

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: May 6, 2022,

A G E N D A

The Wright County Board of Adjustment will meet on Friday, May 6, 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 APRIL 8, 2022, MEETING

1. **DANIEL ZIMMERLI** – Cont. from 4/8/2022

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.

2. **MITCH THEISEN** – Cont. from 2/11/2022 & 3/18/2022 & 4/8/2022

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.

3. **MITCH THEISEN** – Cont. from 3/18/2022 & 4/8/2022

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, 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.

4. **RACHEL AND DAVID LOWE** – Cont. from 4/8/2022

LOCATION: 7836 Norris Ave NW – Lot 08, Bay View 1st Addition and Lot 7 Block 1, Bay View 2nd 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.

5. **DONALD KUNELIUS**– New Item

LOCATION: 7796 Norris Ave NW, Lot 15 and part of lot 16 of Bayview 1st Addition, Section 26, Township 121, Range 28, Wright County, MN (Southside Twp.) Tax # 217-017-000150 & 217-080-001130. Property Owners: Donald J. Kunelius & Susan J. Kunelius

Requests variances as regulated in Section 155.026 & 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add a 333 sq. ft. addition and 102 sq. ft. open porch that is proposed at 59.2 ft. from the OHWL. Existing house is 50.7 ft. from the OHWL of Lake John. Small deck to be removed. Lakeside property is 19293 sq. ft. Proposed building coverage of 12.1% and impervious of 17.6%.

6. **TIMOTHY KINSKY** – Cont. from 3/8/2022

LOCATION: 4406 Fillmore Ave NW – Lot 40, Ramsey Lake Heights, Section 07, Township 120, Range 26, Wright County, MN (Ramsey – Maple Lake Twp.) Tax # 210-024-000400

Requests variances as regulated in Section 155.008(B), 155.026, 155.049(F)(3) & 155.057(E) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and allow the construction of a 13' x 22' single-story addition with storage underneath and livable space above along with a 21' x 6' single-story addition with livable space above and crawl space below. The addition would be 9 ft from the north property line and 14.1 ft from the southern property line. Also proposed is replacement of the existing 16' x 20' deck. Proposal increases the living space of an existing structure that is nonconforming to the side setback.

7. **DONALD CHRISTIANSON** – New Item

LOCATION: 4572 Fillmore Ave NW, Lot 55 of Ramsey Lake Heights, Section 07, Township 120, Range 26, Wright County, MN (Maple Lake Twp.) Tax # 210-024-000550. Property Owners: Donald R. Christianson

Requests a variance as regulated in section 155.026, 155.049(F)(2)(a), & 155.026(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 20' x 22' (440 sq. ft.) garage that would be 47.16 ft. from the center of Fillmore Ave NW and 5 ft. from the side lot line.

8. **GARY GOENNER**– New Item

LOCATION: 12025 Grant Ave NW, KLEMZ ADDN Lot-004 LTS 4,5,OUTLOT B & OUTLOT C of Section 36, Township 122, Range 27, Wright County, MN (Clearwater Twp.) Tax # 204-120-000040. Property Owners: Gary L. Goenner & Anita C Goenner

Requests a variance as regulated in section 155.026, 155.049(F)(2)(a), & 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 20' x 36' (451 sq. ft.) addition to the home that would be 30.8 ft. from the center of Grant Ave NW and approximately 70 ft. from the ordinary high water line of Sugar Lake.

9. **CRAIG BJORKLUND** – New Item

LOCATION: xxxx & 5586 Quinlar Ave NW – Part of Government Lot 2 and of Section 5, Township 120, Range 28, Wright County, Minnesota. (W. Sylvia - French Lake Twp.) Tax #209-000-051224 & 209-013-002060.

Requests a variance as regulated in section 155.026 & 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 40 ft. x 60 ft. (2,400 sq. ft.) shed that would be 52.6 ft. from the center of Quinlar Ave NW.

10. **JUSTON D. DOOLEY**– New Item

LOCATION: 657 & 731 County Road 30 SE – Part of the E ½ of the NE ¼ , Section 18, Township 118, Range 25, Wright County, MN. (Franklin Twp.) Tax # 208-200-181101 & 208-200-181100. Property Owners: Dooley Farm LLC & Gerald A. Loecken

Requests a variance as regulated in section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust a 1 per 40 entitlement division (20.3 acres) to include an additional 26 acres.

11. **ADAM VARNER**– New Item

LOCATION: 9700 Clementa Ave SW, the entire SW ¼ and a portion of the SE ¼ of Section 23, Township 118, Range 26, Wright County, MN (Woodland Twp.) Tax # 220-000-233200 & -233201. Property Owners: John D Varner Disclaimer Trust

Requests a variance as regulated in section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow for a reconfiguration of a previous illegal subdivision in the AG District that would reduce the size of parcel 220-000-233201 from 37.48 acres to 14.64 acres but still be larger than the 10-acre maximum. The remaining 22.84 acres would be added back to the original parcel which is 220-000-233200.

12. **MILES OLSON**– New Item

LOCATION: xxxx & 7841 5th Street SE, NW corner of Government Lot 4, Section 15, Township 119, Range 24, Wright County, MN (Rockford Twp.) Tax # 215-000-054201 & 054103. Property Owners: Miles Olson Trust

Requests a variance as regulated in section 155.026(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust the lot line of two lots of record under common ownership by adding approximately 6.8 acres from parcel 215-000-054201 (17.85 acres) to parcel 215-000-054103 (3.2 acres).

Respectfully submitted,

Barry J. Rhineberger
Planning & Zoning Administrator