

**DIXON ZONING BOARD OF APPEALS MEETING
CITY HALL COUNCIL CHAMBERS
JANUARY 22, 2009
4:30 P.M.**

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on January 22, 2009 at 4:30 p.m. The meeting was called to order with the following members present: Smith, Friel, Kuhn, Wilson, Burnell and Chairman Mezo. Absent: Nelson.

Motion was made and seconded to approve the minutes of the December 20, 2007 meeting as submitted.

**PETITION FOR VARIANCE
409 MADISON AVENUE
PETITIONER: DUANE LONG**

Chairman Mezo stated the petitioner is asking for a variance to build a 20 feet by 20 feet addition that will extend in the front of the property 17 feet away from the property line. He explained the building must be 25 feet away from the property line and the petitioner is asking for an 8-foot variance.

Burnell asked if any neighbors had any objections due to the location of the addition and commented on his visual concerns. Duane Long said he has had no complaints. Long explained this addition is his second option, his first will be to build a 2nd story addition. He stated it will depend on the loan the bank will offer him.

Motion was made by Kuhn and seconded by Smith to approve an 8 foot setback variance on the southeast corner of 409 Madison Avenue for the purpose of building an addition to the existing house. Petitioner: Duane Long. Voting yea: Wilson, Smith, Friel, Kuhn, Burnell and Chairman Mezo. Voting nay: None. Motion carried.

A motion was made to adjourn the meeting at 4:40 p.m.

Jane Haws, Secretary