

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: July 13, 2018

A G E N D A

The Wright County Board of Adjustment will meet on Friday, July 13, 2018 in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

8:30 a.m.

ACTION ON MINUTES

1. **JEFFERSON J. BISHOP** - Cont. from 6/1/18

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** – Cont. from 6/1/18

LOCATION: 16650 109TH 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, 155.49, & 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. **WILLIAM & RENEE RIVIERE** – New Item

LOCATION: 7212 Pilger Avenue NW – Part of Lot 20, First Addition to Shady Nook, according to plat of record, Section 28, Township 121, Range 28, Wright County,

Requests an after-the-fact variance of Section 155.006, 155.026, 155.049((F)(2), 155.057 & 155.086 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances for a 10' x 15' bunkhouse on a lot less than 20,000 sq. ft., built without a permit, and less than 25 ft. from the right-of-way of a dead-end street. Property improvements, including patios, pavers, and bunkhouse bring impervious surface coverage over 25%.

4. **AUGUST H. FOSS** – New Item

LOCATION: 7071 Nevens Avenue NW – Lot 4, Block 1, JON-VUE Acres, according to plat of record, Section 26, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-065-001040

Requests a variance of Section 155.026, 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to build a 22' x 30' detached garage 100 ft. from the centerline of County Road 183.

5. **LANCE BURDA** – New Item

LOCATION: 6182 Quinn Avenue NW – Lot 9, Block 6, Johnson Park Second Addition, according to plat of record, Section 32, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia – Southside Twp.) Tax #217-029-006090

Requests a variance of Section, 155.026, 155.049(F)(2) & (3), 155.090(B)(12) & 155.057(E)(1)(b), Chapter 155, Title XV, Land Usage, Wright County Code of Ordinances to allow the replacement of the existing 480 sq. ft. one-level cabin, 79.5 ft. from the Ordinary Highwater mark of lake, 6 ft. from the side property line, at the edge of the road right-of-way (33 ft. from road centerline), with a new 480 sq. ft. two-level dwelling with a storage loft (6 ft. in height) and 8 ft. covered deck lakeside. Proposed structure to be 71.5 ft. from the Ordinary Highwater mark of lake, 6 ft. from the side property line and at the road right-of-way (33 ft. from centerline). Proposed expanded structure to be served by a holding, which is proposed 40.5 ft. from the Ordinary Highwater Mark of lake.

6. **BRYAN A. ERICKSON**– New Item

LOCATION: 5622 Quinlar Avenue NW – Part of Gov't Lot 2, Section 5, Township 120, Range 28, Wright County (W. Lake Sylvia –French Lake Twp.) Tax #209-013-002020

Requests a variance of Section 155.006, 155.026, 155.049(F)(3), 155.057(E)(1)(b), 155.090(B)(12)(a), Chapter 155, Title XV, Land Usage, Wright County Code of Ordinances to allow a 12' x 24' one-level addition to the existing 16' x 24' one-level cabin that is 30.4 ft. from Ordinary Highwater Mark of lake (19 ft. to deck) and 12.3' (north) and 13.2' (south) from side property lines. Proposed construction is 94.8% of the existing value for a property served by a holding tank. Existing impervious coverage is at 38%, with proposed impervious decreasing to 32.7%.

7. **JENNIFER M. JORGENSEN** – New Item

LOCATION: 3257 62nd Avenue NW – Lots 28 & 29, Salerno Bay Beach, according to plat of record, Section 33, Township 121, Range 26, Wright County, Minnesota. (Maple Lake – Maple Lake Twp.) Tax #210-125-000280

Requests a variance of Section 155.006, 155.026, 155.049(F)(2)(3), 155.057(E)(1)(b), 155.090, Chapter 155, Title XV, Land Usage, Wright County Code of Ordinances to allow replacement of an existing one-story dwelling with a new 2,527 sq. ft. two-story dwelling, 75' from the Ordinary Highwater Mark of lake, 9.3' from the side (south) property line, 37.9' from the traveled centerline of a township road (67' from platted centerline). Also, a variance to allow structure 19' from Type IV septic system. Proposed structure under a roof will put lot coverage at 16.1% (15% maximum allowed).

