

**Board of Adjustment
12-19-19**

Members present: Doug Mohr, Paul Gutschmidt, Chris Wahl, Dave Steffan, Al Freidig.

Others present: Dennis & Renae Parvey, Mark Lange, Helen Carlson

Doug opened the meeting. Al made a motion to approve the minutes from the 8-29-19 meeting. Motion 2nd by Dave. Carried.

A request was submitted for a 2' sidewall height variance for a garage at 608 Aspen Lane.

Mark said the city's building inspector noticed the garage construction taking place at 608 Aspen Lane and the 12' wall height. Mark stated the applicant recently moved to this area and was not familiar with the need for a building permit and a variance to construct garage sidewalls in excess of 10'. The garage is 20' from the property line and Mark doesn't see any issues with the placement of the garage. Garage size is 24' X 48'.

Doug asked if a precedent has been set for the fronts of all the houses to have the same setback.

Mark said this probably has set a precedent for front yard setbacks.

Al made a motion to approve a 2' sidewall height variance to allow 12' sidewalls for a garage located at 608 Aspen Lane. Motion 2nd by Paul. Carried unanimously.

Discussion was held on proposed changes to the zoning ordinance that would change the maximum sidewall height for garages based on size of lot, maximum area of accessory structures, and minimum setbacks. The most significant change would be changing the 10' maximum sidewall height for a garage on a typical city lot to a maximum of a 12' sidewall height. (Proposed changes attached)

Al felt that any lot larger than 10 acres should not be restricted to a maximum sidewall height for a garage.

Al asked what the maximum building height is for a structure in a residential area and Mark told him it was 35'. Al stated with the new home styles, the maximum overall height should maybe be more than the 25' listed in the chart.

If the proposed changes are approved, the planning commission will hold a public hearing to review the changes and make recommendations to the city commission on the changes.

Al made a motion to approve the proposed changes and submit them to the planning commission for their approval. Motion 2nd by Paul. Carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary