

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

Proposed Basement Sq Ft: **NA**

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: **A variance was granted to construct an addition with no specified height. However, because the original application stated a lower height, we are requesting an amendment with the correct height in the application. Nothing has changed other than wanting to build higher than we previously requested.**

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

Explain: **The existing variance was an improvement on what was already there and we are not looking to decrease any setbacks; just build higher.**

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.**

November 17, 2025 at 3:17 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Susan Syvertson, County Recorder  
By AP Deputy

chg  
✓paid  
well

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Sheila E. Welle and Rhys C. Anderson, as joint tenants**

**ORDER OF VARIANCE**

**DENIAL 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.

The above-entitled matter came on to be heard before the Board of Adjustment on the 9th day of October 2025, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

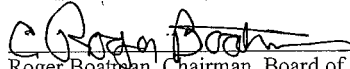
LEGAL LAND DESCRIPTION: 20.0392.000 Complete Legal Descriptions on Attachment A.

**VARIANCE REQUESTED:** 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.

It is ordered that a **Variance (NOT) BE GRANTED** 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, with the amendment to include an eight (8) foot setback from the south property line, based on the fact it's in harmony with the neighborhood, and they are improving the setback from the lake.

The Variance shall become null and void on October 9, 2027, if a site permit has not been obtained and construction began.

DATED THIS 3 DAY OF Nov, 2025

  
\_\_\_\_\_  
Roger Boatman, Chairman, Board of Adjustment

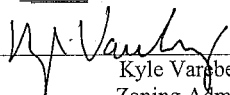
STATE OF MINNESOTA )  
  ) SS  
COUNTY OF BECKER )

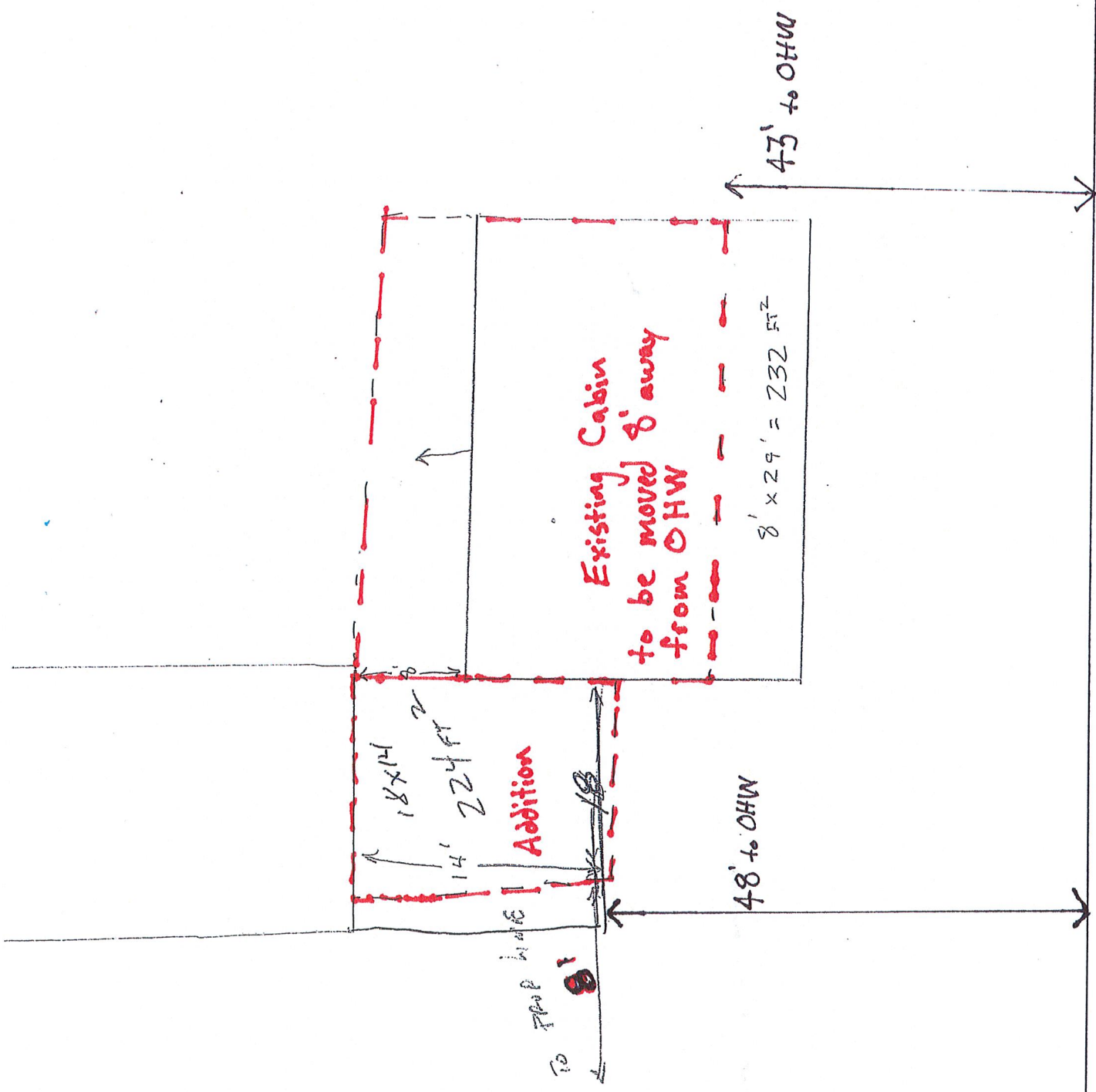
BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

