

**OFFICIAL MINUTES**

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, July 21, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Mary O'Neill, Mennis, and George Houtman. Absent were Jason Hoffelt, Shawn Storhaug and alternate Eric Youmans. Others present were Community Development Director Mike Struck, Steve Chappel, Sarantis Theodosopoulos and others.

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

**Item #3** – (Houtman/Hieb) Motion to approve the July 7, 2016 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a** – Sarantis Theodosopoulos has made a request for a variance on the East 73' of Lot 10 and 10A, Block 3, First Addition, also known as 205 6<sup>th</sup> Avenue. The request to install an access drive onto Front Street with a width of 40 feet. The maximum width allowed is 24 feet.

(Hieb/O'Neill) Motion to move from the table. All present voted aye. **MOTION CARRIED.**

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

**Item #5a** – Sarantis Theodosopoulos made a request for a variance on Lot 10 and 10A, Block 3, First Addition, also known as 519 Front Street. The request is to install an access drive onto Front Street with a width of 36 feet. The maximum width allowed is 24 feet.

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

**Item #5b** – First National Community Development made a request for a variance on Lots 5, 6, 7, and the North 8' of Lot 8, Block 1, Parkdale Home Addition, also known as 910 3<sup>rd</sup> Avenue. The request is to establish two lots with a minimum lot width of 48.5 feet. The required minimum lot width in a R-2 District is 50 feet.

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

The meeting was adjourned.



Mike Struck,



Lynn Mennis, Vice-Chairperson

Community Development Director

**OFFICIAL SUMMARY**

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, July 21, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Mary O'Neill, Mennis, and George Houtman. Absent were Jason Hoffelt, Shawn Storhaug and alternate Eric Youmans. Others present were Community Development Director Mike Struck, Steve Chappel, Sarantis Theodosopoulos and others.

**Item #4a** – Sarantis explained that he has a boardinghouse on this property and he would like to provide off-street parking to his tenants.

**Item #5a** – Sarantis has added an additional bedroom to this rental unit, so therefore he is required to provide additional parking. In discussion with city staff, it was determined that he could add an additional spot to the north end of his current parking pad, but that would take away from the limited green space on this lot. It was determined the best alternative would be to request the 12ft variance to add on to his current parking pad to the east.

**Item #5b** – Steve Chappel explained that they currently own these lots which consist of a house and garage on the furthest north lot. This replat would consist of 3 lots with the house remaining on the north lot, and the garage that would be on the proposed middle lot would be relocated to the north lot to allow for the sale of two bare lots. The two bare lots would be 8,536 square feet and have lot widths of 48.5 ft. which is 1.5 feet short of the minimum lot width.

The meeting was adjourned.



Mike Struck  
Community Development Director



Lynn Mennis, Vice- Chairperson