

## WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: May 6, 2016

### A G E N D A

The Wright County Board of Adjustment will meet on Friday, May 6, 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 4/1/16

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. **ROBERT W. MANTHEY** – Cont. from 4/1/16

LOCATION: 3060 58<sup>TH</sup> 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.

3. **NANCY L. LAGERMEIER** – New Item

LOCATION: 3110 58<sup>th</sup> St. NW –Lot 1, Sandy Beach Addition, according to plat of record, Section 4, Township 120, Range 26, Wright County, Minnesota. (Maple Lake – Maple Lake Twp.) Tax # 210-027-000010

Requests a variance of Section 502.2, 605.5(3) & 612 of the Wright County Zoning Ordinance to allow a 14' x 21'4" addition on the roadside of existing structure that will be 10.5' from the side property line at the closest point; and 73' from the Ordinary High-water Mark of lake (OHM). Existing structure is 41.7' to deck and 52' to dwelling from the OHW. Proposed addition is valued at 55% of the existing structure value. Property is served by a holding tank for sewer.

4. **ANNA M. RYAN**- Cont. 4/1/16

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.

5. **RODNEY R. JOHNSON** – New Item

LOCATION: 13390 100<sup>TH</sup> St. NW – Part of NE ¼, Section 14; Part of SW ¼ of the SE ¼ of Section 11, all in Township 121, Range 28, Wright County, Minnesota. (Lake Augusta - Southside Twp.) Tax #217-000-141203; -141202 & -114300 Property owners: Rodney Johnson, Estate of Hazel Johnson

Requests a lot line adjustment as regulated in Section 502.2 & 604 of the Wright County Zoning Ordinance to reconfigure property lines as follows: Combine the Rodney Johnson homesite (217-000-141203) with that part of parcel #217-000-141202 south of road that will create a 37 acre parcel; and, divide the new home being built by LeBrun, off on approx. 2 acres from tax parcel #217-000-141202 as an entitlement division. The remaining portion of 217-000-141202 north of road and all of 2177-000-114300 to be a one restricted Ag parcel.

6. **RICHARD H. SNODGRASS**- New Item

LOCATION: 343 102<sup>nd</sup> St. NE – Lot 11, Birch Lake Beach, according to plat of record, Section 7, Township 121, Range 25, Wright County, Minnesota. (Birch Lake - Monticello Twp.) Tax # 213-112-000110

Requests a variance of Section 502.2 & 605.5(2). of the Wright County Zoning Ordinance to allow a 24' x 24' detached garage on the road side of the house, 82' from the Ordinary High-water Mark of lake.

7. **WRIGHT COUNTY PARKS DEPARTMENT**- New Item

LOCATION: 9842 Briarwood Ave. NE –Part of the N ½ of NW ¼; Gov't Lots 3 & 4, all in Section 17, Township 121, Range 25, Wright County, Minnesota.. (Bertram Lake - Monticello Twp.) Tax # 213-100-171100/-172100 & -171200 Owner: Wright County & Lamm

Requests a variance of Section 502.2 & 612 to construct two 36' x 50' picnic shelters at a 110' from the Ordinary High-water Mark of Lake; and a 30' x 80' and 20' x 24' day-use restroom/beach house 185' from Ordinary High-water mark of lake. Also requesting a lot line adjustment to attach that portion of tax parcel #213-100-172100 south and east of Briarwood Ave. to the County Park property.

8. **RYAN R. NELSON** – New Item

LOCATION: xxx Aetna Avenue NE – Part of S ½ of NE ¼, Section 6, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-061300

Requests a variance of Section 502.2 & 604.6(4) of the Wright County Zoning Ordinance to allow a 30-acre (approx.) “entitlement” division on an owned access strip on the back (east) side of parcel.

9. **ROGER A. JAMES** – New Item

LOCATION: 1562 60<sup>TH</sup> St. NE – Part of S ½ of SE ¼ of NW ¼ and 1 rod off the east side of the N ½ of SE ¼ of NW ¼ of NE ¼ and 1 rod square, in the NE /14, all in Section 32, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax # 213-100-324405 Property owners: James Living Trust & Sharon Goetzke

Requests a variance of Section 502.2 & 604. of the Wright County Zoning Ordinance to allow the division of the existing home site on 1.08 acres, leaving 98 acres with a building entitlement and less than 300 ft. of road frontage (238 ft. remaining).

Respectfully submitted,

Barry J. Rhineberger  
Planner

BJR:tp

Cc: Board of Adjustment  
County Board of Commissioners  
Kryzer  
Twp. Clerks