

OFFICIAL MINUTES

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, March 3, 2016, at 5:00 PM in the Chambers Room of the City & County Government Center. Members present were Jere Hieb, Mary O'Neill, alternates Eric Youmans and George Houtman, and Mennis. Shawn Storhaug and Jason Hoffelt were absent. Others present were Ben Aesoph, Gary LaJoie, Chris and Kelsey Stoltenberg, Gail Robertson, Andrew Roth, James Doolittle, Planning and Zoning Administrator Dan Hanson, and others.

Item #2 – (Youmans/O'Neill) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3 – (O'Neill/Hieb) Motion to approve the February 18, 2016 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Ben Aesoph has made a request for a variance on the W115' of Lot 1 and the W115' of the S1/2 of Lot 2, Block 2, Peterson's First Addition, also known as 702 Main Ave. The request is to establish a two-family dwelling on a lot with 8,625 square feet of area. The minimum required is 9,900 square feet in the Residence R-2 District.

(Youmans/O'Neill) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

Item #4b – Gary LaJoie has made a request for a variance on Lot 5, Block 2, Pleasant Hill Addition, also known as 1118 3rd Street. The request is to build an accessory building with 1,120 square feet of floor area. The maximum permitted size on this residential lot is 1,000 square feet.

(Youmans/O'Neill) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

Item #4c – Chris and Kelsey Stoltenberg have made a request for two variances on the S150' of Lot C, Block 9, Peterson's Second Addition, also known as 521 8th Street. The first request is to build an addition 9.5' from the rear lot line. The minimum required setback is 25 feet in the Residence R-2 District.

The second request is to construct an accessory building with 784 square feet of floor area. The maximum permitted size is 321 square feet on this residential lot.

(Houtman/Youmans) Motion to approve the first variance request. All present voted aye. **MOTION CARRIED.**

(Houtman/Youmans) Motion to approve the second variance request. All present voted aye. **MOTION CARRIED.**

Item #4d – Andrew Roth has made a request for a variance on Lot 15, Block 1, Robert's Addition, also known as 1343 4th Street. The request is to construct an accessory building 2

feet from the west side lot line. The minimum required setback is three feet in a residential district.

(O'Neill/Houtman) Motion to approve the variance request. All present voted aye, except O'Neill voted no. **MOTION CARRIED.**

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Lynn Mennis, Vice-chairperson

OFFICIAL SUMMARY

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, March 3, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary O'Neill, alternates Eric Youmans and George Houtman, and Mennis. Shawn Storhaug and Jason Hoffelt were absent. Others present were Ben Aesoph, Gary LaJoie, Chris and Kelsey Stoltenberg, Gail Robertson, Andrew Roth, James Doolittle, Planning and Zoning Administrator Dan Hanson, and others.

Item #4a – Aesoph stated that he wanted to replace the foundation under his house and then renovate the house and convert it into a two-family dwelling. He noted that other properties nearby were two-family dwellings on similar sized lots. His house was currently recognized as a 4 person boardinghouse. He had an area on his lot that would provide sufficient parking for a two-family dwelling use and he did not feel the conversion would be detrimental to the neighborhood. He would also reposition the house on the lot to meet the required minimum setbacks of the Residence R-2 District.

Mennis asked about the other two-family dwellings in the block. Hanson responded that one duplex was on a lot that conformed to the district regulations for such a use. Two other adjacent lots consisted of a house that had been converted from a tri-plex down to a duplex and one that had a house that had been recognized as a two-family dwelling for several decades. The size of both lots were less than the minimum required for a duplex and were, therefore, considered legal, non-conforming uses.

Item #4b – LaJoie stated he planned to remove the existing garage and build a larger garage off the alley. The garage would be similar in design to the house.

Mennis asked what the sidewall height would be. LaJoie replied 9.5 feet. He added that the roof pitch would be either 8/12 or 10/12. Mennis asked if there would be any attic space. LaJoie responded that there could be some small storage space but he would not have any space that would be considered as additional building square footage.

Item #4c – The Board moved to act on each variance separately. Chris Stoltenberg stated that the proposal was to add a bedroom above the attached single-stall garage. He felt his situation was very unique because the lot was large but the house had originally been constructed 100 feet from the front lot line and 9.5 feet from the rear lot line. He added that the addition would be no closer to the rear lot line than the current house.

Hanson noted that two adjacent neighbors had sent e-mails to his office regarding the variance request. One had no objection to the variances and one supported the variances. Vice-chairperson Mennis also submitted a letter from a neighbor who also supported the variances. Gail Robertson, 825 6th Avenue, stated that he supported both variances.

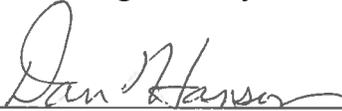
Stoltenberg stated that the size of the rear yard restricted him to a maximum of 321 square feet for a detached garage. He was proposing a 28' X 28' building. Youmans noted that this was a large lot with a very small rear yard. He felt the footprint of the garage would be small when compared to the lot as a whole. Mennis asked if the garage was attached, could it be larger? Hanson replied that an attached garage could be much larger since it would only be

restricted by the minimum required setbacks of the district. He, too, felt the proposed size of the garage was proportional to the size of the lot.

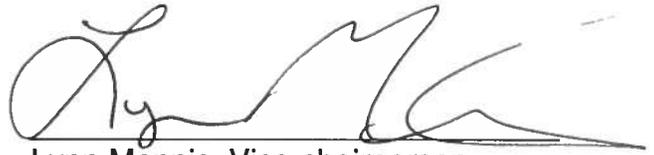
Item #4d – Roth stated that he recently bought the property. There was an existing slab in the rear yard near the west side lot line where a garage had been. The garage had been removed by a previous owner and Roth now wanted to rebuild on the existing slab. Houtman asked if the slab was in good condition? Roth replied that a neighbor, who was a contractor, inspected the slab and determined it was. Mennis asked what the sidewall height would be? Roth responded 8 feet.

Jim Doolittle, 1330 5th Street, opposed the variance request. He did not feel a hardship existed and, therefore, the required setback should be met for a building. O'Neill asked what the current slab consisted of. Roth replied the slab was concrete with a perimeter row of cinder block.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Lynn Mennis, Vice-chairperson