

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: April 9, 2021

A G E N D A

The Wright County Board of Adjustment will meet on Friday, April 9, 2021 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:

In response to COVID-19, and pursuant to Minnesota Statute Chapter 12 relating to Emergency Management, Governor Walz has declared a state of emergency. In response to the state of emergency and in accordance with Minnesota Statute Chapter 13D.021, Board of Adjustment members and the applicant may participate in person, by telephone, or other electronic means. The meeting will be held at the Wright County Board Room located at 10 2nd St. NW, Buffalo, MN 55313. In person **public attendance and comments will not be allowed**, to conform with MDH and CDC guidelines to minimize gatherings. The meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Board of Adjustment website at <http://www.co.wright.mn.us/325/Board-of-Adjustment> the week of the meeting for the link to the video and further instructions on how to participate. You may submit written testimony by emailing Barry Rhineberger at barry.rhineberger@co.wright.mn.us by 4:30 pm, Thursday, April 8, or may also be provided and mailed to: Wright County Planning and Zoning, 10 2nd St. NW, Room 140, Buffalo, MN 55313-1185.

ACTION ON MINUTES FOR THE March 12, 2021 MEETING

1. NICK T. EVANS – Con. From 3/12/21

LOCATION: xxx Farmington Avenue NE – Property owner: North Shore Point LLC

Tax # 202-000-364300: Govt Lot 2 & 3, except tract in Bk 219/357;

Section 36, Township 120, Range 25;

Tax #215-000-062200: Gov't Lot 1, Section 6, Township 119, Range 24;

Tax #215-100-011100: Gov't Lot 1, Section 1, Township 119, Range 25;

Tax #114-500-314300: Govt' Lot 1, Section 31, Township 120, Range 24.

(property on Moore Lake lying in Buffalo/Rockford Twps. & City of St. Michael)

Requests a variance of Section 155.026 & 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an "entitlement" division where it will leave part the remainder with 76 ft. of public road frontage. Other areas of the remainder parcel will have 300 ft. wide on the road as required.

2. JONATHAN P. BIGALK – New Item

LOCATION: 7321 Nevens Avenue NW –Lots 9 & 16, except tracts., Annandale Beach First Addition, according to plat of record; Section 26, Township 121, Range 28, Wright County, Minnesota. (Lake John-Southside Twp.) Tax #217-014-000090

Requests a variance as regulated in Section 155.026, 155.049(F)(2) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 20' x 24' addition to existing detached garage 78' from the centerline of a County Road.

3. PAIGE S. RICKERT – New Item

LOCATION: 7407 Quinn Avenue NW – Part of Gov't Lot 2, Section 29, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Twp.) Tax #217-000-294200

Requests variances as regulated in Section 155.008(B), 155.026, 155.048(F)(3) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and allow the construction of a 16' x 27' two-story addition with 6' 11.5" headroom (unfinished storage space underneath) on the north side of the existing structure, that would bring the existing compliant structure to 15.3 ft. from the side property line. Also proposed is a 23' x 24' screen porch on the south side, 763 sq. ft. deck on the east side and conversion of the existing 346 sq. ft. upper level into a full 672 sq. ft. upper level. Proposal doubles the footprint and living space of an existing structure and makes a conforming structure nonconforming to the side setback.

4. **JEFFREY & BETH MATTHEWS** – New Item

LOCATION: 6370 Quinn Avenue NW - Lot 5, Sylvan Shores, according to plat of record, Section 32, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Twp.) Tax #217-058-000050

Requests variances as regulated in Section 155.008(B), 155.026, 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the replacement of the existing 12' x 18' enclosed porch and 14' x 18' deck with a new 26' x 18' addition on the lakeside of dwelling, 67.5' from the ordinary highwater mark of lake and a 4' x 10' deck on the north side of structure.

5. **JOHN D. WITSTINE** – New Item

LOCATION: xxxxx 9TH St. SE - Lot 4, Block 3, The Birches, according to plat of record, Section 5, Township 119, Range 24, Wright County, MN. (Lake Martha-Rockford Twp.) Tax #215-011-003040

Requests a variance of Section 155.026 & 155.049(5)(a) , 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct 36' x 36' x 14' (H) detached garage on an 8,285 sq. ft. vacant lot. Proposed structure to be 28.5 ft. from the Ordinary Highwater Mark of lake, 10 ft. from the road right-of-way and 43 ft. from the centerline on town road, exceeds 15% lot coverage by buildings.

6. **DUSTY & JACKIE FINKE** – New Item

LOCATION: 1549 35th Street SW – NE ¼ of SW ¼ & Parts of the SW ¼ of NE ¼ and SE ¼ of NW ¼, Section 23, Township 119, Range 26, Wright County, MN. (Marysville Twp.) Tax #211-000-231301 Property owners: Joseph & Jeanette DesMarais

Requests a variance of Section 155.026 & 155.048(G)(4)(c), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 10-acre entitlement division that would include approximately 4.2 acres of prime farm soils.

7. **GREGORY A. HAYES** – New Item

LOCATION: 5985 50TH Street SE – Part of E ½ of NE ¼ Section 36, Township 119, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-300-361100

Requests an appeal of Zoning Administrator's determination that proposal does not constitute an access strip and a variance for a 4-acre entitlement division with 33 ft. of public road frontage (Fenning Avenue) as regulated in Section 155.026(B)(1), 155.048(F)(4)(c) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **FINAL PLAT – Maple Crest Second Addn. (Anderson backlots)**

Action to accept the final plat and authorize Chairman's signature.

Respectfully submitted,



Barry Rhineberger
Planner

Board This meeting is subject to change. Please visit the Wright County Board of Adjustment webpage or sign up for automatic updates for this meeting at <http://www.co.wright.mn.us/list.aspx>.