

**WRIGHT COUNTY BOARD OF ADJUSTMENT**

**Meeting of: February 12, 2021**

**A G E N D A**

The Wright County Board of Adjustment will meet on Friday, February 12, 2021 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:

In response to COVID-19, and pursuant to Minnesota Statute Chapter 12 relating to Emergency Management, Governor Walz has declared a state of emergency. In response to the state of emergency and in accordance with Minnesota Statute Chapter 13D.021, Board of Adjustment members and the applicant may participate in person, by telephone, or other electronic means. The meeting will be held at the Wright County Board Room located at 10 2<sup>nd</sup> St. NW, Buffalo, MN 55313. In person **public attendance and comments will not be allowed**, to conform with MDH and CDC guidelines to minimize gatherings. The meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Board of Adjustment website at <http://www.co.wright.mn.us/325/Board-of-Adjustment> the week of the meeting for the link to the video and further instructions on how to participate. You may submit written testimony by emailing Barry Rhineberger at [barry.rhineberger@co.wright.mn.us](mailto:barry.rhineberger@co.wright.mn.us) by 4:30 pm, Thursday, February 11, or may also be provided and mailed to: Wright County Planning and Zoning, 10 2<sup>nd</sup> St. NW, Room 140, Buffalo, MN 55313-1185.

**ACTION ON MINUTES FOR THE JANUARY 8, 2021 MEETING**

1. **MATT BRONDER** – New Item

LOCATION: 13307 80<sup>TH</sup> St. NW – Lot 7, Southview Addition, according to plat of record, Section 26, Township 121, Range 28, Wright County, Minnesota. (Lake John - Southside Twp.) Tax 217-049-000070

Requests a variance as regulated in Section 155.026, 155.049(F)(2) & (3), 155.057, 155.090(C) Table 3, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow replacement of an existing 572 sq. ft. one story dwelling with a new dwelling that includes a 1,125 sq. ft main level with a lookout basement and a 1,563 sq. ft. modified second story, 528 sq. ft. attached garage, 96 sq. ft. entry porch, and 55 sq. ft. lakeside deck,. New structure to be 87.7 ft. from the OHW, 10.8 ft. from the property line, 18.4 ft. from the center of the road, 15.2 ft. from a Type IV septic system, and within the bluff. A variance requested for a new septic system 5 ft. from the side and road property lines. Also, a variance to replace an 8.8' x 16.8' boathouse within the bluff and over the OHW with a 10' x 17' boathouse 2.3 ft. from the OHW and within the bluff.

2. **ROBERT R. SUTHERLAND** – New Item

LOCATION: 7177 Newcomb Avenue NW – S ½ of Lot 6, Annandale Beach, according to plat of record, Section 26, Township 121, Range 28, Wright County, MN. (Lake John/Southside Twp.) Tax 217-013-000060

Requests a variance as regulated in Section 155.003 (147), 155.026, 155.049(F)(2) & (3), 155.057, 155.090(C) Table 3, & 155.102, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace the existing 568 sq. ft. one-level dwelling that is 33.5 ft. from the ordinary highwater mark (OHM) of lake, 7.7 and 8 ft. from the side property lines with a new 660 sq. ft. one-level dwelling (22' x 30') with a 308 sq. ft. loft that has 6 ft. of headroom, and 330 sq. ft. attached garage. Setback variances proposed are 60.2' from the OHW, 10 ft. from both side lot lines and 18.8 ft. from a new Type IV septic system that will be 5 ft. from the property line and 2 ft. from the road right-of-way.

3. **JOHN J. PETERSON** – New Item

LOCATION: 599 County Road 37 NW - Part of the E ½ of SW ¼ lying south of CR 37, Section 36, Township 121, Range 26, Wright County, MN. (Maple Lake Twp.) Tax 210-100-363101

Requests a variance as regulated in Section 155.026, 155.048(F)(2), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow replacement of the existing 16' x 20' detached garage that is 1.8 ft. from the side property line with a new 16'4" x 23'5" living space and 22' x 26' attached garage onto the existing dwelling. Proposed additions to be 6.2 ft. from the side property line at the closest point and back side of dwelling away from the county road. Existing dwelling is 120' from the centerline of County Road 37.

4. **LESTER N. HOIKKA & JEROME J. HOIKK**– New Item

LOCATION: Part of the SE ¼ lying south of CR 37; also that part of SW ¼ lying south of CR 37; all in Section 18, Township 120, Range 27, Wright County, Minnesota. (Albion Twp.) Tax 201-000-183302 & -183300

Requests a lot line adjustment as regulated in Section 155.026, 155.026(E)02, 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 2.5 acres of tillable land from tax parcel 201-000-183300 to land to the south, tax parcel 201-000-183302. Also 13 acres (combination of tillable and non-tillable land) from tax parcel 201-000-183302 to be added into parcel 201-000-183300, parcels to be combined into existing tax parcels owned by Hoikka.

Respectfully submitted,



Barry Rhineberger  
Planner

**Board This meeting is subject to change. Please visit the Wright County Board of Adjustment webpage or sign up for automatic updates for this meeting at <http://www.co.wright.mn.us/list.aspx>.**