



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

January 8, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the January 8, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the October 2, 2024 meeting minutes.
- 5. New Business**
 - A. Consider Variance Request from Ethan Putney at 506 West 4th Avenue from Section 165.04 to allow a garage addition that will encompass more square footage than the principal structure and will not meet the rear yard setback requirements.
 - B. Consider Variance Request from James Bultman at 203 North Kenwood Boulevard from Section 165.04 to allow a third detached accessory structure on the property.
- 6. Comments**
- 7. Adjourn**



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

October 2, 2024

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

Board members present: Lee Bash, Deidre Hoover, Jane Whalen.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the October 2, 2024 agenda.

Board Member Whalen made a motion to approve the agenda.

Board Member Hoover seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the August 7, 2024 meeting minutes.

Board Member Whalen made a motion to approve the August 7, 2024 meeting minutes.

Board Member Hoover seconded the motion.

Motion was passed.

5. New Business

A. Consider request from Clint and Dawn Welling for a variance for property located at 2000 East 2nd Ave.

Associate Planner Mettee presented the variance request and related staff report.

Board Member Whalen commented that this lot was one of the uniquely larger lots within the City of Indianola, that the lot will require equipment to maintain, and that she doesn't believe the accessory structure would bother anyone.

Board Member Whalen further noted that she does not believe it would be very noticeable from the highway and that the structure materials would be similar to the primary dwelling. Applicant Clint Welling confirmed that the structure materials would be similar to the primary dwelling.

Board Member Whalen stated this lot is one of the few larger lots in Indianola that the city had just grown around and this is the reason for the exception.

Board Member Hoover said she had also driven by and did not see any issue.

Applicant Welling had no other comments other than to confirm he doesn't think you'll be able to see it. He pointed out that there is a tree line that runs along the SE side of the property in front of where the building will be. It will be fairly hidden from the highway. He added that the property sits at an angle and slopes northward, so it will be fairly difficult to see even from the north of the house.

Board Member Whalen made a motion to approve the request as submitted.

Board Member Hoover seconded the motion.

Motion was passed with a unanimous vote.

Board Member Whalen reiterated that reason for the approval was the size of the lot within city limits.

6. Comments

No comments.

7. Adjourn

Board Member Whalen made a motion to adjourn.

Board Member Hoover seconded the motion.

The meeting was adjourned at 6:07 PM.

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Putney
(First Name) Ethan
(Address) 506 W 4th Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) (515) 552-0190 (Email) eputney08@yahoo.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: \$300 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 USE PERMIT

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

VARIANCE

Submittal Requirements:

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

- ☒ Property Address: 506 W 4th Ave
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 [Signature]
Name (printed) Ethan Putney

Date 11/27/24

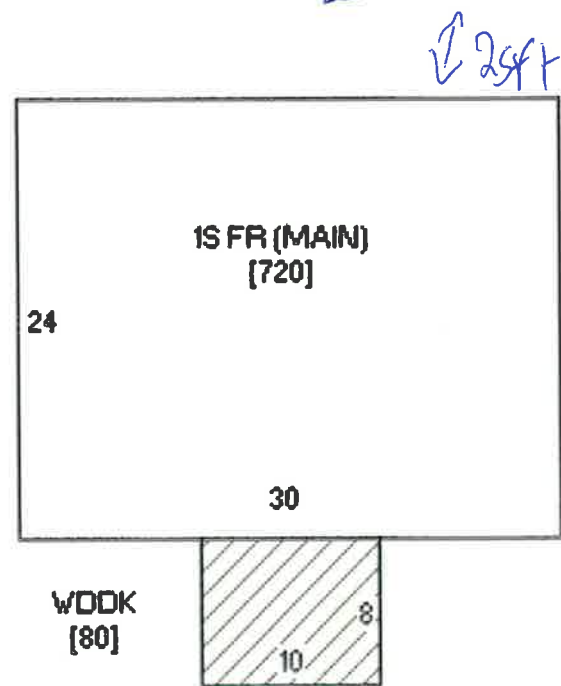
FOR OFFICE USE ONLY:

Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: Jan 8, 2025



13ft to peak currently
 lift existing garage 3ft,
 Then peak would be
 16ft



I would like to raise 3ft so I can put a 10ft garage door on. And add 22ft to it. So I can park my trailer and vehicle in side. A nieghbor a street over has a building bigger and taller than the house.



