

Board of Adjustment 2017 Annual Report

PURPOSE

The Board of Adjustment is a quasi-judicial board that may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions or grant variances to the regulations in the zoning ordinance.

PROGRAMS AND SERVICES

The Board of Adjustment hears appeals by any person who is seeking relief from the strict application of the zoning regulations. In reviewing an application, the Board of Adjustment may, in conformity with state law, reverse, modify, or affirm, wholly or partly, the regulation(s) set forth in the zoning ordinance. The concurring vote of three-fourths of the members of the board is necessary to decide in favor of the applicant or to effect any variation in the zoning ordinance.

PERFORMANCE MEASUREMENT

The Board of Adjustment generally holds meetings on the first and third Thursdays of each month. In 2017, the Board held 17 meetings and acted on 52 separate variance requests.

The following variance requests were received for consideration:

1. 9 – build closer to rear lot line
2. 8 – build closer to the front lot line
3. 8 – build closer to side lot line
4. 8 – install a wider driveway
5. 3 – establish front yard parking
6. 2 – install wider curb cut
7. 2 – landscaping requirements
8. 2 – lot size/frontage
9. 2 – tower height
12. 1 – each for
 - a. larger accessory building
 - b. construction in floodplain
 - c. larger freestanding sign
 - d. number of projecting signs
 - e. hedge height
 - f. number of access drives
 - g. special exception use

The Board of Adjustment approved 41 variance requests, modified and approved 6 requests, and denied 5 requests.

EXPENDITURE REPORT

Funding and staff time associated with the Board of Adjustment is budgeted through the Community Development Department.

GOALS AND OBJECTIVES FOR 2018

The Board of Adjustment strives to apply the regulations established in the zoning ordinance and the powers afforded them through state law to produce consistent decisions. The requested variances involved 13 different land use regulations within the zoning ordinance.

Goals and objectives for 2018 include the following:

- Field Trip
- Training

UNMET NEEDS

None