

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of December 6, 2017

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

Absent: Janelle Pavlovec

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the October 4, 2017 meeting

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

**Roll call vote: Unanimously approved.**

Wes and Erin Anderson for 204 High Street, requesting a front-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 Wes and Erin Anderson for their property at 204 High Street. Mr. Anderson noted his application is for the construction of an attached garage addition to the existing single car garage added to the principal structure. He noted that the current structure is situated on the lot close to a rock outcropping and makes expansion of the addition to the rear impossible.

Mr. Anderson requested a variance to allow for the addition to the garage to encroach into the required front-yard and provide for a 16.5-foot front-yard instead of the required 35 feet. He also noted that his residence sits quite a way from the curb line and would still provide for a separation from the street.

Moeller asked for public comments and Bird shared he had received a letter from Luther College, 700 College Drive. Mr. Jay Uthoff wrote on behalf of the college that they have no objections to the proposed variance application.

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

In board discussion, the board did ask about future landscaping and how this proposed addition may impact snow removal. Mr. Anderson stated that they intend to landscape the lot after the project is completed but that the rock outcropping to the north could not be moved. He noted he was not exactly sure how maneuvering of vehicles or snow removal might work.

The board did not have further questions of the applicant.

**Sander moved and Johnson seconded a motion to approve the application for Wes & Erin Anderson as presented.**

**Roll call vote: Unanimously approved.**

## Review of applications for 2017

Bird reviewed the year 2017 in regards to applications considered by the board. There was some discussion about the applications. Bird noted the main significance to providing this information is to review whether the board would make any recommendations to the planning & zoning commission regarding possible zoning code changes based on the prevalence of applications for a specific variance.

The board discussed the merits of suggesting a change in the accessory structure setback from 5 feet to perhaps 3 feet. The board also discussed the merits of suggesting a change in the accessory structure height limitation from 12 feet to 14 feet. Bird said he would share this information with the planning & zoning commission for their review.

## Other Business

In other business, the board reviewed the meeting dates and times again and agreed to leave them in place until the new board could consider them after the first of the year and a replacement member can be seated for John Moeller. The meetings are confirmed for the first Wednesday of each month at 5:15pm. The next meeting is January 3, 2018.

The board thanked Moeller for his many years of service and wished him well.

There being no other business, the meeting was adjourned at 5:42pm.

Respectfully submitted,

