

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: June 6, 2025

AGENDA

The Wright County Board of Adjustment will meet on **Friday, June 6, 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 MAY 9, 2025 MEETING

1. **NICK & MARINA JEPSON** – Cont. 5/9

LOCATION: 1098 44TH ST NE – SHADY HEIGHTS LOT-003 LTS3 & 4 in Section 08, Township 120, Range 25, Wright County, Minnesota. (Lake Constance – Buffalo Twp.) Tax #: 202-020-000030. Property owners: NICHOLAS V & MARINA E JEPSON

Request: Variance as regulated in Section 155.026, 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 a new storage building within the lake setback and increase the size of the existing deck attached to the home inside the lake and side yard setback.

2. **Robert O'Connor** - New

LOCATION: 7856 NORRIS AVE NW – BAY VIEW 1ST ADDN LOT-004 in Section 26, Township 121, Range 28, Wright County, Minnesota. (Pleasant Lake - Southside Twp.) Tax #: 217-017-000040. Property owners: ROB O'CONNOR& DANA STRAND-O'CONNOR

Request: 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 convert the existing home's crawl space into livable space that is located within the shoreland building setback.

3. **Hailey & Joshua Hollenhorst** - New

LOCATION: 7595 Quinn Ave NW – PRT OF SW1/4OF NE1/4 & GOV LT1 in Section 29, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Twp.) Tax #: 217-000-291411. Property owners: JOSHUA A & HAILEY HOLLENHORST

Request: Variance as regulated in Section 155.026, 155.049(F)(2), and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct additions to the existing home that is located within the top of bluff setback and road setback.

4. **Joseph Lindell** - New

LOCATION: 13010 79TH ST NW – Part of Gov't Lot 1 along with PRT OF SE1/4 OF SE1/4, Section 26 & 23, Township 121, Range 28, Wright County, Minnesota. (Lake John - Southside Twp.) Tax #: 217-000-261104 & 217-000-234402. Property owners: JODI A WALLNER

Request: Variance as regulated in Section 155.026 and 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home that would be within the road setback.

5. **CAP Custom Homes** - New

LOCATION: 15095 64TH ST NW – COATES P BULL ADDN LOT-011 & LOT-012 , Section 33, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia - Southside Twp.) Tax #: 217-022-000120, 217-022-000121. Property owners: LAKE EFFECT TR

Request: 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 adjust the property boundaries between PID 217-022-000120 and 217-022-000121.

6. **CAP Custom Homes** - New

LOCATION: 15095 64TH ST NW – COATES P BULL ADDN LOT-011 & LOT-012 , Section 33, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia - Southside Twp.) Tax #: 217-022-000120, 217-022-000121. Property owners: LAKE EFFECT TR

Request: Variance as regulated in Section 155.026, 155.049(F)(2), 155.057(E)(1), and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new home and Type IV septic system. The home would be within the lake and road setback and the septic would be within the setback from the property line and house.

7. **Benjamin Arnold** - New

LOCATION: 2318 62nd St NW – SHERWOOD FOREST LOT-003 BLOCK-007 in Section 34, Township 121, Range 26, Wright County, Minnesota. (Maple Lake – Maple Lake Twp.) Tax #: 210-129-007030. Property owners: BENJAMIN D ARNOLD

Request: Variance as regulated in Section 155.026 and 155.049(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct additions to the existing home that include a new deck, breezeway, and attached garage. The proposed deck would be inside the side yard and road setbacks while the breezeway and attached garage would be within the road setback.

8. **Bob Galvin** - New

LOCATION: 13010 79TH ST NW – TERRA TERESA LOT-006 ALSO LT7, Section 25, Township 118, Range 27, Wright County, Minnesota. (Lake Mary - Victor Twp.) Tax #: 219-016-000060. Property owners: ROBERT DEWEY GALVIN & JESSICA ELAINE GALVIN

Request: Variance as regulated in Section 155.026, 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 a three (3) season area to the existing home that is within the side yard and shoreland setbacks.

Respectfully submitted,



Aaron Ogle

Planner

Cc: Board of Adjustment & Twp. Clerks