

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: February 7, 2025
AGENDA

The Wright County Board of Adjustment will meet on Friday, **February 7**, 2025 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 10, 2024 MEETING

1. **WILLIAM MILLER** – Cont. 12/6 & 1/10

LOCATION: 6910 QUINN AVE NW – SYLVAN SHORES ON LAKE SYLVIA LOT-035, Section 33, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia – Southside Twp.) Tax #217-058-000350 Property owners: WILLIAM L MILLER TR

Requests a variance as regulated in Section 155.026, 155.006, and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a livable space addition and deck addition to the existing home that is within the shoreland building setback. The impervious surface coverage would exceed the maximum allowed.

2. **TROY AND CARLA SCHOENBERG** – Cont. 12/6

LOCATION: 6191 Osland Ave NW – Part of Gov't Lot 5 in Section 34, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia – Southside Twp.) Tax #217-000-343403 Property owners: TROY G & CARLA D SCHOENBERG

Requests a variance as regulated in Section 155.026 and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a livable space addition and deck addition to the existing home that is within the shoreland building setback and bluff.

3. **JONATHAN & KRISTY BIGALK** – New

LOCATION: 6508 NEVENS AVE NW – PRT OF N1/2OF NW1/4OF SW1/4&SW1/4OF NW ¼ of SECT-36 TWP-121 RANGE-028, Wright County, Minnesota. (Southside Twp.) Tax #: 217-000 363203 Property owners: JK BIGALK PROPERTIES LLC

Requests a variance as regulated in Section 155.026 and 155.103(N) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to use a building for a home-extended business within 500 ft. of a neighboring residence.

4. **JEFFREY & TAMARA JAHNKE** – New

LOCATION: 13095 79TH ST NW– KIEHN'S NORTH SHORE ADDN LOT-006 of SECT-26 TWP-121 RANGE-028, Wright County, Minnesota. (Lake John - Southside Twp.) Tax #: 217-030-000060 Property owners: JEFFREY & TAMARA JAHNKE REVTR

Requests a variance as regulated in Section 155.026, 155.006, 155.049(F)(3), and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home that is within the shoreland and side yard building setback. The building coverage would exceed the maximum allowed and lowest floor elevation would be less than required.

5. **ANDREW BENGSTON** – Cont. 1/10

LOCATION: 3662 Cty Rd 33 SE & xxx Cty Rd 33 SE – The W 1/2 of the NE 1/4 in Section 03, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #: 215-100-031300 and 215-100-032400 Property owners: ANDREW BENGSTON & ELISE BENGSTON and RICHARD N LABUTE & YOKO NLABUTE

Requests a variance as regulated in Section 155.026 and 155.048 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add 4.5 acres to an existing 4.56-acre entitlement division. The enlarged parcel would contain more than the allowed 2.5 acres of prime soils.

6. **ROBERT & BRENDA OBERLANDER** - New

LOCATION: 2297 HAMLIN AVE SE – SECT-17 TWP-119 RANGE-024 HARMONY HAVEN LOT 012 BLOCK-001, Wright County, Minnesota. (Rockford Twp.) Tax #: 215-024-001120 Property owners: ROBERT J & BRENDA OBERLANDER

Requests an after-the-fact variance as regulated in Section 155.026 and 155.050(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an unpermitted addition within the side yard setback onto an existing permitted building.

7. **ZIEGLER CUSTOM HOMES INC.** – Con. 1/10

LOCATION: 14389 Custer Ave NW – SHADY SHORES LOT-003 LT 3 & S1/2 OF LT 4 in Section 22, Township 122, Range 26, Wright County, Minnesota. (Locke Lake – Silver Creek Twp.) Tax #: 216-125-000030 Property owners: ANDRE PEREZ & REBECCA PEREZ

Requests a variance as regulated in Section 155.026, 155.049 and 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new dwelling with a 14x40' deck that is within the building setback from Locke Lake.

8. **BRIAN SLOAN** – Con. 1/10

LOCATION: 16779 Cty Road 7 NW and adjoining parcel – PRT OF NW1/4 OF NE1/4 and NW1/4 OF NE1/4 & NE1/4 OF NW1/4 of Section 11, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #: 204-100-111201, 204-100-111202 Property owners: Scott Miller and David Miller

Requests a variance as regulated in Section 155.026 and 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to expand an existing lot of record that would not meet the minimum road frontage requirement.

9. **SCOTT BARTH** - New

LOCATION: 340 JOHNSON AVE N – N6RDS OF S29RDS OF NE1/4 OF SE1/4 EX TR DES BEG 841.5FT S OF NE COR OF NE1/4 OF SE1/4 TH S60FT TH W534.25FT TH AGL R 40D 93.4FT of SECT-28 TWP-119

RANGE-028, Wright County, Minnesota. (Brooks Lake - Cokato Twp.) Tax #: 205-000-284101 Property owners: SCOTT D & CINDY E BARTH

Requests a variance as regulated in Section 155.026, 155.049 and 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new deck 71 ft. from the Ordinary High-Water Level of Brooks Lake.

10. **DLJ MANAGEMENT SERVICES** - New

LOCATION: 3717 DEMPSEY AVE SW – PRT OF S1/2OF NE1/4OF SE1/4 of SECT-21 TWP-119 RANGE 026, Wright County, Minnesota. (Marysville Twp.) Tax #: 211-000-214106, 211-000-214103 Property owners: BARTHOLOMEW D DURAND & NICHOLAS R MAUK

Requests a lot line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow PID 211-000-214106 to be owned in common with PID 211-000-214103.

11. **SEAN GROOS** - New

LOCATION: 8082 COUNTY ROAD 6 SW – PRT OF NE1/4 OF NW1/4 and LT 1 W OF ROAD & N1/2 OF NW1/4 of SECT-15 TWP-118 RANGE-027, Wright County, Minnesota. (Victor Twp.) Tax #: 219-000-152102, 219-000-152105 Property owners: SEAN & LINDA S GROOS

Requests a variance as regulated in Section 155.026 & 155.048 of Chapter 155 and Section 152.032 of Chapter 152, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to increase an existing entitlement division over the 10.0 acre maximum and encroach further into the 0.5 mile setback from a municipality with an existing feedlot over 10 animal units.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

AO: sld

Cc: Board of Adjustment
Twp. Clerks