

BOARD OF ADJUSTMENT

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

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

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

Motion by Sissel, second by Robinson, to approve the minutes of the 7/7/09 meeting. All ayes.

Verdoorn read the following appeal: **Lyle and Lonna Hansen, 616 9th Avenue N, Clear Lake, IA**, request permission to erect an accessory building. PERMISSION DENIED: The Clear Lake Code of Ordinances Chapter 165.32 – Accessory Use and Building Regulations. Maximum Rear Yard Coverage. In all RS zones accessory buildings shall not exceed the aggregate of 750 sq. ft. in area and shall not occupy more than thirty-five percent (35%) of rear yard area. Proposed construction will not meet these requirements.

Mr. Hansen addressed the Board with his request for a variance to construct a 30' x 40' (1,200 sq. ft.) garage to store personal vehicles and lawn equipment, as well as allowing for a small shop area. The structure would be stick-built, sided with residential type siding, and have a steel roof. He presented pictures representative of what the finished construction would look like. A small one-stall garage presently on the property would be removed.

Zoning Official John Marino noted that the Hansen property is large, encompassing 1½ lots, with the house occupying the ½ lot.

Muth stated he had a problem allowing such a large garage when Code calls for a maximum of 750 sq. ft. The other Board members agreed. Verdoorn noted that the Planning & Zoning Commission is seriously considering a change in Code to raise the maximum square footage allowed to 1,000 sq. ft. He asked Mr. Hansen to compromise with a structure of 960 sq. ft. Mr. Hansen agreed.

Motion by Muth, second by Robinson, to allow Mr. & Mrs. Hansen a variance to construct a stick-built, 960 sq. ft. garage. All ayes.

Moved by Sissel, second by Muth that the meeting be adjourned at 5:42 p.m. All ayes.

Mike Verdoorn, Vice-Chairman

ATTEST:

Sharon Springer, Secretary