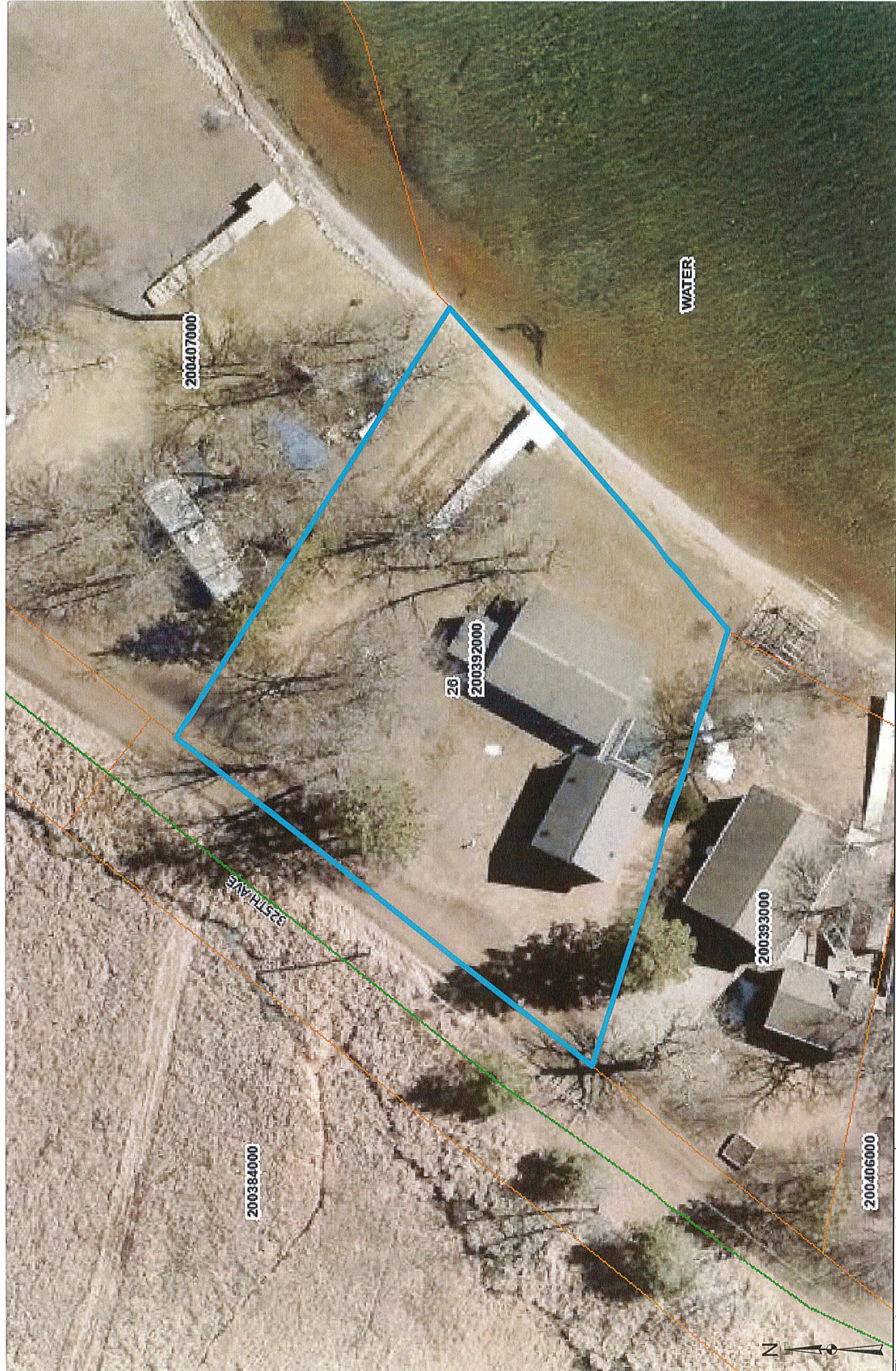
I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the foregoing Copy and Order ~~GRANTING~~-(DENYING) a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 3 DAY OF Nov, 2025.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

  
\_\_\_\_\_  
Kyle Vareberg  
Zoning Administrator





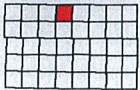
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Becker County

1:528

Date: 4/22/2026

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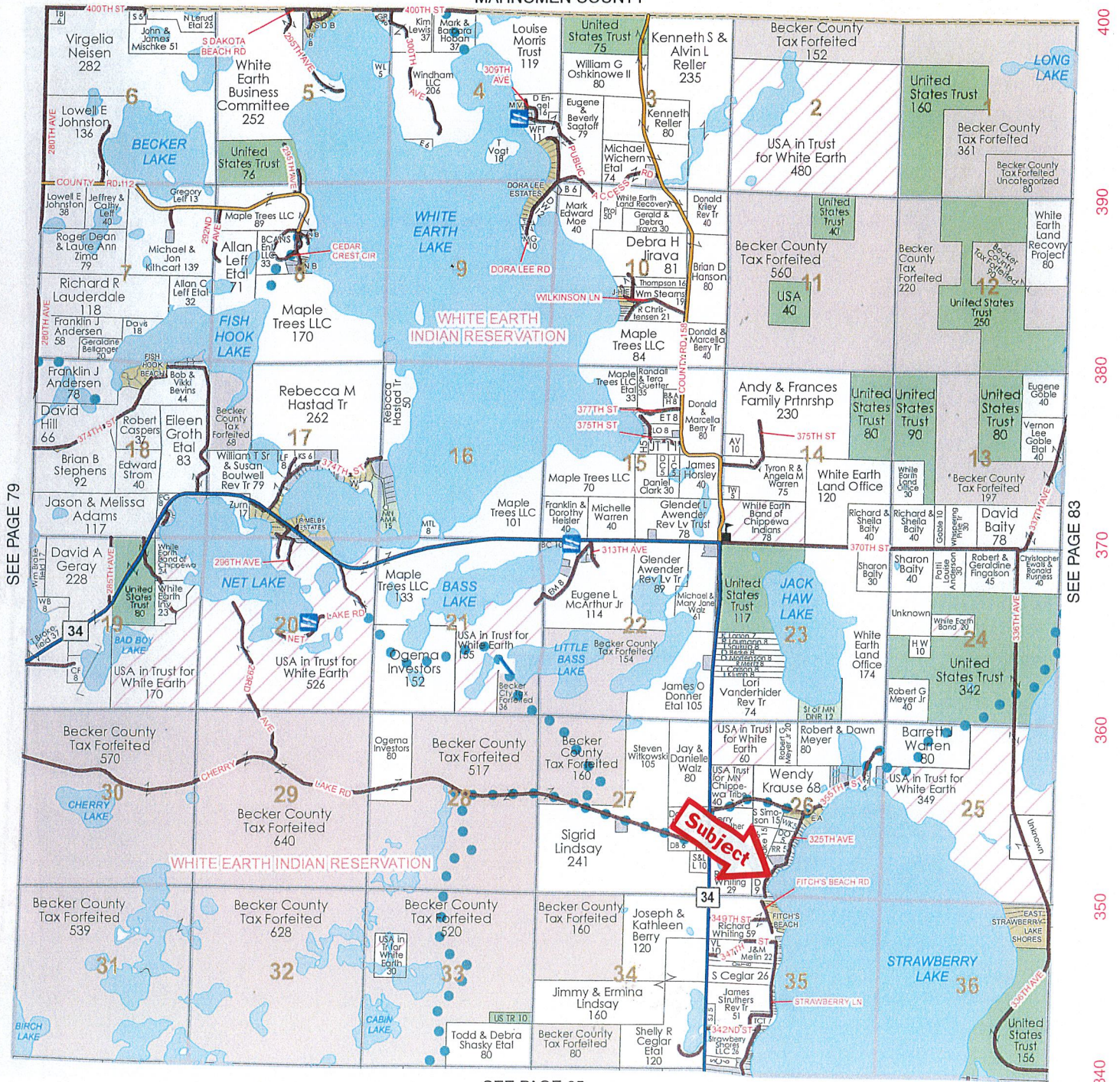


