

**BOARD OF ADJUSTMENT  
Regular Meeting**

**DATE:** September 16, 2020

**TIME:** 5:00 p.m.

**PLACE:** Zoom Online Meeting

**PRESENT:** Buege, Breza, Conway, Kouba, Krofchalk, Murphy, Sanchez

**ABSENT:** None

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Chairman Sanchez called the meeting to order at 5:00 p.m.

The minutes from the Board's September 2, 2020 meeting were approved unanimously upon motion by Tom Conway and seconded by Dave Kouba. All were in favor of approving the minutes.

**Petition No. 20-26-V, Steve Zolondek**

Chairman Sanchez opened the public hearing and read the petition:

Steve Zolondek - City Code Section 43.02.24, which limits garages in a B-1 zoning districts to 15 feet in height. Applicant wishes to construct a garage at 18 feet in height.

Property is described as B-1 zoning, Sect-25, Twp-107, Range-007, HAMILTON ADDITION, Lot-005, Block-005 E C HAMILTON'S ADDITION, or at 901 East Sanborn Street.

Steve Zolondek, 722 East Wabasha, spoke on the variance. He said the intent is to build a storage building for Boomer's Plumbing and be used to store materials for his business and also for a couple of his business vehicles. Mr. Zolondek said he needs a fourteen foot overhead door to be able to get the equipment to fit into the building.

Travis Buege had a question about setbacks and property lines and the location of the lot where the building would go and Jon Krofchalk commented that there was an adjacent property that had a roof line that was possibly taller than what was being proposed.

With no further questions from the Board, Chairman Sanchez closed the meeting to the public and opened it up for additional discussion.

The Board went through the variance finding questions and question number one asked if the variance was in harmony with the purpose and intent of the ordinance? Yes, there are a number of adjacent buildings within the same lot and around the areas and it does not have a negative impact on the neighborhood.

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Is the variance consistent with the Comprehensive Plan? Yes, based on zoning and because it is a B-1 zone, it allows these types of structures.

Does the proposal put the property to use in a reasonable manner? Yes, it is the same type of use as to what is already on the lot.

Are there unique circumstances to the property not created by the landowner?  
No.

Will the variance, if granted, retain the essential character of the locality? Yes, there are many of the same structures and buildings in the neighborhood.

Tim Breza made a motion to approve the variance request as submitted; it was seconded by Tom Conway. All were in favor of approving the variance as request. The motion passed.

Petitioner was informed that there was a 10-day appeal period during which time no action could be taken on the petition.

**Other Business**

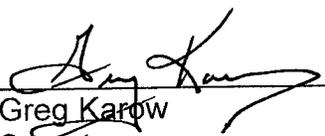
The second item of business was to vote on the proposed resolution drafted by direction of Staff from the September 2, 2020 meeting for resolution 20-24-V for Mitchell Walch and his variance request which was for a height variance and was denied.

The Board passed resolution 20-24-V upon motion by Jon Krofchalk and it was seconded by Tom Conway. All were in favor except for Dave Kouba who voted against. The motion passed to accept resolution 20-24-V as proposed.

**Adjournment**

Tim Breza made a motion to adjourn with a second by Jim Murphy. The vote of the Board was unanimous.

There being no further business to come before the Board, the meeting was adjourned at 5:20 p.m.

  
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Greg Karow  
Secretary