

**DIXON ZONING BOARD OF APPEALS MEETING  
CITY HALL COUNCIL CHAMBERS  
FEBRUARY 28, 2013  
4:30 P.M.**

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on February 28, 2013 at 4:30 p.m. The meeting was called to order with the following members Present: Younger, Hvarre, Nelson and Chairman Mezo. Absent: None.

Motion was made and approved to except the minutes of September 27, 2012 as submitted.

**PETITION FOR VARIANCE  
414 Upham Place and 339 Lincolnway  
Petitioner: Theresa L. Villiger**

Gary Gehlbach represented the petitioner, Theresa Villiger, and began by stating the petitioner inherited the property and gave a brief summary of the property history. He said the property is currently one lot with two houses on it and to make it easier to sell she is requesting a re-plat that would divide the lot. He explained that most of the setbacks are currently legal nonconforming and the only new variance would be the north boundary of the garage that would divide the lot is 2.6 feet. Gehlbach asked that the petition be recommended to approve to the City Council as written.

Hvarre asked if the utilities are separate, Gehlbach answered they are separate.

Motion was made by Nelson and seconded by Younger to approve the variances for lot square footage and setbacks as described in the petition for the addresses commonly known as 414 Upham Place and 339 Lincolnway. Petitioner: Theresa L. Villiger. Voting Yea: Younger, Hvarre, Nelson and Chairman Mezo. Voting Nay: None. Motion carried: 4 – 0.

With no old or new business, meeting was adjourned 5:05 pm.

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Jane Haws, Secretary

A motion was made to adjourn the meeting at 5:10 p.m.

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Jane Haws, Secretary