



## BOARD OF ADJUSTMENT MEETING

April 7, 2021

6:00 p.m.

City Council Chambers

Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes for 03/03/2021
5. New Business
  - A. Consider request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory building at 1312 E Euclid Ave, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for the construction of an accessory building with a mean roof height exceeding 12', the maximum allowed by city ordinance.
  - B. Consider request from Cody Ries for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the addition to his driveway at 1504 E Euclid, to which if allowed as requested, would not be in conformity with the requirements of Section 165.12 (D) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow an additional 10' to the existing 20' driveway.
6. Adjourn
7. Comments

**Board of Adjustment**

**4.**

**Meeting Date:** 04/07/2021

---

**Subject**

Approval of Minutes for 03/03/2021

**Information**

---

**Attachments**

Mins

---



## BOARD OF ADJUSTMENT

# Minutes March 3rd, 2021

The meeting was called to order at 6:00 pm by Chairperson Wes Sharp and on roll call the following members were present:

Amy Mitchell  
Bill Mettee  
Rene Soldwisch  
James Sullivan  
Wes Sharp

Members not present: None

Staff Present: Charlie Dissell, Cortney Marmon, Tim Little

Public Present: Kim and Patti Ablid 1312 E Euclid, Sherie Engel 1305 E Franklin, Pat Nagel-Wilson 1307 E Franklin

The agenda for the 03/03/2021 meeting was approved on a motion by Bill Mettee and seconded by Amy Mitchell. On voice vote: All ayes.

The minutes for the 02/03/2021 meeting were approved on a motion by Jim Sullivan and seconded by Renee Soldwisch. On voice vote: All ayes.

Consider request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 1312 East Euclid Avenue, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for a detached accessory structure to be constructed with an actual roof height of 20'(8' over what is allowed by code) and a concrete driveway leading from the existing driveway in the front yard, through the side yard and into the rear yard to the location of the proposed detached accessory structure.

Mr. Little provided an overview of the application.

Mr. Sharp asked if it would be a steel frame building. Mr. Abild said it would be stick built.

Ms. Mitchell asked for clarification on the driveway. Mr. Little explained the driveway variance.

Mr. Abild went over the project in further detail.

Mr. Sullivan asked if the highest point of the garage would be higher than the shed. Mr. Abild said probably.

Mr. Sharp asked if there would be a second story in the building. Mr. Abild said yes.

Ms. Soldwisch asked if the garage would overpower the house. Mr. Abild said no.

Mr. Mettee asked if he was planning on renting the RV space to anyone. Mr. Abild said no.

Pat Wilson said she lives behind where the garage would be built, and it seems too tall. Ms. Wilson stated she was worried about her property value with such a huge structure.

Sherry Engle stated she does not like the idea of a huge structure so close to her and the shade it would cause her plants would be disagreeable.

Mr. Abild agreed that 20 feet is high, but the elevation is four feet below the other houses.

Ms. Wilson said her backyard slopes.

Ms. Engle asked how much of the yard it would take up. Mr. Little said 30 percent.

Motion was made by Board Member James Sullivan to approve the request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 1312 East Euclid Avenue, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for a concrete driveway leading from the existing driveway in the front yard, through the side yard and into the rear yard to the location of the proposed detached accessory structure. This motion was seconded by Board Member Amy Mitchell. On voice vote: All, ayes. Motion passed unanimously.

Motion was made by Board Member James Sullivan to approve the request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 1312 East Euclid Avenue, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for a detached accessory structure to be constructed with an actual roof height of 20'(8' over what is allowed by code) and a concrete driveway leading from the existing driveway in the front yard, through the side yard and into the rear yard to the location of the proposed detached accessory structure. This motion was seconded by Board Member Renee Soldwisch. On voice vote: All, Nay. Motion failed unanimously.

Comments: None

The meeting was adjourned on a motion by Bill Mettee seconded by Jim Sullivan. On voice vote: All ayes.

Meeting adjourned at 6:30 pm

---

Wes Sharp, Chairperson

---

Charlie E. Dissell, Director

**Board of Adjustment****5. A.****Meeting Date:** 04/07/2021

---

**Subject**

Consider request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory building at 1312 E Euclid Ave, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for the construction of an accessory building with a mean roof height exceeding 12', the maximum allowed by city ordinance.

