

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of April 7, 2014

Chair John Moeller called the meeting to order at 5:00 p.m. and called roll. Present: John Moeller, Janelle Pavlovec, Jon Christy and Steve Johnson. Absent: Sue Sander. Also in attendance: City Manager Chad Bird.

Moeller asked for consideration of the minutes of the March 3, 2014 meeting.

**Johnson moved and Christy seconded approval of the minutes as presented.
Roll call vote: Unanimously approved.**

The first item on the agenda was a request from Teresa Bissen and Diego Cuevas for 402 Grove Street, requesting a front yard and side yard variance for a residential structure contrary to the R-3 residential zoning requirements.

Ms. Bissen reviewed the residential structure plans with the Board and noted that her intent is to build a house that takes full advantage of the solar options on the site and to be able to build the home into the hill side to take advantage of ground cover.

Moeller asked Ms. Bissen about the requested 5 foot setback on the north and there was discussion about her desire building placement. She did indicate that a 10 foot setback would work for the North side, side yard.

Moeller closed the public comment portion of the meeting.

The Board held minimal discussion and favored the project. Pavlovec noted she would be open to either the 5 or the 10 foot setback on the North.

**Johnson moved and Christy seconded a motion to approve the application with a 10' variance on the Jefferson Street side-yard and for a 15' variance on the Grove Street front-yard for a new home construction.
Roll call vote: Unanimously approved.**

The second item on the agenda was a request from Jane Jakoubek for 808 Fifth Avenue, requesting a front yard variance for a small porch contrary to the R-2 residential zoning requirements.

David Wadsworth was present representing the property owner, Ms. Jane Jakoubek. He reviewed the renovation plans for the front entry area with the Board. He noted improvements to the front entry would require the already non-conforming structure to encroach into the front yard by an additional 2 feet. He also discussed work to be performed on the sidewalk and steps leading to the right-of-way.

There was no further discussion.

Moeller closed the public comment portion of the meeting.

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The Board held minimal discussion and favored the project.

**Johnson moved and Pavlovec seconded a motion to approve the application with a 2' variance on the front yard for a new entryway to the home.
Roll call vote: Unanimously approved.**

The Board then adjourned to the Planning & Zoning Workshop at the Hotel Winneshiek.
A majority of the Board was in attendance at this workshop.

There being no other business, the meeting was adjourned at 5:15pm.

Respectfully submitted,



Chad A. Bird
Zoning Administrator