

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: July 8, 2022,

A G E N D A

The Wright County Board of Adjustment will meet on Friday, July 8, 2022, 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:

ACTION ON MINUTES FOR THE JUNE 17, 2022, MEETING

1. **THOMAS KIESER**- Cont. from 5/27

LOCATION: 10895 Fetch Ave SW, Part of the W ½ of the SE ¼, Section 30, Township 118, Range 26, Wright County, MN (Woodland Twp.) Tax # 220-000-304200, -304300 & -304304. Property Owners: Thomas Kieser & Julie L Marquardt Rev. Trust

Requests a lot line adjustment as regulated in section 155.026(E) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 2.25 acres from parcel 220-000-304200 (78.22 acres with 70.7 acres being above water) to parcel 220-000-304300/220-000-304304 (0.25 acres).

2. **THOMAS KIESER** - Cont. from 5/27

LOCATION: 10895 Fetch Ave SW, Part of the W ½ of the SE ¼, Section 30, Township 118, Range 26, Wright County, MN (Woodland Twp.) Tax # 220-000-304200, -304300 & -304304. Property Owners: Thomas Kieser & Julie L Marquardt Rev. Trust

Requests a variance as regulated in section 155.026 & 155.003(B)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a 40' x 60' (2,400 sq. ft.) shed which is over the maximum allowed accessory building area.

3. **DUANE SPARKS** - Cont. from 6/17

LOCATION: 6747 Pilger Ave NW, Part of Lot 1, Alvah Bull Addition Number 1 and Government Lot 4, Section 33, Township 121, Range 28, Wright County, MN (W. Sylvia – Southside Twp.) Tax # 217-000-332402 & 217-011-000012. Property Owners: Duane Sparks & Mary Sparks

Requests a variance as regulated in section 155.026 and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a new single-family home that is 59.7 ft. from the lake. (75 ft. required) and 22.7 ft. from the bluff (30 ft. required).

4. **DENNIS SJOBERG** - Cont. from 6/17

LOCATION: 7870 Norris Ave NW, Lot 1 of Bay View 1st Addition, Section 26, Township 121, Range 28, Wright County, MN (John – Southside Twp.) Tax # 217-017-000010 & 217-080-001010. Property Owners: Gordon Peterson & Marilyn Peterson

Requests a variance as regulated in section 155.026, 155.049(F)(3), and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a new single-family home that is 46.88 ft. from the lake. (100 ft. required) and 9.5 ft. from the west side lot line (15 ft. required).

5. **ROBERT HACKL** - New

LOCATION: 13465 80th Street NW, Southview Addition Lot 21 of Section 26 and Barefoot Addition of Lot 12 Block 01 of Section 23, Township 121, Range 28, Wright County, MN (Lake John – Southside Twp.) Tax # 217-049-000210 & 217-078-001120. Property Owners: Hackl Living Trust

Requests a variance as regulated in section 155.026, 155.049(F)(2), 155.057(E)(1), 155.006, & 155.102(B) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to remove the existing home and allow the construction of a new home with a covered and four-season porch that will be 76.2 ft. from Lake John (100 ft. required). The home would be 36.9 ft. from the centerline of 80th St. NW (65 ft. required). The home would not meet the minimum width standards of 24 ft. (23.5 ft. is what is being proposed). Building coverage proposed is 15.7% (15% allowed).

6. **CHARLOTTE LAPLANT** – Cont. from 6/17

LOCATION: 2420 Dempsey Ave SW – The SW ¼ of the NW ¼ and the South ½ of the SW ¼ of Section 15, Township 119, Range 26, Wright County, MN. (Marysville Twp.) Tax #211-000-152301, -152302, -152300, 153100. Property owners: Charlotte Laplant

Requests a variance as regulated in section 155.026 and 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an existing entitlement division that is 1.86 acres to be increased to ±31.0 acres (10 acre maximum) and the remainder of the quarter-quarter section (approximately 9.4 acres) would request a lot line adjustment to include it with the quarter-quarter to the south.

7. **ANDREW LARSON** - New

LOCATION: 1201 Clementa Ave SW, part of the Northeast 1/4 or the Northeast 1/4 of Section 10, Township 119, Range 26, Wright County, MN (Marysville Twp.) Tax # 211-000-101101. Property Owners: Michelle Lyn Larson Revocable Living Trust

Requests a variance as regulated in section 155.026 & 155.003(B)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 3,200 sq. ft. detached accessory building. The proposed building plus the existing 1,200 sq. ft. detached accessory building would total 4,400 sq. ft. of detached accessory buildings whereas the maximum allowed for a 3.07 acre property is 3,200 sq. ft.

8. **ALISSA LOWRY** - New

LOCATION: 6015 5TH Street SW - part of the West 1/2 of the Southwest 1/4 North of River of Section 06, Township 119, Range 26, Wright County, MN (N. Fork Crow - Marysville Twp.) Tax # 211-000-063200. Property Owners: Alissa M Lowry

Requests a variance as regulated in section 155.026, 155.048(F)(4), 155.057(E)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the approval of an unpermitted agricultural building that is approximately 17 ft. from the rear yard (50 ft. required). It is also being requested the approval for an unpermitted expansion of a nonconforming livestock building that is approximately 180 ft. (200 ft.) from a transition river.

9. **NEAL SAWATZKE**

LOCATION: 4999 53rd Street SW – Lot 1, Poplar Heights, according to plat of record and part of Gov't Lot 5, Section 32, Township 119, Range 26, Wright County, MN (Little Waverly Lake - Marysville Twp.) Tax # 211-000-322300, 211-017-000010. Property Owners: Karen M. Sawatzke Revocable Trust

Requests a variance as regulated in section 155.026, 155.057(E)(1), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 24.2 ft x 32 ft. two story addition to an existing home that is 41 ft. from Little Waverly Lake (100 ft. required). The request is also to allow the construction of a new septic system that would be 30 ft. from the lake (75 ft. required).

10. **ALLAN DOERING** - New

LOCATION: 10701 Grover Ave SW – Terra Teresa Lot 39 of Section 25, Township 118, Range 27, Wright County, MN (Mary Lake - Victor Twp.) Tax #219-016-000390. Property Owners: Allan & Deidre Doering

Requests a variance as regulated in section 155.026, 155.049(F)(3), 155.057(E)(1), & 155.006 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an addition to the existing home that would be 1.1 ft. from the west side lot line and approximately 8 ft. from the east side lot line (15 ft. required). The existing home is approximately 48 ft. from Lake Mary (100 ft. required). Building coverage proposed is 15.5% (15% allowed).

11. **MARK BOON** - New

LOCATION: 3436 Iresfeld Ave NW, Henshaw Shores Lot 01 Block 02 of Section 26 and Barefoot Addition of Lot 12 Block 01 of Section 15, Township 120, Range 27, Wright County, MN (Albion Twp.) Tax # 201-0369-002010. Property Owners: Jennifer & Mark Boon

Requests a variance as regulated in section 155.026 and 155.048(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of two agriculture buildings, one a 50 ft. x 100 ft. and a 30 ft. x 30 ft. that will house livestock both 40 ft. from the side property line which is the road right of way (100 ft. required).

11. **RANDOLPH KLATT** - New

LOCATION: 1281 20th St. NE, 1339 20th St. NE & 1259 20th St. NE - part of the NE 1/4 of the NW 1/4 and part of Government Lot 1 of Section 29, Township 120, Range 25, Wright County, MN (Buffalo Twp.) Tax # 202-000-292101, -292100, -291200. Property Owners: John F. Klatt, LGK Inc., Randolph M. Klatt

Requests a variance as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust the lot line of parcels 202-000-292101 and parcel 202-000-291200. The proposed lot line adjustment would require variances as regulated in section 155.048(F) to allow 202-000-292101 to be less than 150 ft. in width and to allow a setback of ± 12.5 ft. an existing detached accessory building on parcel 202-000-291200. Also requests to adjust the lot line of parcels 202-000-292100 and 202-000-291200 to expand the lot to the south to incorporate an existing accessory building. The proposed lot line adjust would also require a variance of Section 155.048(F) to allow a setback to an existing detached accessory building on parcel 202-000-291200 to be ± 20 ft. to the property line and a variance of Section 155.003(B)(1) to allow an existing detached accessory building currently on parcel 202-000-291200 that is 6,840 sq. ft. (2,400 sq. ft. maximum) to be within the parcel boundary of parcel 202-000-292100. The lot line between parcel 202-000-292101 and 202-000-291200 currently intersects two detached accessory buildings. The proposed lot line request would not resolve that issue but improve the current lot line location regarding the referenced buildings.

Respectfully submitted,

Aaron Ogle
Planner