

Minutes of Meeting Zoning Board of Adjustment Regular Meeting

August 14, 2024

ROLL CALL: Board members present: Billingsley, Birkenholz, Otto, Rossow, Trotter

Board members absent:

STAFF PRESENT: Brian Dunkelberger, Sr. City Planner
Craig Armstrong, Development Specialist

A quorum being present, Chair Rossow called the meeting to order at 4:30 PM

Minutes

The Board reviewed the minutes of the previous meeting from June 26, 2024. **Motion** by Otto, **seconded** by Birkenholz to approve the minutes as written. **Voice vote**: approved, 5-0.

Public Hearing

- A. V24-1: Variance to allow 6' privacy fence and patio/pergola in the front (east) yard of 1115 S. 13th Ave. E. Christopher & Elizabeth Braunschweig, applicants.

Dunkelberger reviewed the prepared staff report and shared maps and a street view of the subject property. Dunkelberger shared that no concerns were submitted by neighbors or residents in advance of the meeting. Rossow invited the applicant to speak.

Christopher Braunschweig, applicant, introduced himself and the request. He described how the previous owners did not acquire the proper approvals from the city for the subject structures, and that he and his wife were pursuing various projects and wanted everything to be completed in accordance with city code.

Birkenholz asked about the height of the current fence, and Braunschweig shared how it varied but was upwards of 8 feet. Billingsley inquired about the history of the property, the new fence proposed, and the contractor who would complete the work. Braunschweig answered and discussion ensued about past fence variances the Board had reviewed.

Dunkelberger mentioned that Braunschweig shared he would be having the property surveyed before the fence would be replaced. Braunschweig confirmed, and pointed out how the fenced-in yard space would offer additional space and security for their family – especially considering the highly trafficked road directly adjacent to their east property line.

Otto identified the challenges associated with owning a corner lot and how the extenuating circumstances tied to this case justified the variance. She mentioned that everyone appreciates privacy and especially security. She had no concerns with the request.

Hearing no additional questions or comments, Chair Rossow called for a motion to close the public hearing.

Motion by Birkenholz, **seconded** by Otto. **Voice vote**: Approved 5-0.

Rossow commented on the application and reviewed the submitted answers from the applicant. The Board thanked the applicant for their thorough information and concurred with the logic behind the request. Rossow articulated how she had no concerns with approving the variance and felt it would not be detrimental to public health and that it aligned with the spirit and intent of the Zoning Code. Board members agreed.

Motion by Otto to approve V24-1: a variance to allow a 6' privacy fence and patio/pergola in the front (east) yard of 1115 S. 13th Ave. E. in their current locations, **seconded** by Billingsley. **Roll call vote:** Approved 5-0.

Old/Other Business

None.

Motion by Otto to adjourn the meeting, **seconded** by Birkenholz. **Voice Vote:** approved, 5-0. The meeting was adjourned at 4:48 PM.