

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: April 1, 2016

A G E N D A

The Wright County Board of Adjustment will meet on Friday, April 1, 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 3/4/16

LOCATION: Part of the E ½ of NW ¼, 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 – Cont. from 3/4/16

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. ANNA M. RYAN – Cont. from 3/4/16

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.

4. SCOTT S. RINNE – New Item

LOCATION: 4043 Braddock Avenue NE – Part of SE ¼ of SE ¼, Section 7, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-074401

Requests a variance of Section 604.5(2) of the Wright County Zoning Ordinance to replace two existing non-conforming accessory structures (currently 72 ft. from centerline of a County Road) with a new 28' x 36' accessory structure (larger than combined size of existing) to be 65' from the centerline of a County Road.

5. **ROBERT W. MANTHEY** – New Item

LOCATION: 3060 58TH St. NW - Lots 4 & 5, Sandy Beach Addition, according to plat of record, Section 4, Township 120, Range 26, Wright County, Minnesota. (Maple Lake –Maple Lake Twp.) Tax #210-027-000040

Requests a variance of Section 405, 502.2, 605.5(2)(3) to expand a substandard dwelling with a 28' x 42' (996 sq. ft.) one-level addition with a crawl space and a 5' x 8' road-side porch, onto an existing 1584 sq. ft. one-level structure with basement that is 48' from the Ordinary High-water Mark of lake (OHW), 7.2' from the side property line, and 31.7' from the road right-of-way. Proposed addition to be 50' from the OHW, 61.1' from the traveled road centerline and exceeds 50% of the value of the existing structure. Property to be served by a new Type IV septic system.

6. **JASON DANIEL LIPINSKI** – New Item

LOCATION: 6761 Bishop Avenue NW– Part of, Section 35, Township 121, Range 26, Wright County, Minnesota. (Maple Twp.) Tax #210-100-352401 & -352101 & -352100 & 263400

Requests a variance of Section 604.6(4) of the Wright County Zoning Ordinance to add 3.16 acre to existing property division previously approved by the Board for a total residential lot of 6.18 acres.

7. **RICHARD N. LaBUTE** – **New Item**

LOCATION: 3488 County Road 33 SE –W ½ of the NE ¼ and the E ½ of SE ¼ of NE ¼, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-032400

Requests a variance of Section 604.6(4) of the Wright County Zoning Ordinance to allow an 18 acre division (approx.) with existing buildings.

8. **Board Resolution: Location of Agenda Posting**

Respectfully submitted,

Barry J. Rhineberger
Planner

BJR:tp

cc: Board of Adjustment
County Board/Twp. Clerks/Kryzer