

Lincoln County Board of Adjustment
Minutes of Thursday, June 23, 2011 at 8:30a.m.
Lincoln County Service Center, Meeting room #107

1. Open meeting and Call to Order – Meeting was called to order at 8:30 a.m. in the Zoning Office. Members present: Lamer, Hornischer, Steffenhagen, Brixius, Adams & Prain. Also present was Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist and June Winters; Program Assistant.
2. Tour the site for the Public Hearing to be held at 9:30 a.m. – The Board, Bowers & Hanson left to tour the site.

Members present for the public hearing: Lamer, Hornischer, Steffenhagen, Brixius, Adams & Prain. Visitors: Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant and Kellie Nowack.

3. Approve minutes from April 28, 2011 meeting - Motion by Adams, seconded by Hornischer to approve the “corrected” minutes from April 28, 2011 meeting. Motion carried all ayes.
4. Public Hearing – The public hearing was opened for the requests listed below.

Variance

1. A request for variance by Greg and Kellie Nowack from sections 17.4.10 (1) of Lincoln County Ordinances to allow for a porch which is less than 110 feet to State Rd 64. The property is located in Section 28, T31N, R05E, in the Town of Corning and has an address of W8713 State Highway 64.

Kellie Nowack was present and sworn in. She was present to explain and support their request. They would like to build a porch onto the front of their home. They currently have exits only out of the back of the structure and this has proved to be unsafe. They are proposing a 5 foot wide porch across the entire front of the home. The steps will come off the driveway side of the porch. She clarified her address. Brixius asked about the layout of the home and Nowack explained how they would access the porch from the inside of the home.

Dan Bowers, Zoning Specialist, was present and sworn in. He reviewed the staff report. He stated it is not practical to move the entire home back to a conforming location. All other setbacks are met. Staff recommendation is approval with no conditions. Hornischer confirmed that the safety aspect made sense to have an exit on the opposite side of the building than currently exists. Hornischer also wanted to confirm that they were not within the actual right-of-way and Bowers said that they are not. Bowers also stated that the Department of Transportation has submitted a fax that states they have no concerns with the request.

Lamer closed the public hearing for the Nowack request. The Board reviewed and completed the Findings of Fact, Conclusions of Law, and Order and Determination.

Motion by Hornischer, seconded by Adams to GRANT the request with no conditions. Motion carried all ayes.

5. Adjourn – Motion by Steffenhagen, seconded by Adams to adjourn at 9:41 a.m. Motion carried all ayes.