**Information**

A variance is requested to allow for the construction of an accessory building with a mean roof height over 12' allowed by city ordinance.

---

**Attachments**

Staff Report  
Packet

---



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Staff Report

## Board of Adjustment

**Date of Meeting:** April 7, 2021

**Agenda Item:** 5.A. Consider request from Kim Abild for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory building at 1312 E Euclid Ave, to which if allowed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow for the construction of an accessory building with a mean roof height exceeding 12', the maximum allowed by city ordinance.

**Application Type:** Variance

**Applicant:** Kim Abild

**Property Address:** 1312 E Euclid Ave

**Zoning:** R-1 Single-Family Residential

**Application Summary:** A variance is requested to allow for the construction of an accessory building with a mean roof height over 12' allowed by city ordinance.

## AERIAL MAP



## APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

**165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT.** The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

- A. A written application for a variance is submitted demonstrating:
  - (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
  - (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
  - (3) That the special conditions and circumstances do not result from the actions of the applicant;
  - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Notice of public hearing shall be given as in subsection 2(B) above.
- C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
- D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.
- E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

- F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

#### **165.10 SUPPLEMENTARY DISTRICT REGULATIONS.**

**165.10(2).** Accessory Buildings. No accessory building shall be erected in any required front or side yard and no separate accessory building shall be erected within five feet of any main buildings or any property line. No separate accessory building shall occupy more than 30 percent of the required rear yard or exceed 12 feet in height.

### **ANALYSIS**

As the Board will recall, last month at its March 3 meeting, the Board of Adjustment reviewed a variance request from Mr. Abild for a height variance and a driveway variance for a proposed accessory building. The board denied the height variance while approving the driveway variance. Mr. Abild has submitted a new application, which presents two design options for the Board to consider. Both options have significantly reduced the mean roof height from what was presented last month, however; they both still exceed what is allowed by city ordinance. For reference, the peak roof height of the primary structure on this property is 15'-7 ½" (Fifteen feet, seven and one-half inches).

- Option 1: Designed with a roof height of 15'-5 ½" but will require it to be constructed 5' from the rear property line and be wider due to the reconfiguration of the front half of the accessory building.
- Option 2: Designed with a roof height of 16'-1", a mere 5 ½ inch taller than the peak of the primary structure but will be constructed 11' from the rear property line simply in consideration for his neighbors behind them with respect to the views from their decks.

Both have their advantages and disadvantages but unfortunately both exceed 12' mean roof height. While option one is 7 ½ inch shorter than option 2, option 2 is prosed to be located 6' further from the rear property line and will take up less of the total rear yard.

### **ALTERNATIVES**

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

### **RECOMMENDATION**

Staff recommends that the City of Indianola Board of Adjustment move to approve option 2 because it appears to be the best option for satisfaction of everyone involved.

# BOARD OF ADJUSTMENT APPLICATION

**Community Development**  
110 North 1<sup>st</sup> Street, Indiana, Iowa 50125-0299  
(515) 961-9430 • [comdev@indianaiowa.gov](mailto:comdev@indianaiowa.gov)



## PROPERTY OWNER

(Last Name) ABUD  
(First Name) Kim & Patricia  
(Address) 1312 E. EVELAND AVE  
(City) INDIANOLA (State) IA (Zip) 50125  
(Phone) 515-961-6604 (Email) kabud@msn.com  
515-975-1357

## APPLICANT (if not Property Owner)

(Last Name) \_\_\_\_\_  
(First Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_  
(Phone) \_\_\_\_\_ (Email) \_\_\_\_\_

## ☐ APPEAL

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered.

- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

## ☐ SPECIAL EXCEPTION

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered.

- ☐ Property Address: \_\_\_\_\_
- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 165 of the Code of Ordinances of Indianola, Iowa under which the special exception is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

## ☒ VARIANCE

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered.