STAFF REPORT

TO: Board of Adjustment**PREPARED BY:** Bill Mettee, Senior Planner**RE:** 506 West 4th Avenue**DATE:** January 3, 2025

GENERAL INFORMATION:

Applicant / Owner: Ethan Putney

Requested Action(s) Variance from §165.04 of the Indianola Municipal Code which states that detached accessory structures shall not encompass more floor area than the principal building and shall have a minimum of 5' setback from rear and side property lines. The applicant is seeking two variances for a proposed a garage addition that will not meet the rear setback requirement and will be larger than the principal structure.

Location and Size: Addressed as 506 West 4th Avenue, property legally described as Auditor's Outlot 136 E 75' S 175', which is located south of West 2nd Avenue and west of South D Street and contains 0.30-acres.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low-Density Residential	R-2
North	Single Family Residential	Low-Density Residential	R-2
South	Single-Family Residential	Low-Density Residential	R-2
East	Single Family Residential	Low-Density Residential	R-2
West	Single Family Residential	Low-Density Residential	R-2

BACKGROUND:

The subject property is located south of West 2nd Avenue and west of South D Street. The property is approximately 75' x 175' and 0.30-acres in area. The property has an existing single-family home built on it, as well as a detached garage at the rear of the site. The applicant wishes to construct a 28' x 22' addition to the rear of the garage. The current garage is 28' x 28' and 784 square feet. The addition is proposed to be 616 square feet for a total of a 1,400 square foot garage. The size of the principal structure is 720 square feet. The proposed addition exceeds the allowable square footage by 680 square feet. However, the total garage square footage is below the 1,800 square foot threshold for all detached accessory structures on a lot. Additionally, the proposed addition will extend to the rear lot line and provide an approximate 0' rear yard setback. The site plan provided by the applicant shows an 8' rear yard setback but measurements on Beacon show otherwise.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.04 (2)(E)(2) Accessory Buildings and Structures. Detached accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same lot and shall in no case be more than one and one-half (1.5) stories in height and shall not exceed a height of 24- feet.

§165.04 (2)(D)(6) Accessory Buildings and Structures. Accessory buildings and structures shall maintain a minimum distance of five (5) feet from any lot lines, alley lines and any adjoining lots, except that when any vehicle entrance to an accessory building faces the alley, said accessory building shall be setback at least twenty (20) feet from the alley line.



ABOVE: Site plan of the property showing the requested accessory structure variance. The **RED** square shows the location of the proposed addition.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An Applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. Ethan Putney, the property owner, has submitted the attached Board of Adjustment application form dated November 27, 2024, stating arguments in favor of the requested variance. Notice of the proposed variance request was mailed to surrounding property

owners within a 200-foot radius on Thursday December 27, 2024. At the time this report was written, staff has not received any correspondence for or against the request.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district. The applicant has stated that he wishes to raise the garage three feet in order to install a 10' door and add the 616 square foot addition to park a trailer and vehicles.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings. The applicant has stated that there is a neighboring property with a detached accessory structure larger than the principal structure.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not be contrary to the public interest or overall neighborhood integrity.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. Because of that, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The applicant wishes to install a 22' x 28' addition to the rear of the existing detached garage.
- The property is roughly 75' x 175' and 0.30-acres in area with an existing 720 square foot house and existing 784 square foot garage.
- The proposed addition will have roughly a 0' setback along the rear property line. The side yard setback will be met.
- The total square footage of the garage with the addition is 1,400 square feet. The total square footage allowable for all detached accessory structures is 1,800 square feet.
- The Building Official noted there may be potential to add a segment to the front of the garage as well as the back to mediate the rear setback issue.
- A building permit was denied for this project, pending the outcome of the Board of Adjustment meeting.

If there is information related to the application that has not been included with the packet that you feel would be beneficial to have available to you at the meeting, please contact me with those items and I will attempt to arrange for their availability.

CITY OF INDIANOLA

Bill Mettee
Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 11/27/2024
- II. Public Notice sent by City – 12/27/2024



NOTICE OF PUBLIC HEARING

December 27, 2024

Re: Proposed Variance – 506 West 4th Street

Dear Property Owner:

The City of Indianola has received a variance application from Ethan Putney, property owner of 506 West 4th Street, which is located south of West 2nd Avenue and west of South D Street. The owners have filed for a variance from §165.04 of the Indianola Municipal Code which states that accessory structures shall not encroach any closer than 5' to any lot line and no detached accessory structure than encompass more floor area than the principal structure. The applicant is requesting the variance to allow for an addition to the existing garage where the rear yard setback would be 0' and the total square footage of the garage would exceed the square footage of the primary structure.