# Maple Grove

# Township 142N - Range 40W

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## MAHNOMEN COUNTY



SEE PAGE 65



# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Michael D Anderson  
734 Shorewood Dr  
Detroit Lakes, MN 56501

**Project Location:** 15835 US Hwy 59  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to create a new lot with less than the required 8500 square feet of buildable area.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.0047.003 **Legal Land Description:** Section 04 Township 138 Range 041, 4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT), Lakeview 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 492

## Property and Owner Review

Parcel Number(s): **190047003**

Owner: **MICHAEL ANDERSON**

Township-S/T/R: **LAKE VIEW-04/138/041**

Mailing Address:  
**734 SHOREWOOD DR DETROIT LAKES MN 56501**

Site Address: **15835 US HWY 59 DETROIT LAKES MN 56501**

Lot Recording Date: **This will be a new lot split**

Original Permit Nbr: **NA**

Legal Descr: **4-138-41 PT GOVT LOTS 3-4, PT SE1/4 NW1/4: COMM CTR SEC 4, W 132' TO POB; N 165', E 132', N 1906.08', W 66', N 432.69', NW 103.08', N 150.01', W 1100.2', SLY AL TH 59 1095.52', E 300', NLY 786.06', E 227.28', SELY 599.44', SLY 614.87', S 378.12', SW 894.46', W 326.92', W 105.4', S 58.99', E 1264.98' TO POB. TRACT A-2. LESS 7.06AC (PLAT).**

## Variance Details Review

Variance Request Reason(s):

- 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 create a new lot with less than the required 8500 square feet of buildable area.**

OHW Setback: **N/A**

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

Rear Setback (non-lake): **N/A**

Bluff Setback: **N/A**

Road Setback: **N/A**

Road Type:

Existing Imp. Surface Coverage: **0**

Proposed Imp. Surface Coverage: **0**

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: **This lot is not intended to be used for any purposes other than recreational purposes.**

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

Explain: **Yes, the property will remain as is.**

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

Explain: **Yes, the property will be used for recreational purposes only.**

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

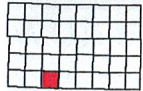
Explain: **The property is predominately wetland.**

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

Explain: **Yes, the property will not have any improvements.**





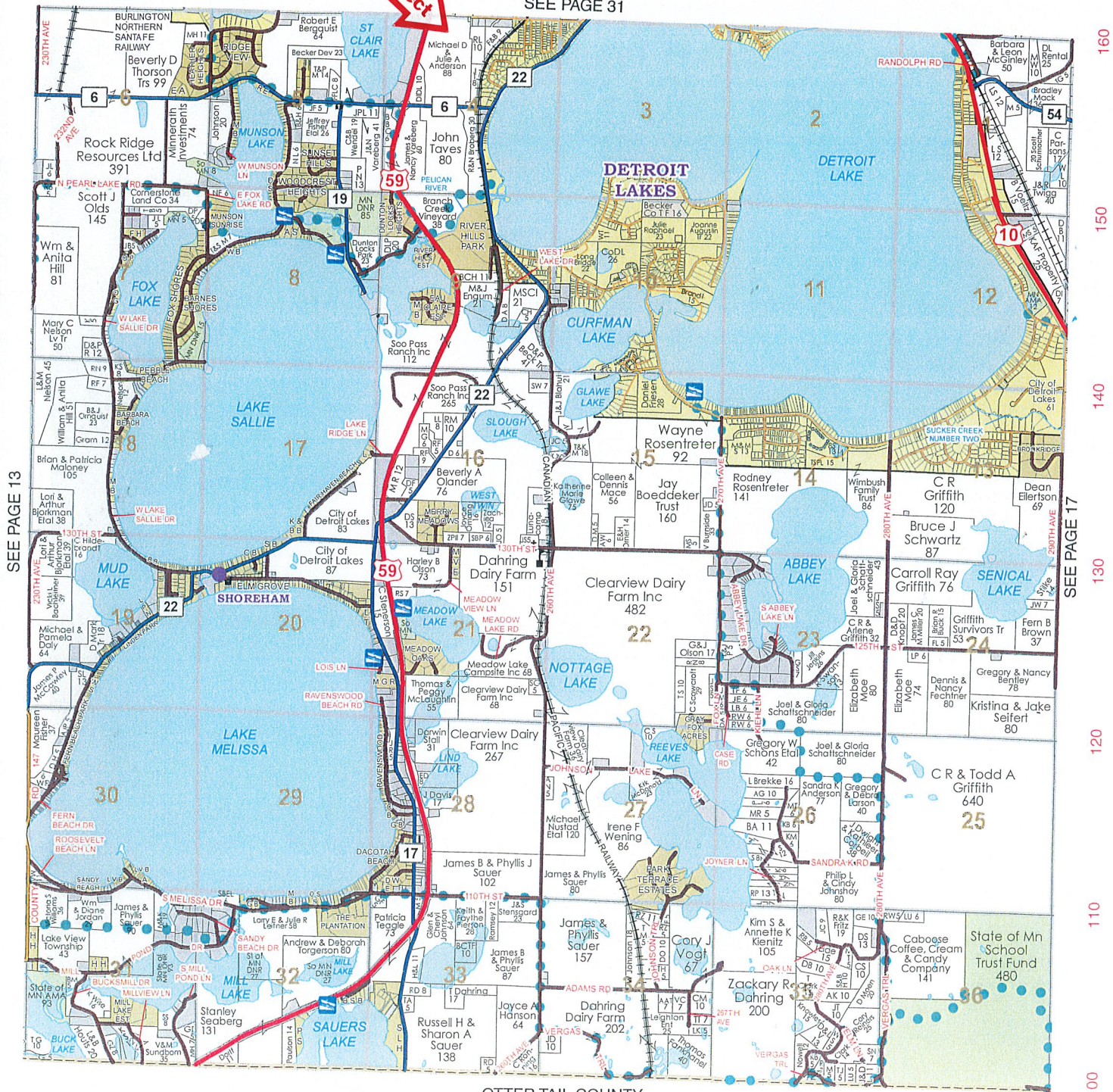


Lake View

Township 138N - Range 41W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

### BOARD OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING

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

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Jason & Deanna Balvitsch  
13721 Barbara Beach Ln  
Detroit Lakes, MN 56501

**Project Location:** 13721 Barbara Beach Ln  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a detached garage to be located sixteen (16) feet from the road right-of-way (ROW) deviating from the required setback of thirty-three (33) feet from the ROW of a Lake View Township road within the shoreland district.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 19.0796.000 **Legal Land Description:** Section 18 Township 138 Range 041, Barbara Beach 138 41, Lots 2 & 3, Lake Sallie.

