

**CITY OF ALBERT LEA
BOARD OF APPEALS
ADVISORY BOARD**

*January 23, 2020, 10:00 a.m.
Council Chambers, 221 E Clark Street*

AGENDA

- A. CALL TO ORDER AND ROLL CALL

- B. APPROVAL OF THE AGENDA

- C. APPROVAL OF MINUTES – December 13, 2019

- D. PUBLIC HEARINGS
 - a. Variance Request- 1916-1920 Lakewood Ave

- E. NEW BUSINESS

- F. COMMISSIONER COMMUNICATIONS

- G. STAFF COMMUNICATIONS

- H. ADJOURNMENT

CITY OF ALBERT LEA
BOARD OF APPEALS
MEETING MINUTES

*December 13, 2019 - 10:00 am
City Center – Council Chambers*

Board Members Present

Rachelle Bizjak
Colby Cunningham
Steve Guenthner
Matt Maras, Vice-Chair
Larry Baker, Ex-Officio

Board Members Absent

Craig Hoium, Chair
Rich Sydnese

Staff in Attendance

Megan Boeck, City Planner
Cierra Maras, Fire & Inspection Administrative Assistant

Interested Parties

David McPherson
Rebecca McPherson
Kent Knudson

Board of Appeals Vice-Chair, Matt Maras, called the meeting to order at 10:03 a.m.

Approval of the Agenda

Guenthner made a motion to approve the agenda and Cunningham seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

Bizjak made a motion to approve the minutes from August 30, 2018. Guenthner seconded the motion. The minutes were approved unanimously on a voice vote.

Staff report prepared by Megan Boeck, City Planner, and an audio recording of this meeting become part of these minutes by reference.

Appeal: VA2019-002

The variance is requested for the rear or alley setback requirement to allow for the construction of a 12x23 carport equaling approximately 276 sq. ft. The proposed structure

will encroach into the required rear/alley setback. A boundary survey with sketched expansion lines indicated that the northeast garage corner will be setback 6 inches from the property line. The southeast corner of the proposed carport will be setback five feet. Both of which require a variance.

Section 74-18 (b) (2) All accessory buildings or structures shall be no less than three feet from a side or rear lot line or less than five feet from an alley property line.

Public Hearing opened at 10:05 a.m.

Mr. McPherson explained that the proposed carport would be a relatively unobtrusive structure having open sides.

Cunningham asked to clarify that there is no off-street parking for the property at this time. McPherson said there is not.

Kent Knudson, neighbor, asked if the existing shed on the property would be staying there. McPherson said that it would stay, but it would be turned to face a different direction.

Public Hearing closed at 10:14 a.m.

Cunningham made a motion, seconded by Guenther, to recommend to City Council the approval of a variance from the rear or alley setback requirement to allow for an accessory structure to be constructed at 511 Wedgemore Drive (*Parcel Number: 34.010.0140*) based on the three factor practical difficulties test. The following condition is recommended:

1. The south lot line along Wedgemore Drive be considered the "front yard" and the north lot line along Wedgemore Drive be considered the "rear yard" for this and future applications.

The motion passed on a 4-0 voiced vote.

New Business

Megan Boeck, City Planner, introduced herself to the board. Boeck mentioned another variance may be coming up again in the near future.

Old Business

None

Commissioner Communications

Baker thanked the board for having an open mind when variance applications come in, noting that most of the time the variance helps make an improvement to the property.

Staff Communications

An updated staff report for clarification will be provided with these minutes for reference.

Adjournment

The meeting was adjourned at 10:24 a.m. The motion to adjourn was made by Cunningham and seconded by Guenthner. The motion to adjourn was approved unanimously on a voice vote.

Respectfully submitted,

Cierra Maras
Board of Appeals Secretary

Matt Maras
Vice-Chair, Board of Appeals