

**New View Renovations**

**Phone: 218-251-7762**

**Email: [ben@newviewmn.com](mailto:ben@newviewmn.com)**

July 14, 2025

To the Planning and Zoning Board,

We're writing on behalf of one of our clients, Darlene Schrader, who lives at 12609 Chestnut Drive, Baxter, Minnesota, 56425. She's an elderly homeowner hoping to extend her front deck just a little further than current city setbacks allow. We're requesting a variance to help make this possible.

Right now, the space allowed by code is too tight to safely fit both a sitting area and a clear walking path. Our client would love to enjoy her deck for relaxing outside but also needs enough space to walk through without having to navigate around furniture. As it stands, there just isn't enough room for both.

Another key reason we're asking for this exception is because part of the plan includes moving the stairs so they're no longer directly in front of the front door. This change would create a much safer entrance, allowing her to step out onto a flat landing before reaching the stairs — a big improvement in terms of stability and reducing the risk of falling.

This deck extension isn't about luxury — it's about safety, function, and helping an aging homeowner stay independent in her own home. The extended portion would remain uncovered and modest in size, and we believe it won't have any negative effect on the neighborhood or nearby properties.

We understand the importance of zoning rules, and we don't take this request lightly. But in this case, we believe the situation merits a little flexibility. We're happy to provide drawings, photos, or attend a meeting if you'd like to discuss it further.

Thank you so much for considering this request.

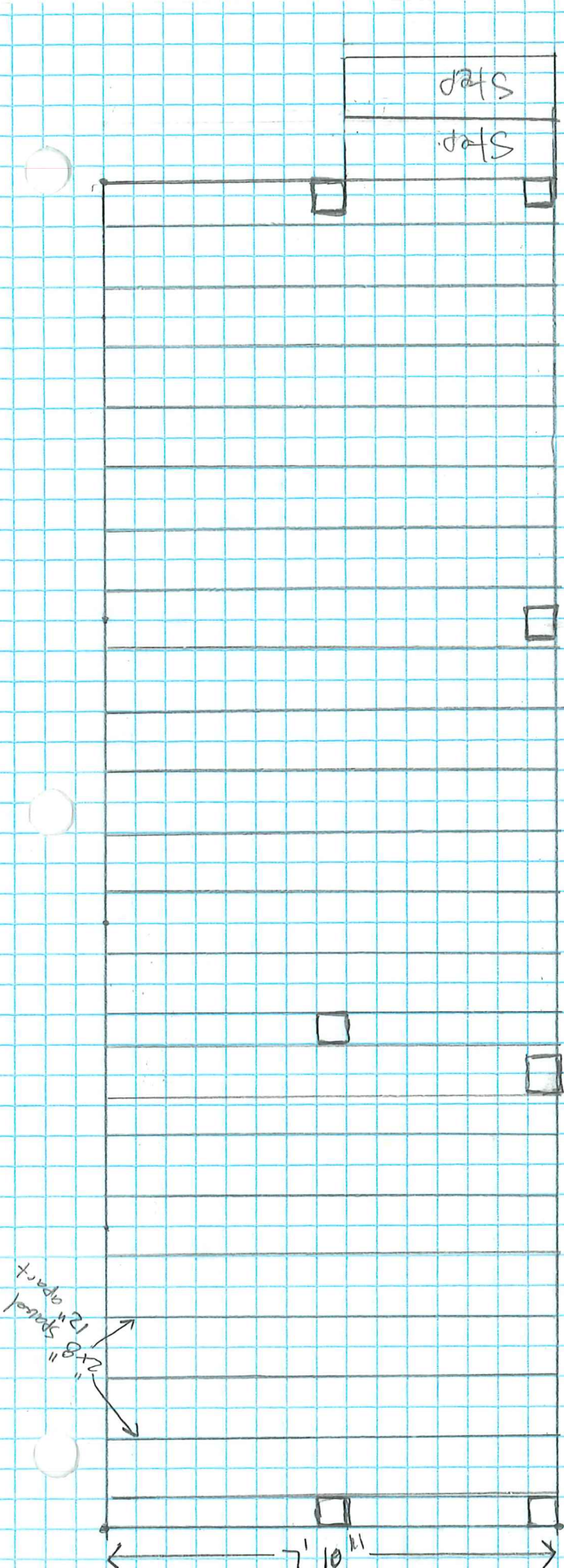
Sincerely,

Benjamin Schrader

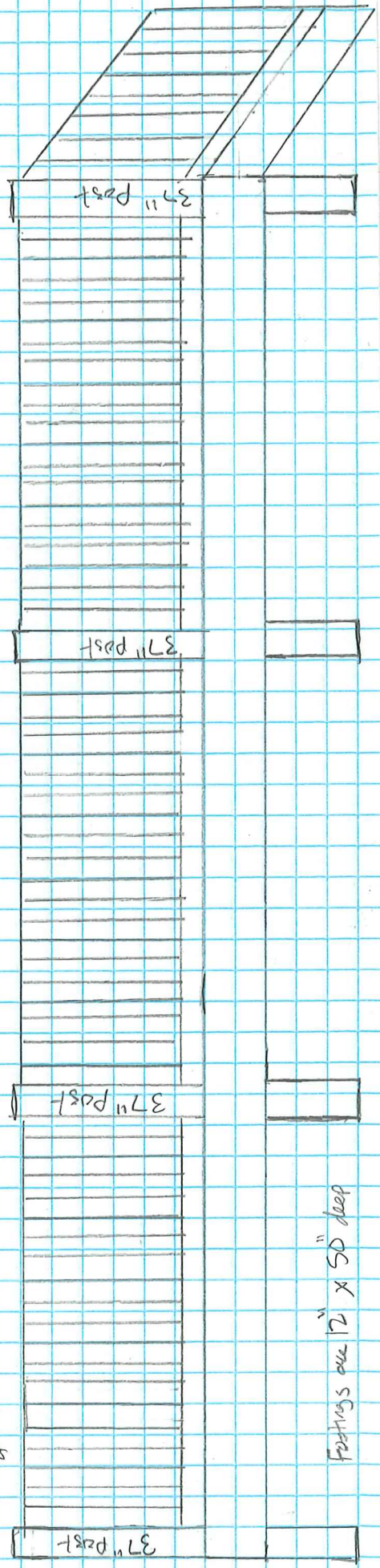
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22' 3 1/2"



