

Board of Adjustment
Meeting Minutes
May 12, 2015

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, Vince Nossaman, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert, John Van Den Berg, Glenn Van Wyk.

Members Absent: Merlan Rolffs.

Others Present: Jerry Byers – Board Secretary, Isaac Nunnikhoven

3.) Approval of Agenda

Vince Nossaman made a motion to approve the agenda as submitted. Byron Vander Molen seconded the motion. The amended agenda was approved.

4.) Approval of Minutes

Mike Vander Wert made a motion to approve the Minutes of the February 10, 2015 meeting as submitted. Glenn Van Wyk seconded the motion. The minutes were approved as submitted.

5.) Variance Application –513 Woodlawn Drive

Public Hearing on Variance Applications by Ron and Judy Nunnikhoven concerning a proposed deck addition at 513 Woodlawn Drive. The appellant is requesting a variance to build a deck addition that would be setback four feet from the west side lot line. A seven foot side setback is required.

Chairman Corbett asked if there were any written comments.

Jerry Byers, Secretary to the Board, stated the only written comments were included in the packet.

Isaac Nunnikhoven spoke to the Board concerning the proposed location of the deck in the rear yard of his parent's home. He continued by stating that the house sits diagonally on the lot and the lot is pie shaped getting narrower at the South end of the lot.

Mr. Byers spoke to the Board concerning the west property line running north and south along the driveway of the neighboring property.

There was discussion concerning the west property line.

Vince Nossaman asked about a possible privacy fence.

There was discussion about the possibility of putting the fence on the property line.

John Van Den Berg asked how far the house was from the property line currently.

Mr. Nunnikhoven stated it was 7 feet.

Mr. Nunnikhoven produced a drawing showing the proposed deck in relation to the property line.

The Board talked about possible alternatives to the proposed deck.

Mr. Van Den Berg commented that the Board had granted variances to neighbors to the west in previous years.

Chairman Corbett expressed that neighbors in the general area did not have the same property issues due to the shape of the lot.

There was general discussion concerning the variance and future construction.

Mr. Van Den Berg stated that the applicant could build a patio in the same location right up to the property line with no permit.

The public hearing was closed.

6.) Variance Application – 513 Woodlawn Drive

Variance Applications by Ron and Judy Nunnikhoven concerning a proposed deck addition at 513 Woodlawn Drive.

The applicant is requesting a variance to build a deck within four (4) feet of the property line.

Vince Nossaman made a motion to approve the variance as submitted due to unique nature of a narrow frontage and narrow rear lot. He continued by stating that approval of the variance would not affect the neighborhood and he felt that the appellant had attempted to keep the deck away as best as possible.

Mike Vander Wert seconded the motion.

Upon vote, motion passed 7 to 0.

7.) Other Business

John Van Den Berg informed the Board that Larry Lautenbach had resigned from the Board of Adjustment due to health reasons.

8.) Adjournment

The meeting adjourned at 6:40 p.m.

Respectfully submitted,
Jerry Byers
Building Official