

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of June 3, 2019

Sue Sander called the meeting to order at 4:15 p.m. and the following answered roll:  
Kraig Tweed, John Jenkins, and Janelle Pavlovec.

Absent: Carol Hagen

Also, in attendance: Zoning Administrator Chad Bird.

Approval of Minutes of the May 8, 2019 meeting

**Tweed moved and Pavlovec seconded a motion to approve the minutes of May 8, 2019.**

**Roll call vote: Ayes: Tweed, Pavlovec, Sander, Hagen, and John Jenkins. Motion was approved.**

Bob Hibbing for 911 Vernon Street requesting permission to construct a house and garage addition contrary to the R-3 zoning district regulations (*code 17.76.040*)

*Mr. Hibbing spoke to the board about his request for variances for the front, side, and rear-yards to allow for construction of a new garage, which he intends to attach to the principle structure via a breezeway. Hibbing noted he also proposes a front porch addition and improvement and stated he is requesting a four-foot variance on the front.*

*Hibbing noted he would try to keep some of the existing garage foundation when asked by Jenkins whether the garage could move more to the West to save some of the setback space. The board also expressed a desire to see the large Oak tree saved but Hibbing noted the contractor would prefer the tree be removed to provide more space for construction. Tweed noted some concern for the lot lines and how this proposal impacts the neighborhood. It was noted the front-yard variance is to 21', the side-yard variance is to 6', and the rear-yard variance is to 21'.*

*Sander asked if there were any comments from the public; Jim Dale, 909 Vernon Street, spoke in favor of the application. There were no further comments and she closed the public hearing.*

**Jenkins moved and Tweed seconded a motion to approve Bob Hibbing's application for variances for the front, side, and rear-yards to allow for construction of a new garage addition.**

**Roll call vote: Unanimously approved.**

Bryan Waskow for 405 E. Main Street requesting permission to replace a detached garage contrary to the R-3 zoning district regulations (*code 17.16.030*)

*Mr. Waskow presented his application stating he wishes to construct a new detached – accessory structure garage on the same, or substantially the same footprint as the existing garage. He stated the request for a variance is to ask for two-feet on the side-yard. He also noted he wished to reuse as much of the old brick as possible and match the new garage with the character of the house.*

*Sander asked if there were any comments from the public; Craig Chyle, 410 East Main Street spoke in favor of the application. There were no further comments and she closed the public hearing.*

*It was noted the side-yard variance is to 3' for this detached garage.*

**Tweed moved and Pavlovec seconded a motion to approve Bryan Waskow's application for a variance for the side-yards to allow for construction of a new garage addition.**

**Roll call vote: Unanimously approved.**

Elizabeth Gjere for 309 E. Broadway requesting permission to construct a fence contrary to the R-3 zoning district regulations (code 17.68.030)

*Ms. Gjere shared her application for the board and noted she is proposing to construct a six-foot fence where four-feet is the maximum height for the side-yard. She stated the reason is to protect her dog from passers-bys and to keep it in the yard as she knows it can jump over a four-foot fence.*

*The board asked about the construction material and Gjere noted it would be a solid vinyl fence.*

*Sander asked if there were any comments from the public; Becky Kamm, 607 John Street spoke in favor of the application and a solid fence. There were no further comments and she closed the public hearing.*

**Jenkins moved and Pavlovec seconded a motion to approve Elizabeth Gjere's application for a variance for the installation of a six-foot fence.**

**Roll call vote: Ayes, Jenkins, Pavlovec, Sander. Nay, Tweed.**

**Motion carries, and application is approved.**

Mike Hovden for 700 5<sup>th</sup> Avenue requesting permission to construct a portable shed contrary to the R-3 zoning district regulations (code 17.16.030)

*Mr. Hovden presented his application to the board and noted he is proposing to place a shed (accessory structure) closer than five-feet from the property line. He noted his rear-yard is very small and that his neighbors actually preferred the shed because it acted as a screen for them.*

*Tweed asked if there would be an anchoring system and Mr. Hovden noted there would be.*

*Sander asked if there were any comments from the public; Bird noted Robert Naslund, speaking as the board president for Good Shepard Church spoke in favor of the application. Bird said Mr. Naslund had contacted his office and said he was unable to attend the meeting but that the church council had no objections to the application presented by Mr. Hovden. There were no further comments and she closed the public hearing.*

*It was noted the variance is to 1' from the rear and side-yard property lines for this accessory structure shed.*

**Pavlovec moved and Tweed seconded a motion to approve Mike Hovden's application for a variance for the rear and side-yards to allow for construction and installation of a portable accessory structure / shed.  
Roll call vote: Unanimously approved.**

Garry Gulrud for 501 Iowa Avenue requesting permission to construct a house addition contrary to the R-2 zoning district regulations (code 17.72.040 and 17.24.040)

*Mr. Gulrud presented his application requesting permission to enclose an outdoor alcove area. He noted he is simply trying to allow for better storm drainage and protect this abnormal joint area of his home.*

*Bird shared the home's structure is a non-conforming use and as such shall not be expanded or enlarged.*

*It was noted the request is to close in this adjoining area and maintain the 5.5' setback.*

*Sander asked if there were any comments from the public and there were none and she closed the public hearing.*

**Jenkins moved and Sander seconded a motion to approve Gary Gulrud's application for a variance from the side-yard setback requirement to remain at the 5.5' and intensify the current structure.  
Roll call vote: Unanimously approved.**

Other Business:

*The board discussed not holding a July 2019 meeting due to the July 4 holiday. The Board agreed if there are urgent applications, they would look to schedule a meeting in a timely fashion.*

There being no other business, the meeting was adjourned at 4:52pm.

Respectfully submitted,

