

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: February 3, 2012

A G E N D A

The Wright County Board of Adjustment will meet on Friday, February 3, 2012 in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

1. **MAJESTIC CUSTOM CONSTRUCTION, INC.** – Cont. from 1/6/12

LOCATION: 7138 Pilger Avenue NW – Lot 11, First Addition to Shady Nook, according to plat of record, Section 28, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia – Southside Twp.) Tax #217-047-000110 Property owner: Peter Nash

Requests a variance of Section 302. (145), 403, 404.2 , 502.2, 605.5(2) & (3), 612, 716.3 & 740 of the Wright County Zoning Ordinance to allow replacement of existing 760 sq. ft. one-level dwelling that is 23' from the ordinary high-water mark of lake, 23.7' from centerline of town road and served by a holding tank with the following: Proposed new 759 sq. ft. two-story dwelling with an attic that has 8' headroom (total structure height is 34.5'), 37' from the ordinary high-water mark of lake, 25.4' from the centerline of town road and 12' from the side property line. Proposed structure does not meet minimum width or footprint requirements and the lot is undersized (6,612 sq. ft.). The proposed septic system is a Type IV ("performance") to be installed 1' from the side property line and road right of way, 10' from the dwelling, 50' from the lake and just meeting the well setback. Proposed septic tanks are proposed at 1' from the road right of way and 8' from the dwelling. Existing conditions exceed lot and impervious coverage limits and proposal would increase the amount to approximately 36% surface coverage.

2. **GREGG C. HACKETT**

LOCATION: 7707 Pleason Avenue NW – Lot 7, Block 1, Northridge Addition, according to plat of record, Section 28, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia –Southside Twp.) Tax #217-034-001070 Property owner: Olson

Requests a variance of Section 405.2, 502.2, 612 of the Wright County Zoning Ordinance to expand and alter the existing dwelling that is built in the bluff line and 46' from the ordinary high-water mark of the lake at the closest point as follows: Replace and expand the existing lower level attached garage from 14' x 22' to 24' x 24' and add a 9' x 14' addition to the basement on the north side of the dwelling. Also proposed is a 24' x 26' main level addition over the proposed expanded attached garage, a 9' x 14' main level addition on the north side of the dwelling, replace and expand the existing 12' x 12' screened porch with a new 16' x 16' screen porch on the south side of the structure; and, a 50 sq. ft. deck addition lakeside that will square off the existing deck. Proposed deck addition to be 31' from the ordinary high-water mark of lake and over the bluff, screen porch addition to be 50' from the ordinary high-water mark and at the bluff line (in-line with existing structures), and the kitchen bump-out to be 45' from the ordinary high-water mark(over an existing deck).

3. **MICHAEL BEAVER**

LOCATION: 17951 54TH Street NW – Lot 2, Rustic Ridge, according to plat of record, Section 6, Township 120, Range 28, Wright County, Minnesota. (Lake Francis - French Lake Twp.) 209-025-000020 Property owners: Zaehring / Asuzu

Requests a variance of Section 502.2, 605.5, 612.5(a) & 612.5(3)(c) of the Wright County Zoning Ordinance to allow a 10 x 20 storage building, built without a permit, 55' from the ordinary high-water mark of lake, 6.7' at the closest corner from the side property. The height of the structure is approximately 12'.

Respectfully submitted,

Barry J. Rhineberger
Assistant Planner

BJR:tp

cc: Board of Adjustment
County Board of Commissioners
Kryzer
Twp. Clerk