

Board of Adjustment
5-14-20

Meeting held via GoToMeeting online.

Members present: Dave Steffan, Al Freidig, Rick Jorgenson, Paul Gutschmidt, Doug Mohr, Chris Wahl (Chris was present as a non-voting member due to conflict of interest in the request before the Board).

Others present: Mark Lange, Devin Gathman, Helen Carlson, Dustin Willey, Derek Elverud.

Doug called the meeting to order. Al made a motion to approve the minutes of the 4-30-20 meeting. Motion 2nd by Dave. Carried.

Derek Elverud has submitted a request to the Board for a 4' side yard setback variance for each side of the mobile home he intends to move in to 1203 11th Ave SE. There is also a request for a 8' minimum front width variance, since the new home would be 16' wide.

Mark stated they did some field work and looked at current setbacks on 11th Ave SE between 11th St and 13th St. There appears to be good separation between mobile homes in this area and presented a map showing the approximate distances between homes.

Mark said Derek Elverud did speak with neighbors about the requested setbacks and, though not required at this point, those neighbors signed a petition saying they had no objections to the setback requests.

Derek Elverud said he understand a 4' setback variance on each side of the property is a lot to ask; his intention is to move in a new 16' X 76' mobile home and build a 24' X 30' garage on the lot. He indicated there would be a large setback between him and the home to the north, and there would be about 16' between him and the home to the south.

Mark noted that he would actually be using his neighbor's property as part of the side yard setback to get more usable space.

Doug agreed that a 4' side yard setback on each side of the property is asking a lot. A 16' wide garage would only require a 2' side yard setback variance on each side.

Derek Elverud thought he could make the garage smaller and have a 6' setback from each side of property lines.

Doug mentioned that the map from the City showing the approximate setbacks for the other homes along 11th Ave SE had some 6-7' setbacks.

Derek Elverud stated he would be happy with a 20' X 30' garage which would make each side yard setback 6'.

Rick made a motion to accept a compromise on the original variance requests and approve a 2' side yard setback variance for each side of the lot to place a 16' wide mobile home and 20' wide garage on the lot at 1203 11th Ave SE, and to further approve an 8' minimum front width variance. Motion 2nd by Al.

Under discussion, Al asked how this works with accessory building area.

Mark said with the size of the lot and the compromise for a 20' wide garage instead of 24' wide, the depth of the garage could actually be deeper and still not exceed the maximum accessory building area.

Derek Elverud asked if he could build a 20' X 32' garage and was told by Mark that size would work and not require any additional variance requests.

Doug suggested going either 32' or 34' deep with the garage.

Derek Elverud explained that the picture window of the new home is 34' from the front of the home and going back any further on the property with a garage would end up with the garage being in front of the picture window.

Mark told him the garage could be closer to the property line than the home itself; the home could be placed back farther on the lot, as long as the front of the garage lines up with others on that street.

On roll call vote, Dave, Al, Rick, Paul and Doug all voted in favor of the motion.

Al made a motion to reappoint Doug Mohr and Dave Steffan as members of the Board and Rick Jorgenson as an alternate for the Board. Motion 2nd by Paul. Carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary