

**CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of April 7, 2021**

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

Approval of Minutes of the March 3, 2021 meeting

***Motion by Hagen to approve the March 3, 2021 meeting and was seconded by Tweed.***

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

***Motion approved. Unanimous.***

Kent and Marla Klocke for 702 Decorah Avenue requesting permission to construct an attached garage addition to the existing garage/principal structure contrary to the R-3 Residential Zoning District regulations. (17.76.040)

*Klocke gave a brief overview of the project.*

*There has been no communication to staff concerning the request.*

*Janelle Pavlovec questioned if the oak tree would be removed. Klocke stated the oak tree would not be removed.*

***Motion by Hagen and seconded by Tweed to approve the 3<sup>rd</sup> stall garage addition.***

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

***Motion approved. Unanimous.***

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.

*Swanson explained the Applicants are asking for a variance adjustment due to the new site configuration. Per city code section 17.52.020 – a 15' setback is required for parking and drives where a commercial or industrial zone abuts a residential zone. Applicants are asking to reduce down the 15' setback to an 8' setback on the north side for the Barrier free parking. Swanson stated that the applicants have followed all recommendations of the boards and commissions and have modified the site to accommodate those recommendations. Also, within the redesign of the site the applicants did not end up utilizing the 2' variance that was granted for the parking on the east side. All other requirements have been met. Staff recommended approval.*

*Hovden gave brief explanation of why the variance was needed and hoped this would be the last time coming forth for approval.*

*No new site variance is needed thus trading one variance for another. Changes in the placement on the property reduced the setback, thus moving the parking near residential. The request is to comply.*

*Board asked for comments- none given.*

***Motion by Tweed and seconded by Jenkins to approve the 8' setback from the north property line for the Barrier Free stalls.***

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

***Motion approved. Unanimous.***

Beth & Greg Eide for 105 Rural Avenue requesting permission construct a new 24' x 30' garage with second floor shop/studio in place of existing 16' x 20' garage contrary to the R-3 Residential Zoning District regulations (17.76.040). Also requesting to construct an addition to the existing deck contrary to the R-3 Residential Zoning District regulations (17.76.040)

*The discussion separated the two requests.*

*Garage:*

*Discussion centered on the lot lines for the garage. Tony Clark, neighbor was present and did verbally state approval for the project. He also stated that there is an easement on the property line between the two parties. John Anderson encouraged them to create a document stating the easement agreement for future owners of properties. Jenkins questioned*

*Sanders asked if they needed a variance for height. Eide stated he will be working on the measurements knowing that the zoning has been approved. Sue reported that a nine-foot variance is needed for height.*

*Hagen asked if the garage was original. Eide stated he thought the original garage was single and went to double. There was discussion on the depth for potential adjustment. Eide state the limited movement to back of lot due to the topography limitations. Clark confirmed that fact. The garage is located on the property line. Jenkins asked if the hip of the roof would hang over. Concern centered on water drainage for water running back on the neighbor's property. Eide reported he is open for design ideas and all to be considered. Swanson reported that overhangs are allowed.*

***Motion by Jenkins to approve variance on height and 0 lot line setback with condition that an easement be drawn up and provided prior to application for construction permit. Seconded by Tweed.***

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

***Motion approved with conditions. Unanimous.***

*Deck:*

*Swanson stated the deck will be expanded 7FT south and 7FT west. Applicants are requesting a 2FT setback from the west property line contrary to 10FT per 17.76.040. Staff recommends the applicant locates the property markers to confirm setback is being met prior to construction.*

*Sanders called for discussion and comments.*

*Eide stated that the deck was an extension of the current deck.*

*No further comments.*

***Motion by Tweed and seconded by Hagen to approve variance on 2' setback off west property line.***

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

***Motion approved. Unanimous.***

Other business:

*Sanders announced that Wednesday May 5<sup>th</sup>, 2021 will be the next meeting.*

There was no other business, the meeting adjourned at 6:23pm.

Respectfully submitted.