

**MINUTES**  
**March 23, 2021 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Online GoToMeeting**

**Present:** Jodi Hansen, Nancy Jensen, Robert McFadden, Larry Murray and Julie Wolf

**Excused:**

**Staff:** April Limburg, Planner I, Community Development  
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and explained that this meeting was rescheduled to this date due to the lack of a quorum at the March 2, 2021 meeting, then Ms. Hansen read the mission statement.

**Minutes:**

Julie Wolf motioned to approve the minutes submitted for the January 5, 2021 meeting; seconded by Larry Murray. All ayes, motion carried.

**Appeal Cases:**

**Appeal Case #ZBAV-35, filed by Steven and Traci Stoneking to allow for the construction of a 2-story 23' by 14' building addition at the east side of their property at 1727 Pearlview Ct. The proposed addition would cause the property to exceed by 547 square feet, the maximum cumulative square footage of all accessory buildings and attached garages as allowed by Section 10-20-1(B)(2) of City Code.**

Steven Stoneking, 1727 Pearlview Ct, was present to discuss the appeal. Mr. Stoneking stated the purpose of the 2-story addition is to expand their attached garage space to allow for the parking of 2 more cars on the first story and enlarge their master bedroom on the second story which would extend over the proposed garage addition.

Julie Wolf questioned whether the neighbors had been notified of the proposed construction and if the neighbors had any potential concerns. April Limburg confirmed the neighbors were notified but she did not receive any comments or concerns from the neighbors. Robert McFadden asked if Community Development staff approve of the proposed construction, to which Ms. Limburg replied yes.

Robert McFadden motioned to approve the appeal case; seconded by Julie Wolf. All ayes, motion carried.

**Appeal Case #ZBAV-36, filed by Evan Hatcher to allow for the construction of a 36' by 64' metal building on a portion of undeveloped property to be purchased behind the property located at 3322 Mulberry Ave. The proposed addition would cause the property to exceed by 1791 square feet, the maximum cumulative square footage of all accessory buildings and attached garages as allowed by Section 10-20-1(B)(2) of City Code.**

Evan Hatcher, 3322 Mulberry Ave, was present to discuss the appeal. Mr. Hatcher explained the proposed building would be a personal shop to store and perform restorations of his automobiles as he is recently retired and plans to collect and restore automobiles as a hobby.

Julie Wolf asked if the building would be used for business purposes and Mr. Hatcher stated that it will be used for personal use only. April Limburg shared that she was contacted through email by Tracy Lewandowski, 3330 Mulberry Ave, who had concerns as to how Mr. Hatcher would access the proposed building. Ms. Limburg explained to Ms. Lewandowski that Mr. Hatcher would be allowed to access the building by using the right of way easement located between 3330 and 3326 Mulberry Ave. Ms. Lewandowski stated she thought that was a private drive but Ms. Limburg confirmed that the drive is indeed an easement. Jodi Hansen questioned Mr. Hatcher if he had been in contact with his neighbors and Mr. Hatcher stated he did speak with neighbors but they did not express any concerns to him.

Julie Wolf motioned to approve the appeal case; seconded by Larry Murray. All ayes, motion carried.

Meeting adjourned at 5:46 p.m.

ATTEST:

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Jodi Hansen, Chairperson  
Zoning Board of Adjustment

Respectfully Submitted,

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April Limburg, Secretary  
Planner I