

**MINUTES OF THE MEETING OF THE
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

September 30, 2010

Board of Supervisors' Room, Courthouse, Waukon, Iowa

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Dan White	Present	12/31/2010
Chair	Bernard Pratte	Present	12/31/2011
	Nancy Walleser	Present	12/31/2012
	John Goettel	Absent	12/31/2014
	Carl Larson	Present	12/31/2013

Planning and Zoning Staff present: Tom Blake, Zoning Administrator.

All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Motion by Larson and second by Walleser to approve agenda. MCU.

White made a motion to approve the minutes of the August 26, 2010 meeting as presented. Larson seconded. MCU.

Andy Burke, 630 Center Drive, Dorchester, IA—variance request 012-10

Chairperson Dr. Bernard Pratte opened the Public Hearing on the variance request from Andy Burke.

Zoning Administrator Tom Blake presented the staff report. Burke has requested that the front yard setback be reduced to 6 feet to allow an enclosed porch addition onto an existing structure. Blake's staff report had the following exhibits attached to it:

- Exhibit 012-10A. Adjoining Property Owners list and response letters.
- Exhibit 012-10B. Beacon Aerial of property.
- Exhibit 012-10C. Beacon print showing all properties within 500'.
- Exhibit 012-10D. Sketch showing site and street and proposed addition.
- Exhibit 012-10E. Beacon print showing area zoning.

Blake recommended approval of the request, allowing for an addition within the required front yard, upon the condition that it not encroach on the front yard any further than the existing structure.

Andy Burke testified in regards to construction plans, lot layout, location of septic system and well. The porch addition would enclose the basement entrance and would house a bathroom. It would not be any closer to the lot line than the existing home. Andy advised that the house wall was about 6 feet from the lot line plus there was a 12" roof overhang. He advised he did not have a survey done but located steel pipes at each end of his retaining wall and he felt this was the property line. Walleser questioned Burke's measurements on his site plan and whether the retaining wall was the lot line. Burke indicated he had no further evidence regarding the exact location of the property line.

There being no further attendees desiring to address the Board, Chairman Pratte closed the public hearing.

Discussion was held regarding the request, proposed construction, location on the lot and the need to ensure the actual lot boundary (south side).

Motion made by White to approve a reduction in the front yard setback requirement from the required 25' to 5' to allow an addition onto the existing structure located at 630 Center Drive, Dorchester, Iowa upon the condition that the structure or addition does not become any more non-conforming (addition to be no closer to the lot line than the existing structure) and owner to satisfactorily demonstrate the property line locations through locating additional survey markers or having a surveyor mark the lot line. Larson seconded. MCU.

No new business was presented for discussion.

Walleser made a motion to adjourn. Larson seconded. MCU.

Thomas Blake, Zoning Administrator