Spacers are 4" x 12" x 12"

Fastenings are 12" x 50" deep

# VALLEY VIEW ESTATES

THE E12-E12-SE1/4-NW1/4 AND PART OF  
THE SOUTH 10 ACRES OF THE NE1/4-NW1/4  
SECTION 17, T133N, R28W  
CROW WING COUNTY, MINNESOTA

NOTARY PUBLIC  
JAMES L. BORDEN  
Jury 24/2000  
Jury 24/2000  
Jury 24/2000

KNOW ALL PERSONS BY THESE PRESENTS, THAT LIFESTYLE INNOVATIVE BUILDERS, A MINNESOTA CORPORATION, IS THE OWNER AND CREDITAMERICA SAVINGS COMPANY, A MINNESOTA CORPORATION, IS THE MORTGAGEE OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF BORTER, CROW WING COUNTY, MINNESOTA, TO WIT:

The East Half of the East Half of the Southeast Quarter of the Northeast Quarter, Section Seventeen, Township One Hundred Thirty-three, Range Twenty-eight, and the South 10 Acres of the Northeast Quarter of the Northeast Quarter, Section Sixteen, Township One Hundred Thirty-three, Range Twenty-eight, which lies Southerly of present County State Aid Highway #48.

Has caused the same to be surveyed and plotted as VALLEY VIEW ESTATES, DESTINAT DRIVE, the road indicated on the plot is hereby dedicated to the public and also dedicating the easements as shown on the plot for utility and drainage purposes only.

In witness whereof, said Lifestyle Innovative Builders, has caused these presents to be signed by its proper officers this 24th day of July, 2000, at the City of Bortter, Crow Wing County, Minnesota. The foregoing instrument was acknowledged before me this 24th day of July, 2000, by Ricardo D. Boleau, President of Lifestyle Innovative Builders, a Minnesota corporation, on behalf of the corporation.

OWNER:  
Lifestyle Innovative Builders  
Ricardo D. Boleau  
Ricardo D. Boleau, President

MORTGAGEE:  
CreditAmerica Savings Company  
James L. Borden  
James L. Borden, Executive Vice President

State of Minnesota )  
County of Crow Wing ) ss

The foregoing instrument was acknowledged before me this 24th day of July, 2000, by Ricardo D. Boleau, President of Lifestyle Innovative Builders, a Minnesota corporation, on behalf of the corporation.



State of Minnesota )  
County of Crow Wing ) ss

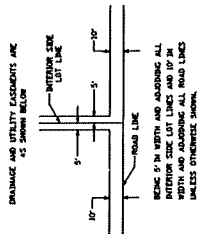
The foregoing instrument was acknowledged before me this 24th day of July, 2000, by Terrence L. Borden, Executive Vice President of Credit America Savings Company, a Minnesota corporation, on behalf of the corporation.

Notary Public  
Terrence L. Borden  
Terrence L. Borden, Executive Vice President  
Credit America Savings Company  
Credit America Savings Company



L. Roy A. Luukkainen, Auditor for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described herein have been paid for the years prior to 1991.

L. Roy A. Luukkainen  
Auditor  
Crow Wing County, Minnesota



● = IRON MONUMENT FOUND IN PLACE  
O = IRON PIPE MONUMENT SET-MARKED RLS 23668  
ORIENTATION OF THIS BEARING SYSTEM  
IS THE COUNTY COORDINATE SYSTEM

SCALE 1" = 100 FEET  
0 100 200 300 400 500

Hereby certify that I have surveyed and plotted the property described on this plot as VALLEY VIEW ESTATES, that this plot is a correct representation of the survey, that distances are correctly shown on the plot in feet and hundredths of a foot, that monuments have been placed in the ground as shown, and that there are no wet lands or public highways to be designated other than as shown.

James L. Borden  
James L. Borden, Surveyor  
Minnesota Registration Number 23668

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of July, 2000, by James L. Borden, Minnesota Registration No. 23668.



Notary Public  
James L. Borden  
James L. Borden, Surveyor  
Minnesota Registration Number 23668

This plot of VALLEY VIEW ESTATES was approved by the City Council of Bortter, Minnesota, on this 24th day of July, 2000.

ATTEST:  
James L. Borden  
Mayor  
City Administrator

L. Laureen E. Borden, Treasurer for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described herein payable in the year 1991, have been paid.

L. Laureen E. Borden  
Treasurer  
Crow Wing County, Minnesota

DATE OF SURVEY, 4-24-00  
DATE OF RECORDING, 7-24-00  
BOTTOM FLOORPLAN 14-00