

# SHERBURNE COUNTY

## NOTICE OF PUBLIC HEARING

The Sherburne County Board of Adjustment will hold a Board of Adjustment Meeting at **6:00 P.M.** on November 14, 2024 at the Sherburne County Government Center, 13880 Business Center Drive, Elk River, Minnesota to consider the following applications. A hearing will not begin before the time set.

Board Member Roger Johnson will be attending the meeting remotely from the following address:  
14322 W Heritage Dr.  
Sun City West, Arizona 85375

The location is open and accessible to members of the public.

Members of the public who would like to attend the meeting remotely please contact the Planning & Zoning Office at 763-765-4450 by 9:00 A.M. on November 14, 2024 for meeting access.

**GRANT HEGLUND:** (Dale Gruber Construction) (Property Owner: Gregory Brunn) Requesting a variance to the Shoreland Ordinance Section 14, Subdivision 8.42A which states "Impervious surfaces of lots must not exceed 25% of the lot area". Address: 4784 112<sup>th</sup> Ave SE, Clear Lake, Mn Legal: Three Lakes Point Lot 3 Sec 27, Twp 35, Rge 29 .37 Acres Palmer Township Agricultural District and within the Recreational Development Lakeshore District of Briggs Lake, Rush Lake and Lake Julia.

**GRANT HEGLUND:** (Dale Gruber Construction) (Property Owner: Gregory Brunn) Requesting a 4' variance in setback from the side property line for a new pitch to the roof and to raise the height of the existing cabin. Required setback from the side property line is 10'. Address: 4784 112<sup>th</sup> Ave SE, Clear Lake, Mn Legal: Three Lakes Point Lot 3 Sec 27, Twp 35, Rge 29 .37 Acres Palmer Township Agricultural District and within the Recreational Development Lakeshore District of Briggs Lake, Rush Lake and Lake Julia.

**GRANT HEGLUND:** (Dale Gruber Construction) (Property Owner: Gregory Brunn) Requesting a 7' variance in setback from the side property line for a new pitch to the roof and to raise the height of the water-oriented structure. The required setback from the side property line is 10'. Address: 4784 112<sup>th</sup> Ave SE, Clear Lake, Mn Legal: Three Lakes Point Lot 3 Sec 27, Twp 35, Rge 29 .37 Acres Palmer Township Agricultural District and within the Recreational Development Lakeshore District of Briggs Lake, Rush Lake and Lake Julia.

**ROBERT & MELISSA WENDELL:** Requesting a variance to the Sherburne County Zoning Ordinance, Section 5, Subdivision 2 Definitions "Single Family Residence: A dwelling which is a minimum of 24' wide and a minimum of 720 sq ft in main floor area". Existing house does not meet house width or main floor area. Address: 4741 109<sup>th</sup> Ave SE, Clear Lake, Mn Legal: Maple Oaks Addition Lot 5, Block 1 Sec 22, Twp 35, Rge 29 .35 Acres Palmer Township Agricultural District and within the Recreational Development Lakeshore District of Briggs Lake.

The above hearings are open to you and any interested person, 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.

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