

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of October 6, 2014

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

Moeller asked for consideration of the minutes of the September 8, 2014 meeting.

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

The first item on the agenda was a request from Dean and Lois Humpal for 402 Vernon Street requesting permission to construct a new detached garage contrary to R-3 Zoning requirements. This item was continued from the September 8, 2014 meeting.

Ms. Humpal explained that she was proposing to construct an accessory structure (detached garage) on the residential lot she owns at this address. She noted that she had recently resurveyed the lots to ensure the proposed garage would fit entirely on the one lot.

Ms. Humpal noted that if the garage were built she is asking for a one and one-half foot variance off the north property line. There was discussion about the actual measurements of the garage and Ms. Humpal was not able to provide actual measurements.

Ms. Humpal noted that she would like to move the garage as close to the home at 402 Vernon as possible and consider constructing a breezeway. Bird noted that code section 17.16.030 would require the structure to meet principal building set back lines if attached via a breezeway.

Moeller closed the public comment portion of the meeting.

There was discussion by the Board that they typically do not allow for property line variances less than two feet. The Board continued discussion on this point.

Christy moved to allow for the variance of 2.5 feet instead of the 1.5 feet as requested by the applicant. The motion died for lack of a second.

Pavlovec moved to deny the variance application. The motion died for lack of a second.

**Sander moved and Christy seconded a motion to table to allow the applicant time to prepare more detailed site plans and drawings and bring to the next meeting.
Roll call vote: Unanimously approved.**

The second item on the agenda was a request from Denise Shanks for 913 River Street requesting permission to enclose the front porch contrary to the R-3 zoning requirements.

Ms. Shanks noted that she proposes to enclose an existing front porch on her property. Bird noted that the principal building is already a non-conforming structure and enclosing the front porch intensifies the non-conformance.

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Moeller closed the public comment portion of the meeting. There was little general discussion regarding the project.

**Christy moved and Sander seconded a motion to approve the request for a variance for the front-yard to 9'.
Roll call vote: Unanimously approved.**

The third item on the agenda was a request from Brian Snyder for 1103 South Mechanic Street requesting permission to construct a front porch with a roof contrary to the R-3 zoning requirements.

Mr. Snyder proposed to enlarge the front porch area of the home at this address. He noted that the existing front porch was deteriorating and in need of reconstruction. The proposal replaces the existing porch and expands it to include a roof.

Moeller closed the public comment portion of the meeting.

**Sander moved and Pavlovec seconded a motion to approve the request for a front-yard variance for the construction of a front porch to 9'.
Roll call vote: Unanimously approved.**

Other Business
Discussion on next meeting date

Because of another pending application, Bird asked the Board to consider meeting earlier than the regular meeting for the next regular meeting. After some discussion the Board agreed to meet on Monday, October 27, 2014 at 5:00pm.

There being no other business, the meeting was adjourned at 5:37pm.

Respectfully submitted,

