

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of June 12, 2017

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

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the June 12, 2017 meeting

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

Roll call vote: Unanimously approved.

Jeff & Kate Scott for 410 Decorah Avenue requesting permission to construct an accessory structure / garage contrary to the R-3 zoning regulations.

The agenda was reordered to accommodate applicant schedules.

The first item was an application from Mr. Jeff Scott who is proposing a new accessory structure / garage on the old structure's foundation. He explained that a portion of the two-part structure would remain and a portion would be rebuilt in the same location. He is asking for a three-foot setback on the rear-yard and a two-foot setback on the height requirement.

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

In board discussion, Sander asked about the impact to the alley should the city ever pave or improve it. Bird noted that in these cases, the contractor works around the structures previously in place. The alley is built around the structures.

Johnson moved and Hagen seconded a motion to approve the application.

Roll call vote: Unanimously approved.

Wicks Construction for 503 & 507 E. Broadway, requesting a variance from minimum lot sizes to construct 2 two-family residences contrary to the R-3 Zoning requirements
(renewal)

The second item was an application from Mr. Brad Wicks who has applied for a variance from the minimum lot sizes in the R-3 district. He plans to construct two multi-family units, one on each lot. Mr. Wicks noted that the minimum lot size in R-3 is 10,000 and the best he can achieve with the two proposed lots is 9,774 each.

Hagen asked to see a proposed building layout and Mr. Wicks presented a proposed floor plan.

Moeller and Bird noted this application had been approved in May of 2014 but had expired.

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

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In board discussion, Pavlovec noted the alley was in pretty rough shape. Bird noted that the city would consider improving the alley once construction is complete.

Sander moved and Johnson seconded a motion to approve the application.

Roll call vote: Unanimously approved.

Luther Snow for 409 Upper Broadway requesting permission to construct an accessory structure / garage contrary to the R-2 zoning regulations

The third item was an application from Mr. Luther Snow who presented an application to remove and replace his existing accessory structure / garage due to storm damage. Mr. Snow is proposing to rebuild the new garage on the old structure's foundation. He is asking for a 1.5-foot setback on the side-yard.

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

There was no board discussion.

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

Roll call vote: Unanimously approved.

Other Business

In other discussion, Bird engaged the board in general conversation regarding Airbnbs and VRBOs, transient rental property. The board had general thoughts and suggested a public input forum to continue discussion.

There being no other business, the meeting was adjourned at 5:43pm.

Respectfully submitted,

