

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of July 6, 2015

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

Absent: Sue Sander and Jon Christy

Also in attendance: Zoning Administrator Chad Bird

Moeller asked for consideration of the minutes of the May 4, 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 Larry Stevenson for 510 Iowa Avenue requesting permission to a replace an existing garage contrary to the R-2 Zoning requirements.

Mr. Stevenson is seeking to replace his existing 22' x 22' garage with a new structure that is proposed to be 24' x 24'. The new structure will be on the same pad. He is seeking a variance to be 2.5' from the property line. Setback for side-yard in this area is 10'. Current garage is 2' from lot line. Mr. Stevenson noted that he is also proposing to construct a breezeway between the garage and house.

Johnson moved and Pavlovec seconded a motion to approve the variance for a side-yard setback not-to-exceed 2.5' for a detached garage contrary to R-2 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

The next item on the agenda was a request from Brandon & Nikki Brevig for 310 Day Street seeking permission to construct a new front porch contrary to the R-3 Zoning requirements.

The Brevigs are proposing to add a small covered porch / entry to their home remodeling project. The house currently sits 12' back from the required 25'. They are proposing a setback of 9' for the new entryway.

Pavlovec moved and Johnson seconded a motion to approve the variance for a front-yard setback not-to-exceed 9' for a front entry / porch contrary to R-3 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

Board of Adjustment
July 6, 2015
Page two

The next item on the agenda was an application from Mary Murphy for 805 Clearview requesting permission to construct a house addition contrary to the R-2 Zoning requirements.

Ms. Murphy is proposing a 10' x 20' addition to the front NE corner of her residence. The purpose of the addition is to increase the size of a master bed / bath. Bird noted that the property sits on a corner lot structure and the required side-yard setback is 35'. The proposed setback is 16.9'.

The structure originally received a variance for side-yard setback in 1995 during original construction. Bird noted that this application request intensifies the non-conformance thus necessitating the variance.

Johnson moved and Pavlovec seconded a motion to approve the variance for a side-yard setback of 16.9' for an addition to the home for a master bath / bedroom contrary to R-2 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

The next item on the agenda was a request from William & Joan Carlisle for 301 East Main Street requesting permission to construct a pergola contrary to the R-3 Zoning requirements.

The Carlisles are proposing a pergola on the east side of their property. They have a tiny 8' x 16' concrete patio existing and they wish to construct a wooden pergola structure on some of the area. The proposed structure would be approximately 6' x 12', smaller than the concrete patio but still a structure that encroaches into the required 10' setback. Proposed setback is 4' 4".

Pavlovec moved and Johnson seconded a motion to approve the variance for a side-yard setback of 4' 4" for a pergola 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 Black Hills Energy for 1783 Highway 9 requesting permission to replace an existing entryway contrary to the C-1 Zoning requirements.

Bird noted that Black Hills Energy Corp is expanding their existing building located at this address. The expansion and remodel is making accommodations for ADA accessibility in an entry / vestibule area. The required setback is 25' and the proposed is 15'. Sandy Koenig noted the work will begin this fall.

Johnson moved and Pavlovec seconded a motion to approve the variance for a front-yard setback of 10' for an entryway addition to the expansion project for Black Hills Energy contrary to C-1 Zoning regulations.

Roll call vote: Unanimously approved. Application is approved.

Board of Adjustment
July 6, 2015
Page three

Other Business

There being no other business, the meeting was adjourned at 5:19pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "C. W. A. [unclear]", is written below the text "Respectfully submitted,".