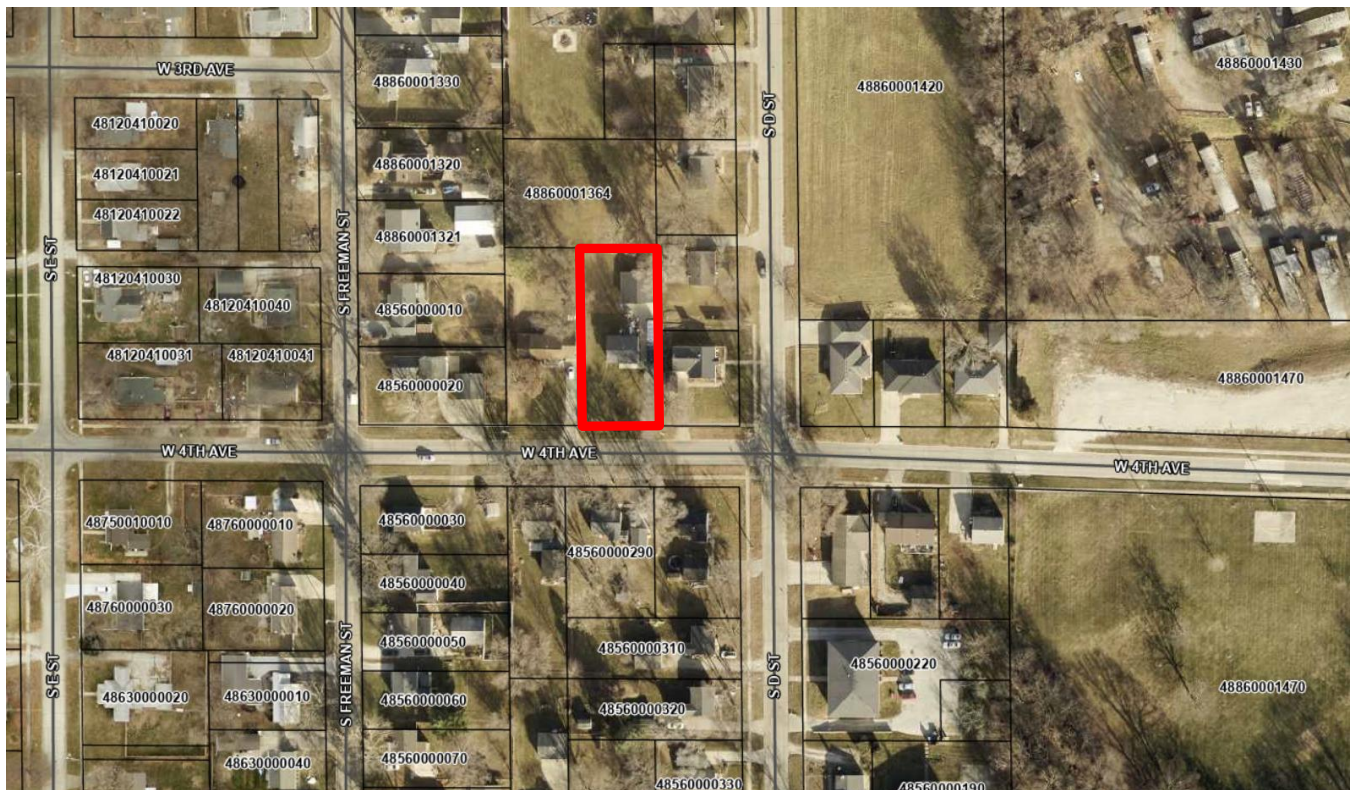
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, January 8, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustments has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-962-9430.

Sincerely,

Bill Mettee
Senior Planner



ABOVE: Subject property (outlined in **RED**).

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Boltman
(First Name) James
(Address) 203 N Kenwood Blvd
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-360-8632 (Email) boltmanja@gmail.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: \$300 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 USE PERMIT

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director



VARIANCE

Submittal Requirements:

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

- ☒ Property Address: 203 N Kenwood Blvd, Indianola, IA 50125
- ☒ Completed Application
- ☒ Filing Fee: \$300 per request
- ☒ Site Plan and Elevations
- ☒ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

(see attached supporting materials)

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

Name (printed)

James Boltman
James Boltman

Date

12/23/2024

FOR OFFICE USE ONLY:

Code to 45180

Date Received: 12/26/24
Receipt No: _____
Receipt Amount: 300
BOA Agenda Date: 1/7/25

CLK # 593



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 203 North Kenwood Avenue	DATE: January 3, 2025

GENERAL INFORMATION:

Applicant / Owner: James Bultman

Requested Action(s) Variance from §165.04 of the Indianola Municipal Code which states that detached accessory structures shall be limited to a maximum of two total buildings, including garages and sheds. The applicant wishes to install a third detached accessory structure.

