

**BOARD OF ADJUSTMENT  
Regular Meeting**

**DATE:** November 4, 2020  
**TIME:** 5:00 p.m.  
**PLACE:** Zoom Online Meeting  
**PRESENT:** Breza, Conway, Kouba, Krofchalk, Murphy  
**STAFF:** Chad Sommer  
**ABSENT:** Buege, Sanchez

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

The minutes from the Board's October 7, 2020 meeting were approved unanimously upon motion by John Krofchalk and seconded by Tom Conway. All were in favor of approving the minutes.

**Petition No. 20-28-V, Jonathan & Kimberly Pettit**

Acting Chairman Murphy opened the public hearing and read the petition:

Jonathan Jr & Kimberly Pettit, - City Code Section 43.02.34 which requires a front setback of 35' in the Rural-Residential zoning district. Applicant wishes to build a detached garage approximately 18' from the front property line – which is in-line with an existing attached garage. Property is described as R-R zoning, Sect-32, Twp-107, Range-007, WHISPERING VALLEY SUBD, Lot-003, Block-002, OLD #19.070.0050 or at 139 Jay Bee Drive.

Jonathan & Kimberly Pettit, 139 Jay Bee addressed the Board. Mr. Pettit told the Board that he just moved into the home and he would like to build a detached garage. He said his plan is to make the garage look like it had been there for some time and appears that it had been there all along.

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

Jim Murphy had stated that the property used to be part of Wilson Township and the setbacks where set according to Wilson Township and when it was annexed into Winona, a lot of the properties where not set with Winona.

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, it is proper use of the land and the property falls in line with the other properties and protects property values.

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Is the variance consistent with the Comprehensive Plan? Yes, it is line with the current comprehensive plan.

Does the proposal put the property to use in a reasonable manner? Yes.

Are there unique circumstances to the property not created by the landowner? Yes, the way the house is located on the lot and where the septic system is located. There is no other to put the garage addition.

Will the variance, if granted, retain the essential character of the locality? Yes, it stays the same.

Jon Krofchalk made a motion to approve the variance request as submitted; it was seconded by Tim Breza. 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.

**Adjournment**

Jon Krofchalk made a motion to adjourn with a second by Dave Kouba. The vote of the Board was unanimous.

There being no further business to come before the Board, the meeting was adjourned at 5:07 p.m.



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Chad Sommer  
Interim Secretary