

**PLANNING & ZONING**

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**AGENDA**  
**CLAY COUNTY BOARD OF ADJUSTMENT**  
**5:30 PM, TUESDAY, JULY 17, 2018**  
**MEETING ROOM B, THIRD FLOOR, COURTHOUSE**

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes from April 17, 2018 Meeting
5. Citizens to be Heard
6. Public Hearing(s):

**MARK AND BROOKE FRADET – REQUEST FOR VARIANCE**

The applicants are seeking approval of a variance to allow a structure to be located closer to a septic drain field than normally allowed. MN Rule 7080 as adopted by Clay County requires a structure to be set back a minimum of 20 feet from a septic drain field. The affected property is Lot 4, Block 2, Pearl View Estates Subdivision, Section 27, Township 137, Range 45 (Humboldt Twp.) and is in the Agricultural General zoning district.

**ALLEN OTTERSON – REQUEST FOR VARIANCE**

The applicant is seeking approval of a variance to allow a structure to be built as close as three (3) feet from an adjoining side property line. The Clay County Land Development Code requires a setback of at least thirty (30) feet from an adjoining lot in the UED zoning district (Art G. 8-3G-3B4). The applicant is also seeking a variance to the setback for a structure from the centerline of an adjacent roadway. The Clay County Land Development Code requires a setback of at least ninety (90) feet from the centerline of a road (Chap 3 8-3-3, Local Rd.). Affected property is a 3.12-acre parcel located in the SW Quarter, SE Quarter, Section 29, T139, R48W (Moorhead Twp.) and is in the Highway Commercial (HC) zoning district.

**LUKE AND CHRISTINE HVIDSTON – REQUEST FOR VARIANCE**

The applicants are seeking approval of a variance to allow a structure to be located as close as one hundred fifty (150) feet from the Ordinary High Water (OHW) level of Lee Lake. The Clay County Land Development Code requires a setback of at least two hundred (200) feet from a structure to the OHW (Chap 5, Table 8-5-1). The affected property is Lot 7, Block 1, Timber Shores Subdivision in Section 9, Township 139, Range 44 (Eglon Twp.) and is in the Shoreland-Special Protection (S-SP) zoning district.

7. Other Business
  - BOA Vacancy Update
8. Adjournment

Moorhead, MN 56561-0280

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