

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of May 2, 2016

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

Also in attendance: Zoning Administrator Chad Bird

Moeller asked for consideration of the minutes of the April 4 and April 5, 2016 meeting.

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

The first item on the agenda is an application for Lee Allen Hackman for 500 Washington Street requesting permission to construct a residential addition and attached garage contrary to the R-3 zoning regulations.

Mr. Hackman submitted a revised and detailed site layout. The new plans call for an addition on the principal structure that will include a garage and adjoining mud room. The overall lot dimensions are 44' x 120' or 5,280 square feet.

The proposed addition is 1,344 square feet; 25% of the total lot. The existing building is approximately 816 square feet. The new proposed structure would be 2,160 square feet or 41% of the total lot size.

The proposed lot setbacks are:

Front-yard is 17' where 25' is required.	The requirement is reduced by 68%
South side-yard is 4' where 10' is required.	The requirement is reduced by 60%
North side-yard is 8' where 18.75' is required.	The requirement is reduced by 43%
Rear-yard is 6' 8" where 25' is required.	The requirement is reduced by 27%

Mr. Hackman noted that he did remove the second story from the garage. He noted that he is rehabilitating this property for his own personal use.

Bird noted that a letter supporting the application has been received but the signature was illegible.

There were no other public comments.

In board discussion Christy and Sander spoke about overall improvements to the lot and noted that this work would improve the neighborhood. Johnson like the overall project but thought the garage was too big.

**Christy moved and Sander seconded a motion to approve the variance application as presented.**

**Roll call vote: Aye – Christy, Sander, Pavlovec and Johnson. Nays – Moeller.  
Application is approved.**

The last item on the agenda is an application from Kevin & Jana Albers for 1112 Linden Street requesting permission to construct a new single family residence contrary to the R-2 zoning regulations.

Mr. Albers was present and stated that the irregular shape and overly large side-yard setback made it difficult to position his housing plan on this lot. Albers noted that this application is for a side-yard variance from the corner lot setback of 35'. He is asking for a setback to 16' for the side-yard.

Dennis Hurtz, 1110 Linden Street expressed a general objection to the application and that he agrees with the large setback requirements in this subdivision.

There were no other public comments.

In board discussion, Sanders generally opposed the application. Moeller also questioned if the applicant should have known about the setbacks prior to lot purchase.

**Christy moved and Johnson seconded a motion to approve the variance application for a side-yard corner lot setback to 16'.**

**Aye – Christy, Johnson, Sander and Pavlovec. Nays – Moeller.**

**Roll call vote: Unanimously approved.**

Other Business

There being no other business, the meeting was adjourned at 5:44pm.

Respectfully submitted,

