

d. Discussion:

Member Lampe opened the public hearing.

Mr. Kohout presented a site plan, letter requesting the variance from Mr. Frank Kenealy, aerial map and parcel map showing property ownership in the area. Mr. Kohout stated the area where a proposed addition is shown is the current gravel drive between the existing railroad tracks to the West and rear of building to the East.

Mr. Frank Kenealy, owner of Signature Realty and building owner, addressed the Board. Mr. Kenealy stated he explored going up with an addition and the result would not be cost effective and would not gain the desired office space resulting from this 18 foot by 18 foot addition onto the existing west wall of the northernmost point of the existing structure. Mr. Kenealy stated the existing parking stalls located to the west of the proposed wall to be removed for the addition would not be sought following completion of the requested addition, should it be granted.

Ms. Shea confirmed with Mr. Kohout required parking was established when the S-1 zoning designation was established for the existing structure. Mr. Kohout stated the loss of two parking spaces resulting from granting of a variance would not bring the required parking into noncompliance with the zoning standards. Mr. Kohout stated there is existing adjacent on-street parking along the south side of West Bremer Avenue which could be utilized. Mr. Kenealy stated parking should not be an issue with a building addition.

Mr. Kenealy stated the existing rear drive and entrance off of West Bremer Avenue, between the tracks and building, would remain and there would be an approximate 18 foot wide private gravel drive remaining. Mr. Kenealy stated the drive is utilized for donation drop offs for Trinkets and Togs.

Mr. Kohout stated the northernmost structure, for which the 18 foot by 18 foot addition is sought, was granted a variance in 2004 to allow for the current setback from the right of way of West Bremer Avenue. Mr. Kohout confirmed for the Board the Northwest corner of the existing structure is farther than the Northeast corner of the existing structure. Mr. Kohout confirmed the proposed addition will not be closer than the previously granted variance and that the request is necessary as the request is to further the nonconformance of a required 50 foot front yard setback from the West Bremer Avenue right of way.

Mr. Fred Hendrickson, of 110 Willow Lawn Dr., addressed the Board. Mr. Hendrickson stated he is concerned with the stated variance request as he finds there should be a definitive setback mentioned in the variance motion prior to voting.

Mr. Charlson stated he supports the building addition request as the proposal provides for access to remain. Mr. Charlson stated a concern with the safety of this rear drive off of West Bremer Avenue and especially left turns onto West Bremer Avenue can be a safety concern.

Ms. Brandt stated no left turns onto West Bremer Avenue are a precedent as the First National Bank location at 10th St. SW and West Bremer Avenue prohibit left turn movements when exiting.

Ms. Shea confirmed with Mr. Kohout that should someone desire to construct building additions on the north end of this structure would be seeking to further the nonconformance of the setbacks and would be required to come before the Board of Adjustments to ask for relief of the required 50 foot setback from the right of way line.

There being no one else wishing to speak, Mr. Lampe closed the public hearing.

e. Motion by the Board:

Motion By: Brandt

Seconded By: Shea

Move that a variance to allow the proposed addition plans dated September 21, 2016 and presented showing a 18 foot by 18 foot addition and limited to no further modification of the building to the north at 1101 West Bremer Avenue be approved.

Yes: 4

No: 0

Absent: 1

E. Old Business:

None

F. New Business:

None

G. Adjournment:

Motion By: Lampe

Seconded By: Brandt

That the Board of Adjustment meeting be adjourned.

Yes: 4

No: 0

Absent: 1

Meeting adjourned at 7:00pm.

Respectfully Submitted,

Ben Kohout, Secretary