

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

Sue Sanders called the meeting to order at 5:14 p.m.
Members Present: Sander, Hagen, Onsager, Pavlovec and Tweed.

Others Present: John Andersen, Walter & Susan Wood

Approval of Minutes of the June 2, 2021 meeting

Sander noted only change to minutes. No S at the of Sander.

Motion by Tweed to approve the June 2, 2021 meeting with Sander Spelling correction and was seconded by Onsager.

Roll call vote: Ayes

Motion approved. Unanimous.

Walter and Susan Wood are requesting permission to construct a rear yard deck with an extension on the south for entry. The south extension is contrary to the R-3 Residential Zoning District regulations (17.76.040)

Swanson stated Applicants are requesting 1 variance. Per bulk regulations of 17.76.040 zoning- the property is non-conforming. A 10' setback is required for side yards and the existing is currently 8' – 4". The applicant is requesting a 4' – 4" setback in order to provide a 4' side access deck extension for the rear exit of the home which will connect to the proposed 10'x20' deck.

A second 6'x16' deck is being constructed on the front of the home. No variance needed. All the setbacks are being met.

Sander requested applicant come up and propose project.

Applicant Walter & Susan Wood explained existed concrete stair was an 11" drop from side door and concrete stair was not conforming. The landing depth would remain as 48" and connect to a larger rear deck to make exiting easier from the side door.

Hagen asked if the rear deck met setbacks? Swanson replied they meet.

Sander asked if the front deck met setbacks? Swanson replied they meet setbacks and no variance required on front.

Motion by Sander and seconded by Hagen to approve Variance of 4' leaving a 4'-4" setback to the existing non-conforming side yard setback 8'-4" at south property line of 308 5th street.

Roll call vote: Ayes

Motion approved. Unanimous.

Discussion on policies, rules and Regulations for Board of Adjustment.

John Anderson provided documents for your review in the June 2nd drop box. The Board needed time to review the info provided and requested to have the discussion at the July Board of Adjustment meeting.

Anderson gave a description of how the rules and regulations worked as well as explained the background and process for BOA decisions.

Board inquired if application could be made easier to understand, possible training could be helpful. A possible verbal Checklist when reviewing applicant plea, and city code (proposed by Anderson) should comply with the state.

Members will come up with modifications to questions and sent to Swanson compile info.

Other business: none

The meeting adjourned at 5:54pm.

Respectfully submitted.
Greg Swanson
P&Z Administrator