Location and Size: Addressed as 203 North Kenwood Avenue, property legally described as Lot 16 of Kenwood Place, which is located north of West 2nd Avenue on the west side of North Kenwood Avenue.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low-Density Residential	R-1
North	Single Family Residential	Low-Density Residential	R-1
South	Single-Family Residential	Low-Density Residential	R-1
East	Single Family Residential	Low-Density Residential	R-1
West	Single Family Residential	Low-Density Residential	R-1

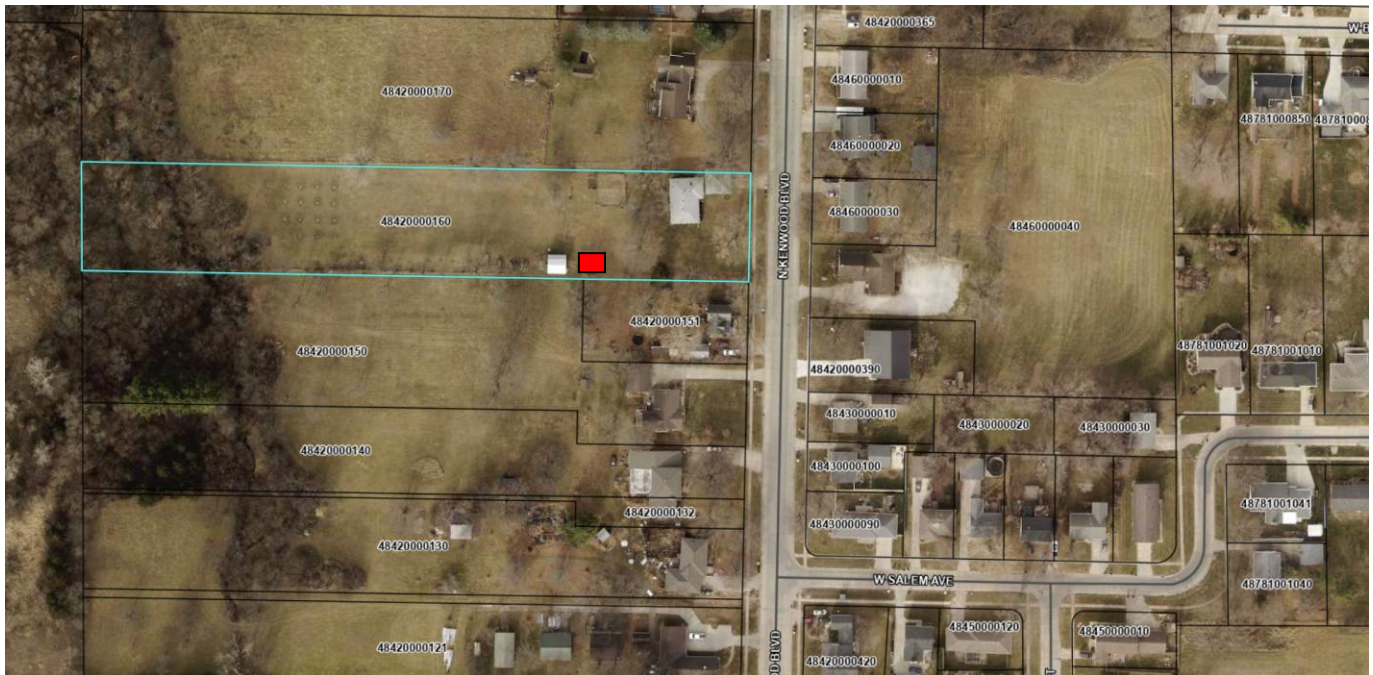
BACKGROUND:

The subject property is located on the west side of North Kenwood Avenue and north of West 2nd Avenue. The property is approximately 130' x 805' and 2.48-acres in area. The property has an existing single-family home built on it, as well as a detached garage in the front of the house. There is also a barn structure built in the 1940s located in the rear yard. The applicant is requesting a variance to allow a third detached accessory structure on the property. The proposed storage shed will be 20' x 30' and 600 sf in area. The shed will be located in the rear yard in front of the existing barn. The total of all three detached accessory structures is approximately 1,576 sf, which is less than the 1,800 sf maximum allowable.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.04 (2)(E)(1) Accessory Buildings and Structures. Detached accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including detached garages, sheds, and above-ground pools, but not including play structures, trellises, hot tubs, or underground shelters. In total, detached accessory buildings shall not occupy more than ten

(10) percent of the total lot area nor exceed a total square footage of 1,800 square feet. However, this regulation shall not prohibit the construction of at least one detached garage not to exceed six hundred (600) square feet gross building area and at least one detached accessory storage building not to exceed one hundred twenty (120) square feet gross building area.