- ☒ Property Address: 1312 E. EVELAND AVE
- ☒ Completed Application
- ☒ Filing Fee: \$150 per request
- ☒ Site Plan and Elevations
- ☒ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.35(3)(A) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature

Kim Abud

Name (printed)

Kim Abud

Date

3/18/2021

### FOR OFFICE USE ONLY:

Code to 45180

Date Received: \_\_\_\_\_

Receipt No: \_\_\_\_\_

Receipt Amount: \_\_\_\_\_

BOA Agenda Date: \_\_\_\_\_

1305 E  
FRANKLIN

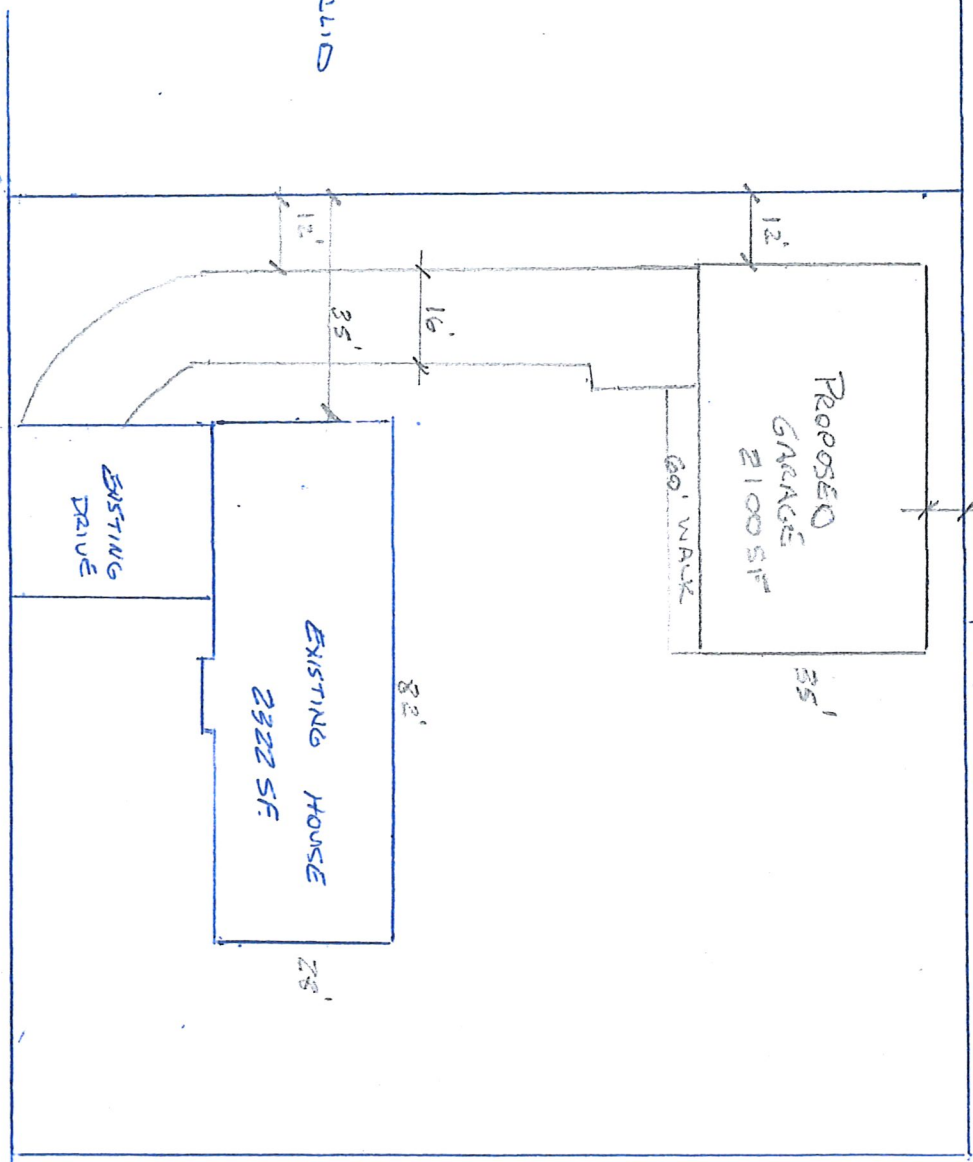
1307 E. FRANKLIN

1311 E. FRANKLIN



1302 E. EUCLID

1316 E  
EUCLID



PLAN #1

OWNER: Kim & Patricia Rev Towner  
PROJECT: 1312 E. EUCLID AVE  
INDIANAPOLIS, IN. 46205  
SIS-2601-00044

