

BOARD OF ADJUSTMENT & APPEALS

Council Chambers

July 8, 2015

Present: Charles Block, Donna Amandus, Tim Wondra, Tiffany Siefken
Absent: none
Staff: Doug Krogmeier, Emily Britton
Visitors: Liz Counts

Charles Block called the meeting to order at 5:30. A quorum was declared with four members present.

Minutes from the May 13, 2015 meeting were approved as written on a motion by Wondra; seconded by Amandus. Approval was unanimous.

NON-AGENDA ITEMS: none

**Case File 15-05: A – Variance to exceed the lot coverage requirement at 1910 Avenue D.
B - Variance to reduce required side yard setback at 1910 Avenue D.**

Staff reviewed case report.

Block opened public hearing at 5:34pm.

Wondra asked if water/sewage lines would be an issue and Krogmeier pointed out the gas line may be there, however Counts said it is located on the other side of the property. Counts explained there will be no concrete, just gravel, so the car port could be easily moved later. She continued to say they had vehicles parked in the street get hit and even totaled in the past. Amandus then asked if the road is wide enough there and Krogmeier said it is the same as other one-way streets such as Ave G and Ave F. Counts also pointed out the lack of storage space available in the area and said she is on a waiting list to get a storage locker.

Block closed the public hearing at 5:37pm.

Amandus asked if there would be any issues for FMFD, and Krogmeier said typically they will knock fences and things down but they would most likely enter the property from the street side anyway. Block then pointed out the neighbor concerns. Amandus asked if the neighbor would have room for maintaining their garage and Counts offered to move the car port if/when the neighbor needed to do maintenance. Krogmeier said we cannot count on an agreement to move it because if the property sells to new owners they could easily refuse, so it cannot be considered an option in regard to this decision. Amandus mentioned the current garage is already good sized for storing vehicles. Block asked how unusual 39.4% coverage is for a 25ft lot and Krogmeier said he has yet to see one approved that high and the most he could remember was 38% for a 25ft or smaller lot. Block also asked why the neighbor's garage was so close to the property line, and Krogmeier said it was built before the zoning codes.

Amandus moved, seconded by Wondra, to deny the variance request to exceed the lot coverage requirement at 1910 Ave D.

Vote: 4-yes, 0-no. Motion passed.

Amandus moved, seconded by Siefken, to deny the variance request to reduce required side yard setback at 1910 Avenue D.

Vote: 4-yes, 0-no. Motion passed.

Old Business: None

Other/New Business: None

Amandus moved, seconded by Block, to adjourn the meeting.

Vote: 4-yes, 0-no.

Meeting adjourned at 5:47pm.

Charles Block