

WEDNESDAY, FEBRUARY 5, 2025 AT 6:00pm

Board members		01/08/2025	02/05/2025	03/05/2025	04/02/2025	05/07/2025	06/04/2025	07/02/2025	08/06/2025	09/03/2025	10/01/2025	11/05/2025	12/03/2025	
Josh Sayer	Chairman	1	1											
Oscar Heinrich	Vice Chair	1	1											
George Warmer	Member	1	1											
Michael Bruschwein	Member	1	A											
Chris Hayes	Member	1	1											
Dave Hagstrom	Member	1	1											
Brian Roush	Member	1	1											
TOTAL NUMBER OF APPLICATIONS 2024		01/08/2025	02/05/2025	03/05/2025	04/02/2025	05/07/2025	06/04/2025	07/02/2025	08/06/2025	09/03/2025	10/01/2025	11/05/2025	12/03/2025	TOTAL
Variance		1	1											2
Appeal		-	-	-	-									

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation

Call the Meeting to Order: Chairman Sayer called the meeting to order at 6:00 PM.

Attending Staff:

Nicole Cromwell, Zoning Coordinator; Anna Vickers, Planning Division Manager; Karen Husman, Planner; Brenda Berns, Planning Clerk

Participants: Jeff Wollschlager, Aline Drafting and Design

Public Comment

Chairman Sayer opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There were no comments from the public.

Disclosure of Ex Parte Communication – Board members and Staff

Disclosure of ExParte Communications - None
Disclosure of Site Visits – Board member Heinrich
Disclosure of Conflict of Interest – None

Approval of Meeting Minutes

Meeting minutes for January 8, 2025 – Chairman Sayer addressed a correction regarding the motions and votes on Variance 1377.

Motion Amendment - Variance 1377

- **Motion 1:**
Motion made by Board member Hagstrom to recommend approval as presented by staff.
Seconded by Board member Roush. No Vote.
Motion 2:
Substitute Motion made by Board member Warmer to delay for 30 days.
Vote: Motion to delay did not pass with 3 in favor, 4 opposed.
- **Motion 3:**
Board deferred to original motion made by Board member Hagstrom to recommend approval as presented by staff.
Seconded by Board member Roush.
Vote: Motion to recommend approval did not pass with 3 in favor, 4 opposed.
- **Variance 1377 was denied.**

Motion

Board member Heinrich moved to approve the minutes of January 8, 2025, as amended. The motion was seconded by Board member Hayes. The motion passed unanimously.

Public Hearing:

City Variance 1378 – 1445 Granite Ave. – Zero side setback for pool deck – A variance from Section 27-306, Table 27-300.5(A)5, requiring a minimum 5-foot side setback to allow a zero-side setback for the extension of a pool deck with a garage space below in a Suburban Neighborhood Residential (N3) zone, on Lot 2, Block 5 of Lee Heights Subdivision 2nd filing, a 9,600 square foot parcel of land. The purpose of the variance is to allow the reconstruction and extension of an existing pool deck that will be 30 inches or more above grade and to allow an enclosed garage space below the deck.

Karen Husman, Planner, provided an overview of the variance request. Ms. Husman stated the surrounding zoning to the north is Public and to the southeast is N3.

Recommendation

Planning staff are recommending denial based on draft findings of the review criteria for variances, as submitted with the staff report.

Board Questions

Chairman Sayer inquired whether the addition is primarily a garage. Ms. Husman clarified that the upper deck is being extended to provide both additional storage and a garage, effectively serving dual purposes.

Board member Heinrich sought clarification regarding the ownership of the adjacent property. Ms. Husman confirmed that the property is owned by the applicant.

Ms. Husman also noted that a similar request was made in 2001 under Variance 850, which also had a zero setback. She further mentioned that one neighbor supported the variance, and there were no recorded objections.

Applicant's Agent

Mr. Jeff Wollschlager explained that he applied for a variance due to the limited space available for the pool equipment in the current setup. He is working with the existing pool grade and topography, which is at the lowest point. He also mentioned that excavation for the footings is required and that he intends to carry out the work in a way that will not disturb the neighbors. Mr. Wollschlager believes these improvements will add value to the property.

Board Questions

Board member Hagstrom stated originally the house was at a 12-foot setback.

Board member Roush clarified there was already a deck on the east side, extending to the lot line.

Nicole Cromwell provided additional clarification, explaining that open decks less than 30 inches above grade do not require setbacks. However, since this deck is attached to the house, the setback rules for the house apply.

Chairman Sayer closed the public hearing.

Motion

Board member Hagstrom made a motion to accept staff's recommendation of Denial of Variance 1378, seconded by Board member Heinrich. Motion to Deny Variance 1378 passed unanimously.

Other Business

Ms. Cromwell advised the board there will not be a meeting in the month of March.

ADJOURNMENT: The meeting adjourned at 6:33 PM.

Brenda J Berns, Planning Clerk