

**CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of June 2, 2021**

Sue Sanders called the meeting to order at 5:14 p.m. and the following answered roll: Janelle Pavlovec and Kraig Tweed.

Others Present: John Andersen

Approval of Minutes of the May 5, 2021 meeting

***Motion by Tweed to approve the May 5, 2021 meeting and was seconded by Pavlovec.
Roll call vote: Ayes: Sanders, Tweed and Pavlovec
Motion approved. Unanimous.***

Nancy Ulring of 909 Pleasant Ave is requesting permission to reconstruct their existing garage roof with a new 2nd floor link addition to existing barn contrary to the R-2 Residential Zoning District regulations (17.72.040)

Swanson stated applicants are requesting 2 variances. Per bulk regulations of 17.72.040 zoning- 14' max height on accessory structures and 1 story. Applicants are requesting a 2nd story and a max peak height of 29' to reconstruct the existing garage roof, add a second floor storage with 5' knee walls and new trusses which will raise the exiting garage walls from 9' to a total of 15' on the side walls and a roof peak of 29'. The new 2nd floor will bridge across to the existing barn (approx. 15-17' span) and match the existing barn roof peak at 25'. All the setbacks are being met.

Nancy Ulring presented the project. Ulring stated the current garage is falling down and unsafe. The concrete pad is in good condition, but the walls and roof have to be rebuilt using the same footprint.

Board had no questions.

Motion by Tweed and seconded by Sanders to approve Nancy Ulring of 909 Pleasant Ave permission to reconstruct garage with a new 2nd floor to link to existing barn contrary to the R-2 Residential Zoning District regulations (17.72.040)

***Roll call vote: Ayes: Tweed, Pavlovec and, Sanders.
Motion approved. Unanimous.***

The ArtHaus (Shannon Durbin-Director) at 107 W Broadway Street is requesting permission to construct a 6 foot high fence contrary to the C-3 District regulations Chapter 17.96.

Swanson states the City ordinance allows fences in front yards along property lines to be a max of 4. The ArtHaus is requesting to build 6' high fence to deter deer from eating and destroying plantings. The garden is located on the west side of the building in the side yard.

Shannon Durbin presented on behalf of Arthaus stating they have a grant and have been working with Seed Savers to design a garden / greenspace.

Sanders questioned they design and safety of the fence. Durbin stated the fence will be wood cattle panel style on 3 sides of the garden with the 4th side being the building. The fence will have a locking entrance gate.

Tweed questioned if installing fence in the dry run would be a problem, Swanson stated no reasons known why it couldn't.

Swanson stated if variance is approved it still has to be approved for C3 Historical District Regulations.

Motion by Pavlovec and seconded by Tweed to approve the 107 W Broadway 6' Fence C-3 District regulations Chapter 17.96

Roll call vote: Ayes: Tweed, Pavlovec and, Sanders.

Motion approved. Unanimous.

Jordan Massman is requesting a variance contrary to Decorah City Code section 17,16.020 (25 foot public street abutment) for the tentative rezoned property located at 1506 Jordan Drive.

Swanson Stated the Massman rezoning has gone through Planning and zoning and is going to City Council for the public hearing on June 7, 2021. Final rezoning is contingent on the variance requested. City Code states that "no lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least 25' on at least one public street. As of now there is not ant frontage. If this variance is granted it would allow Jordan Drive a possible road extension in the future.

Jordan Massman stated he has a 100x140 lot, currently to get to the lot they have to access through Tom Massman's property. Jordan Massman would like to access it from Jordan Drive.

No comments or concerns indicated from board.

Motion by Sanders and seconded by Pavlovec to approve the variance contrary to Decorah City Code section 17,16.020 (25 foot public street abutment) for the tentative rezoned property located at 1506 Jordan Drive.

Roll call vote: Ayes: Tweed, Pavlovec and, Sanders.

Motion approved. Unanimous.

Robin Schultz of 911 S Mill Street is requesting a variance contrary to the City code Ordinance 17.52.020.D. for a parking lot extension on the north property line. 17.52.020 requires parking / drive to be 1 ½ feet vs 5 foot min from Property line.

Swanson states Robin Schultz is requesting a variance to reduce the required 5 foot park/drive setback down to 1.5 feet along the North property line. The existing edge now at approx. 5 feet would be cleaned up and extended and the new edge would be aligned with the mill street entrance.no information was provided on existing topography and drainage.

Schultz states her request is to extend, repair and update parking lot to allow use for customers and 6 building tenants. By approving this request the parking lot will be level with Mill Street Mocha. Schultz also advised she has eves on the building so shouldn't be any water issues. Will also be adding shrubs / bushes to maintain barrier.

Swanson clarified Schultz is requesting to move the required 5 foot minimum setback from property line to 1 ½ foot setback.

No comments or concerns indicated from board

Motion by Tweed and seconded by Sanders to approve the variance contrary to the City code Ordinance 17.52.020.D. for a parking lot extension on the north property line. 17.52.020 requires parking / drive to 5 foot min from Property line.

***Roll call vote: Ayes: Tweed, Pavlovec and, Sanders.
Motion approved. Unanimous***

Other business:

Attorney John Anderson will discuss Zoning and Board of Adjustments policies at next meeting

Additional business:

Replacement for Jenkins

What is the City's responsibility to notify neighbors about requested variances?

Sanders suggested a class to educate contractors / public on building regulations

Pavlovec questions if water run-off be more regulated

Next meeting July 7, 2021 at 5:15

The meeting adjourned at 5:47pm.

Respectfully submitted.

Greg Swanson

P&Z Administrator