

Board of Adjustment Meeting Minutes

November 4, 2019 – 5:15 p.m.

City Hall Commission Room

Board Members Present: Kevin Tveidt, Dave Kelley, Kristen Gabriel, Kari Williams

Kelly made motion to approve variance with a second by Williams. All voted in favor. Variances granted.

Robert & Susan Dolezal

Staff Present: Kirby Welch, John Childs

Chairperson Tveidt called the meeting to order at 5:15

Minutes were not available for the September 9 meeting

Tveidt reviewed the rules that govern the Board of Adjustments

1. Must show a hardship
2. Grant the minimum variance needed
3. Variance must not change the character of the neighborhood
4. Super majority of the Board is needed to approve a variance

First item on the agenda was **Gene & Diane Garber, 1921 Grandview Street** requesting an over-height variance, and an oversize variance, for a detached private garage. The Garbers are requesting a 300 sf variance for a total size of 1500 square feet. The Garbers are also requesting a 1.5 ft variance for a total building height of 17.5 feet. Neighbors were noticed by certified mail of variance request with no negative responses. Gene Garber stated that his residence was the first building in the neighborhood in 1987 and that a mature tree belt separated his property from the neighbors. Kelley questioned the need for length and height. Garber responded with a need to accommodate storage of his camper.

Kelly made motion to approve variance with a second by Williams. All voted in favor. Variances granted.

Second item on the agenda was **Kurt & Colleen Swanson, 714 North Monroe Avenue**, requesting a variance for a side yard setback for an attached garage. The Swansons are requesting a 6 feet variance for a total side yard setback of zero feet. Neighbors were noticed by certified mail of variance request with no negative responses. Swanson stated that Jim Keyes the adjacent neighbor had no objection to the request. Kelley questioned if the proposed garage could be pushed farther rearward to require a lesser variance. Swanson responded that the rear of his lot drops away too severely to do so. Swanson also stated that moving the garage rearward would conflict with a bay window on that side of his house.

Kelly made motion to approve variance with a second by Gabriel. All voted in favor. Variance granted.

Third item on the agenda was **Kathryn Weidrich, 105 South Central Avenue** requesting a variance for a side yard setback. Weidrich is requesting a 3 foot variance to place a carport for a total side yard setback of 3 feet. Neighbors were noticed by certified mail of variance request with no negative responses. Wiedrich stated hardship is to protect vehicle from sap damage imposed by trees this retaining resale value of vehicle. Gabriel questioned front setback and proximity of south fence.

Gabriel made motion to approve variance with a second by Williams. All voted in favor. Variance granted.

Last item on the agenda was Richard & Patricia Woolridge, 1003 Fairway Drive requesting an over-height variance for an accessory structure, and a variance for the rear yard setback. The Wooldriges are requesting a building height of 19' 9" which is allowed with approval of the Board of Adjustment under certain criteria in ordinance. The Wooldriges are also requesting a variance to the rear yard of 10' 4" for a total rear yard setback of 14' 8". Neighbors were noticed by certified mail of variance request with one negative response.

Wooldrige is requesting the height variance so that the proposed structure would match the roofline of his house. Kelley questioned why the proposed structure is not oriented parallel to residence thus avoiding need for setback variance. Woolridge reply that house has wooden foundation and that he didn't want to build next to it. He also stated that he is unable to widen his approach onto Sandwedge as it currently exceeds allowed width. Therefore he would like to orient the structure as shown in submittal.

Dozell residing at 4410 Sandwedge testified in opposition to the setback variance on the grounds that the proposed structure would block his view, impact drainage, reduce his property value. He disliked the building's angled orientation and aesthetics features.

Williams inquired of the intended use of the structure. Woodridge responded saying he would use the proposed structure to store personal property and house a small woodworking shop.

No motion to act on entire proposal followed by discussion to grant only overheight variance.

Kelley stated would like to alternate plan with illustration before taking any action with concurrence by Gabriel. Woodridge directed to resubmit with illustration or drawing.

Next meeting December 2 at 5:15 Meeting adjourned @ 5:55 pm