ABOVE: Site plan of the property showing the requested accessory structure variance. The **RED** square shows the location of the proposed shed.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An Applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. James Bultman, the property owner, has submitted the attached Board of Adjustment application form dated December 23, 2024, stating arguments in favor of the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Thursday December 27, 2024. At the time this report was written, staff has not received any correspondence for or against the request.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district. The applicant has noted the detached garage was built in 1980 and is 24' x 24' and 576 square feet in area. This structure is currently legally non-conforming as detached accessory structures are not permitted in the front yard. It is detached by just a few feet. Had it been built with an enclosed pathway to the house, the variance would not have been required. Additionally, the 1940s barn is a hard thing to desire tearing down to meet the ordinance requirements. The barn is approximately 220' from the front property line and the shed would be approximately 150' from the front property line.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings. The applicant has stated that his lot is nearly 2.50 acres and about 10 times the size of standard lots in the city. The proposed shed isn't excessively large and is well within the size constraints the city has for accessory structures. Also, unique to the property is a barn from the 1940s that he prefers not to tear down. Keeping the barn enhances the rural characteristics of the lot.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not be contrary to the public interest or overall neighborhood integrity.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. Because of that, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The applicant wishes to install a 20' x 30' detached accessory storage shed in the rear yard.
- The property is roughly 130' x 805' and 108,116 square feet and 2.48-acres in area.
- The property currently has two detached accessory structures, including a barn built in 1940 and a 2-car detached garage built in 1980.
- The total square footage of the two accessory structures is 976 square feet. With the addition of a third structure, the total square footage would be increased to 1,576 square feet. The total square footage allowable for all detached accessory structures is 1,800 square feet.
- The shed would adhere to all height, size and setback requirements and the applicant intends to apply for a building permit if the variance is approved.

If there is information related to the application that has not been included with the packet that you feel would be beneficial to have available to you at the meeting, please contact me with those items and I will attempt to arrange for their availability.

CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 12/23/2024
- II. Public Notice sent by City – 12/27/2024

City of Indianola Board of Adjustment Application - Variance Information
Supporting Application Information - dated December 23, 2024

Property Owner and Applicant Information:

Owner: James Bultman

Address: 203 N Kenwood Blvd, Indianola, IA 50125

Email: bultmanja@gmail.com

Phone: (515) 360 - 8632

Justification for Proposed Variance - Accessory Buildings and Structures:

