

BOARD OF ADJUSTMENT & APPEALS

Council Chambers

August 12, 2015

Present: Charles Block, Donna Amandus, Tim Wondra, Tiffany Siefken  
Absent: none  
Staff: Doug Krogmeier, Emily Britton  
Visitors: Jan Feany

**Charles Block called the meeting to order at 5:30.** A quorum was declared with four members present.

**Minutes from the July 8, 2015 meeting were approved as written on a motion by Wondra; seconded by Siefken. Approval was unanimous.**

**NON-AGENDA ITEMS: none**

-----  
**Case File 15-07: Variance to reduce required side yard setback at 2307 Ave B.**

**Staff reviewed case report.**

**Block opened public hearing at 5:33pm.**

Feany explained that the house was originally built on a 40 foot lot before the lot next to it was purchased and combined, and that is why the house is off to one side of the property and closer to that property line. She also said there are utilities (gas line) running through the other side so it is not feasible to build the garage on that side. She continued to say although the garage is not actually attached to the house there used to be access from the garage to the basement but is has since been closed off. Block asked if it will pretty much be the same and Krogmeier said yes and explained that becoming part of the primary structure causes it to fall under a 6 foot side yard setback requirement as opposed to the current 3 foot for an accessory structure.

**Block closed the public hearing at 5:35pm.**

**Siefken moved, seconded by Block, to approve the variance request to reduce the required side yard setback at 2307 Ave B.**

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

---

**Old Business:** None

**Other/New Business:** None

**Block moved, seconded by Wondra, to adjourn the meeting.**

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

**Meeting adjourned at 5:37pm.**

-----  
**Charles Block**