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

Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL:** [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 486

## Property and Owner Review

Parcel Number(s): 190796000

Owner: JASON BALVITSCH

Township-S/T/R: LAKE VIEW-18/138/041

Mailing Address:  
13721 BARBARA BEACH LN DETROIT LAKES MN  
56501

Site Address: 13721 BARBARA BEACH LN DETROIT  
LAKES MN 56501

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2026-581510

Legal Descr: BARBARA BEACH 138 41|LOTS 2 & 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 a detached garage to be located sixteen (16) feet from the road right-of-way (ROW) deviating from the required setback of thirty-three (33) feet from the ROW of a Lake View Township road within the shoreland district.**

OHW Setback: 116

Side Lot Line Setback: 45

Rear Setback (non-lake):

Bluff Setback: N/A

Road Setback: 16'

Road Type: Township

Existing Imp. Surface Coverage: 23.9%

Proposed Imp. Surface Coverage: 23.3%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 1200

Existing Structure Height:

Proposed Structure Height: 30

Existing Basement Sq Ft:

Proposed Basement Sq Ft: no

Change to roofline? N/A

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: **At 16' from the ROW, the proposed garage will still be located 64' from the centerline of the in place township road. I will be removing the existing shed that is located partially within the ROW.**

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

Explain: **By removing the existing shed and placing the garage over the current driveway, the overall impervious coverage of the lot will be reduced.**

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

Explain: **The use will remain the same and the storage space will allow for the property to be cleaned up.**

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

Explain: **The topography and drainage into the lake on the north side of the parcel make the proposed**

**location over the existing driveway the best place to build.**

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

Explain: **The proposed garage will make the property more organized and appealing.**

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.

1:551  
Date: 4/28/2026  
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





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Becker County

1:1,056

Date: 4/13/2026

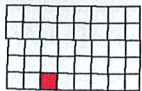
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



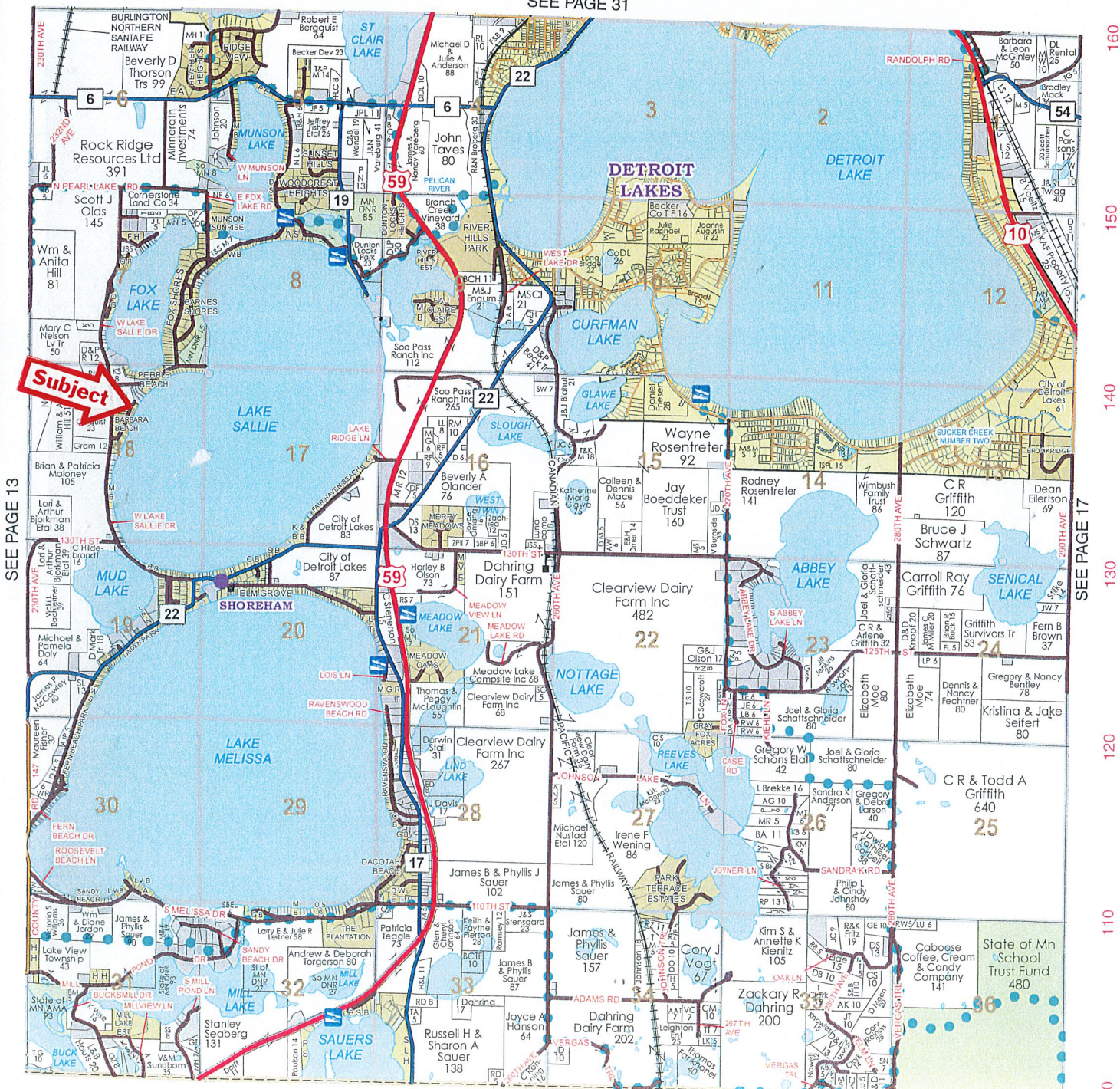
# Lake View

# Township 138N - Range 41W

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# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Jennifer Paulsrud Revocable Trust  
2536 University Dr S Unit J  
Fargo, ND 58103

**Project Location:** 26133 & 26121 Co Rd 149  
Detroit Lakes, MN 56501

Marilyn M Matthews  
5948 27<sup>th</sup> St S  
Fargo, ND 58104

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds due to setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Numbers:** 08.0028.000 & 08.0028.001 **Legal Land Descriptions:** Section 03 Township 139 Range 041 GOVT LOT 4 LESS 5.02AC & PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB. Floyd Lake.

