

**Board of Adjustment**  
**8-27-20**

Meeting held via GoToMeeting.

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

Others present: Renee Carpenter, Ray Keller, Mark Lange, Helen Carlson.

Doug called the meeting to order. Dave made a motion to approve the minutes of the last meeting. Motion 2<sup>nd</sup> by Chris. Motion carried.

Mark stated an application for a 3' side yard variance was submitted for an addition to the home and an attached garage at 512 14<sup>th</sup> St NW. The existing home is 7' from the west property line; since this is a corner lot, the minimum side yard setback is 10'. The home owner would like to keep the addition and garage in line with the west side of the existing home, which would require a 3' side yard variance. The maximum lot area coverage for this particular situation would be 35% of the lot area. Minimum setbacks would be 8' on east side; 20' on south side; and 10' on west side.

Doug felt there were no visibility issues for traffic on the avenue or the alley.

Ray Keller, contractor for the homeowner, noted that the east side of the existing home is 9' from the property line. He also noted that he had originally asked for a 40' wide garage but the sketch shows a 30' wide garage.

Mark told him that a garage with a wider width would end up exceeding the maximum lot area. The existing home, 583 SF home addition and 1050 SF new garage would be right under the maximum 35% lot area coverage.

Doug indicated that if the garage were allowed to be 32' deep instead of 30', the total lot coverage of the existing home and the additions would barely exceed the maximum lot area allowed.

Ray Keller said he would certainly want to have that extra 2' width on the garage and would be happy with a 32' wide garage.

Mark explained that entrance to the garage would be from the alley and the proposed setback would be plenty to accommodate garage doors facing the alley.

Al made a motion to approve a 3' side yard variance on the west side of the property at 512 14<sup>th</sup> St NW and to further approve a minimal lot area variance that will allow the garage to be 35' wide X 32' deep. Motion 2<sup>nd</sup> by Paul. On roll call vote, Al, Chris, Paul, Dave and Doug all voted in favor. Motion carried.

Mark stated this addition is a good project and will be a nice improvement to the property.

Meeting adjourned.

Respectfully submitted,

Helen Carlson  
Recording Secretary