

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: February 11, 2022,
A G E N D A

The Wright County Board of Adjustment will meet on Friday, February 11, 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:

ACTION ON MINUTES FOR THE JANUARY 7, 2022, MEETING

1. JEFFREY ARNOLD

LOCATION: 7163 Pilger Ave NW – Lot 30, Shady Nook 1st Addition, Section 28, Township 121, Range 28, Wright County, Minnesota. (W. Sylvia - Southside Twp.) Tax #217-047-000300 Property Owner: Jeffrey J. Arnold

Requests a variance as regulated in Section 155.026, 155.049, 155.057 & 155.090 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace existing 838 sq. ft. one level dwelling that is 38.7 ft. from the Ordinary Highwater Mark (OHW) with a new 1,589 sq. ft. two-story dwelling that will be 60.4 ft. from the OHW, 39.9 ft. from the centerline of a platted road, and 13 ft. from the side property line. Property to be served by a new Type IV septic system that will be 16 ft. from the dwelling, 5 ft. from the side property line, and 5 ft. from the platted road right-of-way (16' from traveled centerline).

2. CHELSEY POOL

LOCATION: 9200 Osborn Ave NW – The North 391.67 feet of the West 392.98 feet of the Southwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 121, Range 28, Wright County, MN (Southside Twp.) Tax # 217-000-154303 & -154300 Property Owners: Pool & Schultz

Requests a variance as regulated in Section 155.026(E)(2) & 155.048(G) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to attach roughly 8 acres, from the Schultz parcel (Tax # 217-000-154300) to an existing 3.53-acre residential lot (Pool Tax # 217-000-154303).

3. ANDREW T. LARSON – New Item

LOCATION: 1922 12TH STREET SW – Lot 5, Block 1, Deer Lake Orchard, Section 11, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-030-001050 Property Owner: Michelle Lyn Larson Revocable Living Trust

Requests a variance of Section 155.026, 155.047 & 155.090 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to build an 18' x 30' dwelling addition approximately 12' away from the absorption area of the sewer system.

4. **MITCH THEISEN**

LOCATION: 2749 27th Street SW – The SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 15 and part of the East 1/2 of the NW 1/4 and the NE 1/4 of Section 22, Township 119, Range 26, Wright County, MN (North Fork Crow –Marysville Twp.) Tax # 211-000-153401, -153400, -221101, -151301

Property Owner: Cynthia M. Theisen Trust

Requests a variance as regulated in Section 155.026(E)(2) & 155.048(G)(4)(c) & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to divide off roughly 20 acres with existing house, from tax parcel 211-000-153400.

5. **CHAD BERKENES** – New Item

LOCATION: xxxx County Road 33 SE – The West 328.37 feet of the West Half of the Northeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 119, Range 25, Wright County, MN (Rockford Twp.) Tax # 215-100-033100 & -033400
Property Owners: Berkenes & LaBute

Requests a variance as regulated in Section 155.026 & 155.048(G)(4) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to attach 10 acres of primarily wetland, from the LaBute parcel (tax # 215-100-33400) to an existing 10-acre residential lot (Berkenes tax # 215-100-033100).

6. **KOLAN HANCE**

LOCATION: 11918 25TH Street NW – Part of the SW 1/4 of NW 1/4 Section 19, Township 120, Range 27, Wright County, MN (Albion Twp.) Tax # 201-000-192301, -192303, -191201

Property Owner: Rebecca A. Hance and Kole Hance, KAPSEG Inc.

Requests variance according to Section 155.026(E)02, 155.048(G), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow division of approximately 1.32 acres of prime tillable (Tax #201-000-191201) and 1.38 acres of prime tillable (Tax #201-000-192303) for a total of 2.7 acres to be combined with the applicant's 2.74-acre homesite (Tax #201-000-192301).

7. **ROBB R. KIRKPATRICK** – New Item

LOCATION: 5166 20th Street NE – part of the S ½ of the SW ¼, Section 24, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-243302 & -243301 Property Owner: Kirkpatrick, Schleif & Schmidt

Requests a variance, originally granted 2/07/2018, which expired, of Section 155.026, 155.049(F)(2) & 155.049(G) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 23 acres of the Schmidt/Schleif property (Tax # 202-000-243302) to the applicant's four-acre home site (Tax # 202-000-243301). Also, allow an “after-the fact” variance for an 18’ x 34’ lean-to on an AG building, 101 ft. to centerline of County Road 35. Variance to further exceed 3,200 sq. ft. accessory structure limit may also be needed, depending on whether the proposed lot size variance is granted.

Respectfully submitted,

Barry J. Rhineberger

Planning & Zoning Administrator