

**MINUTES
CITY OF LONSDALE
BOARD OF APPEALS AND ADJUSTMENTS MEETING
July 31, 2008**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale Board of Appeals and Adjustments to order at 6:34 pm in the Council Chambers at 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the Pledge of Allegiance.

3. ROLL CALL

Present: Duban, Kodada, Rud, Smith, and Furrer

Staff Present: City Administrator Joel Erickson, City Planner Benjamin Baker, Public Works Director Russ Vlasak, and City Engineer Kevin Kawlewski

4. AGENDA

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

- a. V1-2008, a variance request by 502 Main Street South – John & Rita Weaver to locate an attached garage eight (8) feet from the northern property line

Rud read the public hearing notice, and Baker summarized the detailed staff report.

Baker stated that John and Rita Weaver were requesting a variance from the required secondary front yard / side yard setback (corner lot). He said that the Weavers are proposing to construct a 30' x 24' attached garage to line up with the northern wall of the existing house, 8 feet from the northern property line (Delaware Street SE). He said that the Weavers would also remove the existing detached garage and install a new curved driveway extending from the current curbcut to the new garage. He said the existing garage is currently located 2 feet from the northern property line and 3 feet from the eastern property line (rear alley). He said the peak height of the garage will be 13.5 feet.

Applicant John Weaver, 502 Main Street South, explained that they currently park their vehicles along the south side of Delaware Street SE due to the small garage and driveway. He said it isn't very safe loading/unloading kids with the auto and semi-truck traffic traveling by. Weaver stated that his family would like a connected garage. He said the addition would also increase the value of his property. Kodada asked if any trees would be taken down because of the project. Weaver stated that he was already in the process of removing an apple tree that was damaged in a recent storm. Duban asked if the height of the garage was acceptable. Baker said yes, per ordinance. Weaver said that the new addition would match the existing roof lines. Vlasak asked Weaver if the

driveway could be accessed from the alley. Weaver stated that grading work would be needed to provide access from the alley. Duban stated that access from the alley might be better, but he was fine with the proposed driveway extending from the current curb cut. Rud asked if there were any more questions or comments and he asked Baker if any written comments were submitted. Baker replied no.

A motion was made by Duban and seconded by Kodada to close the public hearing. Vote for: Duban, Kodada, Rud, Smith, and Furrer. Against: None. Vote 5-0. Motion carried. The public hearing closed at 6:49 pm.

7. OLD BUSINESS

None

8. NEW BUSINESS

- a. Consider approval of Resolution 2008-29, a resolution approving a variance request by 502 Main Street South – John & Rita Weaver to locate an attached garage eight (8) feet from the northern property line

Baker read through Resolution 2008-29 in its entirety. He said that both City staff and the Planning Commission recommended approval of the variance request with two conditions: (1) The new garage shall have matching exterior siding and shingles (similar colors and materials) and (2) the new driveway shall be hard surfaced with a non-aggregate impervious surface such as concrete, asphalt, or pavers. Rud asked the applicant if the driveway would be concrete. Weaver stated that it would be an asphalt driveway. Furrer asked if the curb cut was a single or double width. Weaver said the curb cut is a little larger than a single width, but it will widen along the way and matchup with the new double stall garage.

A motion was made by Kodada and seconded by Smith to approve Resolution 2008-29, a resolution approving a variance request by 502 Main Street South – John & Rita Weaver to locate an attached garage eight (8) feet from the northern property line. Vote for: Duban, Kodada, Rud, Smith, and Furrer. Against: None. Vote 5-0. Motion carried.

9. OTHER BUSINESS

None

10. ADJOURNMENT

A motion was made by Duban and seconded by Smith to adjourn the meeting. Vote for: Duban, Kodada, Rud, Smith, and Furrer. Against: None. Vote 5-0. Motion carried. The meeting ended at 6:53 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator