

BOARD OF ADJUSTMENTS MINUTES

April 2nd, 2018 – 5:15 p.m.

City Hall Commission Room

Members Present: Kevin Tveidt, Kari Williams, Kristin Gabriel, Andy Johnson

Guests in attendance: Douglas Schinkel, Julian & Deborah Lancaster, and Reynard Schlenker

Staff Present: Jeff Runyan

Chairperson Kevin Tveidt called the meeting to order at 5:15. Tveidt reviewed the December 27th, 2018 minutes and asked the Board for any changes or corrections. Williams made the motion to approve the minutes as presented, and Gabriel seconded the motion. All in favor, minutes approved.

Tveidt then 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 ***Julian & Deborah Lancaster, 1120 Winchester Drive***, requesting a front yard and side yard setbacks. Julian stated the yard is pie shaped and creates a hardship because the house does not sit square on the lot. They worked with a designer for a covered porch because it faces the west and gets extremely hot in the summer. They are also looking at building a larger garage to store snow removal equipment. Because they sit on a corner lot they have twice the amount of sidewalk to remove snow from. During the design they worked to keep everything as small as possible while still fulfilling their needs. Julian also stated that the home currently does not meet setbacks. Schinkel stated that as a neighbor he is concerned about the garage and the impact it will have on the view from his house. Schinkel did agree with the variance for the covered porch and went on to state that he just wanted to voice his concern for the garage variance. Deborah stated that she spoke with the other neighbors and they raised no concerns. Tveidt asked city staff if there had been any comments received from the public, and Runyan replied that there were no comments. Johnson asked if the existing trees were to be removed and Lancaster stated no. Gabriel asked to clarify if the porch would be enclosed or just covered and the Lancaster's stated the porch would only be covered. Johnson asked if the current concrete pad was being utilized for parking and the Lancaster's replied yes. Johnson also asked if the garage addition would match the existing house and the Lancaster's replied yes. Gabriel made the motion to approve the 2 foot variance request, Johnson seconded the motion. All in favor, motion passed. Gabriel then request to clarify that the intent of the motion was to approve the request for the covered porch which would have been the 4 foot variance. For the record Gabriel made a motion to approve the 4 foot variance request to the side yard, Johnson seconded the motion. All in favor, motion approved. Johnson then asked city staff to clarify that if the proposed garage were to be moved back would a variance still be needed. Runyan stated that it appeared a variance would not be needed. Johnson made the motion to approve the 2 foot variance request to the front yard setback, Gabriel seconded the motion. All in favor, motion approved.

Last item on the agenda was ***Rock & Tonya Kierstead, 2431 East Sully Avenue***, seeking a variance to the front yard setback. Reynard Schlenker was present to speak on behalf of the Kiersteads. Schlenker stated that the lot is not typical and presents challenges when trying to place a manufactured home. Schlenker stated that the existing home would like to be removed, and a newer home placed on the lot. The issue arises that newer homes cannot be found that are the same size as the existing home. Johnson asked if the board had already heard this request, to which Runyan stated that the earlier request was for an adjacent lot that has similar issues. Johnson asked if the property had frontage on a public street. Runyan stated that it did not and the only access was from a 16 foot access easement. Tveidt asked if the most of the newer homes were larger than the existing to which Schlenker replied yes. Johnson asked if the previous request had been approved and Tveidt replied yes, it was approved. Gabriel asked if lot coverage would be compliant and Runyan replied yes. Tveidt made the motion to approve the request for an 11 foot variance to the front yard setback, and Williams seconded the motion. All in favor, motion approved.

Gabriel made the motion to adjourn the meeting, and Williams seconded the motion. All in favor, meeting adjourned at 5:44.

Minutes prepared by Jeff Runyan