

Zoning Board of Adjustment Minutes  
March 20, 2018

Chairman Curry called the March 20, 2018 Zoning Board of Adjustment meeting to order at 6:15 p.m. at the Cascade City Hall. Board members present were Dave Curry, Linda Hoffmann, Merlin McDermott, Suzanne Otting and Ross Orr.

Motion by Otting, 2<sup>nd</sup> by Hoffmann to approve the agenda as presented – all ayes.

Motion by Orr, 2<sup>nd</sup> by McDermott to approve the minutes from the July 18, 2017 meeting – all ayes.

Motion by McDermott, 2<sup>nd</sup> Hoffmann to open the public hearing at 6:17p.m. regarding the variance consideration for Maryville Family Partnership. Motion carries. Jared Althoff from Maryville Family Partnership was present to discuss their plans, which include constructing a 6 unit and a 5 unit housing structure on the lot that sits on the corner of 5<sup>th</sup> Ave SE and Tyler St SE. To place both these structures on this lot and to have 40' between the structures there isn't enough room to have the 25' side setback on both ends. The structures do meet the front and rear setbacks. They could put one large unit on this lot, but they feel it would be aesthetically better to place 2 smaller units. These units will be very similar to Garden Court just up the street. There will be some parking spots between the buildings but only up to the stoop. There were people from the neighborhood present who asked questions concerning curb & gutter, runoff, green space, etc. Maryville's plan is to construct the 6 unit this year on the south end of the lot and see how they rent and then next year construct the 5 unit structure. There was discussion regarding 6<sup>th</sup> Ave SE which is to the south of this lot. It is currently a not open street but could be in the future. Bill Green who was present thinks the City should permanently close 6<sup>th</sup> Ave. During the discussion, it was discussed only having 30' between the buildings which would allow the south side setback to be the 25' that is required. Jared said he could work with that. This variance will remain in effect as long as the ownership doesn't change and the structures remain as presented today.

After much discussion, motion by McDermott, 2<sup>nd</sup> by Hoffmann to close the public hearing and enter regular session at 6:43p.m. Motion carries. The Board began their discussion. Chairman Curry gave a recap of what Maryville was requesting so everyone is clear. He then discussed altering the variance by approving it with the setbacks between the buildings. Everyone on the board basically thought this was a better idea in case 6<sup>th</sup> Ave SE is ever open.

Chairman Curry then asked for the Board to consider the variance request. Motion by Hoffmann to approve the 30' between the buildings and to leave the 25' side setback next to 6<sup>th</sup> Ave SE and that this variance remains in place as long as the ownership and structure remain the same pending the subdivision, 2<sup>nd</sup> by Orr. – motion passes unanimously.

Motion Hoffmann, 2<sup>nd</sup> McDermott to adjourn the meeting at 6:48 p.m. – all ayes.