



Sherburne County Government Center
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NOTICE OF PUBLIC HEARING

The Sherburne County **Board of Adjustment** will meet at **6:00 P.M. July 12, 2018** at the Sherburne County Government Center, 13880 Business Center Drive (13880 Highway 10), Elk River, Minnesota to consider the following applications. A hearing will not begin before the time set.

TABLED ITEMS:

KEN GEROUX CONSTRUCTION: (Property Owner: Thomas L Warnke) Requesting a 46' variance in setback from the right of way of 253 ½ Ave NW for construction of a new house. Required setback from the right of way is 67'. Address: 16453 253 ½ Ave NW, Big Lake, Mn Legal: Ann Lake Beach W ½ of Lot 5 & All Lot 6, Blk 1 Sec 15, Twp 34, Rge 27 Orrock Township .29 Acres General Rural District and within the Recreational Development Lakeshore District of Ann Lake.

KEN GEROUX CONSTRUCTION: (Property Owner: Thomas L. Warnke) Requesting a 49' variance in setback from the OHWL of Ann Lake for construction of a new house. Required setback from a Recreational Development Lake is 100'. Address; 16453 253 ½ Ave NW, Big Lake, Mn Legal: Ann Lake Beach W ½ of Lot 5 & All Lot 6, Blk 1 Sec 15, Twp 34, Rge 27 Orrock Township .29 Acres General Rural District and within the Recreational Development Lakeshore District of Ann Lake.

NEW AGENDA ITEMS:

RUDY WICKLANDER: (Property Owners: Erik Wicklander & Karissa Kirvida) Requesting a 65' variance from the right of way of Lake Lane for an addition to existing garage. Required setback from the right of way is 67'. Address: 14043 290th Ave NW, Zimmerman, Mn Legal: Elk Point – That Pt of Lot 38 W of the following line: Beg at the NW cor of Lot 38 . . . (full legal on file) Sec 30, Twp 35, Rge 26 Baldwin Township .35 Acres General Rural District and within the General Development Lakeshore District of Little Elk Lake.

DAVID HIPSAG: Requesting a variance to Section 17, Subdivision 8.4 which states “The total area of detached accessory structures shall not exceed 3,000 sq ft per lot within the agricultural and general rural districts on platted lots of any size, and non-platted lots less than 5-acres in size”. Applicant is requesting a detached accessory structure that is 3,240 sq ft. Address: 11410 293rd Ave NW, Princeton, Mn Legal: Schultz Addition Lot 5, Block 1 Sec 22, Twp 35, Rge 26 Baldwin Township 7 Acres General Rural District.

DENNIS & SHERRY BOOTH: (Property Owners: Dan & Jamie Booth) Requesting a 52’ variance in setback from the right of way of 101st St NW for an expansion to existing house. Required setback from the right of way is 67’. Address: 25657 101st St NW, Zimmerman, Mn Legal: West Hunter Lake Addition Lots 16, 17, 18 & 19, Block 2 Sec 13, Twp 34, Rge 26 Livonia Township .54 Acres General Rural District and within the Natural Environment Lakeshore District of West Hunter Lake.

DENNIS & SHERRY BOOTH: (Property Owners: Dan & Jamie Booth) Requesting a 7’ variance in setback from the right of way of 100th St NW for an expansion to existing house and a new deck. Required setback from the right of way is 67’. Address: 25657 101st St NW, Zimmerman, Mn Legal: West Hunter Lake Addition Lots 16, 17, 18 & 19, Block 2 Sec 13, Twp 34, Rge 26 Livonia Township .54 Acres General Rural District and within the Natural Environment Lakeshore District of West Hunter Lake.

The above hearings are open to you and any interested person at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the request. The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who for any reason has not received a copy, it would be appreciated if you would inform them of this hearing.