

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of May 5, 2014

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

Moeller asked for consideration of the minutes of the April 7, 2014 meeting.

**Christy 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 Jim Fritz for 706 North Street, requesting a side-yard variance to construct a deck contrary to R-2 Zoning requirements.

Mr. Fritz reviewed his proposal to build a deck on the west side of his residential structure at this address. He described the unique nature of the lot and that there is a Luther College owned lot to the west that is not a conforming lot of record. He noted that he would like to build a deck on the front of this structure but because of the orientation of the lot this is actually the side-yard.

Moeller closed the public comment portion of the meeting.

The Board held minimal discussion and asked about the size of the deck proposed; Mr. Fritz indicated it is a 12' x 16' structure.

**Sander moved and Johnson seconded a motion to approve the application with a 4' variance on the west, side-yard for a deck construction.  
Roll call vote: Unanimously approved.**

The second item on the agenda was a request from Brad Wicks of Wicks Construction for 503, 505 & 507 E. Broadway, requesting a variance from minimum lot sizes to construct 2 two-family residences contrary to the R-3 Zoning requirements.

Mr. Wicks presented information relative to his proposed plan to combine the three existing residential lots into two lots. He noted that the two new lots would be 9,774 sq ft each; just under the required 10,000 sq ft in this district for two-family residential structures. He noted he intends to build units for sale.

John Kjome, 602 East Broadway expressed concern over parking and additional traffic in the alley.

Eyan Bond, 605 East Broadway expressed concern over parking and additional traffic in the alley.

Curt Jones, 604 East Broadway expressed concern over parking and additional traffic in the alley.

Bird noted that the Board does not have jurisdiction over the alley and parking but that he would pass along the concerns to the street committee.

Moeller closed the public comment portion of the meeting.

The Board held general discussion about parking and asked Bird about the off-street parking requirements for this district. Bird noted that all residential units are required to provide for two off street parking spaces.

**Johnson moved and Christy seconded a motion to approve the application with a variance on the lot sizes to a minimum of 9,774 sq ft rather than the required 10,000 sq ft.**

**Roll call vote: Unanimously approved.**

The third item on the agenda was a request from Daniel Dykstra for 604 Linden Street, requesting a front-yard and rear-yard variance to construct a house addition contrary to the R-2 Zoning requirements.

Kevin Dykstra was present and shared information relative to his son's proposal to modify the existing structure from a two-family rental to a single family dwelling. In order to do so he proposed a plan to combine the two units and add an addition and garage. He noted the lot is only 45 feet wide and the zoning district calls for a 35 foot front yard and 25 foot side yard, both impossible given the overall lot dimensions.

Bird noted that Jim Pankow, 604 Linden had called earlier in the week and expressed concern about storm water run-off.

Bird noted that Keith Bruening who owns wooded land to the east of the applicant expressed no issues with the proposed plans.

Moeller closed the public comment portion of the meeting.

The Board held general discussion and discussed the narrow front yards in this area. Bird commented that the front-yard actually met the 200 foot average rule for residential structures along the same street.

**Christy moved and Pavlovec seconded a motion to approve the application with 1' front-yard variance and a 2' (existing) rear-yard variance.**

**Roll call vote: Unanimously approved.**

There being no other business, the meeting was adjourned at 5:33pm.

Respectfully submitted,



Chad A. Bird  
Zoning Administrator