8. **MICHAEL F. REID** – New Item

LOCATION: 1906 Donnelly Drive NW – Lot 15, Surfland, according to plat of record, Section 35, Township 121, Range 26, Wright County, Minnesota. (Maple Lake - Maple Lake Twp.) Tax #210-137-000150

Requests a variance of Section 155.026, 155.049(C)(5), 155.049(F)(3) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 20' x 20' addition to existing detached garage that is less than 10 ft. to the side property line. Proposed 928 sq. ft. accessory structure exceeds 800 sq. ft. limit for one accessory structure.

10:00 a.m.

9. **BRUCE W. URBATCH** – Cont. from 6/1/18

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.

10. **JAMES DETERS** – New Item

LOCATION: 3222, 3162 & 3188 142ND Street NW – Part of Gov't Lot 1, Section 21, Township 122, Range 26, Wright County, Minnesota. (Locke Lake – Silver Creek Twp.) Tax #216-100-214405; 216-100-214404; 216-100-214409 & 216-100-214402
Property owners: Applicant & Theisen

Requests a division of three parcels (combination of cabin site and back property) and combination of year-around home with back property with large shed. Also, requests a lot line adjustment to attach 15' of the Deters property to property owned by Theisen, neighbor to east, 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.

11. **DANIEL PAWLAK** – New Item

LOCATION: 1131 94th Street NW – Lot 10, Block 2, Victor Carlson First Addition according to plat of record, Section 14, Township 121, Range 26, Wright County, Minnesota. (Eagle Lake/Silver Creek Twp.) Tax #216-027-002100 Owners: Applicant/Preuss

Requests a variance to allow the creation of a 60' x 150' backlot out of the Preuss property to be owned in common with the lake lot owned by Pawlak 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.

12. **JAKE W. DURHAM** – Cont. from 6/1/18

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.

13. **ROLAND L. EPPLE** – Cont. from 6/1/18

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.

14. **PATRICK MAHLBERG & JESSICA JOHANNECK** – New Item

LOCATION: 118 County Road 37 NE - Part of Gov't Lot 1, and part of SW ¼ of the NW ¼, all in Section 31, Township 121, Range 25, Wright County, Minnesota. (Black Lake/Monticello Twp.) Tax #213-100-312203; 213-100-312200; 213-100-312304

Requests an appeal and amendment to the Board ruling from 1985, allowing that portion of restricted property east of access strip to be combined with applicants' homestead parcel. Also requests a side yard setback variance to build a 60' x 96' personal riding arena 15 ft. from the side property line (access strip) as regulated in Section 152.027(1) Chapter 152; 155.026, 155.048, 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

15. **CLAY C. MONTGOMERY** – New Item

LOCATION: xxxx 65th Street SE & Brighton Avenue SE – Farm parcels located in part of NW ¼ lying south of railroad, Section 6; part of NE ¼, Section 5 lying south of railroad, all in Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-061400 & 208-200-052400

Requests a variance of Section 155.026 & 155.48(G)(c)3., Chapter 155, Title XV, Land Usage, Wright County Code of Ordinances to allow two “entitlement” divisions as follows: a 7.49 acre lot that would include 2.7 acres of prime tillable farm soils; and a 11.25 acre lot exceeding the 10 acre maximum and including more than 4 acres of prime tillable farm soils.

16. **BRUCE L. OHME** – New Item

LOCATION: 3512 Deegan Drive SE – Part of the NW 1/4 of NE 1/4, Section 10, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-101101 & 215-100-101101

Requests a determination on whether there is an “entitlement” and remove restriction placed on the property in 1989, restricting the remaining acreage as regulated in Section 155.026,

155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

17. **COKATO LAKE RV RESORT COOPERATIVE** – Cont. from 5/4/18

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.

Respectfully submitted,

Barry J. Rhineberger
Planner

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