

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of October 4, 2017

John Moeller called the meeting to order at 5:15pm and the following answered roll.
Present: Carol Hagen, Steve Johnson, John Moeller and Sue Sander.

Absent: Janelle Pavlovec

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the September 13, 2017 meeting

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

Roll call vote: Unanimously approved.

Sharon Drew for 106 Riverview Drive, requesting a side-yard variance for a residential structure contrary to the R-2 Single to Four-Family Residential District zoning requirements

The first item was an application from Sharon Drew for her property at 106 Riverview Drive. Ms. Drew noted her application is for the construction of a living room addition to the principal structure. She noted that the current structure is only 8' from the property line and that the proposed addition would not be any closer than that distance. She noted current city code for a side-yard is 12' and since she is currently not conforming to that regulation she is asking for the variance.

Bird confirmed the home is currently non-conforming and that section 17.24.010 (B) of the zoning code does not allow for the expansion or enlargement of non-conforming structures.

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

In board discussion, the board did not have further questions of the applicant.

Sander moved and Hagen seconded a motion to approve the application for Sharon Drew as presented.

Roll call vote: Unanimously approved.

Joe Russell for 308 Center Avenue, requesting a rear-yard variance for accessory structure contrary to the R-3 Multiple Family Residential zoning requirements

The next item was an application from Mr. Russell for his property at 308 Center Avenue. Mr. Russell is proposing to construct an addition to his garage, a one stall add-on to the two-car garage. He stated he is seeking a variance from the 18.75' required side-yard and the 25' required rear-yard setbacks.

Greg Rude, 402 Center Avenue spoke in favor of the project and said he believed the proposed addition would be a great improvement to the lot and the neighborhood.

Tade Kerndt, 404 Center Avenue spoke in support of the project and said it would be a nice addition to the existing structure.

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

The board had no further questions for the applicant.

Johnson moved and Sander seconded a motion to approve the application for Joe Russel as submitted.

Roll call vote: Unanimously approved.

Other Business

In other business, the board confirmed the meetings for the first Wednesday of each month at 5:15pm. The next meeting is November 1st and then December 6th. The board agreed to reevaluate in January for 2018.

Sander asked about an accessory structure at 304 Center Street. Bird replied that he would review the permits and report back to the board relevant information.

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

Respectfully submitted,

