

Minutes of Board of Adjustment's Hearing held on August 08, 2016

Call to Order. Meeting was called to order at 9:00 a.m. Board members present were Angela Ruzicka, Ann Sullivan and David Boehmer. Roll call of Board members was taken with three (3) Board members in attendance. Also present were Lezlie McCrabb, Zoning Administrator. Attached to these minutes and made a part hereof is a list of additional attendees.

Approval of Agenda. A motion to approve the agenda as presented was made by Angela Ruzicka and seconded by David Boehmer. Roll call was taken and the motion was unanimously approved.

Approval of Minutes. Minutes from July 19, 2016 were moved to approve by David Boehmer and seconded by Angela Ruzicka. Roll call was taken and the motion was unanimously approved.

Old Business. No Old Business.

New Business.

- A. An Application for Variance Request by Richard Turpen who has filed an application for variance of front yard setback on property 1929 Gil Ave, Charles City, Lot 33 of Maple Heights Subdivision in section 2, township 95 North, Range 16 West of the 5th P.M., St Charles township, Floyd Co, Iowa.

Richard Turpen stated he would like to put up an accessory building on the property. The setback on the new building is being requested to be the same as the setback of the existing house. Due to the irregular shape of the lot, the required setback of 60 feet from the front lot line would put the front of the building all the way behind the house and would also require a very long driveway.

Ruzicka asked what the design of the building will be. Turpen stated it will be a pole shed with garage doors and overhangs. Garage doors will be 8 feet tall with a 9 foot sidewall, similar to a typical garage. The overall height of the building will be no more than 16 feet. Trees will try to be avoided, but some may need to be eliminated.

Ruzicka asked about covenants, Turpen said there are none regarding exterior design, and that once the building is completed the goal is to update the exterior of the house to match the new building.

Sullivan asked for comments of those present. None in attendance had comments to add at this time.

Ruzicka asked if there are any other buildings of this style in the neighborhood. The current owners commented that there is one down the street, but it is set to the back of the property and is much taller.

Sullivan asked if any comments had been received by the Zoning Office. McCrabb stated that none had been received either in writing or orally. Jeff Pavlovich, a neighbor, commented that he would be in support of allowing the variance.

McCrabb clarified that Turpen is asking for a variance on the setback due to the curved side of the property facing a street and therefore being considered a front yard with a set back of 60 feet. Boehmer commented that it looks like there is plenty of space there to put a building without looking crowded.

Per a discussion with Jeff Sherman, Environmental Health, a space of 25 feet should be left between the building and the lift station located on the property.

Ruzicka made a motion to approve the application for variance in setback, with the condition of keeping the building a minimum of 25 feet from the lift station and 6 feet from the property lines. Boehmer seconded the motion.

A roll call vote was taken and the motion passed unanimously.

There was no further business

Motion to adjourn was made by Angela Ruzicka and seconded by David Boehmer. Roll call was taken and the motion to adjourn was approved.

Meeting Adjourned.

Lezlie McCrabb, Zoning Administrator