

**WRIGHT COUNTY BOARD OF ADJUSTMENT**

**Meeting of: December 6, 2019**

**A G E N D A**

The Wright County Board of Adjustment will meet on Friday, December 6, 2019 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:

**ACTION ON NOVEMBER 7, 2019 MINUTES**

1. **RICHARD J. PHIPPS** – Cont. from 10/4/19

LOCATION: 7296 Quinn Avenue NW – Part of Gov't Lot 2, Section 29, Township 121, Range 28, Wright County, MN. (W. Lake Sylvia/Southside Twp.) Tax #217-000-291406

Revised previous request for a variance of Section 155.026, 155.049 & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow remove and replace existing 1,576 sq. ft. 1.5 story dwelling with a basement that is 20.1 ft. from the Ordinary Highwater Mark of lake (OHW), 9.5 ft. from the south property line and 70' from the center of a township road, with a new 1,856 sq. ft. two-story dwelling that includes a 576 sq. ft. attached garage with living space above, 40 ft. from the OHW, 10' from the side property line, 38.8' from the center of the township road (25.4' from traveled). Property to be served by a new type IV septic system with the tanks 45' from the OHW, the treatment area 47.5' from the OHW, and 12.5' from the dwelling. Proposed impervious coverage would be reduced from 34.2 to 24.7% and lot coverage would increase from 13.1% to 15%.

2. **ERIC D. LAWSON** – New Item

LOCATION: 7083 Pilger Avenue NW – Lot 40, Shady Nook First Addition, according to the recorded plat thereof, & triangular parcel...Section 28, Township 121, Range 28, Wright County, Minnesota. (W. Sylvia– Southside Twp.) Tax #217-047-000400  
Property owners: Law & Rabe

Requests a variance of Section 155.026, 155.049 & 155.057(E)(1)1., 155.90 Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace an existing 624 sq. ft. one-level walkout basement dwelling that is 37 ft. from the Ordinary Highwater Mark (OHM) and 60 ft. from the center of a road with a new 1212 sq. ft. one and half story dwelling with a walkout basement 50 ft. from the OHW, 34 ft. from the center of the platted road, 12 ft. from both side property lines at the closest point. Property to be serviced by a Type IV septic system that will be 15 ft. from the dwelling, 5 ft. from the property line, and 5 ft. from the road right-of-way. Structure does not meet 24 ft. minimum width requirement.

3. **BRYAN M. JANCKILA** – New Item

LOCATION: 2301 Kimball Avenue NW - All of Lot 9 & part of Lot 10, Block 2, Granite Lake Woodcrest Addn., Section 20, Township 120, Range 27, Wright County, Minn. (Granite Lake–Albion Twp.) Tax #201-015-002090 Property owners: Pesheck

Requests a variance of Section 155.026, 155.049 & 155.057(E)(1)2., Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to build a new 10' x 16' deck to be 4.3 ft. from the bluff, 84.9 ft. to the Ordinary Highwater Mark of lake.

4. **MATTHEW P. ZIMMERMAN** – New Item

LOCATION: 12234 Greer Avenue NW – Lot 3, Robinson’s Terrace, according to the recorded plat thereof, Section 36, Township 122, Range 27, Wright County, Minnesota. (Sugar Lake – Clearwater Twp.) Tax #204-126-000030

Requests a variance of Section 155.026, 155.049 & 155.057(E)(1)1. Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace a 24’ x 24’ detached garage with a new 28’ x 40’ detached garage with a 4’ x 5’ entry to be 51.1 ft. from the centerline of a township road.

5. **NATHAN A. DIXON**

LOCATION: XXXX 10<sup>th</sup> St. SE (CR 44) – E ½ of SW ¼ & SW ¼ of SW ¼ Section 4, Township 119, Range 24, Wright County, Minnesota. (Wagner Lake - Rockford Twp.) Tax #215-000-043300

Requests a variance of Section 155.026, 155.048(G)(4)(c)2. & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a “1 per 40” entitlement division of approximately 5-7 acres on an access strip. Also requests a variance to allow a restricted division of 40 acres (quarter-quarter section) with an access strip to the road.

Respectfully submitted,

Barry J. Rhineberger  
Planner

BJR:tp

Cc: Board of Adjustment  
County Board of Commissioners  
Kryzer  
Twp. Clerks