

**CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of September 1, 2021**

Sue Sander called the meeting to order at 5:15 p.m.  
Members Present: Sander, Hagen, Pavlovec and Tweed.

Others Present: Tony Guzman, Lloyd Bolz, Greg Swanson and Renee Hill

Approval of Minutes of the August 4, 2021 meeting

***Motion by Tweed seconded by Sander to approve the August 4, 2021 meeting minutes.  
Roll call vote: Ayes  
Motion approved. Unanimous.***

Tony Guzman of 314 Riverview Drive is requesting permission to reconstruct an existing attached garage on the North side of the residence. Existing Garage is non-compliant per Bulk Regulations 17.72.040.

The existing garage, left in its current state, is compliant as long as it remains unchanged. Per section 17.24.040 Non-conforming structures, structures destroyed by any means more than 50% shall be reconstructed in conformity. 17.72.040 requires a 10' setback, existing garage is approx. 5' from north property line. Existing footprint will remain as is a 5' variance is being requested to allow for a 5' setback on the north side.

*Bolz recaps, on behalf of Guzman, plans to rebuild a new garage using existing footprint. Bolz states they are unsure of the condition of the foundation, but are assuming it will have to be replaced. The drawings included with the request include pitched roof to attach to the house and show the sidewalk measurements.*

*Sander questions if the pitch of the roof would cause run off problems for neighbors. Bolz states it shouldn't be an issue as they will install eaves.*

*Swanson asks for clarification on upper window. Bolz states it will be an awning window to a studio bedroom and will meet requirements.*

***Motion by Tweed and second by Hagen to approve a variance of 5' allowing a 5' setback for Tony Guzman to reconstruct the existing attached garage located on the north side of the residence contrary to the R-2 Residential Zoning District regulations. (17.72.040)***

***Roll call vote: Ayes  
Motion approved. Unanimous.***

Extended discussion on policies, rules and Regulations for Board of Adjustment.

*Swanson questioned if board members wish to add to or make changes to the draft of rules and regulations John Anderson provided.*

*Sander questions if #4 section A makes sense. Tweed agreed that Section 4 seems like it should be more for the board to use to make a decision and not for the applicant to fill out and wonders if a statement at the beginning of Section 4 states for Board Use Only. Hagen concurred and viewed Section 4 more as a checklist for the Board and would like to develop it even more into a numbering system to help make decisions to grant or deny applications. Tweed agreed. Together Tweed and Hagen will work on developing a "cheat sheet"*

*Swanson stated he will talk with Anderson to see if the wording for Section 4 could be made clearer.*

*Further discussion will continue at October 6, 2021 meeting*

No Other business

The meeting adjourned at 5:59 pm.

Respectfully Submitted.  
Greg Swanson  
P&Z Administrator