



**Community Development
Department**

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REPORT OF THE ZONING BOARD OF APPEALS

December 15, 2021

The Zoning Board of Appeals met at 1:00 p.m. on December 15, 2021 in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Mike Hittner, Lee Gossick, Dennis Polach, and Peggy Montag (1st alternate). Absent was Jerry Feith. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Kevin Keith, Sandy Kornatowski, Shane Blaser, Helen Streekstra, and Melissa Raboin.

The meeting was called to order at 1:01 p.m.

1. Approval of the reports from the September 27, 2021 Board of Appeals meeting.

Motion by Hittner to approve the reports from the September 27, 2021 Zoning Board of Appeals meeting; second by Polach.

Motion carried (5 – 0)

2. **VARI-21-1182; Kevin Keith, Sons of Dick, LLC:** – Public hearing and action on a request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300).

Community Development Director Kearns summarized the request and staff report for the item and recommended denial of the request due to the standards of review not being met.

Kevin Keith of Sons of Dick LLC explained his reasoning for constructing the deck without an approved building permit and described what he felt were unique characteristics of the property, which includes the adjacent road. He also stated that safety concerns for the tenant were considered regarding the deck project.

Sandy also spoke about her safety concerns and stated that she liked the new deck. She also provided a photo of a nearby garage close to a road for comparison purposes (attached).

Shane Blaser read written correspondence from Alderperson Matt Zacher, District 3. Mr. Zacher had positive comments about Kevin Keith and the house and deck at 631 Hill Street in his letter (attached). He felt that the zoning codes did not fit the circumstances of the property. Alderperson Zacher was in favor of granting of the variance.

Shane Blaser and Helen Streekstra also spoke favorably about the project.

Public hearing opened at 1:19 p.m.

Speaking in favor:

Shane Blaser – 2830 12th St. S

Melissa Raboin – 611 Hill St.

Helen Streekstra – 531 Hill St.

Sandy Kornatowski – 631 Hill St.

Speaking against: none

Public hearing closed at 1:20 p.m.

3. Motion by Hittner to approve VARI-21-1182; Kevin Keith, Sons of Dick, LLC: – request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300), with the condition that no roof be built over the existing structure; second by Polach.

Member Hittner clarified that the variance should be granted due to the unique road configuration and the shape of the lot in the neighborhood.

Motion carried (3 – 2; Board members Laspa and Montag voting against)

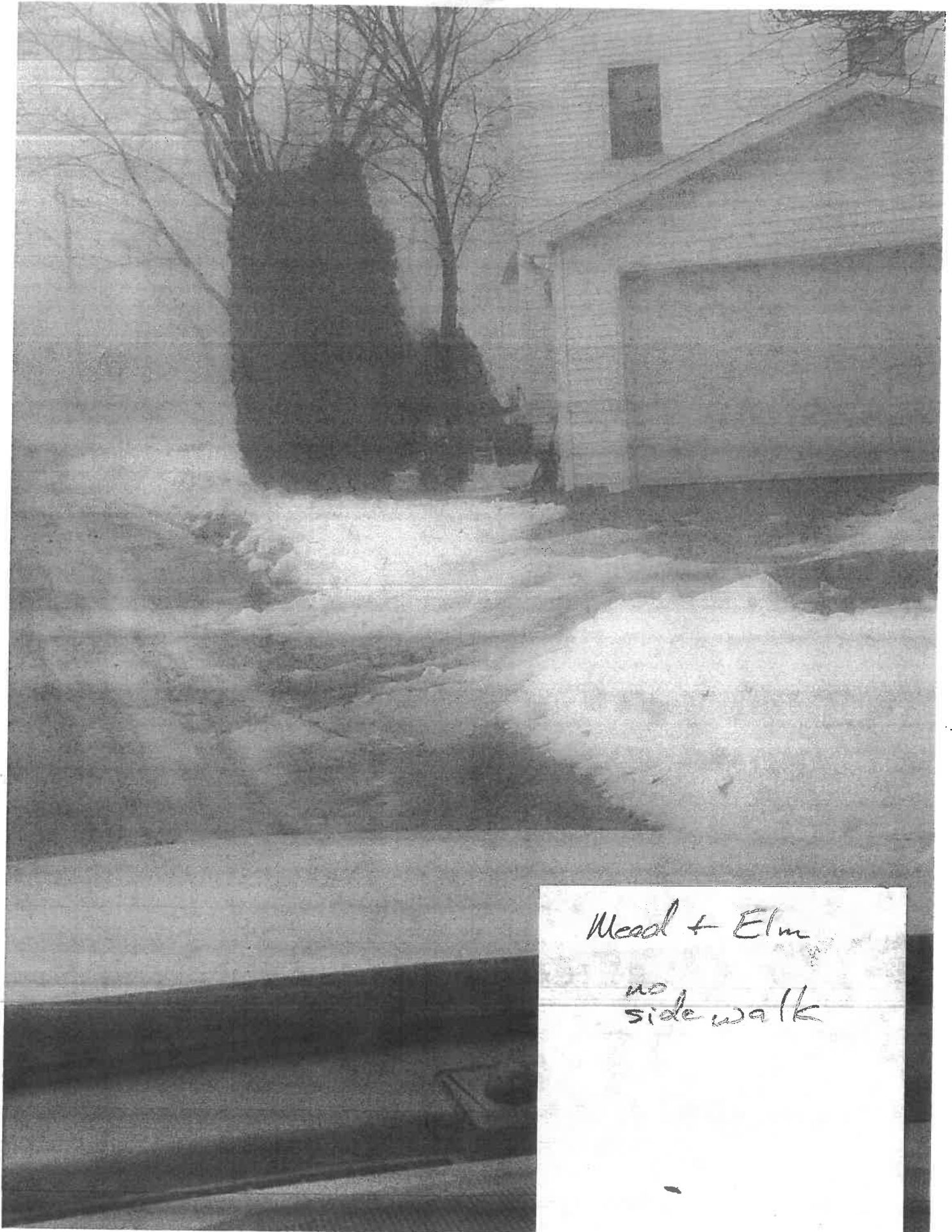
4. Adjourn

Motion by Hittner to Adjourn; second by Gossick.

Motion carried (5 – 0)

Meeting adjourned at 1:24 p.m.

Respectfully submitted by Erika Esser, Secretary



Weed + Elm
no
side walk

Attachment 2

My name is Matt Zacher. I am the Alderman of District 3. I just wanted to write a quick message in support of the amazing job Mr. Keith has done revitalizing the house and garage at 631 Hill St. I have lived here for 16 years and drove pasted this property at least once a week. It was the worst looking house in the neighborhood. I never thought it was going to have new life, but because of Mr. Keith's hard work and dedication to helping rebuild our city, it has been given new life and looks beautiful. I know we, the city, have codes that we want to follow as much as possible, but this is a situation that the codes don't fit the circumstances of the property. Mr. Keith build a modest porch to enhance the property's visual appeal and make it a safer property. Due to the unique property dimensions and layout, there was no other way this could have been done without making it look odd and misshaped. I would like to ask the members of this committee to please allow a variance on this porch at 631 Hill St. Thank you Mr Keith for your hard work on this and your other properties. Thank you committee members for the time, work and service you give to our community.

Matt Zacher
Alderman District 3