

VILLAGE OF VERNON
Minutes of Zoning Board of Appeals Meeting & Public Hearing
July 15, 2021 6:00 p.m.

Meeting was called to order at 6:00 p.m. by Elkins
Present: Elkins, Ethington, Hilliker
Absent: None

Approval of Minutes of Meeting June 21, 2021- Moved by Ethington, seconded by Hilliker to approve the minutes of June 21, 2021 as written.

Yeas: All

Nays: None

Carried.

Call to Audience: -

Bruce Nielsen 6602 E. M-71 was present for Mother Frances Stickler 205 Washington who received a letter and was wondering what the Variance was for.

Items of Business

Public Hearing-

Chair Elkins opened public hearing up for public comment at 6:02 p.m.

Zoning Administrator Statement:

Corey Christensen from Rowe engineering was present to go over section 5.3.4 Non-Use Variances check list.

Applicants Comment:

Showed Board on diagram how the barn would move 13ft from original diagram.

Public Comments:

None

Board Comments:

None

Chair Elkins Closed Public Comment at 6:20 p.m.

Board Discussion and review:

Member Scott Ethington asked how many feet the building would be now in the front yard. Corey from Rowe stated 85 feet.

1. Variance Request

Moved by Ethington, seconded by Elkins to approve the requested variance to allow a 32 X 50 accessory building in 85 feet of the front yard located at 229 W. Washington Street based on the following findings of fact:

- It complies with Standard 1-a based on the fact that the existence of a floodplain across much of the west side of the property and the inability to build in the rear yard imposed by the nonconforming house renders conformity with the zoning ordinance unnecessarily burdensome.
- It complies with Standard 1-b based on the fact that granting of this variance would allow the applicant to replace their existing accessory structure and provide relief from the burdens imposed by the floodplain.

- It complies with Standard 1-c based on the fact that the plight of the property owner is primarily due to the existence of a floodplain covering much of the west side of the parcel as well as the unusual shape of the property.
- It complies with Standard 1-d based on the fact that the burdens imposed by the floodplain as well as the unusual shape of the property were not self-created.
- It complies with Standard 2 based on the fact that the intent of this provision of the zoning ordinance is to eliminate the appearance of clutter in the residential districts and to establish a consistent and attractive appearance. Granting of this variance would not create more visual clutter because the applicant is simply replacing the existing accessory structure. This is the only property that fronts on W. Washington Street on this block and so granting of this variance would not create an inconsistent appearance.

Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve:

- The proposed accessory building may not extend into the floodplain.
- The existing accessory building must be removed from the property.

Yeas: Elkins, Ethington, Hilliker

Nays: None

Carried

Call to Audience: None

Adjournment

Moved by Ethington seconded by Hilliker to adjourn the meeting at 6:25 p.m.

Yeas: All

Nays: None

Carried

The board has 60 days to return a decision after a request to appeal has been filed, unless otherwise agreed. Decision becomes effected five days after determination has been made, unless otherwise stated. 2/3 vote Board membership is required.

Krista E. Goodman

Krista E. Goodman- Village Clerk