

## BOARD OF ADJUSTMENTS MINUTES

Monday, May 3<sup>rd</sup>, 2017 – 5:15 p.m.

City Hall Commission Room

**Members Present:** Andy Johnson, Kristin Gabriel, Slade Weller, Tom Dravland

**Guests in attendance:** Guy Ferris & Gail Ferris, Larry Robinson, Kevin Kirkpatrick

**Staff Present:** Jeff Runyan

Acting Chairperson Andy Johnson called the meeting to order at 5:22. Johnson quickly summarized the agenda and reviewed the rules for the BOA.

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 **Mervin & Gail Ferris, 721 S. Hayes Avenue**, seeking a variance for a side yard setback. Representing the Ferris' was Guy Ferris. Ferris explained that the lot is currently empty and he would like to install a 76' x 16' mobile home. He is requesting a 2' side yard setback in order to get the home to fit on the lot. The home shouldn't obstruct the sight lines and it should fit in with the neighborhood. Dravland asked how long the lot has been empty and Ferris replied that the lot has been vacant for 4 years. Gabriel asked if the West side of the property had a fence. Ferris said there is a fence there, and the West side would be conforming to setbacks. Johnson asked if the City received any feedback, and Runyan replied that nobody has contacted City Staff about the variance request. Ferris indicated that he talked with several individuals in the neighborhood and nobody raised any concerns. Dravland made a motion to approve the variance, and Gabriel seconded the motion. All in favor – variance approved

Next item on the agenda was **Larry Robinson, 1100 E. Dakota Avenue**, seeking a variance for an allowable yard space encroachment. Robinson explained that his current garage has an overhead door on the West side and he would like to install an overhead door on the North side. Since the garage would be accessed from the alley, the new door would make the garage non-conforming. The new door would allow him to store two cars side-by-side in the garage while still allowing him to utilize half the space for his in-home gym. The cars would not be daily drivers, so use of the new door would be limited. Dravland wanted to clarify that the new door would be adjacent to the alley, and Robinson confirmed that. Johnson asked if the City had received any feedback on the variance request. Runyan stated that City Staff has received no input on this issue. Weller made the motion to approve the variance, and Dravland seconded the motion. All in favor – variance approved.

Last item on the agenda was **Kevin Kirkpatrick, 2415 E. Pawn Street**, seeking a for a rear yard setback. Kirkpatrick explained that he is seeking a rear yard variance so that he can build an addition onto his house. Kirkpatrick provided written statements from his neighbors and indicated that the remaining lots were owned by the Corp of Engineers. Dravland asked Kirkpatrick if he is aware of all the requirements needed to build in this are (floodplain). Kirkpatrick stated he is aware of the requirements and has already been in to discuss the project with the City. Gabriel made a motion to approve the variance contingent that all the City requirements are fulfilled. Weller seconded the motion. All in favor – variance approved.

The Board requested copies of the previous minutes from the January meeting. After short discussion, Weller made a motion to approve the January minutes and Dravland seconded the motion. All in favor – January minutes approved.

With no further business Johnson asked for a motion to adjourn the meeting. Gabriel made the motion, and Weller seconded the motion. All in favor, meeting adjourned at 5:39

Minutes submitted by Jeff Runyan.