

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of September 8, 2014

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

Moeller asked for consideration of the minutes of the August 4, 2014 meeting.

**Johnson 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.

Ms. Humpal explained that she was proposing to construct an accessory structure (detached garage) on the two residential lots she owns at this address. She noted that she proposes to construct the garage in such a manner that it would straddle the two property lines of the adjoining lots she owns.

Bird explained that joint and adjoining ownership has special provisions in the code (17.08.340) but that any such combination of lots must meet provisions of code. He noted that having a structure straddle a property line does not make sound zoning practices and combining the lots would leave two principal buildings on one lot which is another zoning practice the city does not allow.

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.

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. There was also discussion that the above mentioned conditions of a structure straddling a property line is not a condition they wish to promote.

The Board took no action on the application.

The second item on the agenda was a request from Dennis & Tiphonie Keefe for 101 Rural Avenue requesting permission to construct a garage addition contrary to the R-3 Zoning requirements.

Mr. Keefe noted that they proposed to enclose a carport area and construct it into an enclosed garage. He noted they are requesting a variance to the rear of the lot from the required 25 feet to 12 feet.

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

**Johnson moved and Sander seconded a motion to approve the request for a variance for the rear-yard to 12'.
Roll call vote: Unanimously approved.**

The third item on the agenda was a request from Todd and Lara Schissel for 710 Valley View Drive requesting permission to construct addition to attached garage contrary to the R-1 zoning requirements.

Mr. Schissel proposed to enlarge their attached garage structure to the front of the property. He noted that he meets the front-yard setback but because of the "pie" shape and angled lot he will encroach into the side yard to within three feet. He noted that his existing structure is at 8' feet and already non-conforming.

Moeller closed the public comment portion of the meeting.

**Christy moved and Pavlovec seconded a motion to approve the request for a side-yard variance for the construction of a garage addition to 3'.
Roll call vote: Unanimously approved.**

There being no other business, the meeting was adjourned at 5:35pm.

Respectfully submitted,

