

Board of Adjustment
Meeting Minutes
November 11, 2014

1.) Call the meeting to Order

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:00 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, Vince Nossaman, Merlan Rolffs, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert.

Members Absent: John Van Den Berg, Glenn Van Wyk.

Others Present: Jerry Byers – Board Secretary, Steve McCombs, Nate Vaill, Darwin Lourens.

3.) Approval of Agenda

Merlan Rolffs made a motion to approve the Agenda as submitted. Mike Vander Wert seconded the motion. The agenda was approved.

4.) Approval of Minutes

Lyle Vander Meiden made a motion to approve the Minutes of the October 14, 2014 meeting as submitted. Larry Lautenbach seconded the motion. The minutes were approved.

5.) Variance Application – Public Hearing 201 E. 14th Street

Public Hearing on Variance Applications by Steve McCombs concerning a proposed building addition at 201 E. 14th Street.

Zoning Ordinance, Table 165.12-3 Summary of Site Development Regulations requires a seven foot minimum interior side yard setback for a one story structure in the R1B Zoning district.

The applicant requested a one foot variance from seven feet to six feet for a 17 by 19 addition on the south side of the property.

Chairperson Corbett asked if there were any written comments.

Jerry Byers, Secretary to the Board, stated there were no written comments.

Mr. Byers spoke to the Board concerning the original building permit for the house from 1973 and did indicate that the original site plan did call for nine feet from the house and the property line.

Mr. Lautenbach commented that he thought that in 1973 a side setback was only required to be five feet.

Steve McCombs, owner of the property, stated that the intent was to extend the garage straight back from the original portion of the house and it was unknown that the house did not meet the side yard setbacks.

Nate Vaill, owner of the property to the south, spoke up and stated that he did not have any problems with the addition.

Discussion ensued concerning the variations in setback in that particular neighborhood.

The public hearing was closed.

6.) Variance Application –201 E. 14th Street

Variance Application by Steve McCombs concerning a proposed building addition at 201 E. 14th Street.

Zoning Ordinance, Table 165.12-3 Summary of Site Development Regulations requires a seven foot minimum interior side yard setback for a one story structure in the R1B Zoning district.

The applicant requested a one foot variance from seven feet to six feet for a 17 by 19 addition on the south side of the property.

Merlan Rolffs made a motion to approve the variance due to that the existing wall of the south side of the existing garage is at six feet and the addition will continue the same line as the existing garage.

Mike Vander Wert seconded the motion.

Upon vote, motion passed 7 to 0.

7.) Adjournment

The meeting adjourned at 6:20 p.m.

Respectfully submitted,
Jerry Byers
Building Official