

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: April 26, 2019

A G E N D A

The Wright County Board of Adjustment will meet on Friday, April 26, 2019 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. **KEITH SCHAUNAMAN** – Cont. from 4/5/19

LOCATION: 7293 Quinn Avenue NW – That part of Gov. Lot 2, Section 29, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Township)
Tax #217-000-291404

Requests a variance as regulated in Section 152.025, 155.03(B)(1), 155.026, & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a 36 x 50 pole building within a bluff. Proposed structure would exceed the maximum size of accessory structures allowed. Also proposed is an after-the-fact variance to allow a chicken coop less than 50 ft. from a property line.

2. **FRANK LUSHINE** – New Item

LOCATION: 6775 & 6787 Orth Avenue NW – Lots 3 & 4, Block 1, Pebble Beach, according to plat of record, Section 34, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia – Southside Twp.) Tax #217-038-001030 & -001040
Property owners: Richfield Rentals

Requests a lot line adjustment as regulated in Section 155.026(E)(2), 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow realignment of existing property lines between two residential lots owned by the applicant.

3. **ROBERT S. HURT** – New Item

LOCATION: 6074 Desoto Avenue NW – Lot 32, Salerno Bay Beach; and Lots 1 & 2, First Addition Salerno Bay Beach, according to plat of record, Section 33, Township 121, Range 26, Wright County, Minnesota. (Maple Lake - Maple Lake Twp.)
Tax #210-126-000010/210-125-000320 Property owner: Tara M. Globstad-Hurt

Requests a variance of Section 155.026, 155.049(F)(2) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace existing 912 sq. ft. one and half story dwelling with a walkout basement that is less than 15 ft. from the property line, with a new 2,716 sq. ft. one and half story dwelling with a walkout basement that will be 48.5 ft. from the platted centerline of town road and 54.3 ft. from the traveled centerline. A Type IV septic system is to be installed. (Lake and property line setbacks to be met.)

4. **CHAD McCARTHY** – New Item

LOCATION: 424 Coburn Avenue NW – Part of Gov't Lot 6, Section 34, Township 120, Range 26, Wright County, MN. (Birch Lake-Chatham Twp.) Tax #203-000-344103

Requests a variance of Section 155.003(B)(1), 155.026, 155.048(C) & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 36' x 56' pole building with a 6' x 16' covered porch and 16 ft. sidewalls, to be 140 ft. from Birch Lake which is classified as a Natural Environment lake.

5. **HOWARD L. BREMMER** – New Item

LOCATION: 735 Armitage Avenue SW – Lots 1 & 2, Deer Lake Shores, according to plat of record, Section 1, Township 119, Range 26, Wright County, Minnesota. (Deer Lake – Marysville Twp.) Tax #211-014-000020

Requests a variance of Section 155.026, 155.049(2) & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 24' x 30' addition to existing garage, 58' from centerline of town road and 83' from centerline of County Road 108

6. **GARY VERGIN** – New Item

LOCATION: 1433 & 1435 40TH Street SE – Part of the NE ¼ of NW ¼, Section 29, Township 119, Range 25, Wright County, Minnesota. (Crow River – Rockford Twp.) Tax #215-100-292102 & 215-100-292100 Property owners: Vergin & Dahlin

Requests a variance of Section 155.026, 155.048(F) & (G)(4)(c) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 17-acre “entitlement” division with the existing house from a 57-acre parcel. Remaining land to be added to Dahlin's 4-acre parcel that was approved by variance in 1992. Dahlin parcel does not have the 300-foot width required.

7. **PAUL D. HILLMEYER** – New Item

LOCATION: Corner of Norris Avenue SW & 10th St. SW– Part of S ½ of SE ¼, except divisions, Section 2, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-100-024300; 205-000-024303; 205-000-024302 & 205-000-024301 Property owners: Hillmeyer; Simonson & Horstman

Requests a variance of Section 155.026, 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 7.3 acre of prime tillable farmland to the Simonson's 2.5 acre “entitlement” division (205-000-024303), resulting in a 9.8-acre lot with 9.8 acres of tillable soil. Also, add approximately 3 acres of prime tillable land to the Horstman's lot (205-000-024302/024301), currently a 5-acre lot (exceeds amount of prime farm soils).

8. **GAYLEN HAYES** – New Item

LOCATION: 6548 Dague Avenue SE – Part of W ½ of SE ¼, except railroad and “entitlement” divisions, Section 3, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-033200 Property owner: Martha Hayes Estate

Requests a variance of Section 155.026, 155.048(B) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a division of restricted AG land into two parcels, using the railroad as the dividing line.

Respectfully submitted,

Barry J. Rhineberger
Planner

BJR:tp

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