

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: January 13, 2023
A G E N D A

The Wright County Board of Adjustment will meet on Friday, January 13, 2023 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 2023
- Adopt a Meeting calendar, time, and location

ACTION ON MINUTES FOR THE DECEMBER 09, 2022 MEETING

1. **JEROME HASS** – cont. 11/4 & 12/9

LOCATION: 2294 80th Street SW – the West 1/2 of the SE 1/4 of Section 10, Township 118, Range 26 of Wright County, MN (Woodland Twp.) Tax # 220-000-104300 Property Owner: Richard J. Hass, Michael L. Hass, Jerome D. Hass, John E. Hass, and Rosemary A. Hall, each an undivided one-fifth interest

REQUEST: 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 an entitlement division with an existing home that would be over 10.0 acres.

2. **TROY LOKEN** – cont. 12/9

LOCATION: 7141 Rosewood Ave NW – Part of the East 150 feet of the West 452.4 feet lying south of cartway & North of Union Lake in W 1/2 of SW 1/4 Section 30, Township 121, Range 28 of Wright County, MN (Union Lake – Southside Twp.) Tax # 217-000-303305. Property Owner: Troy & Deanne Loken

REQUEUST: A variance as regulated in section 155.026, 155.049(F), 155.057(E)(1), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a second-level addition and proposed deck to an existing home that is inside the side yard, road, and lake setback. The proposed septic tank would also encroach a property line setback.

3. **JEFFREY MATTHEWS** – New

LOCATION: 6370 Quinn Ave. NW – Lot 5 of Sylvan Shores on Lake Sylvia in Section 32, Township 121, Range 28, Wright County, MN (W. Sylvia – Southside Twp.) Tax # 217-058-000050. Property Owners: Jeffrey A & Beth W Matthews

Requests a variance as regulated in section 155.026 and 155.057(E) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to enclose the area below a four-season room approved by the Board of Adjustment earlier in 2022. The request would not further encroach the shoreland setback than the existing home which is 67.5 ft. to West Lake Sylvia where 75 ft. is required.

4. **HANS GAUGER** – cont. 12/9

LOCATION: 2505 45th St SE – N ½ of the SW ¼ and N ¼ of the SE ¼ in Section 28, Township 119, Range 25, of Wright County, MN (N. Crow River - Rockford Twp. & Franklin Twp.) Tax # 215-100-283100 & 215-284200 & 208-300-284200. Property Owner: Hans P Gauger Revocable Trust and Charles & Simone Thayer J R TR

Requests a variance as regulated in section 155.026, 155.048(F), & 155.057(E)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a lot line adjustment between parcel 215-100-284200 and 215-100-283100 so that parcel -283100 would have public road frontage but it would not meet the minimum required.

5. **HANS GAUGER** – cont. 12/9

LOCATION: 2505 45th St SE – N ½ of the SW ¼ and N ¼ of the SE ¼ in Section 28, Township 119, Range 25, of Wright County, MN (N. Crow River - Rockford Twp. & Franklin Twp.) Tax # 215-100-283100 & 215-100-284200 & 208-300-284200. Property Owner: Hans P Gauger Revocable Trust and Charles & Simone Thayer J R TR

Requests a variance as regulated in section 155.026, 155.048(F), 155.048(G), 155.056(D)(4), & 155.057(E)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a “1 per 40” division that is over the maximum allowed acreage, not meeting public road frontage requirements, and not meeting the required vehicular access elevation in the floodplain for a “1 per 40” division which would allow for a new principal structure.

6. **JOEL HIRSCH** – New

LOCATION: 10831 Greer Circle SW - Lots 55, 56 & 69 Terra Teresa, according to plat of record, Section 25, Township 118, Range 27, Wright County, Minnesota. (Lake Mary - Victor Twp.) Tax #219-016-000550 Property Owners: Joel R Hirsch & Stacy K Hirsch

Requests an appeal of a condition placed on a variance approval from 2019, as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Respectfully submitted,

Aaron Ogle
Planner