WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: May 2, 2014

A G E N D A

The Wright County Board of Adjustment will meet on Friday, May 2, 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. **KEVIN L. GEISINGER** – New Item (re-scheduled from 4/4/14 agenda)

LOCATION: xxx Mitchell Avenue NW - Part of E l/2 of NE l/4, Section 36, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-361400 & -361401 Owners: Arthur Geisinger Revocable Trust & Olean

Requests an "after-the-fact" variance of Section 502.2 & 604.6 of the Wright County Zoning Ordinance to allow a division out of a "lot of record" exceeding 5 acres on a 33' access strip to public road.

2. **KIM SKANSON** - New Item (re-scheduled from 4/4/14 agenda)

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.

3. **STEVEN THAL** - New Item (re-scheduled from 4/4/14 agenda)

LOCATION: 10656 County Road 13 SE – Part of S ½ of NW ¼ & N ¼ of SW 1/4; also NW ¼ of SW ¼, all in Section 28, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-292400 & -283200 Property owners: Leland and Sharon Thal

Requests a lot line adjustment as regulated in Section 502.2, 604.2 & 604.6(5) of the Wright County Zoning Ordinance to separate the south 40 acres off the farm using the existing drainage ditch as the new property line. Existing house to be divided off on five acres and an "entitlement" shall be designated to the remainder of the NW l/4 of SW l/4.

4. **KEITH A. DUSKE** - New Item (re-scheduled from 4/4/14 agenda)

LOCATION: 5700 Cushing Avenue SW – Part of Gov't Lot 2, also part of W ½ of SE ¼, Section 34, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-343100

Requests a variance of Section 502.2 of the Wright County Zoning Ordinance and Wright County Feedlot Ordinance Section 6.005 A(4) & 8.003A(1) to allow a 20' x 42' addition to existing animal building that is less than 100' to property line. Also, replace and enlarge existing building. A variance is requested to expand the feedlot within Transition Area of the City of Waverly.

5. **JOSHUA J. GALLUS** - New Item

LOCATION: 3669 105TH St. SW - Part of the NE ¼ of SW ¼, Section 28, Township 118, Range 26 Wright County, Minnesota. (Woodland Twp.) Tax #220-000-283100 Property owners: Gallus & Seaburg

Requests a variance of Section 502.2 & 604.6(4) of the Wright County Zoning Ordinance to divide existing 25 acre lot of record (Tax #220-000-283100) owned by Gallus by attaching the west 10 acres to existing 15 acre parcel with a dwelling that bisects #-283100 (owned by Seaburg). The east 15 acres of #-283100 to retain the "building eligibility".

6. **TROY P. FLEISCHACKER** - New Item

LOCATION: 5513 30TH Street NE – Part of the NW ¼ of NE ¼ and part of the NE ¼ of NW ¼ Section 24, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-241201

Requests a variance of Section502.2 & 604.5(2) of the Wright County Zoning Ordinance to construct an addition and attached garage to existing dwelling that is 43' from centerline of town road. (New construction will move away from road.)

7. **ROBERT R. HOLLIS** - New Item

LOCATION: 2517 – 62ND Street NW – Lot 9, Block 1, Sherwood Forest, according to plat of record, Section 34, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-129-001090

Requests a variance of Section 502.2 & 716.3 Table 3, of the Wright County Zoning Ordinance to allow replacement of existing sewer with a new sewer 6' from the edge of the road right-of-way and 6.3' from the west side lot line at the closest point.

8. **DANIEL J. & KIM K. HOLLAND** - New Item

LOCATION: 1994 Dempsey Avenue NW – Part of N ½ of NW ¼, Section 27, and part of SW ¼ of SW 1/4, Section 22, Township 120, Range 26, Wright County, Minnesota. (Albert Lake – Chatham Twp.) Tax #203-000-223301 & -272202

Requests a variance of Section 502.2, 604.6(4) of the Wright County Zoning Ordinance to allow a division of the 76.64 acre parcel as follows: Existing dwelling to be separated on approximately 24 acres leaving the balance of 52 acres (approx.) with less than 300' wide on the public road to encompass the farm buildings and the remaining "building entitlement" .
with 300' wide on a public road.

9. **DISCUSSION**

Review wording of motion for Olson (Monticello Twp.).

Respectfully submitted,

Barry J. Rhineberger
Planner

cc: Board of Adjustment
Twp. Clerks