

**Village of North Hudson
Board of Zoning Appeals
Village Hall 400 7th Street North
Tuesday, August 8, 2017 @ 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 Anderson, Coulter, Hines, and Yell. A quorum was present and the meeting was duly noticed. Also in attendance was Recording Secretary, Melissa Luedke.

Approval of the minutes: May 10, 2016

Motion (Yell/Anderson) to approve the May 10, 2016 meeting minutes as written. Motion carried.

Public Hearing –Rich Raley 420 Monroe Street N

The public hearing was opened at 7:05 p.m.

Applicant Rich Raley and builder Bruce Lenzen were present. Raley is requesting to construct a new home on the property at 420 Monroe Street N. Roberts asked Raley if he has made a list as to what variances were needed. Lenzen stated that variances would be needed for everything except height. Roberts read the variance application which stated front, side, and rear yard setback variances were needed. In addition, minimum lot area, lot width, floor area, and off-street parking variances were needed. The proposed construction would include razing the current home which is in disrepair, and building a new home. The main level would use the same footprint as the existing home. The carport would extend to the west side of the property. The second level would extend over the proposed carport for additional living space. The house is on city water and sewer. Raley gave the committee pictures of the proposed home. Anderson asked to see pictures of the current home. Raley showed Anderson a picture of the current home. Hines asked if any neighbors had contacted the Village with any objections. Raley stated that he tried to contact all the neighbors within 100 feet of the property to show them the plans. Four (4) of the adjacent property owners filed letters in support of the plan. No objections have been received. The committee members who have seen the current home and the two adjacent property owners in attendance agree that the current home is in a state of disrepair.

Jeff Peltier at 426 4th Street N and Bob Jones at 418 Monroe Street N were present. Peltier stated he feels the new home is the best use of the property and he is in support. Bob Jones is also in support. Peltier believes that the current home has been vacant for approximately 25 years.

The roofline of the carport is about 18 inches from the property line towards Jones' property. Lenzen stated that the roofline was designed to control water runoff so it stays off the neighbor's property. Roberts asked what the foundation is like and if there was a basement. Raley stated that 2/3 of the house has a block basement.

The public hearing was closed at 7:15 p.m.

Motion (Coulter/Hines) to approve the variance requests of Rich Raley for the property at 420 Monroe Street N. Roberts stated that there has to be a good reason for a variance, and he is not sure if this meets the requirements. Hines stated that he was influenced by the legal opinion of the Village Attorney and he feels it is a reasonable plan to make it a livable space. There was also no objection

received from the neighbors. **Motion passed on a roll call vote of 4-0. Hines-yes, Coulter-yes, Yell-yes, Anderson-yes. Roberts abstained.**

Adjournment

Motion (Yell Coulter) to adjourn the meeting at 7:26 p.m. Motion carried.

Respectfully submitted by,

Melissa Luedke
Recording Secretary