The City of Riverside Board of Adjustment met on Tuesday, March 1, 2022, at 6:00 p.m. in the Riverboat Room with the following members present: Mike Schneider, LinMarie Eden, Kathy Lindhorst.

First order on the agenda was to appoint a chairman. Motion made by Eden, second by Lindhorst to appoint Schneider as chairman. All yes. Motion carried 3-0.

Chair Schneider called the meeting to order, the time being 6:06 p.m.

Roll call, Schneider, Eden, Lindhorst.

Chad Freeman presented his request for a variance to build a two-unit zero lot line residential structure on 71 S. Washington. The existing home would be demolished. Freeman's original permit was denied as the Riverside Zoning Ordinance 165.09.b.5 in the R-2 District requires a minimum 80' x 100' lot width dimension for a two unit, two story structure, and the lot is only 75' wide. Freeman explained he had shortened the dimension on the structure and is asking for a variance of 2-1/2' on either side of the structure to the lot line. A 25' front yard setback is required, and Freeman will have a 36' front yard setback to allow for the garage and driveway pad.

Motion made by Eden, second by Lindhorst to approve the variance for Chad Freeman for 71 S Washington from a lot width of 80' to 75'. All yes. Motion carried 3-0.

Motion made by Eden, second by Schneider to adjourn the meeting. All yes. Motion carried 3-0. Meeting adjourned at 6:22 p.m.

_____
Michael Schneider, Chairman

Attest:

_____
Christine Yancey, City Administrator