

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: June 4, 2010

A G E N D A

The Wright County Board of Adjustment will meet on Friday, June 4, 2010 in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

8:30 a.m.

1. SAMUEL T. SCOTT – Cont. from 4/16/10

LOCATION: 10753 Grover Avenue SW – Lot 47, Terra Teresa, according to plat of record; and also Part of Gov't Lots 1 & 2 and part of the NE 1/4 of SE 1/4, Section 25, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-016-000470 & 219-000-254105

Requests an interpretation of Section 404 & 502.2 of the Wright County Zoning Ordinance as to whether the building entitlement currently used on lakeside (platted lot of record) can be transferred to the vacant back parcel that lies to the northeast (7 acres approved in 2006 to give the applicant property to build a storage building).

2. NORGREN BUILDERS – Cont. from 5/21/10

LOCATION: 14215 68TH Street NW – Lot 5, except the South 34 feet of the Easterly 25 feet, Sylvia Cedars Resort, according to plat of record, Section 34, Township 121, Range 28, Wright County, Minnesota. (L. Sylvia – Southside Twp.) Tax #217=059-000050
Owner: Kiecker

Requests a variance of Section 404.2, 502.2, 605.5(3) & 612 of the Wright County Zoning Ordinance to build a 668 sq. ft. main level addition (in line with the existing dwelling lakeside) over a walk-out basement 67' from the ordinary high-water mark of lake and 11.5' from the south side lot line at the closest points. Lot is undersized and existing house is 1.9' from the north side lot line at the closest point, and approximately 73' from the ordinary high-water mark of lake.

3. CRAIG BOJAN & ASSOCIATES, LLC – New Item

LOCATION: 9800 - 91ST Street NW – Lot 9, Block 1, Ransom Ridge, according to plat of record, Section 16, Township 121, Range 27, Wright County, Minnesota. (Clearwater Lake – Corinna Twp.) Tax #206-063-001090 Property owner: Jerpseth

Requests a variance of Section 605.5(3) of the Wright County Zoning Ordinance to build a 6' x 16' living space addition and 12' x 24' garage addition to the main level and a new 1,971 square foot second-story addition to the existing dwelling that is 7' from the side property line at the closest point.

9:00 a.m.

4. **KATHERINE L. GRUYS** – New Item

LOCATION: 10461 Hollister Avenue NW – Part of Gov't Lots 3 & 4, Section 11, Township 121, Range 27, Wright County, MN. (Sugar Lake/Corinna Twp.) Tax #206-000-114207

Requests a variance of Section 502.2 & 612 of the Wright County Zoning Ordinance to build a 12' x 18' deck with a pergola above over existing concrete slab and 8'3" x 17'11" trellis, all lakeside of the existing house, approximately 70' from the lake.

5. **JEAN M. JUST** – New Item

LOCATION: 9971 120TH Street NW – Lot 3, Block 1, Bass Lake Resort, according to plat of record, Sections 32 & 33, Township 122, Range 27, Wright County, Minnesota. (Bass Lake - Clearwater Twp.) Tax #204-134-001030 & -001031 Property owner: Jack & Marjorie Stuhr

Requests a variance of Section 405.2, 502.2 & 612 of the Wright County Zoning Ordinance to replace existing one-level structure with a new dwelling with the same footprint, but to include a loft area. New dwelling will be no closer to the lake than the existing structure at 57.3' to the ordinary high-water mark of lake.

6. **ALAN L. MACKERETH** – New Item

LOCATION: 257 & 281 - 102ND Street NE – Lot 17, 18 & 19, Birch Lake Beach, according to plat of record, Section 7, Township 121, Range 25, Wright County, Minnesota. (Birch Lake – Monticello Twp.) Tax #213-112-000170, -000180 & -000190 Property owners: Breslawec & Mackereth

Requests a lot line adjustment to split Lot 18 between two adjacent residential sites by adding 25 feet from Lot 18 to Lot 19 and 50 feet from Lot 18 to Lot 17 as regulated in Section 502.2 & 605 & 612 of the Wright County Zoning Ordinance.

7. **PETER J. GUNNARY** – New Item

LOCATION: 12384 County Road 37 NW – S 1/2 of NE 1/4 and N 1/2 of SE 1/4, except ...; also, NE 1/4 of SW 1/4, north of road and E 1/2 of NW 1/4, Section 13, Township 120, Range 28; also, 17.10 acres lying in the NW 1/4 of SW 1/4, Section 18, Township 120, Range 27, Wright County, Minnesota. (French Lake & Albion Townships) Tax #209-000-131301 & -131300; Owner: applicant, Emil & Joseph Gunnary; 201-000-183200 Property owners: Contract seller, Alama to Gunnary

Requests a review and determination of proposed divisions of the farm as regulated in Section 502.2 & 604.6 of the Wright County Zoning Ordinance. Proposed is a transfer of a “residential entitlement” from the 17 acre tax parcel #201-000-183200 to tax #209-000-131301 and transfer title of the 17 acre parcel, tax #201-000-183200, back to Alama. Proposed divisions of the farm include 8-10 acre lot with an existing house (built in 1977 on the west side); a division of approximately 49 acres with the original farmstead dwelling; and a third residential lot to be 6-7.25 acres where the entitlement would be used to build a new home. The remainder would include approximately 83 acres and be restricted agricultural land.

Respectfully submitted,

Barry J. Rhineberger
Assistant Planner

BJR:tp

Cc: Board of Adjustment
County Board
Zins
Twp. Clerks