CONSTRUCTION:

GRADE ADDITION: 5,100 SF

FRAME ADDITION: 1,000 GRT SF

LEGEND: LOTS A & S, B & Z  
EASTON JACK ADDITION

1" = 30'

DATE 3/12/2021

1305 E. FRANKLIN

1307 E. FRANKLIN

1311 E. FRANKLIN

1308 E. GALLUP

1312 E. GALLUP

PLAN #2

LEGAL: LOT 4 & 5, BLK 2

EASTON PARK ADDITION

OWNER: KIM & PAMELA ANN REED TRUST

ADDRESS:

1312 E. GALLUP AVE  
INDIANOLA, IA 50125  
515-921-6644

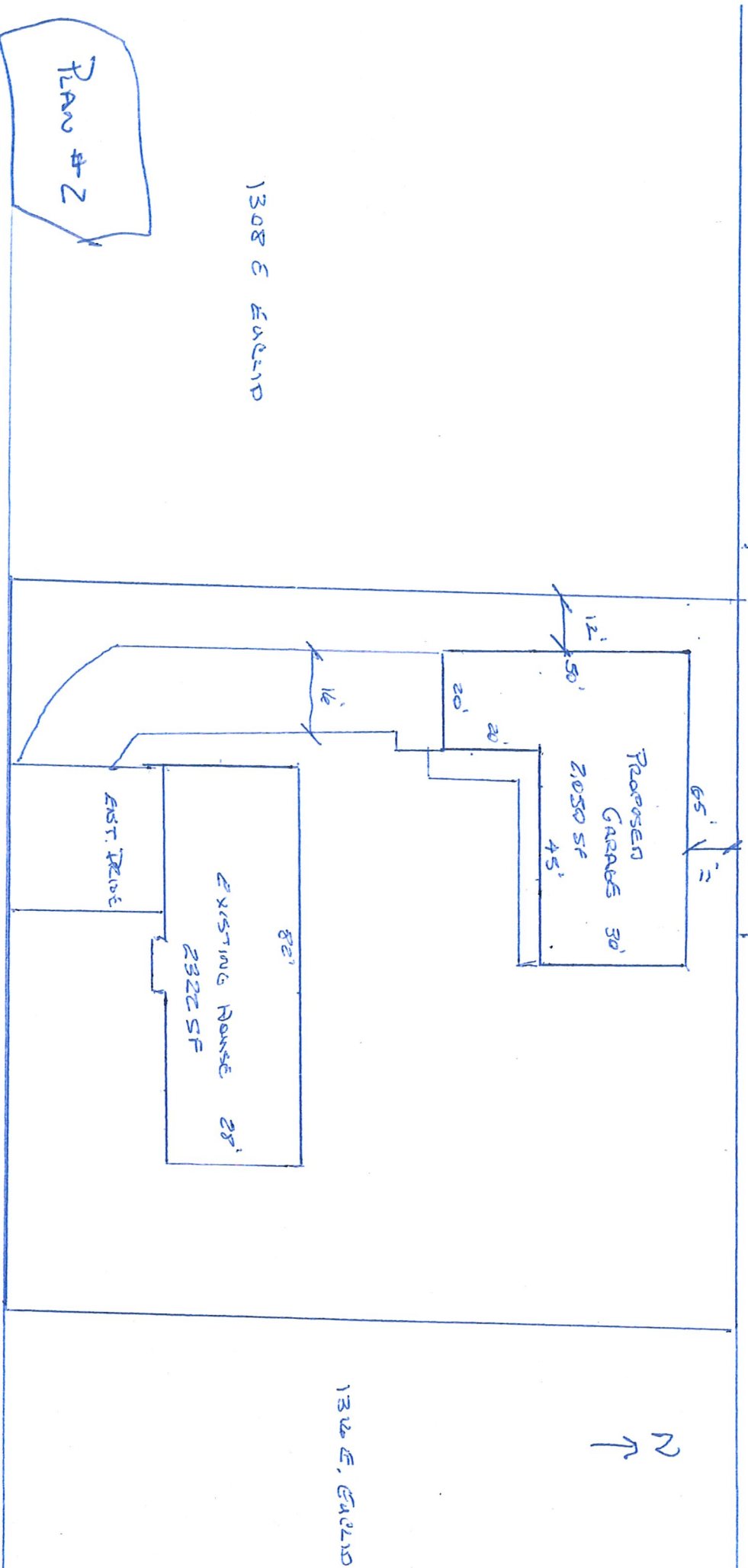
REVISIONS: APPROXIMATE PROPOSAL #2

DATE: 3/13/2021

CONSTRUCTION:

GARAGE ADDITION: 2,050 SF  
PARKING ADDITION: 1,600 SF (EST.)