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

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 491

## Property and Owner Review

Parcel Number(s): 080028000 080028001

Owner: Jennifer Paulsrud Revocable Trust

Township-S/T/R: DETROIT-03/139/041

Mailing Address:  
2536 University Dr S Unit J Fargo, MN 58103

Site Address: 26133 Co Rd 149 Detroit Lakes, MN  
56501

Lot Recording Date: After 1992

Original Permit Nbr: NA

Legal Descr: GOVT LOT 4 LESS 5.02AC

## 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 support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues.**

**A variance is being requested to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues. There are two garages located on Parcel No. 080028000. The garage closest to the property line of Parcel No. 080028001 issue is a garage built and used wholly by the property owner of Parcel No. 080028001. The owners of Parcel No. 080028000 are in complete agreement to the boundary line adjustment going between these two garages to ensure the most westerly garage is included in Parcel No. 080028001.**

OHW Setback:

Side Lot Line Setback: 2

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

## Other Questions Review

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

Explain: **Yes, this will bring the property into compliance and match how the property is currently being used.**

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

Explain: **Yes, the two garages have been in place since roughly 2005 and have not caused any hardship or hazard to any neighbor or the public. The lots meet all other setback requirements and are well away from the lake and road. The request will make the lot mor compliant.**

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

Explain: **Yes, this is a residential lot. It will continue to be used for residential purposes and ensure the way the lot is being used matches the lot description. All lot owners affected are in agreement with the proposed lot lines.**

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

Explain: **This lot is unique in that the garage used is not within the lot and the garage is extremely close to the neighboring parcels garage.**

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

Explain: **Yes, this lot is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. All lot owners affected are in agreement with the proposed lot lines.**



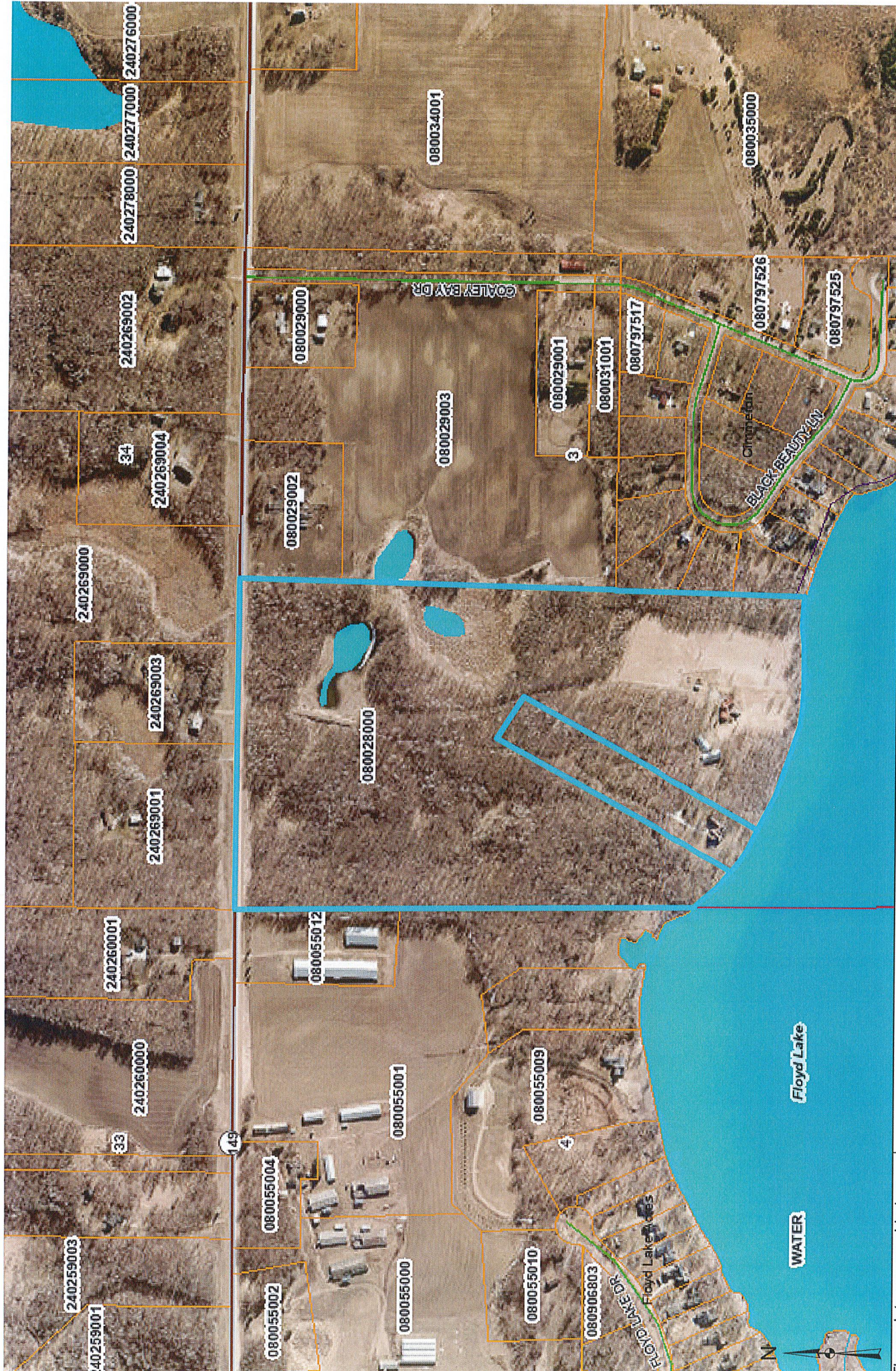


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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County

1:9,028

Date: 4/29/2026

# MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

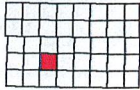
For all your land survey needs, contact our friendly staff at:  
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501  
[frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)

