

## **MINUTES – BOARD OF APPEALS**

Meeting of August 19, 2009

Meeting called to order by Chairperson Pete Strysick @ 5:15 P.M.

Present: Pete Strysick, Richard Linde, Lee Montemayor, Robert Timm, Harold Peek, Manager of Planning & Zoning – Steve Sokolowski, Building Inspector – Jack Van Der Weele, and Secretary – Traci Holtan.

Absent & Excused: Don Cvetan, and Dale Feld

Pledge of Allegiance

A motion was made by Lee Montemayor and seconded by Richard Linde to approve the minutes. All in favor. MOTION CARRIED.

### **UNFINISHED BUSINESS:**

#### **APPEAL NO. 09-21** – MONA METHFESSEL – 1903 S 13TH STREET

Requesting a variance to Section 15.405(4)3 to have an uncovered porch 5'2" from front property line where REQUIRED is 15'.

Present: Mona Methfessel  
Mary Sheffield

After discussion, a motion was made by Lee Montemayor and seconded by Richard Linde to DENY this variance request. Owner needs to contact Building Inspector Patrick Eirich to discuss options (3'x4' platform and drop the remainder of deck to 8" above grade) to bring porch to code with zoning regulations. MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2)

### **HEARINGS:**

#### **APPEAL NO. 09-27** – ROBERT KULHANEK – 2422 N 7<sup>TH</sup> STREET

Requesting a variance to Section 15.105(d)3.b.M: to have a new driveway 2' from side property line where REQUIRED IS 3'.

Present: Robert Kulhanek

After discussion, a motion was made by Lee Montemayor and seconded by Robert Timm to GRANT this variance. MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT:2)

#### **APPEAL NO. 09-28** – GERZON GOMEZ – 1410/1412 JEFFERSON AVENUE

Requesting a variance to Section 15.105(d)3.b.I: to have a new covered basement stairs 10' from rear property line where REQUIRED IS 20'

Present: Gerzon Gomez  
Gloria & Ernest Evarets, 528 S 14<sup>th</sup> Street

After discussion, a motion was made by Lee Montemayor and seconded by Richard Linde to GRANT this variance. MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2)

**APPEAL NO. 09-29 – TESS LARSON – 2118 N 3<sup>RD</sup> STREET**

Requesting a variance to Section 15.034 (Definitions of decks) to have a detached deck 3' from side and rear property lines where REQUIRED IS 5'.

Present: Tess Larson  
Stephanie Larson  
Glenn & Patricia Pilling, 330 Geele Avenue

After discussion, a motion was made by Richard Linde and seconded by Lee Montemayor to GRANT this variance request to have a detached (w/inspection of detachment) or attached (install 4' piers) MOTION CARRIED (AYE: 5 NAY: ABSTAINED: ABSENT: 2

**NEW BUSINESS:**

**OLD BUSINESS:**

Clarification needed on the GRANTED variances listed below:

**APPEAL NO. 09-01 - CURTIS H LIENAU – 2705 N 12<sup>TH</sup> STREET**

Requesting a variance to Section 15.405(5): to have an extension to the front of their existing garage 13' from front property line WHERE required is 25' (garage not allowed in required front yard.

Approved – 2' approved on bump out.

Clarification – Once project started there was more structural concerns than anticipated and felt that as long as they stayed within the foot print approved by the board that the existing garage could be torn down and construct new.

Result: Approved as constructed, same foot print.

**APPEAL NO. 09-18 – ARMANDO MONTOYA – 1532 MARYLAND AVENUE**

Requesting a variance to Section 15.704(7)(e)1. To have a parking area located between the principle structure and street right-of-ways WHERE NOT ALLOWED

Approved: Parking slab located between the principle structure and street right-of-ways; must obtain a survey for project.

Clarification – questioning the survey requirement.

Result: Board approved variance without obtaining a survey but with the setback of 18' from west inside line of city sidewalk.

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**ADJOURN**

Being no further business, a motion was made by Lee Montemayor and seconded by Robert Timm to adjourn at 6:15 P.M. All in favor – MOTION CARRIED.

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Pete Strysick, Chairperson

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Traci Holtan - Secretary