SCALE: 1" = 30'



# Kim C. Abild

1312 E Euclid Ave  
Indianola, IA 50125

515-975-1337 Cell  
kabild@msn.com

March 18, 2021

Indianola Board of Adjustment  
110 North 1<sup>st</sup> Street  
Indianola, IA 50125

RE: Proposed Garage  
1312 E Euclid Ave.  
Indianola, IA

Dear Board of Adjustment,

Thank you granting me a variance to construct a drive to the proposed garage structure on March 3, 2021. I now come before you for a revised height variance for this structure.

At the last meeting there was opposition from neighbors at 1305 E Franklin Ave and 1307 E Franklin Ave regarding the proposed height of the structure facing their properties. The concern was that the proposed structure would cause visual harm from their existing decks. It would impede their view.

I have enclosed two site plan drawings that may satisfy their concerns and be close to the height of my existing house roof. Based upon my measurements, my house peak is 15'-7 ½" above my garage floor. The proposed Plan #1 is based on a 15'-5 ½" roof height, but requires the new structure to be 5' from the lot line. The proposed Plan #2 is based on a 16'-1" height which is 7 ½" taller than the peak of my house, but 11' from the lot line.

There are advantages and disadvantages to both concepts. Lot line backsets and height requirements. It would be nice to have a lower height and more distance from the rear lot line. Unfortunately, they do not work together. Both structures exceed the allowable 12' height restrictions for secondary structures in the current Zoning Ordinance and thus the request for height variance.

Thank you for visiting this request and taking a look at these proposed re-designs. I will be happy to answer any questions that you have.

Sincerely yours,

  
Kim Abild

**Board of Adjustment****5. B.****Meeting Date:** 04/07/2021

---

**Subject**

Consider request from Cody Ries for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the addition to his driveway at 1504 E Euclid, to which if allowed as requested, would not be in conformity with the requirements of Section 165.12 (D) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow an additional 10' to the existing 20' driveway.

**Information**

A variance is requested to allow for a 10' extension to an existing 20' driveway.

---

**Attachments**

Staff Report

App

Lot

Site Plan

---



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Staff Report

## Board of Adjustment

**Date of Meeting:** April 7, 2021

**Agenda Item:** 5.B. Consider request from Cody Ries for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the addition to his driveway at 1504 E Euclid, to which if allowed as requested, would not be in conformity with the requirements of Section 165.12 (D) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow an additional 10' to the existing 20' driveway.