**218-847-4289**

[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

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

**EXPERIENCE MATTERS!**

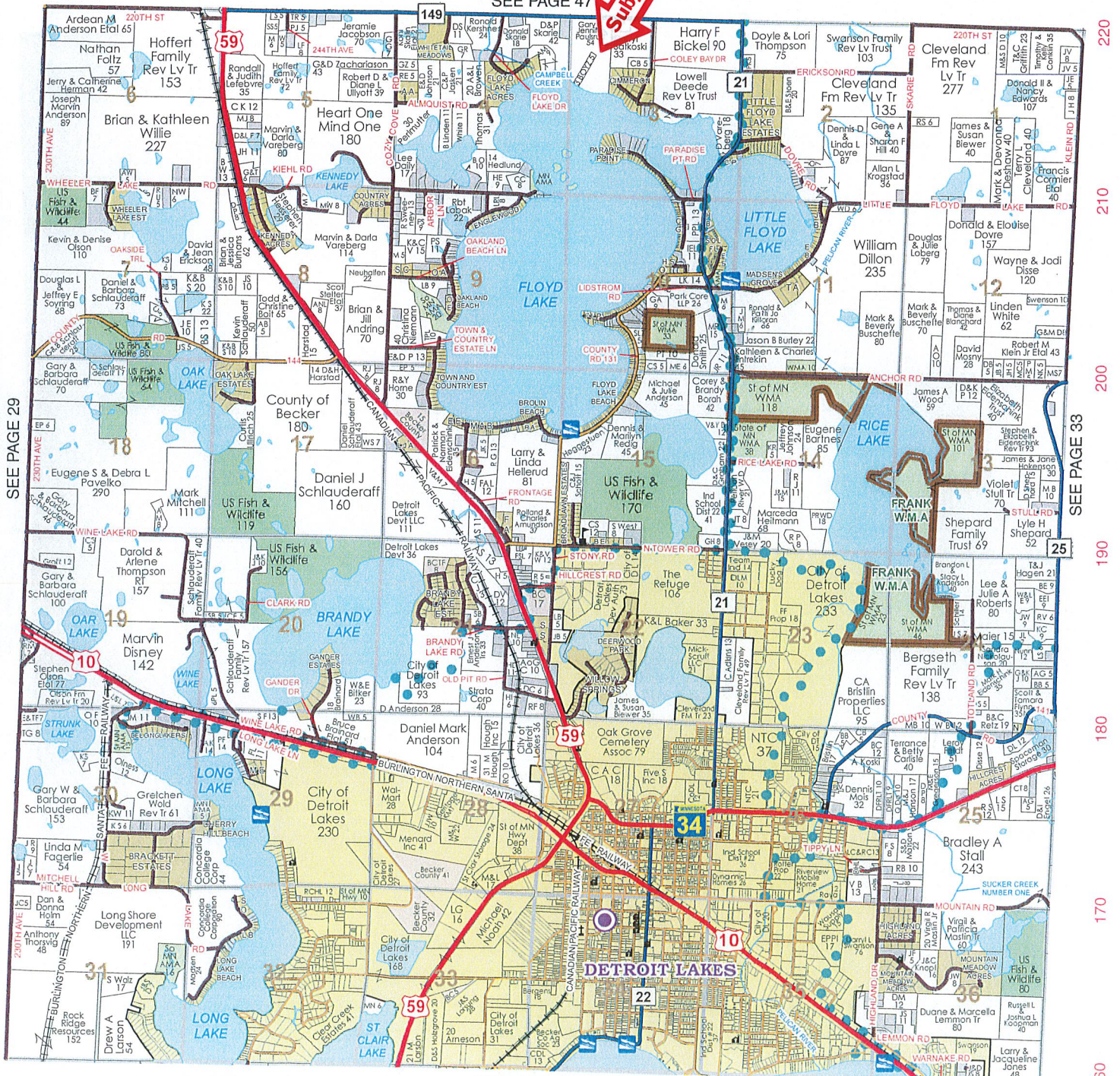


Detroit

Township 139N - Range 41W

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# 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\*\***

May 14, 2026 @ 6:00 P.M.

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

**APPLICANT:** Rhonda Vareberg  
19529 330<sup>th</sup> Ave  
Detroit Lakes, MN 56501

**Project Location:** 33130 SE Perch Lake Rd  
Detroit Lakes, MN 56501

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a variance to construct a deck/patio to be located one hundred ten (110) feet from the ordinary high-water (OHW) mark of a natural environment lake and to be zero (0) feet from the top of a bluff deviating from the required setbacks of one hundred and fifty (150) feet and thirty (30) feet respectively due to topography and setback issues.

**LEGAL LAND DESCRIPTION: Tax ID Number:** 10.0674.001 **Legal Land Description:** Section 23 Township 139 Range 040, Golden Fawn Estates 139 40 Block 001, Lot 6, Perch 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: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@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/](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 # 493

## Property and Owner Review

Parcel Number(s): 100674001

Owner: Rhonda Vareberg

Township-S/T/R: ERIE-23/139/040

Mailing Address:  
19529 330TH AVE DETROIT LAKES MN 56501

Site Address: 33130 SE PERCH LAKE RD DETROIT LAKES MN

Lot Recording Date: After 1992

Original Permit Nbr: 2022-92477

Legal Descr: Lot Block 001 of GOLDEN FAWN ESTATES 139 40|LOT 6.

## 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/patio to be located one hundred ten (110) feet from the ordinary high-water (OHW) mark of a natural environment lake and to be zero (0) feet from the top of a bluff deviating from the required setbacks of one hundred and fifty (150) feet and thirty (30) feet respectively due to topography and setback issues.**

The patio was previously approved on June 9, 2022, document # 713491.

OHW Setback: 110'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: 0'

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 30' x 16' app - patio

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

## Other Questions Review

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

Explain: **Yes, the proposal creates very little disturbance or impact to the existing lay out of the lot with extremely low impervious coverage.**

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

Explain: **Yes, the proposal is located in policy district 3 which encompasses most of the County's developed lake shore and population.**

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

Explain: **Yes, it will be used for residential purposes consistent with the neighborhood.**

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

Explain: **The location is essentially the only level location for the patio.**

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

Explain: **The majority of the lots on the lake have similar topographical issues with other dwellings on the lake having non-conforming setbacks.**

n Escalates

130'

23

Bluff  
15'

