

CITY OF DECORAH
BOARD OF ADJUSTMENT
AUGUST 3, 2022 AT 5:15PM
MEETING MINUTES

Members present included: Sue Sander, Ron Onsager, Dan Bellrichard, Kraig Tweed
Absent: Janelle Pavlovec

Others present: Austin Dodd, Mark Branum, Greg Swanson, and Leslie White

Call to Order at 5:15pm

Consider approval of minutes from the July 6, 2022 meeting.

Motion by Onsager and Second by Bellrichard to approve the minutes from the July 6, 2022 meeting.

Roll call vote:

Ayes – Onsager, Bellrichard, Sander

Abstain - Tweed

Motion passed. Unanimous.

Mark and Rachelle Branum of 601 W Water Street are requesting variances to reconstruct their existing single story garage into a 2 story garage with a new covered patio and construct a new 27 x 20 car port. The request is contrary to R-3 bulk regulations 17.76.040, 17.16.030 accessory structure, 17.16.040 corner lot.

Background:

Branum's are requesting 5 variances contrary to R-3 bulk regulations 17.76.040, 17.16.030 accessory structure, 17.16.040 corner lot. Residence is currently non-conforming- lot size is 7460 sf- 8000 required, front setback is 16 ft- 25 ft required. Existing garage is located on south property line and approx. 3 ft off west property line.

Variance 1: required frontage setback of 12'-9" on east side per 17.16.040 corner lot to be reduced to 7'-8".

Variance 2: required west setback and south setback to be 5 ft min per 17.16.030 accessory structures. New covered patio reduced to approx. 4 ft. on west side and new carport reduced to 1'-10" on south side.

Variance 3: maximum height of 14 ft to mid slope of roof per 17.16.030 accessory structures. New second story proposed at 17 ft to mid-point.

Variance 4: 30% max coverage in rear yard per 17.16.030 accessory structures. Proposed coverage is at 38%. (2535/960)

Variance 5: accessory structures to be 1 story per 17.76.040 bulk regulations. Proposed is 2 story structure.

Mark Branum states that they currently have a one car garage with a carport on the side of the garage. He mentioned that it can be difficult to pull out on the street at times. Their plan is to keep the original garage but would like to add a 2-3 car carport. They would like to add a two story addition to the

garage. That addition would be storage use only. Branum also stated that he recently had the property re-zoned. The re-zoning showed that the garage sits four inches in the alley.

Bellrichard asked if the new roof would be encroaching on the alley.

Branum states that it is not his plans to encroach on the alley.

Swanson states that the current structure is grandfathered in and is compliant with the codes but if any changes are made to the building, it makes it nonconforming. The roof can not encroach on the alley and if it does, Branum's will have to get an easement.

Sander states that if it is grandfathered in, she doesn't think they will need an easement.

Onsager asked if there was any comments from the neighbors.

Branum states that he has talked with the neighbors and they are supportive of the changes.

Motion by Onsager and second by Tweed to approve variance 1: required frontage setback of 12'-9" on east side per 17.16.040 corner lot to be reduced to 7'-8".

Roll call vote:

Ayes – Onsager, Tweed, Sander, Bellrichard

Motion Passed. Unanimous.

Motion by Tweed and second by Bellrichard to approve variance 2: required west setback and south setback to be 5 ft min per 17.16.030 accessory structures. New covered patio reduced to approx. 4 ft. on west side and new carport reduced to 1'-10" on south side.

Roll call vote:

Ayes – Tweed, Bellrichard, Sander, Onsager

Motion Passed. Unanimous.

Motion by Onsager and second by Bellrichard to approve variance 3: maximum height of 14 ft to mid slope of roof per 17.16.030 accessory structures increased to 17 ft to mid-point.

Roll call vote:

Ayes – Onsager, Bellrichard, Sander, Tweed

Motion Passed. Unanimous.

Motion by Bellrichard and second by Tweed to approve variance 4: 30% max coverage in rear yard per 17.16.030 accessory structures increased to 38%. (2535/960)

Roll call vote:

Ayes – Bellrichard, Tweed, Sander, Onsager

Motion Passed. Unanimous.

Motion by Bellrichard and second by Tweed to approve variance 5: accessory structures to be 1 story per 17.76.040 bulk regulations increased to a 2 story structure.

Roll call vote:

Ayes – Bellrichard, Tweed, Sander, Onsager

Motion Passed. Unanimous.

Stone Ridge Community Church at 1111 Montgomery Street is requesting special permission to have a 3'x7' digital sign on south and north face of newly constructed monument sign. The request is contrary to 17.16.120 H. Prohibited Signs.

Background:

Stone Ridge is requesting special permission to have a 3'x7' digital sign on south and north face of newly constructed monument sign. The request is contrary to 17.16.120 H. Prohibited Signs. – Electronic or digital signs, no electronic message signs or centers, digital billboards or other digital display signs on or off premises shall be permitted – prohibited in all zoning districts. The existing monument sign is being reconstructed with a new sign in its same location. The existing sign had a small digital sign on north side.

Austin Dodd, Treasurer of Stone Ridge Church stated that the current sign frame was made of wood and is 15 years old. It's not in very good shape anymore and the digital portion of the sign is broken. This new sign will be five feet shorter than the current sign. They would like the sign to have two sides and for it to face north and south.

Onsager states that the overall size of the sign does meet requirements

Sander asked if the sign dims down at night.

Dodd is unsure. He didn't think of asking that question to the sign company.

Motion by Onsager and second by Tweed to approve granting special have a 3'x7' digital sign on south and north face contrary to 17.16.120 H Prohibited Signs.

Roll Call Vote:

Ayes – Onsager, Tweed, Sander, Bellrichard

Motion Passed. Unanimous.

Other Business: Next meeting is September 7, 2022 at 5:15pm

Adjourn: 5:46.3pm

Respectfully Submitted.

Greg Swanson

P&Z Administrator