**Application Type:** Variance

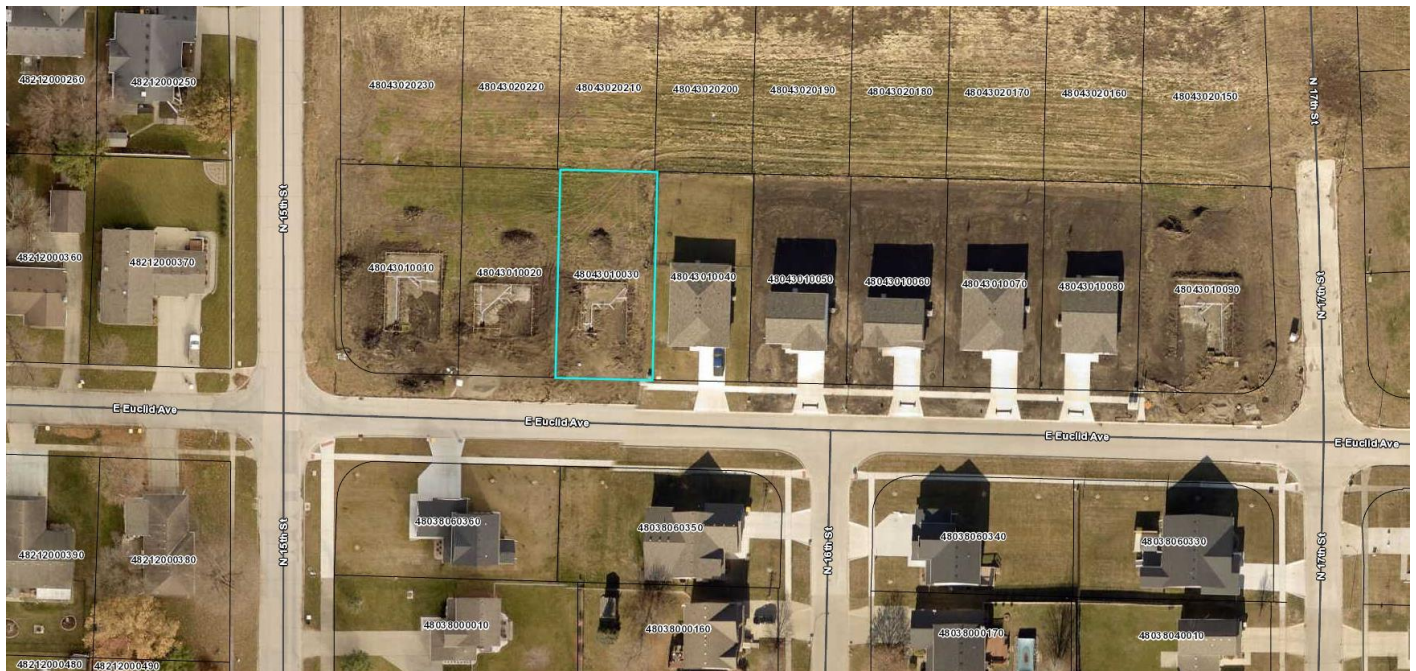
**Applicant:** Cody Ries

**Property Address:** 1504 E Euclid

**Zoning:** R-3 Mixed Residential

**Application Summary:** A variance is requested to allow for a 10' extension to an existing 20' driveway.

## AERIAL MAP



## APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

**165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT.** The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

- A. A written application for a variance is submitted demonstrating:
  - (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
  - (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
  - (3) That the special conditions and circumstances do not result from the actions of the applicant;
  - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Notice of public hearing shall be given as in subsection 2(B) above.
- C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
- D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.
- E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

**165.10 SUPPLEMENTARY DISTRICT REGULATIONS.** Subject to Section 165.09, the following provisions, regulations, or exceptions may apply equally to all districts except as hereinafter provided:

**(12)(D).** Parking Regulations. No one- or two-family dwelling with a one- or two-car garage shall have more than twenty-five percent (25%) of the front yard used for driveway parking purposes. However, this restriction shall not prohibit the construction of a twenty (20) foot wide driveway. One- and two-family dwellings that have a three (3) or more car garage shall be subject to the discretion of the Director of Community Development.

## ANALYSIS

Mr. Ries is seeking to add an additional 10' in width to his existing 20' wide driveway for additional off-street parking and for future parking of a recreational vehicle. The Zoning Ordinance states that driveways can only take up to 25% of the front yard up to 20'. The code further states no person shall park, store, or permit the parking or storage of any vehicle in the front yard of a one- or two-family dwelling for more than forty-eight (48) consecutive hours except on a driveway. As the applicant wishes to store an RV on his property while not in use, a driveway extension would be necessary.

## ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

## RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment approves this variance as requested.

# BOARD OF ADJUSTMENT APPLICATION

**Community Development**  
110 North 1<sup>st</sup> Street, Indianola, Iowa 50125-0299  
(515) 961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)



## PROPERTY OWNER

(Last Name) Ries  
(First Name) Cody  
(Address) 1504 E Euclid Ave.  
(City) Indianola (State) IA (Zip) 50125  
(Phone) 515-724-9688 (Email) CodyRies@live.com

## APPLICANT (if not Property Owner)

(Last Name) \_\_\_\_\_  
(First Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_  
(Phone) \_\_\_\_\_ (Email) \_\_\_\_\_

## ☐ APPEAL

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered

- ☒ Completed Application
- ☒ Filing Fee: \$150 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

