

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of April 20, 2017

John Moeller called the meeting to order at 5:00pm and the following answered roll.  
Present: Janelle Pavlovec, Carol Hagen and Sue Sander.

*The meeting was regularly schedule, published and posted for the regular date of April 10, 2017. A quorum was not possible so the meeting was continued until Thursday, April 20, 2017 at 5:00pm.*

Absent: Steve Johnson

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the February 15, 2017 meeting

**Sander moved and Pavlovec seconded approval of the minutes as presented. There was no meeting held in March 2017.**

**Roll call vote: Unanimously approved.**

Rick Brown for 108 Rural Avenue requesting permission to construct an accessory structure / garage contrary to the R-3 zoning regulations

The first item was an application from Mr. Rick Brown who is proposing a new multi-car garage contrary to side and rear-yard setbacks and for a variance on the height limitation of 12 feet to 14'10". He presented information relative to his application and noted a contributing factor is the way the lot slopes off to the east. He also noted that they would like to change the orientation of the garage to allow for solar panels on the roof and this necessitates a different angle to allow for vehicle access to the garage. He noted he is removing and replacing the existing garage which is many years old.

Matt Spencer, the contractor spoke regarding the project and noted it will be approximately 24' x 36' and 864 square feet.

There were no other public comments and Moeller closed the public comment portion of the meeting.

In board discussion, Sander asked about other dimensions of the garage.

**Pavlovec moved and Hagen seconded a motion to approve the application.**

**Roll call vote: Unanimously approved.**

Melissa Koch and Matthew Nahan for 305 West Broadway requesting permission to construct an accessory structure / garage contrary to the R-2 zoning regulations

The next item on the agenda was Melissa Koch and Matthew Nahan as new owners of 305 West Broadway. Mr. Nahan noted they wish to remove and replace the old garage across the alley from the principle structure (the house) and improve the garage by building a two-story, 22-foot structure as noted in the application. Mr. Nahan noted that they proposed the accessory structure would otherwise meet all bulk regulations. Mr. Nahan noted that the space would be used for private office and living space as the main structure is used as a bed and breakfast and has limited private residential accommodations.

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There were no other public comments and Moeller closed the public comment portion of the meeting.

There was no additional board discussion.

**Sander moved and Hagen seconded a motion to approve the application.**

**Roll call vote: Unanimously approved.**

Other Business

There being no other business, the meeting was adjourned at 5:27pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "C. A. Hagen", is written below the text "Respectfully submitted,".