

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: January 6, 2017

A G E N D A

The Wright County Board of Adjustment will meet on Friday, January 6, 2017 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:

ORGANIZATIONAL ITEMS:

Elect Chair & Vice Chair for 2017
Set the 2017 Meeting Calendar Dates and Time

Action on December 2, 2016 minutes

1. **LON L. VOIGT** – Cont. from 12/2/2016

LOCATION: 583 Halsey Avenue SE – Part of Lot 21, Charlotte Shores, plat of record, Section 5, Township 119, Range 24, Wright County, Minnesota. (Lake Charlotte–Rockford Twp.) Tax #215-013-000210

Requests a variance as regulated in Section 155.006, 155.026, 155.049(F)(3) & 155.057(E)(1)(b) of Title IV, Land Usage & Zoning of the Wright County Code of Ordinances to allow replacement of an 817 sq. ft. one-story dwelling over a basement that is 46.3 ft. from the Ordinary High-water Mark of lake (OHW), 5.8 ft. from the north property line, and 13.2 ft. from the south property line, with a new one-story dwelling that is 2,570 sq. ft. over a basement (including attached garage) 46.3 ft. from the OHW, 5.8 ft. from the north property line, and 10.5 ft. from the south property line. Lot coverage would increase from 11.2% to 15.7% and impervious coverage to increase from 34.9% to 38.4%.

2. **JOHN M. BISHOP** – New Item

LOCATION: 15074 64TH Street NW – Lot 10, Coates P Bull Addition, according to plat of record, Section 33, Township 121, Range 28, Wright County, Minnesota. (Lake Sylvia – Southside Twp.) Tax #217-022-000100

Requests a variance of Section 155.026, 155.090 & 155.057(E)(1)(b), Title XV, Land Usage, Wright County Code of Ordinances to replace existing 720 sq. ft. one-level cabin that is 27.6 ft. from the ordinary high-water mark of lake (OHW) with the following: construct a new 1,710 sq. ft. two-story dwelling 45 ft. from the OHW on two sides and 23.3 ft. from the right-of-way of a dead-end public road. Also a variance to install a new Type IV septic system that would be 5 ft. from the property line, 13.8 ft. from the attached garage and 16.7 ft. from the dwelling.

3. **JOSEPH A. KOOPMAN**

LOCATION: 2117 County Road 4 SW – SW ¼ of SW ¼, Section 12; and also NW ¼ of NW ¼, Section 13, all in Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-132200 & -123300

Requests a variance of Section 155.026 (E)(2) & 155.048(G)(4) Title XV, Land Usage, Wright County Code of Ordinances to subdivide a 70-acre (approx.) property as follows: A new lot of 26 acres (approx.) with an “entitlement” on a 100 ft. wide access strip with less than 300 ft. on the public road right-of-way. The remaining 45 acres would have the existing dwelling and outbuildings, meeting the public road frontage requirement.

4. **ROGER D. STROMMEN** – New Item

LOCATION: xxx 120th Street NE – Part of SE 1 /4 of SE ¼ of Section 36, Township 122, Range 26; and also Government Lot 3, except the east 330 feet of Section 31, Township 122, Range 25, Wright County, Minnesota. (Silver Creek & Monticello Twps.) Tax #216-100-364400 & 213-200-313300

Requests a lot line adjustment as regulated in Section 155.026 (E)(2) & 155.048(B) Title XV, Land Usage, Wright County Code of Ordinances to add 40 feet from the parcel owned in Section 36 (Silver Creek Twp.) to the applicant parcel in Section 31 (Monticello Twp.).

Respectfully submitted,

Barry J. Rhineberger
Planner

BJR:tp

Cc: Board of Adjustment
County Board
Kryzer
Twp. Clerks