

PLANNING & ZONING

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AGENDA
CLAY COUNTY BOARD OF ADJUSTMENT
5:30 PM, TUESDAY, AUGUST 21, 2018
MEETING ROOM B, THIRD FLOOR, COURTHOUSE

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes from June 19, 2018 Meeting
5. Citizens to be Heard
6. Public Hearing(s):

JUST INVEST IN REAL ESTATE, LLC – REQUEST FOR VARIANCE

The applicant is seeking approval of a variance that would allow an increase in the residential density allowed within 40 acres from three existing homes to four. Currently the Development Code allows one residential site within 40 acres. The property affected by this request is in Section 20, T140, R47 (Moland Twp.) in the Agricultural General (AG) Zoning District and the Shoreland Protection (SP) District (PID 20.020.4600).

ALLEN OTTERSON – REQUEST FOR VARIANCE

The applicant is seeking approval of a variance to allow a structure to be built as close as ten (10) feet from an adjoining side east 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 construct a building as close as 90 feet from the centerline of an adjacent County Road. The Clay County Land Development Code requires a setback of at least one hundred and twenty-five (125) 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 (PID 21.029.4308).

JERAL CONSTRUCTION, LLC – REQUEST FOR VARIANCE

The applicant is seeking approval of a variance to allow a structure to be built as close as 47 feet from the centerline of a roadway. The Clay County Land Development Code requires a setback of at least ninety (90) feet from the centerline of a road. Affected property is located on Lots 17 and 18, Block 3 in the Townsite of Downer (Elkton Twp.) and is in the Ag Service Center (ASC) Zoning District (PID 05.050.0317).

7. Other Business
8. Adjournment

Moorhead, MN 56561-0280

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