

Board of Adjustment
Meeting Minutes
March 8, 2011

- 1.) Chairman Mike Vander Wert called the meeting of the Board of Adjustment to order at 6:00 p.m.
- 2.) Roll Call.

Members Present: Jim Corbett, Kraig Downs, Larry Lautenbach, Merlan Rolffs, John Van Den Berg, Lyle Vander Meiden, Mike Vander Wert, James Vande Voort.

Members Absent: Vince Nossaman.

Others Present: Dia Robbins, Arvin Bandstra (1211 Peace Street), George Wesselhoft.

- 3.) Approval of Agenda. The Agenda was approved as submitted.
- 4.) Approval of Minutes. The minutes for the February 22, 2011 meeting were approved as submitted.
- 5.) Public Hearing on Variance Application by Dia Robbins Concerning a Proposed Accessory Building at 1207 Peace Street. The appellant submitted a building permit application for a proposed 12' 2" by 22' one car garage that would be located in the side yard of her residence at 1207 Peace Street. The permit was denied based on noncompliance with the accessory building placement requirements.

No written comments were received.

Dia Robbins stated that she has the opportunity to move the garage and that moving it two feet beyond the home in the rear yard would be difficult due to topography and that the garage would be much smaller than the neighbor's.

Arvin Bandstra stated that he has no objections and asked whether the alley was closed to the east.

Ms. Robbins responded that according to City staff the alley is closed.

There was discussion about the former alley in the block.

Kraig Downs asked whether the garage could be attached to the house.

George Wesselhoft responded in that case it would have to respect a ten foot side yard setback for the principal structure.

John Van Den Berg asked why the garage would have to be placed to the front of the house versus placing the garage half way back.

Ms. Robbins responded that she can see moving it back a foot or two but that the proposed placement would be directly straight off from Mr. Bandstra's garage and her house and that moving it back halfway would not be aesthetically pleasing as far as the view from her home.

The public hearing was closed.

6.) Variance Application by Dia Robbins Concerning a Proposed Accessory Building at 1207 Peace Street.

a) Variance from the Zoning Ordinance, 165.30 (3)(A) which stipulates that no accessory building may be located between the front building line and the rear building line of the principal building.

Chairman Vander Wert called for a motion. After a period, Chairman Vander Wert stated that in not hearing a motion, by default motion fails.

b) Variance from the Zoning Ordinance, 165.30(3)(I) which requires that if an adjacent lot is built upon, the accessory building must be entirely to the rear of the line of any principal building on such adjacent lot.

Chairman Vander Wert called for a motion. After a period, Chairman Vander Wert stated that in not hearing a motion, by default motion fails.

7.) Other Business. None.

8.) The meeting adjourned at 6:13 p.m.

Respectfully submitted,
George Wesselhoft
Planning and Zoning Director