Deck/Patio

House/Garage

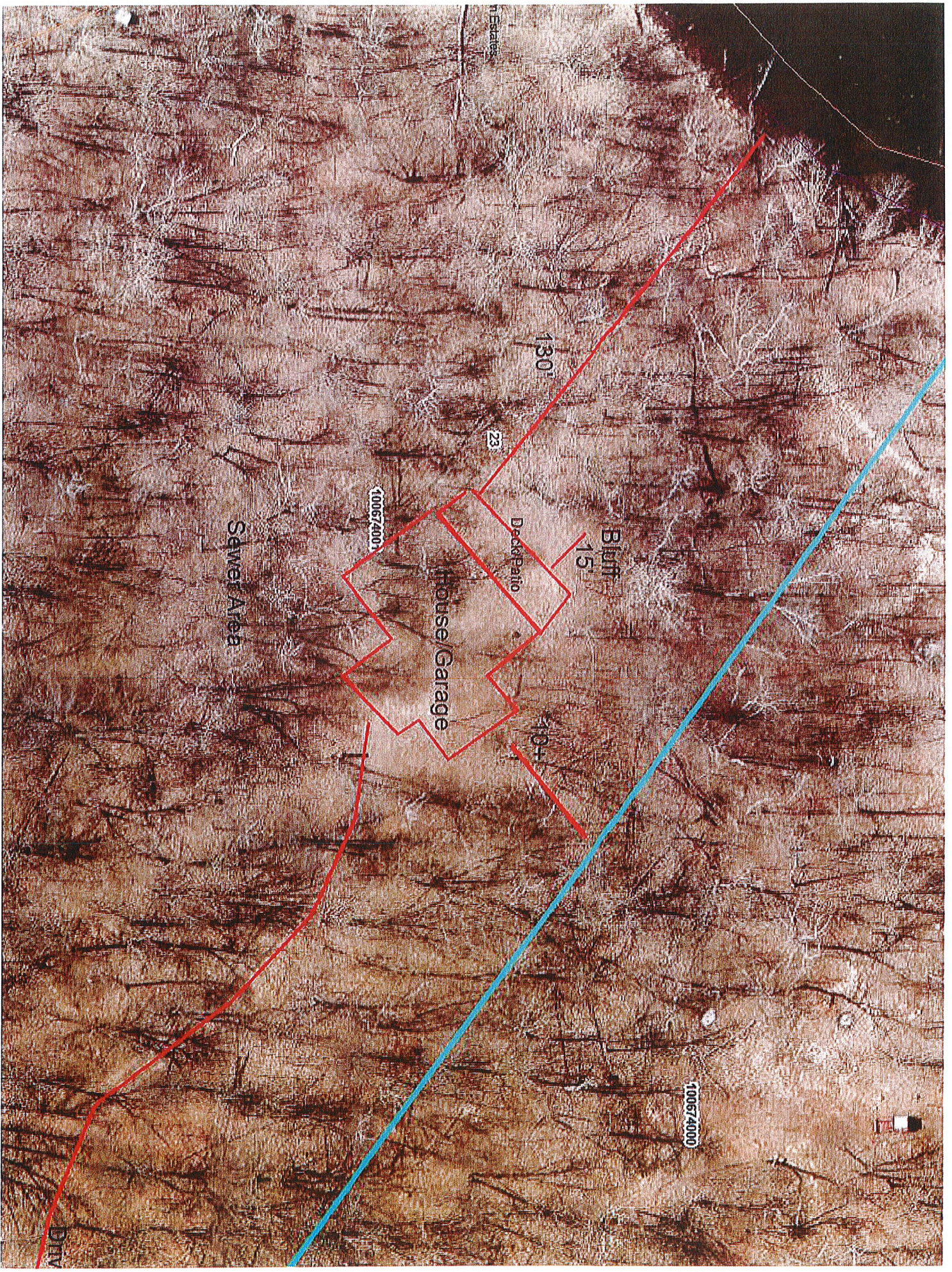
10+'

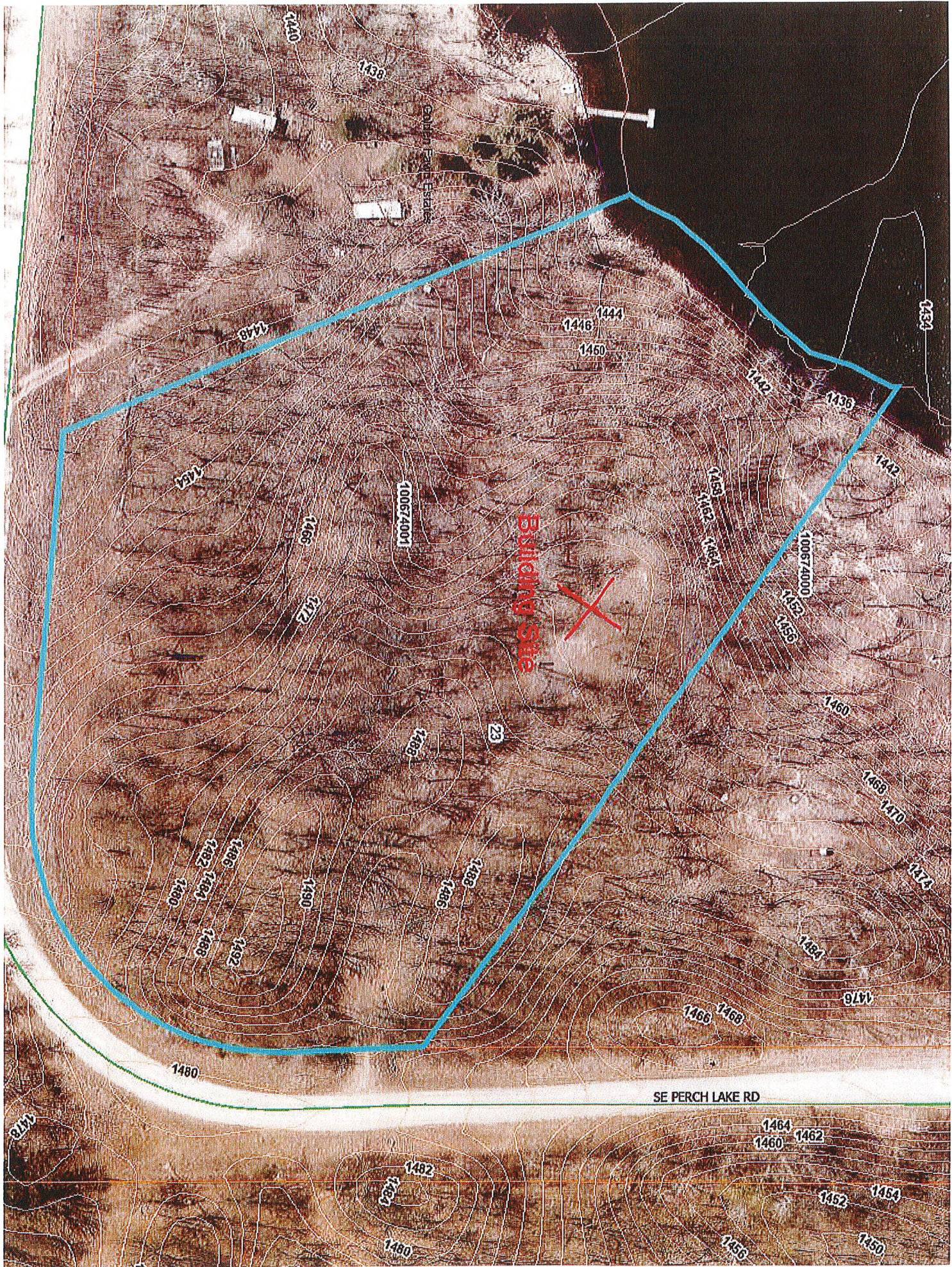
100674001

Sawyer Area

100674000

DITM





Golden Peak Estates

Building Site

SE PERCH LAKE RD

23

100674001

100674000

1480

1464  
1460  
1462

1482  
1484

1452  
1464

1480

1456

1450

BECKER COUNTY RECORDER  
STATE OF MINNESOTA  
**Document No. 713491**

July 23, 2025 at 3:38 PM  
I hereby certify that the within  
instrument was recorded in this office.  
Susan Syvertson, County Recorder  
By RB Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **Rhonda Vareberg**