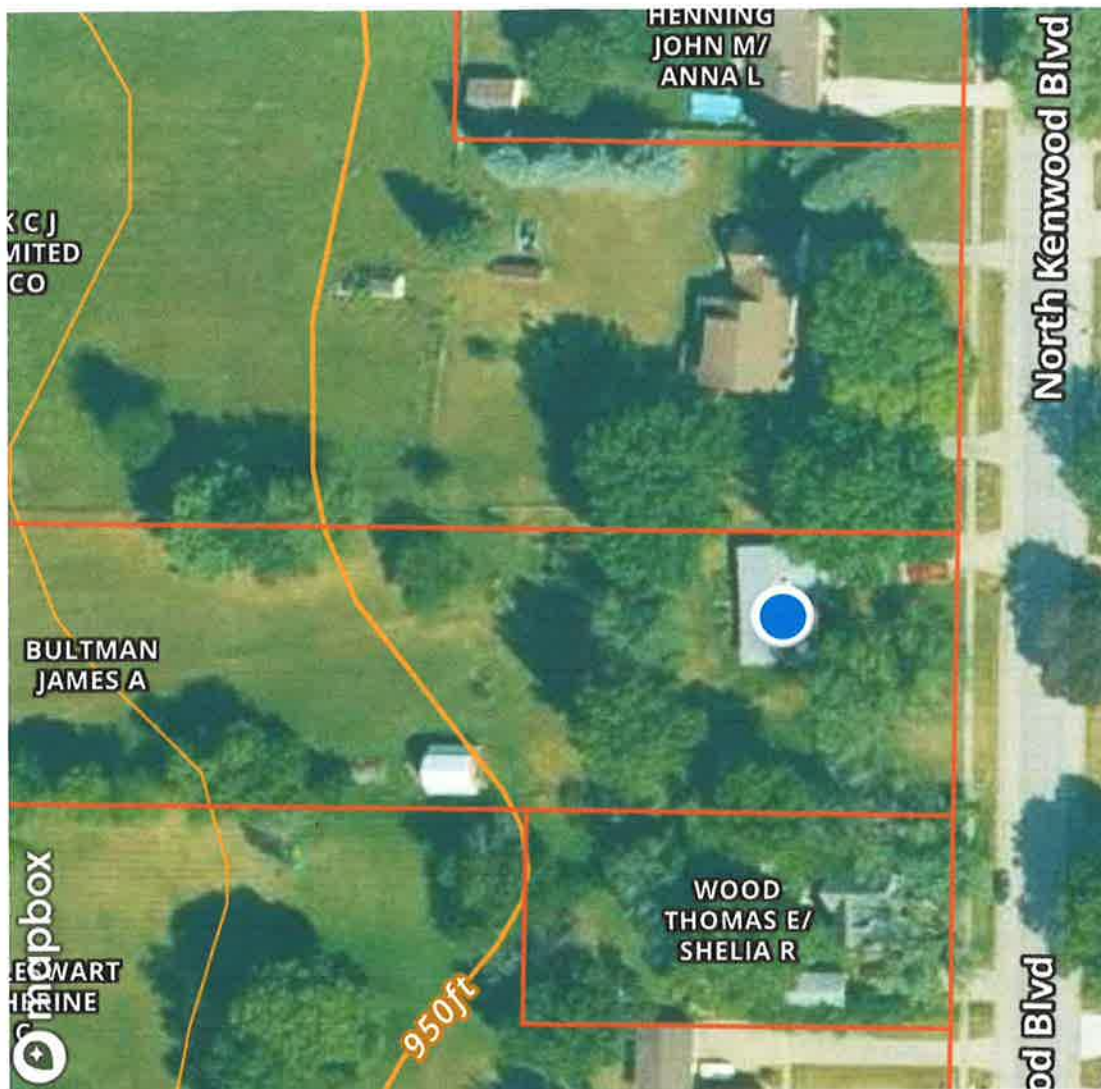
The "Accessory Buildings and Structures" (Chapter 165.04.2) allows for two permitted structures to be built on a property not exceeding 10% of the total lot area nor exceeding 1,800 square feet of space. My lot area totals 2.48 acres, so the maximum area of accessory buildings and structures would be 1,800 square feet of space. My house was built in 1968. At the time it was built there was an existing barn with an estimated building date of 1940. This barn is 20ft by 20ft which totals 400 square feet. In 1980 the previous owners built a two car detached garage that measures 24ft by 24ft which totals 576 square feet. These two structures total 976 square feet. Refer to pictures below of these two structures.





