

Zoning Board of Adjustment Minutes  
August 20, 2019

Chairman Curry called the August 20, 2019 Zoning Board of Adjustment meeting to order at 6:00 p.m. at the Cascade City Hall. Board members present were Dave Curry, Linda Hoffmann, Merlin McDermott, Suzanne Otting and Ross Orr.

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

Motion by Hoffmann, 2<sup>nd</sup> by Orr to approve the minutes from the June 18, 2019 meeting – all ayes.

It was time for the public hearing for Roger Pfab who is requesting a variance for the garage he wants to construct. Motion by McDermott, 2<sup>nd</sup> Orr to open the public hearing at 6:03p.m. regarding the variance consideration for Roger Pfab. Motion carries. Roger Pfab approached the board. Roger owns the duplex and twelve plex on Quincy Adams Street next to Casey's. There is a detached garage already on the lot with the duplex. Roger would like to construct another detached garage on the lot with the duplex to store his truck, skid loader and other personal items. He would like to line up the new garage with the existing garage so everything looks uniform. This would mean he doesn't meet the 25' front setback to the garage. The property allows for the 25' setback and there is plenty of room in the rear of the property for the garage. With the 25' setback and the distance from the property line to the street it would require 40+ feet of concrete for the driveway. With the 2' overhang for the garage, the variance request would be 10'. Chairman Curry discussed the purpose of a variance, which is for undue hardship. The variance request is not due to hardship since there is plenty of room.

After some discussion, motion by McDermott, 2<sup>nd</sup> by Otting to close the public hearing and enter regular session at 6:13p.m. Motion carries. All the members of the board feel that this variance request is not substantiated since the property allows for the 25' front setback and has sufficient setback in the rear. Another reason for following the 25' front setback is if the road would ever be constructed according to street standards the setback would need to be followed. The existing garage does not meet the current setback requirements.

Motion by McDermott, 2<sup>nd</sup> by Orr to deny the variance request from Roger Pfab. Motion carried unanimously. Variance request is denied.

Board member McDermott asked that any future variance applications be done in blue ink and a map with property lines and street lines indicated in good detail.

Motion Orr, 2<sup>nd</sup> Otting to adjourn the meeting at 6:21 p.m. – all ayes.