ORDER OF VARIANCE

REQUEST: Variance to construct a dwelling, attached garage, and  
deck/patio to be located 130' from the ordinary high-water mark  
and 15' from the top of a bluff

~~DENIAL OF VARIANCE~~

The above-entitled matter came on to be heard before the Board of Adjustment on the 9th day of June  
2022, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following  
described property:

LEGAL LAND DESCRIPTION: **10.0674.001** Complete Legal Description on Attachment A.

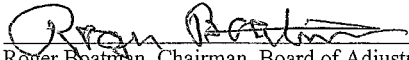
**VARIANCE REQUESTED:** Variance to construct a dwelling, attached garage, and a deck/patio to be  
located 130' from the ordinary high-water mark and 15' from the top of a bluff on a natural environment  
lake due to topographical issues.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

A variance has been granted to approve an amended variance, where the dwelling is located one-hundred  
and twenty six (126) feet from the lake, and zero (0) feet from the bluff with the understanding that there  
is at least a fifteen (15) foot setback from what the board considers to be the true bluff and based on the  
findings that it falls within the intent of the ordinance, will not change the character of the locality, and  
puts the property to reasonable use.

The Variance shall become null and void on June 9th, 2024 if a site permit has not been obtained  
and construction began.

DATED THIS 26 DAY OF April, 2023

  
Roger Boatman, Chairman, Board of Adjustment

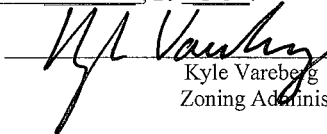
STATE OF MINNESOTA )  
  ) SS  
COUNTY OF BECKER )

BECKER COUNTY OFFICE  
OF  
PLANNING AND ZONING

I, Kyle Vareberg, Becker County Zoning Administrator, certify that I have compared the  
foregoing Copy and Order ~~GRANTING~~-(DENYING) a Variance with the Original Record preserved in  
the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the  
County of Becker on the 14th DAY OF June, 20 23.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

  
Kyle Vareberg  
Zoning Administrator

chg  
paid zoning  
well



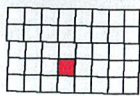
Becker County

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.

Date: 4/28/2026

1:2,113

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

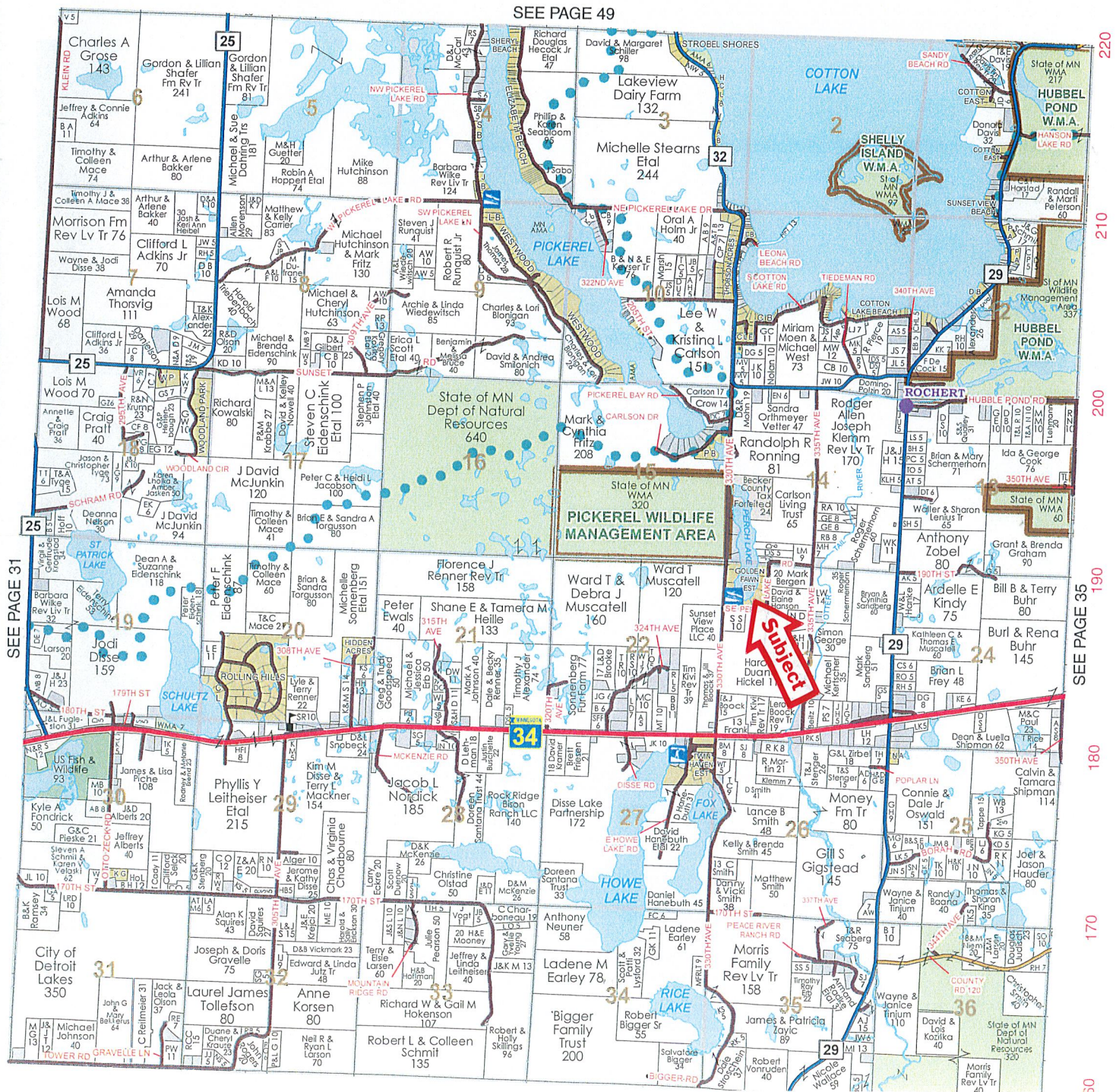


Erie

Township 139N - Range 40W

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