

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: July 8, 2016

A G E N D A

The Wright County Board of Adjustment will meet on Friday, July 8, 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. JOEL A. VON ENDE – Cont. from 5/6/16

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.

2. NEIL K. SCHLAGEL – Cont. from 5/6/16

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%.

3. WILLIAM JOHANSSON – Cont. from 5/6/16

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.

4. **DAVID A. NEWKIRK** - New Item

LOCATION: 2246 & 2390 – 95TH St. NW - E 278.08 feet of the S 719.18 feet of the W ½ of NE ¼; and Part of E ½ of NE ¼, all Section 15, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-151201, -151200, -151300 & -151401 Owners: Newkirk & Swendsen

Requests a lot line adjustment of 155.026, 155.048 of the Wright County Zoning Ordinance to add approximately 3 acres from the Newkirk property to the Swendsen 22 acre parcel.

5. **ROBERT V. MANGEN**- New Item

LOCATION: 7855 Braddock Avenue NE – Lot 19 and W 10 feet of Lot 20, Section 30, Township 121, Range 25, Wright County, Minnesota. (Cedar Lake - Monticello Twp.) Tax #213-115-000190

Requests a variance of Section 403, 502, 605.5(3)& 612 of the Wright County Zoning Ordinance to allow a new 388 sq. ft. deck, 11.6 ft. from the side property line. Proposed deck would reduce the side yard setback from 17.6 ft. to 11.6 ft. and lake setback from 64.9 ft. to 56.1 ft. Requests a variance of impervious surface coverage that would increase from 28.3% to 31.6%.

6. **LESLIE A. MELLIES**- New Item

LOCATION: 12304 Greer Avenue NW – Lot 10, Robinson's Terrace, according to plat of record, Section 36, Township 122, Range 27, Wright County, Minnesota. (Sugar Lake – Clearwater Twp.) Tax #204-126-000100

Requests a variance of 155.026, 155.008 & 155.057(E)(1)(b) of the Wright County Zoning Ordinance to allow a new 10' x 20' roofed area over existing deck, 44.5' from the Ordinary High-water Mark (OHW) of lake. Existing dwelling is 56' from the OHW.

7. **DAVID T. SCHAUST**- New Item

LOCATION: 7704 Brighton Avenue SE – Part of the NW ¼ of SE ¼, Section 8, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-084203

Requests a variance of 155.026, 155.047(F)(4) of the Wright County Zoning Ordinance to construct a 14' x 16' three-season porch over existing deck and add a 6' x 14' deck approximately 20' from rear property line.

9:30 a.m.

8. **ARLOENE L. LaVINE**- New Item

LOCATION: 7030 – Elder Avenue NW – S ½ of SW ¼, Section 28, and also NE ¼ of NW ¼, Section 33, all in Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-100-283300 & -332100

Requests a variance of 155.026 & 155.048 of the Wright County Zoning Ordinance to allow the existing 120- acre farm to be subdivided into three parcels of approximately 40 acres each. Also, an entitlement division out one of the proposed parcels which would leave the remaining acreage with 33' of road frontage.

9. **NELS M. KOTILA** – New Item

LOCATION: 202 County Road 3 NW –SW ¼ of SE ¼, and part of SW ¼ all in Section 34, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-343400 & - 343401

Requests a variance of 155.026 & 155.048(G)(4)(c) of the Wright County Zoning Ordinance to allow the existing 2.5 acre residential lot to be expanded to 10 acres. Proposed additional land will exceed 2.5 acres of prime tillable soils.

10. **PETER G. FORARE**- New Item

LOCATION: 2943 Mitchell Avenue NW– Part of the NE ¼ of NE ¼, and NW ¼ of NE ¼, Section 24, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-241100 & -241200 Owners: Forare & Weese

Requests a lot line adjustment of 155.026, 155.048 of the Wright County Zoning Ordinance to add approximately 4/10 of an acre of the Weese property to the Forare property.

11. **BRUCE C. IRVIN**- New Item

LOCATION: 3275 Newcomb Avenue NW– Lot 8, Block 1, Lakewood Addition, according to plat of record; and Part of Gov't Lot 1 & part of Gov't Lot 2, all in Section 23, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-231100 & 205-015-001080

Requests a lot line adjustment of 155.026, 155.048 of the Wright County Zoning Ordinance to add approximately 2.5 acre restricted backlot across the road from the applicant's lakeshore property.

12. **JUSTIN J. HASSA**- New Item

LOCATION: 4506 Morrison Avenue SW– Part of the W ½ of NE ¼ - Section 25, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-251300
Property owners: Hassa & Vandermillen

Requests a lot line adjustment and variance as regulated in Section 502.2 & 604.6(4) of the Wright County Zoning Ordinance to attach .015 acre from the Vandermillen property to the Hassa property to include the existing driveway encroachment. The result of the additional land area will put the Hassa lot over 10 acres.

Respectfully submitted,

Barry J. Rhineberger
Planner

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