## ☐ SPECIAL EXCEPTION

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered

- ☐ Property Address: \_\_\_\_\_
- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 165 of the Code of Ordinances of Indianola, Iowa under which the special exception is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

## ☐ VARIANCE

### Submittal Requirements:

All submittal requirements must be completed.  
Incomplete applications will not be considered

- ☐ Property Address: \_\_\_\_\_
- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.35(3)(A) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Cody A. Ries

Name (printed) Cody A. Ries Date March 18, 2021

### FOR OFFICE USE ONLY:

Code to 45180

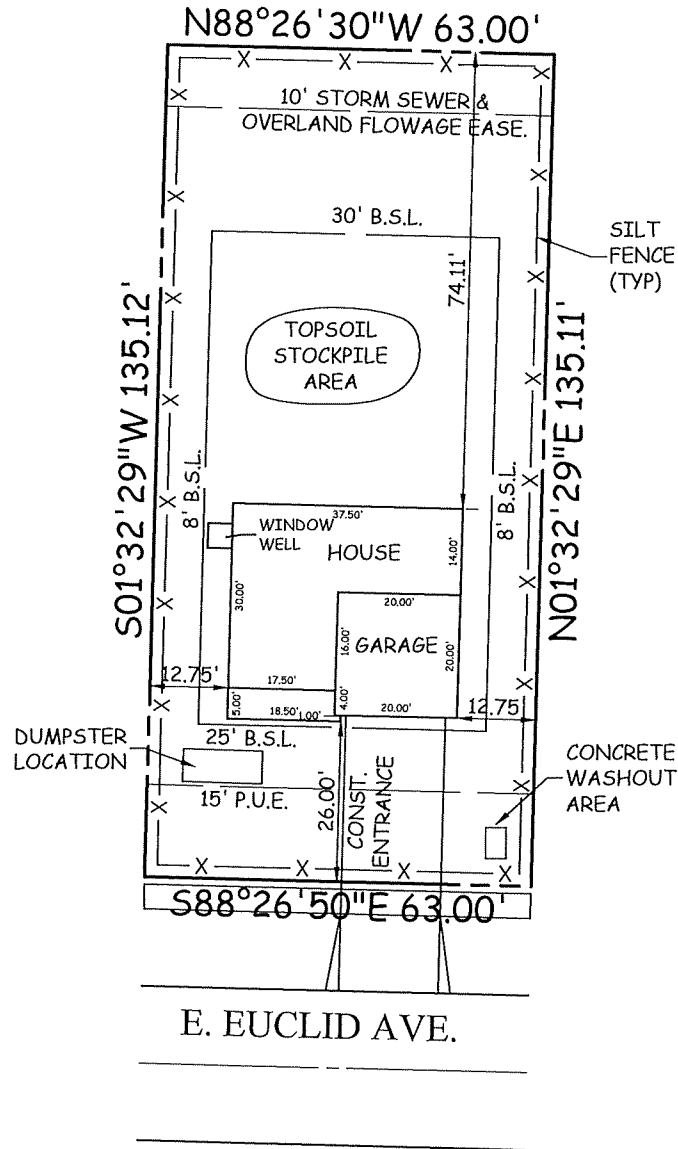
Date Received: \_\_\_\_\_  
Receipt No: \_\_\_\_\_  
Receipt Amount: \_\_\_\_\_  
BOA Agenda Date: \_\_\_\_\_

WADE JURNEY HOMES  
LOT 3 PRAIRIE GLYNN PLAT 1  
1504 E. EUCLID AVE., INDIANOLA  
M.P.E.=950.00

PLAN #2002

ELEVATION -B

BASEMENT



SETBACKS  
FRONT - 25'  
REAR - 30'  
SIDE - 8' MIN. / 16' TOTAL

DISCLAIMER:  
ANY F.F.E., G.F.E., OR B.F.E. SHOWN ON THIS PLAN IS FOR  
REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR  
VERIFYING ELEVATIONS WITH THE BUILDING PLANS  
AND SEWER DEPTH.

COOPER CRAWFORD

& ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th Street, Suite 800, West Des Moines, IA 50265

Phone: (515) 224-1344 Fax: (515) 224-1345



0 15 30  
SCALE: 1"=30'  
DATE: 3-4-2020  
JOB NUMBER  
CH  
6849