

**Board of Adjustment**  
**2-27-20**

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

Others present: David Kosmatka, Helen Carlson.

Doug called the meeting to order. Al made a motion to approve the minutes of the 12-19-19 meeting. Motion 2<sup>nd</sup> by Dave. Carried.

David Kosmatka has submitted two separate variance requests for 8029 County Rd 1. The first request is for a 10' front yard setback to add a 10' X 33' covered front porch on his house. The current setback of the house is 100'. He stated the school built his house and weren't able to add the porch at that time. He now wants to add the porch for extra space and seating area. The porch construction will tie in with the rest of the house.

Al asked where the setback line is measured from and was told it begins at the property line.

Doug felt there were no visibility issues with the porch addition.

Dave made a motion to approve a 10' front yard setback variance to allow construction of a porch at 8029 County Rd 1. Motion 2<sup>nd</sup> by Al. On roll call vote Doug, Al, Dave, Chris, and Paul were all in favor of the motion. Motion carried.

The 2<sup>nd</sup> request for a variance was a 472 SF accessory building area variance to construct a 40' X 48' garage at this same address. David Kosmatka said he would have 14' sidewalls and the garage would be located 15' from the north property line. Some of the trees on the north side of the property would need to come out. The construction of the garage would match the house.

Doug noted this request is 20% larger than the 2400 SF of allowable accessory building area coverage. A 40' X 40' garage would seem to be more in line with other approvals for variances. He asked if the owner could decrease the size of the garage.

David Kosmatka said he wants to build a 40' X 48' garage and said one of his neighbors has a garage that size.

Dave also commented on this accessory building area variance request being bigger than any previous variances that have been approved.

Doug stated the Board really doesn't have much interest in approving a variance that would allow a 40' X 48' garage.

David Kosmatka said he could probably work with a 40' X 40' garage, which would make the lot area variance 152 SF.

Doug stated that a 40' X 42' garage would be about 10% of the accessory building area and would be consistent with other lot area variance approvals.

Al made a motion to approve a lot area variance for up to 232 SF which would allow building a garage up to 40' X 42' at 8029 County Rd 1. (40' X 42' = 1680 SF + 952 SF existing garage = 2632 SF; 2632 SF – 2400 SF allowable lot area = 232 SF, or 9.67%) Motion 2<sup>nd</sup> by Doug. On roll call vote Doug, Al, Dave, Chris and Paul all voted in favor. Motion carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson  
Recording Secretary