WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: March 7, 2014

A G E N D A

The Wright County Board of Adjustment will meet on Friday, March 7, 2014 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. **RONALD J. BROSTROM** – Cont. from 2/7/14

LOCATION: 17876 45TH Street NW – Lot 18, Sunset Terrace, according to plat of record, Section 7, Township 120, Range 28, Wright County, Minnesota. (Lake Francis – French Lake Twp.) Tax #209-030-000180

Requests a variance of Section 404, 405, 502.2, 612 & & 716.3 Table 3 of the Wright County Zoning Ordinance to allow replacement of existing one-level cabin that is 63' from the Ordinary High-water Mark (OHM) of lake with a new 1,242 sq. ft. one and one- half story dwelling over a walkout basement, 368 sq. ft. attached garage and 168 sq. ft. deck 65 ft. from the OHM of lake and 15.5 ft. from the septic treatment area.

2. **ROBERT & GAIL BAUER -** Cont. from 2/7/14

LOCATION: 391 Jennings Avenue NW–Part of Gov't Lot 4, Section 33, Township 120, Range 27, Wright County, MN. (Camp Lake-Albion Twp.) Tax #201-000-333202

Requests a variance of Section 502.2 & 612 of the Wright County Zoning Ordinance to allow replacement of the existing 880 sq. ft. one-level cabin that is 68' from the Ordinary High-water Mark (OHW) of lake, with a new 1,152 sq. ft. two-level dwelling that would be 69' from the OHW. New septic treatment area to be installed (existing cabin currently on holding tanks).

3. **KIM SKANSON** – New Item

LOCATION: 4331 58TH Street NW – Pribyl's Shore, according to the recorded plat thereof, Section 5, Township 120, Range 26, Wright County, Minnesota. (Maple Lake–Maple Lake Twp.) Tax #210-023-000320

Requests a variance of Section 403, 404.2, 405.2, 502.2 & 612 of the Wright County Zoning Ordinance to allow expansion of the existing nonconforming structure as follows: Removal of existing 10' x 12' porch that is 39' from the ordinary high-water mark of lake (OHW) and removal of a deck that exists 36.41' at the closest point to the OHW and replace with a new 13.5' x 24' porch over the existing lakeside deck that will be 36.41' from the OHW and 11' from the side property line. Also construct a new 5.5' x 12' entry and 5.5' x 12' covered porch on the east side of the structure 11' from the side lot line (existing house line is 16.5' from the side line); construct a loft over that portion of the dwelling that is 36.41' from the OHM and 11' from the side line. Replacement of existing 288 sq. ft. garage with a 16' x 24' garage 5' from the side property line and 30' from the centerline of road (10' off the road right-of-way) and 10' from the septic treatment area. The new sewer system to be a Type III system installed 5' from the side property line and 10' from the new garage with the tanks at 5' from the property line. Applicant is proposing to remove a shed to bring lot coverage within limits.

4. **DIANA L. ROSWELL** – New Item

LOCATION: 12370 Grover Avenue NW - Lot 6, Block 2, Elaine's Beach lying in Gov't Lot 2 & 3, Section 36, Township 122, Range 27, Wright County, Minnesota. (backlot of Sugar Lake - Clearwater Twp.) Tax #204-116-002060

Requests a variance of Section 403, 404.2, 405.2, 502.2 & 605.5(2) & (3) of the Wright County Zoning Ordinance to allow expansion of the existing dwelling as follows: Remove existing 12' x 20' porch that is one- level and is 54.2' from the centerline of County Road 7 and 54' from the centerline of Grover Ave. and replace it with a 22'8" x 24' tuck under attached garage with full living space above that would be 54.2' from the centerline of County Road 7 and 42.4' from the centerline of Grover Ave. Lift the existing 22'8" x 26.5' one-level cabin and construct a full basement underneath (will result in 4' increase in first floor level). Also proposed is removal of a 12' x 20' deck and replace it with a 14' x 14' screen porch and new 12.5' x 14' deck 15' from the septic treatment area. Existing 8' x 10' shed and a detached garage will be removed to meet lot coverage limits. Proposal could be considered new construction with expansion and improvements at 343% of existing structure value.

5. **KEITH M. BURNHAM**- New Item

LOCATION: 11002 Bolton Avenue NW – South Half of the Southwest Quarter, Section 2, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-023400

Requests a variance of Section 604.2 of the Wright County Zoning Ordinance to allow the split of the 80 acre parcel into 2 forty-acre parcels (approx.) that do not follow a quarter-quarter section line and east tract with existing buildings does not have 300' wide on a public road. Bolton Avenue NW is a town road that dead-ends at the property.

6. **TIMOTHY A. OLSON**- New Item

LOCATION: 302- 90th Street NE – Part of East Half of the Southwest Quarter, Section 18, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-183400

Requests an appeal of previous Board action and a variance of Section 604.6(4) of the Wright County Zoning Ordinance to allow the split of the 44.2 acre parcel into two, with the residential entitlement to be used on a parcel to include 31.8 acres with a 33' wide access strip, leaving the existing storage sheds with approximately 12 acres on Bolton Avenue as a "restricted" parcel.

Respectfully submitted,

Barry J. Rhineberger
Planner