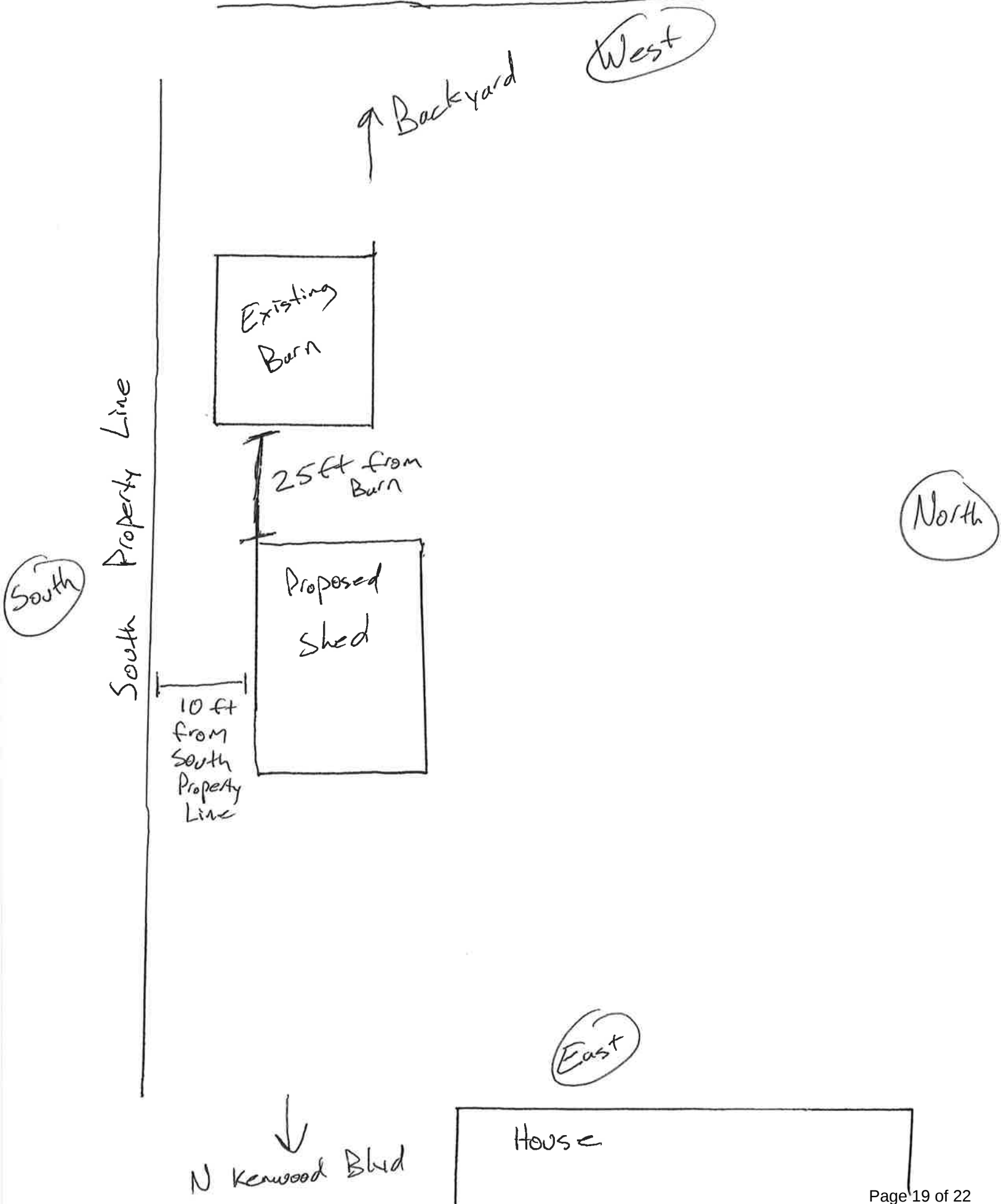
Based on the code, these two structures would both qualify as permitted structures. I am requesting a variance to build an additional permitted structure for a garden/utility shed to store my garden equipment, mower, trailer and other outdoor equipment. This structure would be 20ft by 30ft which totals 600 square feet. See section below for site plans and structure plans. The total of all three of these structures would total 1,576 square feet, less than the maximum 1,800 square feet of space for my 2.48 acre lot area. The current two car garage would be utilized for our two vehicles. The 1940s barn does not function like a shed to provide storage for this equipment/trailer like the garden/utility shed will. In order to fall within the two permitted structures the barn would need to be taken down to be able to build the proposed garden/utility shed. The 1940s barn has been maintained over the years, and it serves as a part of history and heritage of the area before the city of Indianola expanded west, as it was from one of the original farmsteads in the area. If at all possible, I would like to maintain the heritage of this structure as we continue to lose more of these across the state of Iowa each year. Instead of taking down the barn I would like to preserve it and build an additional garden/utility shed that matches my house. I also believe this variance should be approved based on several other comparable properties to mine located on the west side of Kenwood Ave between West 3rd Place (to the south) and West Euclid Ave (to the north) of my property. There are several neighboring properties with 2+ acre lots within this stretch that have more than two permitted structures or have structures greater than 1,800 square feet based on my aerial imagery review. Since our lot areas are significantly larger (10 times or more) than a normal residential lot with no residential area behind us to the west, I believe an additional structure does not have negative effects.

If you have any questions or need any additional information on this variance request, feel free to reach out to me via email at bultmanja@gmail.com or via phone at (515) 360 - 8632.



Parcel ID	48420000160	Alternate IDn/a	Owner Address
Sec/Twp/Rng	n/a	Class R	BULTMAN, JAMES A
Property Address	203 N KENWOOD BLVD	Acres n/a	203 N KENWOOD BLVD
	INDIANOLA		INDIANOLA, IA 50125
District	48300		
Brief Tax Description	26-76-24 KENWOOD PLACE LOT 16		
	(Note: Not to be used on legal documents)		

