

## **OFFICIAL MINUTES**

Acting Chairperson Nick Schmeichel called the Board of Adjustment meeting to order on Thursday, November 5, 2020 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Justin Borns via telephone, Dustin Edmison, Jeremy Scott and Schmeichel. Absent was Houtman. Others present were Community Development Director Mike Struck and City Planner Ryan Miller.

### **Item #1 – Roll Call**

**Item #2** – (Edmison /Scott) Motion to approve the agenda. All present voted aye.  
**MOTION CARRIED.**

**Item #3** – (Edmison /Scott) Motion to approve the October 15, 2020 minutes. All present voted aye. **MOTION CARRIED.**

**Item # 4a –** Joshua and Stephanie Bauman made a request for a variance on Lot 2, Block 1, Morningside Addition, also known as 1734 3<sup>rd</sup> Street. The request is to construct a 1,064 square foot detached accessory building 3 feet from the east lot line. The R-1B District requires a 5 foot side yard setback for an accessory structure. The maximum square footage of an accessory building on the lot is 1,000 square feet.

(Scott / Edmison) Motion to approve the variance request. All present voted aye.  
**MOTION CARRIED.**

**Item # 5a –** Dustin Gibbons made a request for a variance on Lot 10, Block 6, East Acres Second Addition, also known as 1705 Derald Drive. The request is to construct a six foot fence ten feet from the west front lot line. The R-1B District requires a 30 foot front yard setback.

(Scott / Edmison) Motion to approve the variance request. All present voted aye.  
**MOTION CARRIED.**

The meeting was adjourned at 5:20 p.m.

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Mike Struck  
Community Development Director

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Nick Schmeichel  
Acting Chairperson

### **OFFICIAL SUMMARY**

Acting Chairperson Nick Schmeichel called the Board of Adjustment meeting to order on Thursday, November 5, 2020 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Justin Borns via telephone, Dustin Edmison, Jeremy Scott and Schmeichel. Absent was Houtman. Others present were Community Development Director Mike Struck and City Planner Ryan Miller.

**Item #4a –** Struck explained the existing detached garage is constructed one (1') from the east side property line and the applicant would like to demolish the existing garage and rebuild with the east wall three (3') from the east property line and move the garage farther to the south. Josh Bauman stated the existing garage is leaning and wants to replace the existing structure and position the new garage farther south of the house to improve access for the second vehicle. The garage contains a second story intended for storage as the house has had water in the basement and they want to keep kids items dry. Scott asked about fire rating the east garage wall. Struck responded the fire rating issue would be addressed at the building permit stage and the building code would prevent any openings along the east wall. Bauman stated his neighbor to the east received a variance for their garage which is setback a foot from the property line and they had to fire rate their west garage wall.

**Item #5a -** Struck explained the homeowners are requesting to construct a six (6') tall privacy fence ten (10') from the west front lot line. The property is a corner lot and thus has two front yards. The R-1B district requires a thirty (30') front yard setback. The proposed fence would align with the rear of the garage and extend west to ten (10') from the west property line if approved and then extend north to the rear property line. Dustin Gibbons, applicant, stated they have been making interior improvements to the property and have now focused their attention to the exterior. 17<sup>th</sup> Avenue is a busy street and they would like more privacy in their backyard as well as enhance the safety for their children. Struck stated the proposed fence location does not pose concerns for the intersection safety zone visibility.

**Item #6 –** Item was tabled to the next available meeting.

The meeting was adjourned at 5:20 p.m.

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Mike Struck  
Community Development Director

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Nick Schmeichel  
Acting Chairperson