

# WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: May 4, 2018

## A G E N D A

The Wright County Board of Adjustment will meet on Friday, 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. **JOHN A. STICH** – Cont. from 4/6/18

LOCATION: 7499 Nevens Circle NW – Unit #4, Condominium Number 12, Lake John Condominiums, Section 26, Township 121, Range 28, Wright County, Minnesota. (Lake John– Southside Twp.) Tax #217-072-000040 Property owner: Aeshliman  
Requests a variance of Section 155.026, 155.049, 155.057 & 155.059 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 6' x 7.25' roadside bathroom addition to existing cabin to be 4.4 ft. from the north property line and 11 ft. from the edge of a private road. Also allow conversion of an existing 12' x 16' open deck on the lakeside into a hard roofed screen porch 19.4 ft. from the Ordinary High-water mark of lake and 11 ft. from the side property line. Also proposed is to convert an existing 8' x 12.5' open deck lakeside of an existing shed/bunkhouse into a hard roofed screen porch that is 20.5 ft. from the Ordinary High-water mark and on the property line; and convert an existing 8' x 12.5' covered patio into a living space addition that is on the property line and 11 ft. from a private road. Proposed lot coverage by buildings on that portion of the lot lakeside of the road surface to increase from 20% to 30%; and proposed impervious coverage to increase from 35% to 36.4%.

2. **JEFFERSON J. BISHOP** - New Item

LOCATION: 6641 County Road 3 Part of Gov't Lot 3 & the SE ¼ of NE ¼, Section 34, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia - Southside Twp.) Tax #217-000-341405

Requests a variance as regulated in Section 155.008(B)(1), 155.029 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a replacement of the existing 1040 sq. ft. one and three-quarter story dwelling that is 54' from the ordinary high-water mark with a new 2,538 sq. ft. two-story dwelling, a 997 sq. ft. attached garage, 452 sq. ft. covered porch and 126 sq. ft. second-story balcony (Total footprint of 4,114 sq. ft. with 4,598 sq. ft. of livable space) 50' from the ordinary high-water mark of lake.

3. **CARRIE STAKER** – Cont. from 4/6/18

LOCATION: 363 – Halsey Avenue SE – Lot 12, Oak Ridge View, according to plat of record, Section 5, Township 119, Range 24, Wright County, Minnesota. (Lake Charlotte - Rockford Twp.) Tax #213-035-000120

Requests a variance as regulated in Section 155.007, 155.008(B)(1), 155.026, 155.049, 155.057(E)(1) to convert 15.5 x 21.5 attached garage, allowed by the Board in 1980, and 6' x 24' covered porch into main-level living space. Also convert 7.5' x 15.5' lower level covered porch into living space. Existing dwelling is 26 ft. from the Ordinary High-water Mark of lake (deck 16 ft. from OHW), 7.7 and 13.4 ft. from the side property lines. Existing impervious coverage is at 47.2% and lot coverage by buildings is at 19.66%.

4. **WAYNE A. NELSON**- New Item

LOCATION: 2425 20<sup>TH</sup> Street SE – Part of Gov't Lot 4, Section 16, Township 119, Range 25, Wright County, Minnesota. (Dean Lake – Rockford Twp.) Tax # 215-100-162102

Requests a variance of Section 155.006, 155.008(B)(1), 155.026 & 155,049, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow replacement of the existing 16' x 22' detached garage that is 12' from the edge of the road right-of-way and 8.5' from the side property line with a new 24' x 26' detached garage 12' from the road right-of-way and 5' from the side property line at the closest point. Existing impervious surface coverage is at 32.4% and will increase to approximately 33.4%.

5. **GREGORY M. OLSON** - New Item

LOCATION: 1362 20<sup>TH</sup> St. SE – Part of W ½ of NE ¼; Part of the SE ¼ of the NW ¼; & E ½ of SW ¼ all in Section 8, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-081200/-082401// -082400/-083400  
Owners: Applicant & Kiernan

Requests a lot line adjustment as regulated in Section 155.026(2) & 155,048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to attach approximately the north 20 acres from the Kiernan property (Tax #215-100-083400) and a previously approved 10 acre parcel (Tax #215-100-082400) to the Olson property (Tax #215-100-081200 & 082401). Remainder of the Kiernan property to have the dwelling and one additional "entitlement".

**9:30 a.m.**

6. **BRIAN A. JOVAN** – Cont. from 3/2/18

LOCATION: 3394 Edmonson Avenue NE – Part of the N ½ of the SW ¼ Section 13, Township 120, Range 25, Wright County (Buffalo Twp.) Tax #202-000-133202 & -133204

Requests a variance of Section 152.027(A) 155.028 Chapter 152 & 155.026 Chapter 155 of, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 40' x 72' (3018 sq. ft.) building that will house horses, 55 ft. from the side property line and 112 ft. from a designated wetland.

7. **BRUCE W. URBATCH**- - New Item

LOCATION: 12537 Estes Avenue NW – Part of Gov't Lot 3, Section 32, Township 122, Range 26, Wright County. (Limestone Lake - Silver Creek Twp.) Tax #216-100-322307

Requests a variance of Section 155.026 and 155.057(E)(1)(b)2. Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow replacement of the existing 1,284 sq. ft. one-level cabin that is 30.5' from the ordinary high-water mark of the lake with a new 2,164 sq. ft. one-level dwelling, with a 1,184 sq. ft. attached garage and 72 sq. ft. open porch 75' from the ordinary high-water mark of a Recreational Development lake.

8. **WILLIAM & TELARI BOHRNSEN** - - New Item

LOCATION: 5476 Brighton Avenue SE – W ½ of NE ¼, south of river except tract described on Doc #510187, Section 32, Township 119, Range 25, Wright County, Minnesota. (Crow River – Franklin Twp.) Tax #208-300-321300/-321301  
Owners: applicant & Rose

Requests a lot line adjustment as regulated in Section 155.026(2) & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 20 acres from the Rose parcel (Tax #208-300-321300) to the Bohrsen parcel (Tax # 208300321301), creating a 25 acre “entitlement” division.

9. **COKATO LAKE RV RESORT COOPERATIVE** - New Item

LOCATION: 2945 County Road 4 SW – Parcels lying in Section 13 & 14, described as the South 750 feet of the SW ¼, Section 13; and part of Gov’t Lot 2, Section 14, all in Township 119, Range 28, Wright County, MN. Tax #205-000-133300/-144406/-144405/-144415/-144421 (Cokato Lake – Cokato Twp.)

Requests variances of Section 155.008, 155.026, 155.048; 155.51 and 155.057(E)(1)(b)1. Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow existing structures within campground that are less than 30 ft. from the side and 50 ft. from the rear property lines; and lake setback variances for 7 units and associated structures that are less than 100 ft. from the ordinary high-water mark of the lake with the closest being 50.7 ft. Also requests variances for future setbacks of new units and accessory buildings 3 ft. from the property lines and 50 ft. from the ordinary high-water mark of lake.

**DISCUSSION ITEM:**

1. Closed session to discuss pending litigation in the matter of Wojo Mojo, LLC vs. Wright County, etal.

Respectfully submitted,

Barry J. Rhineberger  
Planner

BJR:tp

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