

Becker County Board of Adjustments
April 9th, 2009

Present: Members: Jim Bruflodt, Steve Spaeth, Jerry Schutz, Clifford (Kip) Moore, Merle Earley, Al Chirpich and Bill Sherlin.

Zoning Staff: Julene Hodgson.

Chairman Jim Bruflodt called the meeting to order. Julene Hodgson took minutes.

Minute approval: The December minutes were discussed. Spaeth made a motion to approve the minutes from the December 11, 2008 meeting. Chirpich second. All in favor. Motion carried.

Chairman Bruflodt explained the protocol for the meeting. Spaeth read the criteria for granting or denying a variance.

FIRST ORDER OF BUSINESS:

1. **APPLICANT:** Dennis & Debra Bounds 18511 NE 25th Str Redman, WA 98052
Project Location: 11648 Ravenswood Beach **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Variance to construct a 24 x 36 detached garage 6' feet from the rear property line due to a substandard sized lot of record. This deviates from a required 20 feet from the rear property line for a detached accessory structure. **LEGAL LAND DESCRIPTION:** Tax ID number: R191689000 Lake Melissa Ravenswood Plat Lot 14 & S 25' of Lot 15; Section 28, TWP 138, Range 41, Lake View Township.

Contractor Perry Nodsle explained the application to the Board as acting agent for the Bounds. The contractor and owner submitted a new site plan to the Board with the request to construct a garage to the back of the property 6 feet from the rear. Nodsle stated this request would make the road setback and the 10% side setback required.

Spaeth asked the question of what the 10% side property setback would be on this property to which Nodsle answered 7.5 feet.

Lakeview Township Supervisor Gail Hahn spoke in favor of the application. Hodgson read a letter on file from Victor and Jean Rolle that spoke in favor of the application.

Further discussion was held. The Board discussed the new plan submitted which would now meet the required road right of way setback. The project has been reviewed on September 11, 2008 and October 9, 2008 by the Board, due to previous requests submitted and site visits of the property.

MOTION: Sherlin made a motion a Variance be granted to construct a 24 x 36 detached garage 6 feet from the rear property line due to a substandard sized lot of record being a sufficient hardship and this will give reasonable use of the property. Chirpich second. All in favor. Motion carried.

Informational Meeting. The next informational meeting is scheduled for Thursday, May 7, 2009 at 7:00 a.m. at the Courthouse 3rd floor meeting room.

Since there was no further business to come before the Board, Chirpich made a motion to adjourn the meeting. Sherlin second. All in favor. Motion carried.

Jim Bruflo, Chairman

ATTEST

Patricia Swenson, Zoning Administrator