

BOARD OF ADJUSTMENT

The Board of Adjustment meeting was called to order at 5:30 p.m. by Chairman Cullinan.

Roll Call: Present: Verdoorn, Cullinan, Robinson, Sissel, Muth
Absent:

Motion by Sissel, second by Muth, to approve the agenda. All ayes.

Motion by Sissel, second by Verdoorn, to approve the minutes of the 3/24/09 meeting. All ayes.

Cullinan read the following appeal:

Roger Eskildsen, 305 Orchard Lane, Clear Lake, IA, requests permission to add to an existing attached garage. PERMISSION DENIED: The Clear Lake Code of Ordinances Chapter 165.39 Requirements for Established Set Backs. A-1. The front yard of a lot shall be established as an average of the set backs of the principal buildings on the abutting lots to each side. Proposed construction will not meet this requirement.

Mr. Eskildsen stated he wishes to purchase this property from his father, however, he would like to be assured of a variance to add 14' to the front of the existing garage to provide enclosed parking for 4 vehicles. He had secured written permission from abutting property owners.

Verdoorn noted that the fronts of most of the dwellings in the neighborhood were built flush with each other. He questioned why Mr. Eskildsen was not opting to construct the addition to the back of the existing garage. Mr. Eskildsen responded that there is a kitchen bump-out which extends into a portion of the rear part of the garage, and the driveway needs to be replaced. Therefore, he felt it would be more cost effective to place the addition at the front. He also stated that the second house down to the east is actually built out to within 2' of this proposed addition.

Muth asked for clarification on the front setback, and Building Official John Marino responded that Code only requires 25'. Most of the homes in this neighborhood were constructed much farther back from the street, and even with the addition, Mr. Eskildsen would still have a front setback of 42'. Marino stated that the issue before this Board is whether or not to allow construction beyond the front line of homes on abutting properties.

Motion by Muth, second by Sissel, to grant the 14' variance for the garage addition as requested. Ayes: Muth, Sissel, Cullinan. Nays: Robinson, Verdoorn.

Motion by Muth, second by Verdoorn, that the meeting be adjourned at 5:48 p.m. All ayes.

Tina Cullinan, Chairman

ATTEST:

Sharon Springer, Secretary