

b) The Zoning Regulations State:

The proposed 1008 square-foot accessory building would exceed the maximum square footage allowed for the residential lot by 288 square feet. See Code of Ordinances Section 100.4.06.1.

c) Interested Property Owners:

Mr. Clewell presented a letter of support signed by many of his surrounding neighbors. Neighboring property owner Barth Steere called to state that he did not have any objection to the proposed project. There were no other written or verbal comments.

d) Discussion:

Mr. Clewell reviewed his request and explained the need for the proposed accessory building, as it will contain his current business. He stated that he has looked at many alternate locations throughout the City and none will serve the needs to operate his business effectively. Secretary Passmore confirmed that the only requirement that is in need of a variance is the square footage limitation. Mr. Clewell explained that the proposed garage is as small as he can manage to allow for his business operation.

Member Foy confirmed that the primary reason for the length of the building was to allow for trailers to be enclosed and worked on. Mr. Clewell stated that there are a couple of other large garages in the area. The Board discussed these older large buildings that were built before many of the current ordinances. Mr. Clewell mentioned that he is being required to move out of his current business location downtown for a potentially new redevelopment project.

Chairperson Lampe asked about the possibility to attach the garage to the house to avoid the square-footage requirement. Mr. Clewell stated that he has looked at this option, but he could not find a functional design and it would also eliminate his usable rear-yard or be an eyesore to the neighborhood. The Board discussed different potential layouts that could conceivably work as an addition. Mr. Clewell mentioned that adding to the house would make backing a trailer into the garage very difficult. Mr. Foy confirmed that setbacks for a potential addition could be met depending on how it was positioned. Mr. Clewell stated that matching the roof lines to a garage addition would not look appropriate.

Mr. Lampe stated that he was having a difficult time with the request because he viewed other permissible options as potentially viable. Mr. Foy explained the Board's obligation to find an undue hardship in order to grant a variance and stated that he is struggling to justify the request. Member Gidley further explained the qualifications for a hardship and stated that he is also having trouble with the request.

e) *Motion by the Board:*

Motion By: Chris Foy

Seconded By: Vern Gidley

Move that a variance to allow the proposed accessory building to exceed the maximum square footage allowed for the residential lot by 288 square feet at 912 2nd Street NW be approved.

Yes: 0

No: 4

Absent: 1

The Board stated the reason the requested variance was denied was due to a lack of an undue hardship and potential other options that were available.

E. Old Business:

- Secretary Passmore updated the Board on the Dillavou variance request that was approved at the August meeting. The IDNR recently gave their approval and the project is underway.

F. New Business:

- Member Foy informed the Board that this would likely be his last meeting with his recent appointment to District Judge. The Board expressed their thanks to Mr. Foy for his efforts over the past years and their congratulations on the appointment.

G. Adjournment:

Motion By: Chris Foy

Seconded By: Vern Gidley

That the Board of Adjustment meeting be adjourned.

Yes: 4

No: 0

Absent: 1

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.