

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: June 3, 2016

A G E N D A

The Wright County Board of Adjustment will meet on Friday, June 3, 2016 in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

8:30 a.m.

1. **AgSTAR FINANCIAL SERVICES, FLCA** – Cont. from 5/6/16

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 5/6/16

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.

3. **CRAIG E. FAUTSCH** – New Item

LOCATION: 4676 Culver Avenue NW - Lot 4, Sullivan's Rolling Acres Third Addition, Section 10, Township 120, Range 26, Wright County, MN. (Sullivan Lake–Maple Lake Twp.) Tax #210-033-000040

Petitions for a variance of Section 502.2 & 716 of the Wright County Zoning Ordinance to install a 1650 gal. holding tank 2.5 ft. from the side property line and 2.5 ft. from the road right-of-way.

4. **RODNEY R. JOHNSON** – Cont. from 5/6/16

LOCATION: 13390 100TH 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.

5. **JOEL A. VON ENDE** – New Item

LOCATION: 13371 102nd St. NW - Lot 4, Augusta Peninsula Shores, Section 11, Township 121, Range 28, Wright County, MN. (Lake Augusta – Southside Twp.) Tax #217-015-000040

Petitions for a variance of Section 302.1, 404, 502.2 605.5 (2) & (3), 612 & 716.3 of the Wright County Zoning Ordinance to allow construction of a 22' x 26' two-story detached garage on the road-side of dwelling; with a 12/12 roof pitch and 8 ft. of headroom in an upper level, to be 76 ft. from the ordinary high-water mark (OHW) of a Recreational Development lake, 5.4 ft. from the property line and 11.4 ft. from the road right-of-way (28.3 ft. from the traveled centerline). Also proposed is a new septic system to be 2 ft. from the property line and 2' from the road right-of-way. Lot is undersized.

6. **NEIL K. SCHLAGEL** - New Item

LOCATION: 10673 Grover Avenue SW – Lots 31 & 32, Terra Teresa, according to plat of record, Section 25, Township 118, Range 27, Wright County, MN. (Victor Twp.) Tax #219-016-000310/000320

Requests a variance of Section 403, 502.2, 605.5(3) & 612 of the Wright County Zoning Ordinance to construct an 18.5' x 29.5' two-story addition 58 ft. from the Ordinary High-water Mark (OHW) of an Recreational Development lake. Also construct a 28' x 28.5' attached garage with an 18' x 28.5' upper-level and 5' x 14' porch roadside of the proposed dwelling addition, 10.7 ft. from the north side property line. Existing structure is 60 ft. and the deck 54 ft. from the OHW and 11 ft. from the south property line. Proposed addition will increase impervious coverage to 25.56%.

9:30 a.m.

7. **WILLIAM JOHANSSON** – New Item

LOCATION: 4963 128th Street NW – Part of Gov't Lot 3, Section 32, Township 122, Range 26, Wright County, MN. (Limestone Lake - Silver Creek Twp.) Tax #216-100-322302

Requests a variance of Section 404.2, 502.2 612 of the Wright County Zoning Ordinance to allow replacement of the existing one-level walkout dwelling with breezeway and single attached garage with a new 35' x 39' one-level over a walkout dwelling (same as existing) with an 18.5' x 18.5' one-level addition (replacing the breezeway) and 22.5' x 25' double attached garage. The proposed dwelling includes a 3.5 ft. overhang lakeside. Existing and proposed dwelling to be 39.1 ft. from the Ordinary High-water mark of a Recreational Development lake. Proposal includes replacement of the existing 16' x 20' deck that is 34.7 ft. from the Ordinary High-water mark of lake.

8. **ALYAS MASIH** – New Item

LOCATION: 4841 140th Street NW –Part of NW ¼ of NW ¼, Section 29, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-292201 & -292200 Property owners: Applicant & Betzler

Requests a variance of Section 502.2 & 604.5(3) to allow conversion of existing attached garage to main level living space and construct a new 26' x 51.5' attached garage with a second story to be 20 ft. from the side property line. If not granted, second option second option is to request a variance to expand the lot that was a division from a "lot of record" by adding 10 feet to the east side of the property (from Betzler).

9. **TEMPLE SENGER** – New Item

LOCATION: 12374 Aetna Avenue NE –Lot 14, Block 1, Oakwood Manor, according to plat of record, Section 31, Township 122, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-223-001140

Requests a variance of Section 502.2 & 716.3 Table 3 of the Wright County Zoning Ordinance to allow a "Type 1" septic system to be installed 5' from the south and east property lines.

10. **DIANE C. HARMS** – New Item

LOCATION: 12196 Hart Avenue NW – Tract B, Registered Land Survey No. 31, Section 35, Township 122, Range 27, Wright County, Minnesota. (Sugar Lake – Clearwater Twp.) Tax #204-137-000020

Requests a variance of Section 502.2 & 605.5(2) of the Wright County Zoning Ordinance to allow construction of a 16' x 20' addition to detached garage. Proposed addition to be 45 ft. from the centerline of a township road.

11. **CLIFFORD H. DUSKE** – New Item

LOCATION: 4957 Crofoot Avenue SW – S ½ of SW ¼, Section 27, Township 119, Range 26, Wright County, Minnesota, except tract described in Book 324 of Deeds, page 146. (Marysville Twp.) Tax #211-000-273400

Requests a variance of Section 502.2 & 604.6(4) of the Wright County Zoning Ordinance to allow a division of the existing farmstead on approximately 9.5 acres with less than 300 ft. wide on a public road.

Respectfully submitted,

Barry J. Rhineberger
Planner

BJR:tp

Cc: Board of Adjustment
County Board

Kryzer
Twp. Clerks
Administration