

# WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: June 1, 2018

## A G E N D A

The Wright County Board of Adjustment will meet on Friday, June 1, 2018 in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

### ACTION ON MINUTES

**8:30 a.m.**

1. **JEFFERSON J. BISHOP** – Cont. from. 5/4/18

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.

2. **MIKE & TAMMY KROENING** – New Item

LOCATION: 16650 109<sup>TH</sup> Street NW - Lot 13, Rolling Hills Lakeshore, according to plat of record, Section 8, Township 121, Range 28, Wright County, Minnesota. (Lake Marie - Southside Twp.) Tax #217-041-000130

Requests an after-the-fact variance of Section 155.006, 155.026, 155.049, & 155.057(E)(1)(b)2, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 570 sq. ft. deck built without a permit, 36' from the Ordinary High-water Mark of lake. Also request replacement of the existing deck above a basement with a new 10' x 24' three-season porch, 56.5 ft. from the Ordinary High-water Mark of lake. Impervious surface coverage currently at 35.3% (25% allowed).

3. **LB & PAMELA GUTHRIE** – New Item

LOCATION: 6527 O'Ryan Avenue NW – Lot 3, Block 1, 3<sup>rd</sup> Revision to Southside Park, according to plat of record, Section 34, Township 121, Range 28, Wright County. (E. Lake Sylvia–Southside Twp.) Tax #217-070-001030 Owner: Guthrie Trust

Requests a variance of Section 155.006, 155.026, 155.049(F)(3), & 155.057(E)(1)(b)1, & 155.90 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinance to build a 11' x 17' entry addition with a bonus room above on roadside of a structure that is 31.6 ft. from the Ordinary High-water Mark, 10.1 and 12.3 ft. from the side property line. Also, a variance for the addition to be 5 ft. from a septic tank. Existing impervious surface cover is 34.2%, with proposed impervious at 33.1% on a lot that is 12,552 sq. ft.

4. **BRUCE W. URBATCH** – Cont. from 5/4/18

LOCATION: 12537 Estes Avenue NW – Part of Gov't Lot 3, Section 32, Township 122, Range 26, Wright County, Minnesota. (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.

5. **KRISTEN M. THEISEN** – New Item

LOCATION: 12099 Blackwood Avenue NW – Lot 3, Block 3, Maria Country Estates, according to plat of record, Section 35, Township 122, Range 26, Wright County, Minnesota.  
(Silver Creek Twp.) Tax #216-034-003030

Requests a variance of Section 152.025, 155.026 & 155.047, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow 3 animal units on 4.51 acres. Property is zoned A/R Agricultural-Residential and Planned Unit Development District.

6. **DOUG & ANNETTE KASPER** – New Item

LOCATION: 14309 Custer Avenue NW -Part of Gov't Lot 1, Section 22, Township 122, Range 26, Wright County, Minnesota. (Locke Lake – Silver Creek Twp.) Tax #216-100-223204 & -223212

Requests a variance of Section 155.006, 155.026 & 155.049((F)(2) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances for an 848 sq. ft. detached garage on the backlot across private access road. Proposed structure to be 29.8 ft. from the traveled centerline of the access road and 23 ft. from the road surface at the closest point. Proposed structure exceeds 800 sq. ft. maximum allowed. Proposed impervious on backlot to be 27.4%.

**9:30 a.m.**

7. **JAKE W. DURHAM** – New Item

LOCATION: 1535 Colbert Avenue NW - Lot 3, Block 1, Robasse Addition, according to plat of record, Section 27, Township 120, Range 26, Wright County, Minnesota.  
(Chatham Twp.) Tax #203-026-001030

Requests a variance of Section 155.026, 155.050(F)(2) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 24' x 24' detached garage 63 ft. from the centerline of County Road 109 (Colbert) and 122 ft. from the centerline of County Road 9.

8. **MITCH L. DINCAU** – New Item

LOCATION: 8305 County Road 39 NE – Part of Gov't Lot 3, lying south of County Road 39, and also Outlot A, Butternut Acres, according to plat of record, Section 16, Township 121, Range 24, Wright County, Minnesota. (Monticello Twp.) Tax #213-000-162100 & 213-034-000010

Requests variance of Section 155.026 & 155.058(E)(2) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the replacement of a 7' x 14' portion of existing residential structure with a new 15' x 20' one-level addition. Existing structure is 84 ft. from the centerline of County Road 39.

9. **JAMES A. STROMBERG** – New Item

LOCATION: xxxx Highway 55 – Part of SW ¼ of NW ¼, Section 14, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-142300

Requests variance of Section 155.026 & 155.048(G)(4) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to divide the existing 27.3 acre parcel that has two building “entitlements” into two parcels, a 11.7 acre parcel and a 17.6 acre parcel on a 33 ft. wide access strip.

10. **ROLAND L. EPPLE** – New Item

LOCATION: 4934 County Road 12 S – Part of W ½ of NW ¼ Section 25, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-252300

Requests a variance of Section 155.026 & 155.048(G)(4), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 15-acre entitlement division, as part of previous Planning Commission approval to cluster “entitlements” in one location of the farm. land.

11. **DISCUSSION** - Site Inspections?

Respectfully submitted,

Barry J. Rhineberger  
Planner

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