

(These minutes are not approved until the next Board meeting.)

City of West Branch Zoning Board of Adjustment Meeting

June 8, 2020

West Branch City Council Chambers, 110 North Poplar Street

Chairperson Jennie Embree opened the Zoning Board of Adjustment meeting at 6:30 p.m. Roll Call: Board Members: Jennie Embree, Wayne Frauenholtz, Neil Korsmo were present. Frank Frostestad attended via phone. City Staff: Zoning Administrator Terry Goerdt and Deputy Clerk Leslie Brick were present.

Approve minutes from the January 22, 2020 Zoning Board of Adjustment meeting. / Move to action.

Motion by Frostestad, second by Korsmo. Motion approved on a voice vote.

Consider a request for a Special Exception of the West Branch Code of Ordinances – Chapter 165.30(2) Area Regulations. / Move to action.

Goerdt explained that a building permit had been submitted by the property owner of 135 N. Downey St., which is located in a two story condo building. The building permit requested to enlarge the deck entrance to the property. Goerdt, said the permit was denied because the deck extension would encroach in the twenty-five foot front yard requirement for this particular zoning district. Goerdt said that this property was unique in that this is also the only entrance in to the property which is on the second floor. Homeowner, Cathy Steen said the reason for the request is that moving objects in and out of the home is rather difficult with the current size of the deck and said she was asking to enlarge it two feet into the front yard and three feet wider to provide additional room to safely access the property and to enjoy the outdoor space. Steen said the condo association had previously approved the deck extension plans.

Embree stated that she visited the site and felt that the current deck was rather ‘tiny’ and that the extension would not extend further than where the stairs are currently located and said she would support the special exception. Korsmo agreed. Frauenholtz said he was concerned that the current deck did not provide a safe access to the property in the event of an emergency and also said he would support the special exception.

Motion by Frauenholtz, second by Korsmo to approve the special exception. AYES: Frauenholtz, Korsmo, Frostestad, Embree. NAYS: None. Motion carried.

Adjourn

Motion by Embree to adjourn the Zoning Board of Adjustment meeting at 6:45 p.m. Motion carried on a voice vote.

Submitted by:

Leslie Brick

Deputy City Clerk