

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of July 10, 2017

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

Absent: Steve Johnson

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the June 12, 2017 meeting

Sander moved and Hagen seconded approval of the minutes as presented.

Roll call vote: Unanimously approved.

Morten and Connie Strand for 208 Center Street requesting permission to construct front and side steps with cover contrary to the R-2 zoning regulations

The first item was an application from Morten and Connie Strand proposing new steps on the west and north sides of their lot. Mr. Strand presented his application and noted he is proposing a covered porch / steps on the front of the structure, to the west. Only the covered portion of the proposed steps would be included in the requested variance application. Mr. Strand noted the application is also requesting an additional two feet on the front / east and less than 3 feet on the side-yard / north. It was noted the front of the structure is already non-conforming.

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

In board discussion, Moeller asked about the remaining steps and why they were not included in the variance application. Bird noted uncovered steps and porches are not included in set-back calculations if they are less than 30 inches in height.

Sander moved and Hagen seconded a motion to approve the application for the Strands as submitted.

Roll call vote: Unanimously approved.

Nancy Gilson for 407 Hillcrest Drive requesting permission to construct a deck and an accessory structure / garage contrary to the R-2 zoning regulations

The second item was an application from Nancy Gilson and represented by Jim Berg of Berg's Construction. Mr. Berg noted Ms. Gilson is proposing to expand the garage and add a new deck to the front of the home contrary to the zoning setback requirements.

Mr. Berg presented the application and provided a detailed diagram of the additions to the home. He noted the average setback for homes in the 200 feet adjoining either side of the property is 28 feet. His client is requesting 25 feet 1 inch for the porch and 25 feet 10 inches for the garage addition. The required setback in the district is 35 feet.

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

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In board discussion, Hagen questioned the hardship for the requested setback for the deck area at 25 feet 1 inch. She supported the overall 28 feet setback as discussed as the average for those properties within 200 feet.

Pavlovec supported the idea of keeping both protruding structures consistent at the same setback and agreed with the 28 feet average.

**Sander moved to approve the application as presented with a 25 feet and 1 inch setback for the deck and a 25 feet and 10 inch setback for the garage.
The motion died for lack of a second.**

**Hagen moved and Sander seconded a motion to approve the application amended to a 27 feet and 1 inch setback for the deck and a 25 feet and 10 inch setback for the garage. It was discussed that if the owner wished to appeal the approved setback the appeal would be considered by the board at the next meeting with no additional application required.
Roll call vote: Unanimously approved.**

Other Business

There being no other business, the meeting was adjourned at 5:38pm.

Respectfully submitted,

