

BOARD OF ADJUSTMENT
August 6, 2014
7:00 P.M.

The meeting was called to order by Chairperson, Dennis Parker and on roll call the following members were present:

Dennis Parker
Aaron Rasko
Jim Sullivan
Reed Thacker

Also present: Rick Stump, Al Thayer, Bryan Acuna and Rich Parker.

The minutes of the July 2, 2014 meeting were approved on a motion by Sullivan and seconded by Reed. On voice vote: All ayes. Motion approved.

Consider request from Bryan Acuna for construction of a residential addition at the residence locally known as 610 North J Street, Indianola, Warren County, Iowa, which is in an R-1 (Single Family Residential) zoning classification. The applicant requests an 18' rear yard variance, leaving a 17' rear yard. Chapter 165 R-1 zoning classification requires rear yard setbacks of 35'.

Acuna spoke in favor of the request stating the addition would leave an 18' rear yard. Board discussed the new request, shape of the lot and the nearest home to the lot.

Motion was made by Dennis Parker and seconded by Thacker to approve the request from Bryan Acuna for construction of a residential addition at the residence locally known as 610 North J Street, Indianola, Warren County, Iowa, with a one year time frame to complete the project. On voice vote Ayes: Parker, Rasko, Thacker and Sullivan. Nays: None.

Consider request from Rick and Tamara Stump for construction of a garage on the residence locally known as 307 West 17th Avenue, Indianola, Warren County, Iowa, which is in an R-6 (Mobile Home Residential District) zoning classification. The applicant requests a 126 square foot variance, having 675 square feet in the rear 30' yard. Chapter 165.10 #2 states no separate accessory building shall occupy more than thirty percent of the required rear yard.

Stump spoke in favor of the request. Parker questioned the remaining percentage of the lot over 30%, which is 34%. Rasko questioned other lots with garages in the neighborhood.

Motion was made by Sullivan and seconded by Thacker to approve the request from Rick and Tamara Stump for construction of a garage on the residence locally known as 307 West 17th Avenue, Indianola, Warren County, Iowa with a one year time frame to complete the project. On voice vote Ayes: Parker, Rasko, Thacker and Sullivan. Nays: None.

Consider request from Al Thayer for construction of an accessory building on the property locally known as 3212 West 4th Avenue, Indianola, Warren County, Iowa, which is in an A-1 (Agriculture) zoning classification. The applicant requests an 858 square foot variance for a total building area of 1,908 square feet and a 3' mean height variance for a total mean height of 15'. Chapter 165 A-1 zoning allows for accessory buildings a maximum area of 1,050 square feet and a maximum mean height of 12 feet.

Thayer spoke in favor of his request to build an accessory building with an 858 square foot variance that was tabled at the Board of Adjustment meeting on July 2, 2014.

Commission discussed past variances approved for the same type of structure in other neighborhoods. Commission also discussed the Wesley Corner covenants and the need for the large building on the lot for the property owner to store boats, tractors, etc. Thayer provided a letter from developer, Mike Vanderpool, agreeing that one large building would better suit the subdivision than three smaller buildings as proposed at the July meeting.

Dennis Parker raised concerns about the number of buildings in a new subdivision as compared to large lots. Sullivan questioned when the house would be built. Thayer stated he plans to build the house in 2015 and would use the accessory building to store items.

Thacker questioned if Thayer would agree to the condition of limiting the accessory structures to the one approved at this meeting. Any future buildings over 150 square would require Board of Adjustment approval. Thayer agreed.

Motion was made by Thacker and seconded by Sullivan to approve the construction of an accessory building on the property locally known as 3212 West 4th Avenue, Indianola, Warren County, Iowa, with an 858 square foot variance for a total building area of 1,908 square feet and a 3' mean height variance for a total mean height of 15', with the conditions that any other accessory structure over 150 square feet needs Board of Adjustment approval and a one year time frame to complete the project. On voice vote Ayes: Rasko, Thacker and Sullivan. Nays: Parker.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker