

**Board of Adjustment**  
**7-8-21**

Members present: Rick Jorgenson, Doug Mohr, Paul Gutschmidt, Al Freidig, Dave Steffan.

Others present: Dustin Willey, Mark Lange, Helen Carlson, Dan Azure, Valerie Velasquez (via phone).

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

Valerie Velasquez is requesting a number of variances to convert a former church located at 623 2<sup>nd</sup> St NE into a single family home. The church suffered a fire a number of years ago and has been vacant since then. The east wall of the main body of the church follows the property line on the east side and the belltower and entry way extend over the property line. Variances requested to make the project comply would be:

- a. 2000 sf required variance for total lot area
- b. 22.7% required variance for total lot coverage
- c. 13.42' variance required for rear yard setback
- d. 10' variance required for side yard setback

Doug stated the Board has not had this many variances requested before, but based on how the building sits, it appears it would all work.

Mark said the total lot area and total lot coverage are already in violation of codes and can't be avoided. The owner of the home to the north of the property is in favor of the project to help clean up the neighborhood, but she does not want to see a big drop off into her yard. The owner's intent is to attach a 24' X 36' garage on the north end of the main structure, with the east side of the garage in line with the east side of the main structure. Mark said 24' width for a garage is pretty much the minimum these days.

Dave asked what the sidewall height would be and was told 10'.

Rick made a motion to approve the requested variances if the garage was moved back 6' to the west and was 24' X 32'.

Dan Azure, contractor for the owner, said there would be no issue reducing the size of the garage to 24' X 32'.

Doug wanted to clarify the intent of Rick's motion was to move the garage back 6' to the west and Rick confirmed that was his intent.

It was noted that moving the garage further west on the lot would eliminate the need for a side yard setback variance.

Motion 2<sup>nd</sup> by Al. On roll call vote: Dave, aye; Rick, aye; Al, aye; Paul, aye; Doug, aye. Motion carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson  
Recording Secretary

(After further review of the motion to move the garage 6' back to the west, it is the belief of staff the intent of the motion was to shorten the depth of the garage from 36' to 32' and place the garage 8' from the west property line, which meets zoning setbacks. Placing the 24' X 32' garage 8' from the west property line would move the east wall of the garage 10' from the east property line and eliminate the need for a side yard setback variance.)