

**CITY OF TWO RIVERS
ZONING BOARD OF APPEALS**
May 19, 2020
Minutes

Call to Order

The meeting was called to order by Chairman Gordon at 5:35 PM.

Roll Call

Present: Chairman Jeffrey Gordon, Mike Canty, Preston Jones, Richard Klinkner and Jayne Rulseh.

Absent and excused: None.

Also present: Troy Hanes, City Planner Elizabeth Runge, and Secretary Vicky Berg.

Statement of Public Notice

The Secretary confirmed the statement of public notice.

Approval of Minutes

Motion by Mr. Klinkner and seconded by Mr. Canty to approve the December 11, 2013. Upon a voice vote, motion carried.

Chairman Gordon invited Mr. Hanes and Ms. Berg to address the Board.

Public Hearing - Appeal of Troy Hanes, 1813 Monroe Street

Chairman Gordon opened the public hearing. Chairman Gordon opened the first call for comments from the general public. Seeing no one, Chairman Gordon closed the first call. Chairman Gordon opened the second call, seeing no one, Chairman Gordon closed the second call. Chairman Gordon opened the third call, seeing no one, Chairman Gordon closed the third call.

Action to be Taken

Chairman Gordon asked if Mr. Hanes considered purchasing land from the neighbors to the north to obtain enough land to comply with the minimum required setback.

The property to the north is a 4-unit residential building. Unknown if the property may be reduced in size. Mr. Hanes stated he did not ask the neighbor to purchase any property, but the neighbor has no concerns regarding the proposed addition.

Chairman Gordon asked if the bedroom doorway could be shifted from the north side of the stair to the south side of the stairs. This would allow for the addition to be designed to meet the minimum setback. What is the use of the remainder of the existing second story?

Mr. Hanes responded it is not possible to shift the doorway because the vaulted ceiling height south of the stairs is approximately five feet. The remainder of the second story is used for children's dressers, clothing and storage.


Chairman Gordon noted building and zoning codes allow an owner to construct certain things with certain setbacks and those setbacks are in place for a reason. He is struggling with hardship.

Motion made by Mr. Canty and supported by Mr. Klinkner, to grant the request for variance to allow the construction of the proposed two-story addition with a five-foot setback from the north property line. Upon a roll call vote, Ayes (4) Canty, Jones, Klinkner and Rulseh; Noes (1) Gordon. Motion carried.

Adjournment

There being no further business coming before the Board, motion by Mr. Klinkner and seconded by Mr. Canty to adjourn at 6:00 PM. Upon a voice vote, motion carried.

Respectfully submitted,



Vicky Berg
Secretary