ZONING BOARD OF APPEALS MINUTES OF AUGUST 10, 2004

Meeting called to order by Vice Chairman Blackwood at 4:45 p.m. in the Executive Conference Room, City Hall Plaza.
PRESENT: Harry Blackwood, Dean Markwardt, Wallace Reek, Don Wink and 1st Alternate Marvin Duerr
EXCUSED: Karl Zimmermann
Also Present: Planner/Zoning Administrator Curtiss, Deputy Clerk Panzer and Shawn Balz

Deputy Clerk read the variance request from Shawn Balz to construct a detached garage at 1710 S. Maple Avenue in the 'R-5' Medium Low Density Residential District. Section 18-04(2)(d) of the Municipal Code requires a 3' minimum side yard setback for detached accessory structures. Applicant is requesting a 2' side yard variance to build the detached garage 1' from the north property line.

Planner/Zoning Administrator Curtiss presented a statement of facts regarding the variance request.

ZB04-015 Motion by Duerr, second by Wink to grant a 2' side yard variance to build the detached garage 1' from the north property line. All Ayes.
Motion carried

The Zoning Board of Appeals considered the following issues in granting these variances.
1. As the applicant indicates, a 3' setback for the garage at the proposed location would make it difficult to maneuver out of the garage around the corner of the house.
2. Based on the depth of the property, there appears to be option to locate the garage further back in the lot. However, the garage may have to be placed at an angle and/or a large tree removed.
3. The variance request is for over half of the required setback for detached accessory structures.
4. The accessory use of the structure should not conflict with use on the adjacent property, as the proposed garage would be placed alongside the rear of the attached garage of the home at 1708 S. Maple Ave. The distance between the home at 1708 S. Maple Avenue and the proposed garage would be approximately 9 feet.
5. The proposed project as presented would not require additional variances to the zoning ordinance.
6. Neighbors have been notified of this request. To date, there have been no objections to this variance request.

Discussion was held on voting requirements.

Motion by Markwardt, second by Wink to adjourn at 5:08 p.m.
Motion carried

Lori A. Panzer
Deputy City Clerk

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