

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: March 4, 2016

A G E N D A

The Wright County Board of Adjustment will meet on Friday, March 4, 2016 at 8:30 a.m. in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

1. **AgSTAR FINANCIAL SERVICES, FLCA** – Cont. from 1/8/16

LOCATION: Part of the E ½ of NW 1/4, Section 1, Township 121, Range 26, Wright County, Minnesota. (Silver Creek - Twp.) Tax #216-000-012103

Request an appeal of zoning administrator's decision of Section 502.2 & 604.6(4) of the Wright County Zoning Ordinance determining a 70 +/- parcel is not conforming and will not have an entitlement because of an unapproved five-acre division previously made from the parcel.

2. **MARK W. MADDOX** – New Item

LOCATION: 7005 Pilger Avenue NW – Lot C, Shady Nook Replat and Addition, Section 28, Township 121, Range 28, Wright County, Minnesota. (Lake Sylvia – Southside Twp.) Twp. 217-068-000030

Requests a variance of Section 405. 502.2, 605.5(3) & 612 of the Wright County Zoning Ordinance to allow changes to the variances granted on 12-4-15. The expansion and remodeling project proposed to include a 3.5 ft. balcony off the upper level, to be 65 ft. from the ordinary high-water mark of lake. Also, expansion of the 8' x 8' rear porch that was 15' from the side property line is proposed to be 7' x 16', 10' from the side property line.

3. **BRADLEY & KIMBERLY SAWATZKE** – New Item

LOCATION: 6423 Osborn Avenue NW – Tract described as part of Gov't Lot 4, and part of the W ½ of SE ¼, all in Section 34, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia – Southside Twp.) Tax Parcel # 217-000-343102

Requests a variance of Section 502.2 & 605.5 & 612 of the Wright County Zoning to allow construction of a new 2' x 17' cantilever addition lakeside to be 74.7 ft. from the ordinary high-water mark of lake (OHW); replace and expand existing deck to be 65.9 ft. from the OHW; a new 10' x 18.33' one-story addition over a basement that will be 76 ft. from the OHW, and a new 8' x 10' entry porch on the roadside that will be 48.5 ft. from the center of a platted road.

4. **ANNA M. RYAN** – New Item

LOCATION: 9243 Osborn Avenue NW – Part of N ½ of SW ¼, Section 15, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-153101

Requests a variance of Section 302, 604.5 & 604.6(4) to allow an existing 68-acre property to be split into two parcels: Proposed is a 7-acre lot with the existing homestead and 61 acres to have the remaining building "entitlement". Neither parcel would have 300 feet wide on a public road.

5. **ARLENE LITFIN & GERALD LITFIN**– New Item

LOCATION: 6255 Farmington Ave. SE – N ½ of S ½ of NW ¼, Section 1, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax Parcel # 208-200-012401 & -012300 Owners: Glen E. Litfin Family Trust & Gerald & Gayle Litfin
Requests a variance of Section 502.2 & 604. of the Wright County Zoning Ordinance to allow approximately 17 acres from existing 28 acre restricted parcel to be added to Gerald's 10-acre entitlement division (tax #208-200-012300) that is on a 66 ft. access strip, resulting in a 27 acre entitlement division on an access strip. Remaining 11 acres to be restricted and have over 300 ft. of road frontage.

6. **CHRISTENA M. DICKENS** – New Item

LOCATION: 5758 - 70TH Street SW – S ½ of SW ¼, Section 6, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-063300 Property owner: Marilyn Atkinson
Requests a variance of Section 502.2 & 604.6 of the Wright County Zoning Ordinance to allow a 15-acre (approx.) division to include the existing homestead.

7. **BARBARA I. ABEL**– New Item

LOCATION: SW ¼ of SW ¼, except West 605 feet of South 360 feet thereof; & SE ¼ of SW ¼, Section 11, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-113400 & -113300
Requests a variance of Section 502.2 & 604. Of the Wright County Zoning Ordinance to allow the east 40 acres of the farm to be split into two 20-acre (approx.) parcels each with an “entitlement”. Remaining acreage to be restricted.land.

8. **DALE M. ZWACK**– New Item

LOCATION: 9767 Aetna Avenue NE – Tract described as part of the E ½ of SW ¼, Section 18, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax Parcel # 213-100-183403 & -183400 Property owners: Zwack & Olson
Requests a lot line adjustment as regulated in Section 502.2 & 604. of the Wright County Zoning to attach a 33 ft. wide strip from tax #213-100-183400 (owned by Olson and zoned AG General Agricultural) to applicant's 10.95 acre lot (tax #213-100-183403 that is zoned A/R Agricultural-Residential).

Respectfully submitted,

Barry J. Rhineberger
Planner

Cc: Board of Adjustment/County Board/Kryzer/Twp. Clerk/Administration