

NOTICE OF PUBLIC MEETING

The Decorah Zoning Board of Adjustment
will meet at City Hall on

Wednesday, February 10, 2021 at **5:15 PM.**

Electronic meeting pursuant to Iowa Code section 21.8 – In circumstances where such a meeting is impossible or impractical due to concerns about COVID-19 and social distancing for the safety of Board members and the public.

In support of Iowa Governor Kim Reynolds' proclamation declaring a State of Public Health Disaster Emergency, the Decorah City Hall will be open. However, seating will be limited to ensure proper social distancing. Seating will be available on a first-come, first served basis for the February 3, 2021 Board of Adjustment meeting. However, the meeting will be made available telephonically. The public will be able to hear and participate in the Board meeting by calling:

Special Instructions for participation:

The meeting can be joined virtually by computer or smartphone at
<https://us02web.zoom.us/j/85156442708?pwd=cWZsU1RhQm5QUGNMShZWQm1LRk04UT09>

If you would like to call in for an audio only please use either of the following numbers: (929)205-6099 or (312)626-6799

When prompted the meeting ID is **851 5644 2708**
Please note – a special meeting passcode is required to join the meeting; **070149**

For special accommodations or accessibility, please call City Hall, 563.382.3651 prior to 4:00pm on Wednesday, February 10, 2021.

Please follow this link to the board packet and supporting documentation:
https://www.dropbox.com/sh/jfgoe8505g9yhov/AABF5dt5VY49g2n-Y_SOI364a?dl=0

AGENDA

Continued hearing and notice from February 3, 2021

1. Call to Order
2. Deneen Hovden & Michelle Barth for Mill Street Mocha, 909 South Mill Street requesting permission to construct a commercial building contrary to the R-3 Residential and C-1 Commercial Zoning District regulations.
3. Other Business
4. Adjourn

17.28.070 - Variances

The board of adjustment may authorize upon appeal in specific cases such variance from the terms of this title as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this title would result in unnecessary hardship. A variance from the terms of this title shall not be granted by the board of adjustment unless and until the following requirements are met:

- A. A written application for a variance is submitted demonstrating:
 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district,
 2. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title,
 3. That the special conditions and circumstances do not result from the actions of the applicant,
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district, and that no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance;

This notice is sent to you as a courtesy by the City, as you own property near, or adjacent to, one of the properties listed above which have requested variances. If you have any questions or concerns regarding the above request, you are welcome to attend the meeting and express them or contact City Hall at 382-3651.