

NOTICE OF PUBLIC MEETING

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

Wednesday, October 6, 2021 at **5:15 PM.**

For special accommodations or accessibility, please call City Hall, 563.382.3651 prior to 4:00pm on Wednesday, October 6, 2021.

Please follow this link to the board packet and supporting documentation:
<https://www.dropbox.com/sh/m33s3pqwwdbsuaf/AADFdMhcip5rBSBDIIQRFEI2a?dl=0>

AGENDA

1. Call to Order
2. Approval of Minutes of the September 1, 2021 meeting.
3. Daniel Spilde of 810 Locust road is requesting permission to reconstruct an existing attached garage on the North side of the residence. Existing Garage is non-compliant per R-1 Bulk Regulatios 17.68.040. 25' rear setback required.
4. Craig Chyle of 410 E Main Street is requesting permission to construct a roof structure over an existing patio on the west side of his residence. The proposed structure would be non-compliant per R-3 Bulk Regulatios 17.76.040. 10' side setback required.
5. Mitch Dahlen of 608 Dudley Street is requesting permission to construct a deck on the south side of the residence (Dudley Street). The site is currently non-conforming. The proposed structure would be non-compliant per R-3 Bulk Regulatios 17.76.040. 25' front setback required.
6. Consider approval for the Findings of Fact on variances approvals for the Decorah Green House Variances #1 and #2.
7. Extended Discussion on policies, rules and Regulations for Board of Adjustment. Board recommendations for updated Appeal Form.
8. Other Business
9. 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.