

BOARD OF ADJUSTMENT & APPEALS

Landing Conference Room

May 9, 2018

Present: Charles Block, Donna Amandus, Mike Pulis, Larry Wright  
Absent: Tim Wondra  
Staff: Doug Krogmeier, Emily Britton  
Visitors: Casey Huebner, Heather Huebner, Roger Lanaguell, Norma Languell

**Chuck Block called the meeting to order at 6:00.** A quorum was declared with four members present.

**Minutes from the April 11, 2018, meeting were approved as written on a motion by Wright; seconded by Amandus. Approval was unanimous.**

**NON-AGENDA ITEMS: none**

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**Case File 18-04: Variance to reduce required front yard setback for Casey and Heather Huebner at 1101 Denmark Hilltop.**

Staff reviewed report.

**Block opened public hearing at 6:02pm.**

Krogmeier pointed out that the house looks back further due to no sidewalk in front so the addition to the front will not look out of place. Block also mentioned that it still will not be closer than the garage to the east so he saw no issues with it.

**Block closed the public hearing at 6:04 pm.**

Finding of Fact completed.

**Pulis moved, seconded by Amandus, to approve the Variance request to reduce required front yard setback for Casey and Heather Huebner at 1101 Denmark Hilltop.**

**Vote: 4-yes, 0-no. Motion passed.**

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**Case File 18-05: Variance to reduce required front yard setback for Nicholas Kruse at 725 33<sup>rd</sup> St.**

Staff reviewed report.

**Block opened public hearing at 6:08pm.**

Krogmeier pointed out that Kruse owns the neighboring property that will be affected. He also mentioned a current structure attached to the garage that is already encroaching the property line. Kruse explained he needs the addition to create more bedrooms. He also clarified the structure attached to the garage was always intended to be temporary to accommodate his daughter's pitching practice during the winter. Block asked if Kruse intends to combine the lots. Kruse said he would like to combine them but as they just purchased in October they have not had a chance to look into combining them yet and do not have it in the budget to demo the other house at this time. Block then asked if he intends to put the temporary structure back up for next winter and Kruse said he will do something similar but on the other side so there will be no property line issue and it will be an accordion style structure to pull out for use and fold back in when not in use.

**Block closed the public hearing at 6:11 pm.**

Wright said he does not see an issue as long as the temporary structure is removed first.

Finding of Fact completed.

**Block moved, seconded by Amandus, to approve the variance to reduce required front yard setback for Nicholas Kruse at 725 33<sup>rd</sup>**

**Vote: 4-yes, 0-no. Motion passed.**

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**Case File 18-06: Variance to reduce required front yard setback for Roger Languell at #31 Richards Dr.**

Staff reviewed report.

**Block opened public hearing at 6:16pm.**

Block asked if building on the side yard was an option to avoid needing a variance and Languell said they could but they would have to build a walkway from the front door around to the side to access it. Krogmeier added that they would likely still need a variance and as there is no door to the side of the house it just made sense to build the deck on the front.

**Block closed the public hearing at 6:18 pm.**

Finding of Fact completed.

**Block moved, seconded by Pulis, to approve the variance to reduce required front yard setback for Roger Languell at #31 Richards Dr. Kruse at 725 33<sup>rd</sup>**

**Vote: 4-yes, 0-no. Motion passed.**

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**Old Business:** none

**Other/New Business:** None

**Amandus moved, seconded by Block, to adjourn the meeting at 6:19PM.**

**Vote: 4-yes, 0-no.**

**Meeting adjourned at 6:19 PM.**

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**Chuck Block**