

BOARD OF ZONING APPEALS
MINUTES

Thursday January 20th, 2022

6:30 p.m. – Community Center

Variance Request by Dan Herman-Richard Back

To permit building a wheelchair ramp to the East side of the house with a roof extension over
the ramp.

Parcel 241-1115-2231-008 (121 N. Hyland Street)

1. Call to order. Chairman Wegener called the meeting to order at 6:30 p.m.
2. Roll Call was taken:
Present- Robert Affeld, Rick Schaalma, John Schuster, Ken Steffen, Mayor Dan Wegener.
Absent: None
Also Present: Matt Herman and Mike Zuern
3. The variance request was read in full:
Request for an area variance by Richard Back to build a wheelchair ramp to the east side of the house with a roof extension. The ramp will be 9 feet off the east wall and roof overhang will be 11 feet off the east side of the house located at 121 N. Hyland Street, which is zoned R-1A Single Family Residential. The addition of the ramp will be 18 feet from the lot line and the roof overhang will be 17 feet from the lot line. If the roof eave is less than 2 feet, it is not considered encroaching on the setback.
R-1A yard setbacks are as follows: Street: 20 ft, Side: Nine ft each side yard, Rear: 20 ft.
4. Entertain questions from the Board to the applicant: None
5. Open the public hearing. Motion by Affeld/Steffen motioned to open the public hearing portion of the meeting. Motion carried 5-0.
6. Any persons wishing to speak against the variance request. (Asked three times):
Wegener called 3 times for comments. No response.
7. Any persons wishing to speak in favor of the variance request.
Mike Zuern- 141 N. Hyland, supportive of Matt's family with no objections to this project.
Matt Herman- Matt lives at the residence the ramp is for his daughter to have safe access in and outside of the house. This would benefit her medical condition. Wegener called 3 times for comments. No response.
8. Close the public hearing portion of the meeting. Motion by Schaalma/Shuster to close the public hearing portion of the meeting. Motion carried 5-0.
9. Additional questions from the Board to the applicant:

Wegener commented that front variances are very hard to secure and understands the applicant's hardship by having a handicap individual living at this residence. How is it going to be constructed?

Matt described the ramp and the construction of the overhang.

10. Approve/disapprove the variance request. Motion by Affeld/Steffen to grant the variance. Motion carried 5-0.

11. Roll call vote. Ayes: Affeld, Steffen, Schaalma, Schuster, Steffen, Wegener.

12. Any other business.

None

13. Motion to adjourn. Motion by Schuster/Schaalma motioned to adjourn. The meeting was adjourned at 6:50 pm.

Minutes recorded by:

Mayor Daniel Wegener