

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: January 7, 2022

A G E N D A

The Wright County Board of Adjustment will meet on Friday, January 7, 2022 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:

ORGANIZATIONAL ITEMS:

- Nomination of a Chair and Vice-Chair for 2022
- Adopt a Meeting calendar, time and location

ACTION ON MINUTES FOR THE DECEMBER 10, 2021 MEETING

1. **SCOTT & JEANNE KNUTSON** – New Item

LOCATION: 2100 County Road 5 NW – Part of Gov't Lot 1, Section 19, Township 120, Range 27, Wright County, Minnesota. (Granite Lake – Albion Twp.) Tax #201-000-194101

Requests a variance as regulated in Section 155.026, 155.048, 155.057 & 155.090, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to expand the existing dwelling with a 403 sq. ft. main level addition, 256 sq. ft. lower-level addition and 180 sq. ft. deck/patio off the lower level. Existing dwelling is 29.9 ft. from the Ordinary Highwater Mark of Granite Lake (OHW) and 77.3 ft. from the centerline of County Road 5. Proposed additions to be 44 ft. from the OHW and 72.3 ft. from County Road 5. Also proposed is a new 18' x 20' accessory structure 79.3 ft. from the OHW and 66.6 ft. from the centerline of County Road 5. Impervious surface will be reduced from 35.1% to 24.1%. Proposal includes a new Type IV septic system and a variance is requested to locate system 5 ft. from the property line.

2. **ALICE A. COUDRON** – New Item

LOCATION: 2575 143rd St. NW – E ½ of SW ¼ and W ½ of SE ¼ lying south of 143rd St. NW, all in Section 22, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-224300, -224200 & -223104

Requests a variance of Section 155.026, 155.048(G) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the remaining available "entitlement" from land owned by Coudron being 216-100-224300 to remaining 15-acres of lot of record that adjoins to the north.

3. **RYAN NELSON** – New Item

LOCATION: 398 & 338– 120TH Street – Gov't Lot 1 & 80 rods of Gov't Lot 2 & part of W ½ of SE ¼ of Section 36, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax # 216-100-361304 & -361301 Owners: Nelson Acres LLC & Rowe

Requests a lot line adjustment as regulated in Section 155.026(E)(2), 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to attach 20 acres from tax parcel #216-100-361301 to the Rowe property lying to the south, tax Parcel #216-100-361304.

Respectfully submitted,

Barry J. Rhineberger
Planning & Zoning Administrator