

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: July 30, 2010

A G E N D A

The Wright County Board of Adjustment will meet on Friday, July 30, 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. PETER J. GUNNARY – Cont. from 6/4/10

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.

2. COLLEEN M. CARLSON – Cont. from 6/25/10

LOCATION: 1531 40TH Street SW – West 465 feet of the East 531 feet of the North 580 feet of the NE 1/4 of NW 1/4, Section 26, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-262100

Requests an extension of the temporary permit given in 2003 for placement of 20,000 sq. ft. guttered greenhouses as regulated in Section 302.(1), 604.6(4) (d) of the Wright County Zoning Ordinance. The applicant is asking for a six year extension.

3. **PATRICK M. REMER** – Cont. from 6/25/10

LOCATION: 1980 Greer Avenue NW – Lots 1-4, Rock Lake First Addition, according to plat of record; and also 3.75 acre lot in Gov't Lot 1, Section 25, Township 120, Range 27, Wright County, Minnesota. (Little Rock Lake – Albion Twp.) Tax #201-021-001010, -001020; -001030; -001040 & 201-000-251101

Requests a variance of Section 404, 502.2, 605.5(2), 612 & 716.3 of the Wright County Zoning Ordinance to replace existing cabin with a new 28' x 54' single-story walkout dwelling with a 6' x 22' covered stoop and 30' x 40' attached garage. Proposed structure to be 88' from the ordinary high-water mark of lake and 48' from the centerline of the platted township road. Proposed septic system will be located on the applicant's current residential lot across (west) the township road (an easement for the septic system location may be needed). The septic tanks for the sewer system to be located 8' from the attached garage. Setbacks listed above are assumed, based on survey provided by applicant and a proposed realignment of a portion of the road right of way that must be approved by the Town Board. If not approved, proposed construction would be within road right-of-way.

4. **CAROL & RANDY CLEVEN** – New Item

LOCATION: 9820 Abert Avenue NE – Lot 9, Block 2, Sunrise Beach, according to plat of record, Section 18, Township 121, Range 25, Wright County, Minnesota. (Birch Lake– Monticello Twp.) Tax #213-126-002090

Requests a variance of Section 405.2, 605.5(3) & 612 to construct a 20' x 24' look-out basement under existing, 436 sq. ft. basement and main level addition, a 26' x 26' half-story loft, and a 6.5' x 20' lakeside deck. The finished structure would have a 916 sq. ft. lookout basement, 916 sq. ft. main level with a 130 sq. ft. lakeside deck, a 689 sq. ft. half-story loft, with 4' x 8' step cantilevered decks on the lake and road side. The proposed structure with deck would be 71.5 ft. from the ordinary high-water mark of the lake, 6.5' from the bluff, and 13' from the south property line.

9:00 a.m.

5. **WILLIAM D. DUPAY** – New Item

LOCATION: 7302 Isaak Avenue NW – Lot 7, Scott's Cedar Lake Shore Lots, according to plat of record, Section 27, Township 121, Range 27, Wright County, Minnesota. (Cedar Lake - Corinna Twp.) Tax #206-068-000070

Requests a variance of Section 404.2, 502.2, & 612 of the Wright County Zoning Ordinance to replace existing 750 sq. ft. one-level cabin and a 474 sq. ft. lakeside deck that is 40.6' from the lake and 11.1' from the north property line with a new dwelling, 28' x 30' main level over a full basement, plus a 14' x 30' half story above and a 4' x 12' cantilevered deck off the half story. New structure to be 60' from the ordinary high-water mark of lake to the deck and 62.5' from the lake to the dwelling. Structure to be on a new septic system. A neighboring shallow well will need to be replaced in order to install the septic system.

6. **JEFFREY WEISS** – New Item

LOCATION: 7212 107TH Street NW – Lot 2, Shelmire Beach, according to plat of record, also the NW 1/4 of vacated 33 foot road, Section 11, Township 121, Range 27, Wright County, Minnesota. (Sugar Lake – Corinna Twp.) Tax # 206-072-000020

Requests a variance of Section 404.2, 502.2, 612 & 716.3 of the Wright County Zoning Ordinance to replace existing one-level cabin with a new 32' x 40 dwelling, slab on grade with a half-story and a 18'x 24' attached garage with a bonus room above. Structure to be 12' from both side property lines. New septic system treatment area and tanks to be 5' from the west property line.

7. **WILLIS J. VAN DORP** – New Item

LOCATION: 1746 20TH Street SE – Part of the S 1/2 of SE 1/4, Section 8, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-084400

Requests a variance of Section 604.5(4) of the Wright County Zoning Ordinance to construct a 30' x 32' pole building 38' from the rear property line.

8. **JERRY ALFRED SALONEK**- New Item

LOCATION: 8184 Clementa Avenue SW – Part of the NW 1/4 of NW 1/4, Section 14, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-142200 & -142100 Owner: Ludwig

Requests a variance of Section 604.6(4)(3) of the Wright County Zoning Ordinance to divide existing 40 acre parcel in half. Southern 20 acres to include existing homestead, northern 20 to be attached to Salonek parcels to east.

Respectfully submitted,

Barry J. Rhineberger
Assistant Planner

BJR:tp

cc: Board of Adjustment
County Board
Kryzer
Twp. Clerks