

## ZONING OFFICE

Government Center  
555 – 18<sup>th</sup> Avenue Southwest  
Cambridge, MN 55008  
763-689-5165  
763-689-8319 fax  
www.co.isanti.mn.us



Trina Bergloff, Zoning Administrator/Solid Waste Officer  
Holly Nelson, Deputy Zoning Administrator  
Dennis Ginter, Building Official  
Terry Lakin, Septic Specialist  
Erica Wilson, Compliance Specialist  
Kerry Birch, Administrative Assistant/Permit Technician

The Board of Adjustment met at 9:00a.m. on Thursday July 13, 2023 in the County Board Room of the Isanti County Government Center, 555 – 18<sup>th</sup> Avenue SW, Cambridge, MN 55008.

Members present: Valerie Marty-Anderson, Jim Fridstrom, Dave Henderson, Bill Gertz, Connie Thorp

Other members present: Trina Bergloff, Zoning Administrator, Holly Nelson, Deputy Zoning Administrator, Tim Nelson, Chief Deputy County Attorney

Members not present: Kathy Skiba

Valerie Marty-Anderson, Chairperson called the meeting to order at 9:00 a.m.

A motion was made by Jim Fridstrom and seconded by Connie Thorp to approve the minutes of the May 11, 2023 meeting as presented. Motion carried unanimously.

1. The request of Victor Crowell, 9262 Highway 95 NE, North Branch, MN 55056 to construct a pole type structure with less than the required setback from the road right of way of State Highway 95. Legal description is Pt. of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 35, Range 22 North Branch Township.

Victor Crowell was present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 4.34 acres. They are requesting to construct a 30' x 40' pole type structure 55' from the road right of way of State Highway 95. The single family dwelling on the property was built in 1969. The septic tanks are to the west of the house with the drainfield located to the north of the house and the well is located to the east of the house. Currently there is no garage and/or pole type structures on the property. The required setback is 130' from the road right of way of a State Highway. There were no comments from MNDOT regarding this request. Valerie Marty-Anderson asked Mr. Crowell if the pole type structure could be moved further back from the road to line up with the existing dwelling. Mr. Crowell stated that the proposed structure could be repositioned to line up with front of the existing house which would be further back from the road right of way. **A motion was made by Jim Fridstrom and seconded by Dave Henderson to approve this request to construct a pole type structure to be no closer than the northeast corner of the existing dwelling from the road right of way of State Highway 95.** Findings: 1. There is an existing house on the property that was built in 1969 with no existing garage or pole type structure on

*the property for storage so the variance is in harmony with the general purpose and intent of the official control. 2. Due to the lay of the land with the placement of the septic system, well and wetlands there is no other location to construct a structure so there are practical difficulties in carrying out the strict letter of any official control. 3. Garages are needed in Minnesota so the terms of the variance are consistent with the polices of Isanti County. Motion carried unanimously.*

2. The request of Cristiano & AmberJoy Rosa, 32960 Hilary Circle, Cambridge, MN 55008 to construct a pole type structure with less than the required setback from the rear property line. Legal description is Lot 8 Block 1 Hilary 3<sup>rd</sup> Addition of Section 31, Township 36, Range 23, Cambridge, MN 55008.

Cristiano and AmberJoy Rosa were present for this request. Trina Bergloff stated that this property is zoned Agriculture/Residential District. This property is 1.16 acres. They are requesting to construct a 30' x 40' pole type structure for personal storage 30' from the rear property line. The house was built in 1994 with an attached three car garage. At the time the house was built the setback from the rear property line was 35' and was zoned residential. In 1996 the property was zoned Urban Service Area 2 and the setback was 35' from the rear as well. The septic system is to the north of the house along with the septic system alternative site and the well is to the east of the house. The required setback is 40' from the rear property line. Cristiano stated that he would like to construct a new driveway off the township road but has not yet applied for the driveway permit through Cambridge Township. Valerie Marty-Anderson asked Mr. Rosa if he would move the pole type structure closer to the house. Mr. Rosa stated he would contact Cambridge Township for a driveway permit and re-measure to see if the setbacks can be met and/or reposition the pole barn. **A motion was made by Jim Fridstrom and seconded by Bill Gertz to table this request to construct a pole type structure with less than the required setback from the rear property line until the August 10, 2023 Board of Adjustment meeting for the applicant to contact Cambridge Township regarding driveway access and possibly reposition the structure.** Motion carried unanimously.

**A motion was made by Jim Fridstrom and seconded by Bill Gertz to adjourn the meeting at 9:43 a.m.** Motion carried unanimously.

Trina Bergloff  
Zoning Administrator

TB:hn

