

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of July 1, 2020

This meeting was an 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 commission members and the public.

In support of Iowa Governor Kim Reynolds' proclamation declaring a State of Public Health Disaster Emergency in Iowa, the current COVID-19 situation makes it "impossible and impractical" to meet in one location. The Decorah City Hall was open. However, seating was limited to ensure proper social distancing. Seating was available on a first-come, first served basis for the July 1, 2020 Board of Adjustment meeting. However, the meeting was available telephonically. The public was able to hear and participate in the Board meeting.

Sue Sander called the meeting to order at 5:15 p.m. and the following answered roll: Carol Hagen, Janelle Pavlovec, Kraig Tweed. Absent: John Jenkins.

Also, in attendance: Zoning Administrator Chad Bird.

Approval of Minutes of the May 6 and May 13, 2020 meeting

Tweed moved and Pavlovec seconded a motion to approve the minutes of May 6, and May 13, 2020.

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

Scott Carlson for 405 Decorah Avenue requesting permission to construct a covered front porch contrary to the R-3 Zoning District regulations (*code 17.76.040*)

Carlson presented his proposed plan to add a front porch to his residence. He noted it would be approximately 44 feet wide about approximately 7 feet deep. He recited dimensions of front-yards in his block.

Carlson noted the proposed addition would bring enjoyment in continued use of their home.

There were no additional public comments.

The Board had no further questions or comments.

Tweed moved and Pavlovec seconded a motion to approve a variance for the front-yard setback for a front porch to 19 feet.

Roll call vote: Unanimously approved.

David Olson for 1006 Woodside Court requesting permission to construct an attached garage addition contrary to the R-2 Zoning District regulations (*code 17.72.040*)

Mr. Olson presented his application and noted he wished to construct a third stall on the existing attached garage to aid in storing extra equipment from around the yard and house. He noted because his house sits at an angle on the lot, he needs about three feet at the front of the proposed garage into the side-yard setback. He noted the angle of the lot would cause the encroachment to taper to zero at the back of the addition.

There were no additional public comments.

The Board had no further questions or comments.

Hagen moved and Pavlovec seconded a motion to approve a variance for the side-yard setback to seven feet for the addition of a third stall to the existing attached garage.

Roll call vote: Unanimously approved.

Mark Branum for 601 W. Water Street requesting permission to allow a fence contrary to the zoning regulations (*code 17.16.135*)

Mr. Branum reviewed his application and noted he was seeking a variance from the side-yard height requirements for a side-yard fence. He added that the busy street on his property's East side necessitated the higher fence. He noted they wish to install a solid six-foot fence on this side.

Bird reminded the board; the requirement is 4 feet on street sides of corner lots.

There were no additional public comments.

The Board had no further questions or comments.

Tweed moved and Pavlovec seconded a motion to approve a variance for a 6' high fence on the East side of this property.

Roll call vote: Unanimously approved.

Hy-Vee Food for 915 Short Street requesting permission for signage contrary to the C-4 Zoning District regulations (*code 17.100.030*)

Phil Garland, president and owner of Nesper Sign presented the application on behalf of HyVee for side elevation signs at this location. He also noted the main "HyVee" sign exceeds the maximum of 50 sq ft total surface area.

Garland added generally the prohibition on non-street side signage is to protect residential neighborhoods, he noted this site's layout is unique in that the "non-street" side faces the highway corridor.

There were no additional public comments.

The Board had no further questions or comments.

Pavlovec moved and Tweed seconded a motion to approve a variance for the height restrictions of a fence on this street side lot to exceed four feet to the requested seven feet.

Roll call vote: Unanimously approved.

Joshua Salaz for 814 South Mill Street presenting updated plat of survey for construction of a deck on a residential lot contrary to the R-3 Zoning District regulations (*section 17.76.040*)

Salaz noted he had completed a survey and plat of his lot and it revealed his property line and front-yard are smaller than originally thought. He noted he had been approved for an 8' front-yard setback for a deck. The new survey indicated he would need a 6' front-yard setback for the same size deck as planned.

There were no additional public comments.

The Board had no further questions or comments.

**Hagen moved and Tweed seconded a motion to approve a variance for the front-yard setback to 6' for this front-yard deck construction.
Roll call vote: Unanimously approved.**

Other Business:

The board set Wednesday, August 5, 2020 at 5:15pm as the next meeting.

There being no other business, the meeting was adjourned at 6:10pm.

Respectfully submitted,

