

**WRIGHT COUNTY BOARD OF ADJUSTMENT**

**Meeting of: April 8, 2022,**

**A G E N D A**

The Wright County Board of Adjustment will meet on Friday, April 8, 2022, at 8:30 a.m. in the **CURRENT WRIGHT COUNTY GOVERNMENT CENTER, COMMISSIONER BOARD ROOM, 10 2<sup>ND</sup> ST NW, BUFFALO, MN** to consider the following items:

**ACTION ON MINUTES FOR THE FEBURARY 11, 2022, MEETING**

**ACTION ON MINUTES FOR THE MARCH 18, 2022, MEETING**

1. **MITCH THEISEN** – Cont. from 2/11/2022 & 3/18/2022

LOCATION: 2749 27<sup>th</sup> 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.

2. **MITCH THEISEN** – Cont. from 3/18/2022

LOCATION: 2749 27<sup>th</sup> Street SW – The SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 15, Tax # 211-000-153400, and the NE 1/4 of the NW 1/4, and the NW 1/4 of the NE 1/4 of Section 22, Tax #211-000-221101, Township 119, Range 26, Wright County, MN (North Fork Crow –Marysville Twp.). Property Owner: Cynthia M. Theisen Trust

Requests a variance as regulated in Section 155.026(E)(2), 155.048, 155.057(D)(1) & 155.057 (E)(2)(a), Chapter 155, of Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to build a new dwelling 170.2' and pool 141.2' from the Ordinary Highwater Mark of a Transition River.

3. **RACHEL AND DAVID LOWE** - New

LOCATION: 7836 Norris Ave NW – Lot 08, Bay View 1<sup>st</sup> Addition and Lot 7 Block 1, Bay View 2<sup>nd</sup> Addition, Section 26, Township 121, Range 28, Wright County, MN (Lake John - Southside Twp.) Tax # 217-017-000080 & 217-080-001070

Requests variances as regulated in Section 155.026, 155.049(F) & 155.057(E) & 155.090(D) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to tear down existing 600 sq. ft. cabin, with 296 sq. ft. deck, and construct a year-round home, with attached garage, of 1384 sq. ft. New home to be 72.8 ft. from Lake John. Also proposing a 12x24 deck that is 61.5 ft. from the lake. Current lake setback is 49 ft. from the deck and 62 ft. from the home. Existing, and proposed, deck and home are within a bluff. The attached garage is proposed with a 28.7 ft. road setback. The existing holding tank will be removed, and a new septic system installed. Proposed septic tanks are 6.6 ft. from the property line and the treatment area is across the road on the backlot. A new well will also be drilled.

4. **JOHN REYNOLDS** - New

LOCATION: xxxx 109<sup>th</sup> Street NW – Lot 28 & 29, Rolling Hills Lake Shore 2<sup>nd</sup> Addition, Section 08, Township 121, Range 28, Wright County, MN (Southside Twp.) Tax # 217-043-000280

Requests variances as regulated in Section 155.026, 155.049(C)(5), 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and allow the construction of a 28' x 40' (1,120 sq. ft.) with 14 ft. sidewalls, that is 45 ft. from 109<sup>th</sup> St NW and 55 ft. from 110<sup>th</sup> St NW.

5. **DOUG AND JUDY STARRY** - New

LOCATION: 10237 & 10201 Dillon Ave NW, Part of the SE ¼ of the SW ¼, Section 9, Township 121, Range 26, Wright County, MN (Silver Creek Twp.) Tax # 216-000-093402 & 216-000-093400 Property Owners: Douglas W. & Judy M. Starry, William F. & Alicia Christenson

Requests variances as regulated in Section 155.026, 155.048(F), & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 5765 sq. ft. of land to parcel 216-000-093402 (from 216-000-093400). That parcel was created with a variance.

6. **MAXINE HEDLUND** - New

LOCATION: 7933 County Road 8 NW, Part of the N ½ of the NW ¼ , except tract described in Document #547740, Section 30, Township 121, Range 26, Wright County, MN (NE Lake #153 – Maple Lake Twp.) Tax # 210-100-302102 Property Owner: Maxine G Hedlund Trust

Requests variances as regulated in Section 155.026(E)(2) & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an entitlement division over 10 acres (32 acres proposed), with more than 2.5 acres of prime soils, and the remaining 37.4 acres will be a restricted parcel with less than 300 feet of road frontage (289 ft.).

7. **DANIEL ZIMMERLI** - New

LOCATION: 6015 Farmington Ave SE – N ½ of NW 1/4 , Section 1, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-012101

Requests a variance as regulated in Chapter 152.025 and 155.026, 155.047(F), 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to increase to 14 animal units, on a property currently containing, and allowed a maximum of 10 animal units.

Respectfully submitted,

Barry J. Rhineberger  
Planning & Zoning Administrator