

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of August 14, 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 July 10, 2017 meeting

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

**Roll call vote: Unanimously approved.**

Teresa Bissen and Diego Cuevas for 402 Grove Street, requesting a front-yard and side-yard variance for a residential structure contrary to the R-3 residential zoning requirements

The first item was an application from Teresa Bissen and Diego Cuevas proposing a new single-family construction project with requested variances for front and side-yards. Bird noted the application was previously submitted and approved in 2014 but had expired. The applicant was represented by Karl Hendrickson and he noted the conditions have not changed on the lot nor with the proposed construction of a single-family residence on this R-3 residential lot.

Mr. Hendrickson noted the applicant is seeking a 15' setback on the front-yard and a 10' setback on the side-yard.

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

In board discussion, Bird clarified that Grove Street is the front-yard and Jefferson Street is the side-yard.

**Sander moved and Hagen seconded a motion to approve the application for the Teresa Bissen and Diego Cuevas as submitted.**

**Roll call vote: Unanimously approved.**

Steve Downing for Lots 1 – 5, Scenic View Estates Subdivision, requesting a front-yard variance for a residential lots contrary to the R-3 residential zoning requirements

The second item was an application from Steve Downing. Mr. Downing is proposing a change in front-yard setbacks for the five lots in this newly platted subdivision. His hope is to be more accommodating to smaller homes by having them seated more on the front of the lot. Mr. Downing noted the topographical rise towards the back of the lot could led to water runoff issues.

Mr. Ed Perkins, 2400 Aspen Lane Road was present and spoke in favor of the requested variance. He would like to see more affordable housing in Decorah and believes this would be a way to help achieve that.

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Mr. Downing noted that setting the new set-backs now would be easier during construction of the homes since all five lots are in a row.

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

**Pavlovec moved and Sander seconded a motion to approve the application for the variance on five lots in the Scenic View Estates Subdivision, Eleventh Addition as submitted.  
Roll call vote: Unanimously approved.**

Other Business

In other business, the board set their next meeting date for Wednesday September 13, 2017 at 5:15pm.

There being no other business, the meeting was adjourned at 5:47pm.

Respectfully submitted,

