

BOARD OF ADJUSTMENT – Harlan, Iowa – 06/18/2020

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 18th day of June 2020. Chairperson Christensen called the meeting to order and the following members were:

Present via teleconference: Mike Christensen, Jennifer Kelly, Doug Hammer, Al Ickes,
Absent: Ruthanne Grimsley

Also Present via teleconference: Zoning Administrator Gene Gettys, Board Secretary Renee Hansen, Roger Bissen, Mayor Mike Kolbe, Sharon Kroger, Troy Schaben, Richard Petersen, Mindi Baxter

It was moved by Ickes and seconded by Kelly that the agenda be approved.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Hammer and seconded by Kelly that the 05/19/2020 minutes be approved. The motion carried unanimously.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

Chairperson Christensen announced that this was the date, time, and place for the public hearings regarding:

- a. **CASE BA2020-007** – an application by Application by Carol Thraen, for a front yard variance, for the property located at 1316 16th St., which is zoned R-1.

Motion to open meeting by Hammer and seconded by Kelly.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously

No objections have been filed with City Hall.

Gettys Zoning Admin: Explained that in an R-1 zoning district a 35' front set back is required. The current layout for this property is 3x3 with a step.

Petitioner: Mindi Baxter stated the hardship for this request was that the resident is needing to add a wheelchair accessible ramp into their home. Of the two proposals submitted the primary one is what they would prefer to build.

It was moved by Ickes and seconded by Kelly to close the public hearing. The motion carried unanimously.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

It was moved by Ickes and was seconded by Kelly to approve the construction of the ramp as described in the primary request.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

- b. **CASE BA2020-008** – an application by Application by Jerry Chamberlain, contractor, for a front yard variance for the property at 1816 21st St., which is zoned R-1.

Motion to open meeting by Hammer and seconded by Ickes.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously

No objections have been filed with City Hall.

Gettys Zoning Admin: Property is located in an R-1 zoning district which requires a 35' front yard setback. The current patio is 6x6 the proposal is for an 8' x 12' deck. Gettys remarked that a property in the same block does extend out as far as this deck would.

Petitioner: Not present

It was moved by Ickes and seconded by Kelly to close the public hearing.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

It was moved by Hammer and was seconded by Kelly to approve the application as presented.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

- c. **CASE BA2020-009** – an application by Application by Richard Petersen, for a side yard variance for the property at 1106 Willow St., which is zoned R-2.

Motion to open meeting by Ickes and seconded by Kelly.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously

No objections have been filed with City Hall.

Gettys Zoning Admin: Explained that the request is for 1.5' from the side yard. A property in an R-2 zoning district is required to have a 6' side yard variance.

Petitioner: His project will remain inside the existing fence. The current deck needs repair. Has talked to neighbors and no one has a problem with his proposed project.

It was moved by Hammer and seconded by Kelly to close the public hearing. The motion carried unanimously.

It was moved by Ickes and was seconded by Kelly to approve the application as presented.

Roll Call vote was had which was as follows:
Ayes: Christensen, Kelly, Hammer, Ickes
Nays: None
The motion carried unanimously.

It was moved by Hammer and seconded by Ickes to adjourn the meeting.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

These minutes are as recorded by the Secretary and are subject to Board approval at the next called meeting.