

**Village of North Hudson
Board of Zoning Appeals
Village Hall 400 7th Street North
Tuesday, May 10, 2016 @ 7:00 p.m.**

Call to Order: roll call

Chair Chuck Roberts called the meeting to order at 7:04 p.m. Answering the call were members Rodrick Anderson and Mike Yell. A quorum was present and the meeting was duly noticed. It was noted that members Tom Coulter and Gary Hines were absent. Also in attendance was Recording Secretary, Melissa Luedke.

Approval of the minutes: September 8, 2015

Motion (Yell/Roberts) to approve the September 8, 2015 meeting minutes as written. Motion carried.

Public Hearing –James Bechel-404 6th Street N

Motion (Roberts/Yell) to open the public hearing at 7:05 p.m. Motion carried.

Applicant James Bechel was present. Bechel wants to tear down the existing garage and re-build a larger one. The new garage will set on the same location and add 12 feet to the length. Total proposed square feet is 1152. Municipal code for a garage is maximum 900 sq ft. The variance requested is 252 sq ft. The color of the new garage will match the house. Roberts stated that the applicant's lot size is over 25,000 sq ft. The minimum square foot lot size for single family is 13,000 sq ft. Due to the size of his lot, Roberts does not feel that a larger garage will affect the neighborhood. Yell stated that having more space to store his equipment will keep his lot looking maintained and clean. There were no objections received by neighbors.

Motion (Yell/Anderson) to close the public hearing at 7:16 p.m. Motion carried.

Motion (Yell/Anderson) to approve the variance request of James Bechel. Motion carried.

Adjournment

Motion (Anderson/Yell) to adjourn the meeting at 7:17 p.m. Motion carried.

Respectfully submitted by,

Melissa Luedke
Recording Secretary