

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of August 3, 2015

John Moeller called the meeting to order at 5:00pm and the following answered roll.
Present: Jon Christy, Sue Sander, Janelle Pavlovec and Steve Johnson.

Also in attendance: Zoning Administrator Chad Bird

Moeller asked for consideration of the minutes of the July 6, 2015 meeting.

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

The first item on the agenda was a request from Mark Lovelace for 305 Grove Street requesting permission to construct a garage addition contrary to the R-2 zoning requirements.

Mr. Lovelace is seeking to add on 8 feet to his existing garage with a new structure that is proposed to be 6 feet from the property line. He is seeking a variance to be 6' from the property line with the completed addition. Setback for rear-yard in this area is 25'. There was brief discussion regarding available easements in the area.

**Johnson moved and Christy seconded a motion to approve the variance for a rear-yard setback not-to-exceed 6' for an attached garage addition contrary to R-2 Zoning regulations.
Roll call vote: Unanimously approved. Application is approved.**

The next item on the agenda was a request from Jamie Schneberger for 511 Montgomery Street requesting permission to construct a front deck contrary to the C-1 zoning requirements.

Mr. Schneberger is proposing to add a small porch / deck to his home on the front of the structure. The house currently is non-conforming, sitting into the required setback. Mr. Schneberger is proposing a 10' total setback for the deck once constructed.

**Sander moved and Johnson seconded a motion to approve the variance for a front-yard setback not-to-exceed 10' for a front entry / deck contrary to C-1 Zoning regulations.
Roll call vote: Unanimously approved. Application is approved.**

The next item on the agenda was an application from Eric Petersen-Brant for 409 Winneshiek Avenue requesting permission to construct an accessory building contrary to the R-3 zoning requirements.

Mr. Peterson-Brant is proposing a 14' x 36' addition to the existing 18' x 16' accessory structure in the rear-yard. The purpose of the addition is to increase the size of a garage to allow for a studio and art gallery. Bird noted that the structure meets side-yard setback and rear-yard square footage requirements. The proposed setback is 3' instead of the required 5' for an accessory structure. Roberta Murray, 407 Winneshiek Avenue spoke through City Hall staff that she was not pleased with the Board's notification of the application and meeting and that she was unhappy about the project.

Board of Adjustment
August 3, 2015
Page two

Moeller noted that he believed the notification process to be adequate.

Joanne Egge, 501 Winneshiek Avenue spoke about the project and was very impressed with the applicant's plans to improve their property.

Christy moved and Johnson seconded a motion to approve the variance for an accessory structure setback of 3' for an addition to the existing structure contrary to R-3 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

The final item on the agenda was an application from Dean Jones for property at 1403 Oneota Drive requesting permission to place a solar array in the front yard contrary to the R-2 Zoning requirements.

Mr. Jones presented his application and noted that his property does not have a buildable rear-yard due to the rapid incline of the bluff. He noted the application is for the construction of solar arrays. Bird noted such structures are required to be constructed in a rear-yard. The application is for construction in a front-yard.

Sandor inquired about the possibility of reflection off the arrays for those using the bike path. Bird noted they could be adjusted if it became a problem. Others noted that solar arrays tend to not glare as much as may be perceived.

Christy moved and Johnson seconded a motion to approve the variance for a front-yard placement of solar arrays at this address contrary to R-3 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

Other Business

There being no other business, the meeting was adjourned at 5:31pm.

Respectfully submitted,