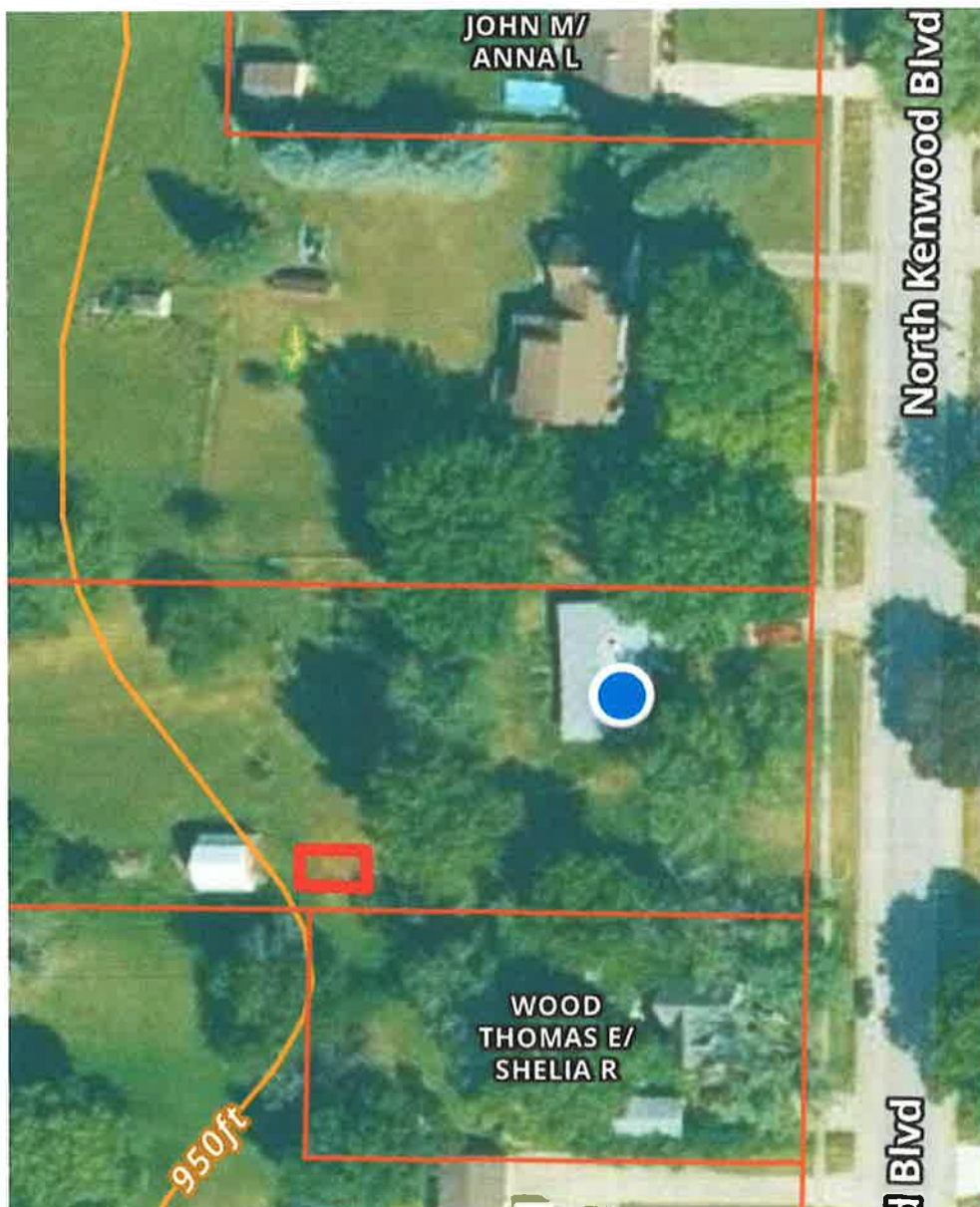
Bultman - Overview Map (not drawn to scale)



Proposed Site Plan, Elevations and Structure Plans - Proposed Garden/Utility Shed:

The proposed garden/utility shed structure is planned for a 20ft by 30ft structure with 8ft walls. The exterior will match the exterior of the existing house. I have included a copy of the shed plans that further outline the details and provide photos of the planned structure. This structure will be built on 6in by 6in runners with a wood floor. The structure will be anchored to the ground and built on a gravel pad.

The proposed location of the garden/utility shed is in the backyard in front of the existing barn. It will be 10ft from the south property line and 25ft east of the existing barn. Refer to picture and diagram below - the proposed location is outlined in red. The ground elevation for this area is 950ft based on the contour map. The shed will be built on top of a gravel pad on 6in by 6in runners with an approximate ground elevation of 951ft with the gravel pad.





NOTICE OF PUBLIC HEARING

December 27, 2024

Re: Proposed Variance – 203 North Kenwood Boulevard

Dear Property Owner:

The City of Indianola has received a variance application from James Bultney, property owner of 203 North Kenwood Boulevard, which is located north of West 2nd Avenue and on the west side of North Kenwood Boulevard. The owner has filed for a variance from §165.04 of the Indianola Municipal Code which states that detached accessory structures shall be limited to a maximum of two total buildings, including detached garages and sheds. The applicant is requesting the variance to allow for a third detached accessory structure on the property.

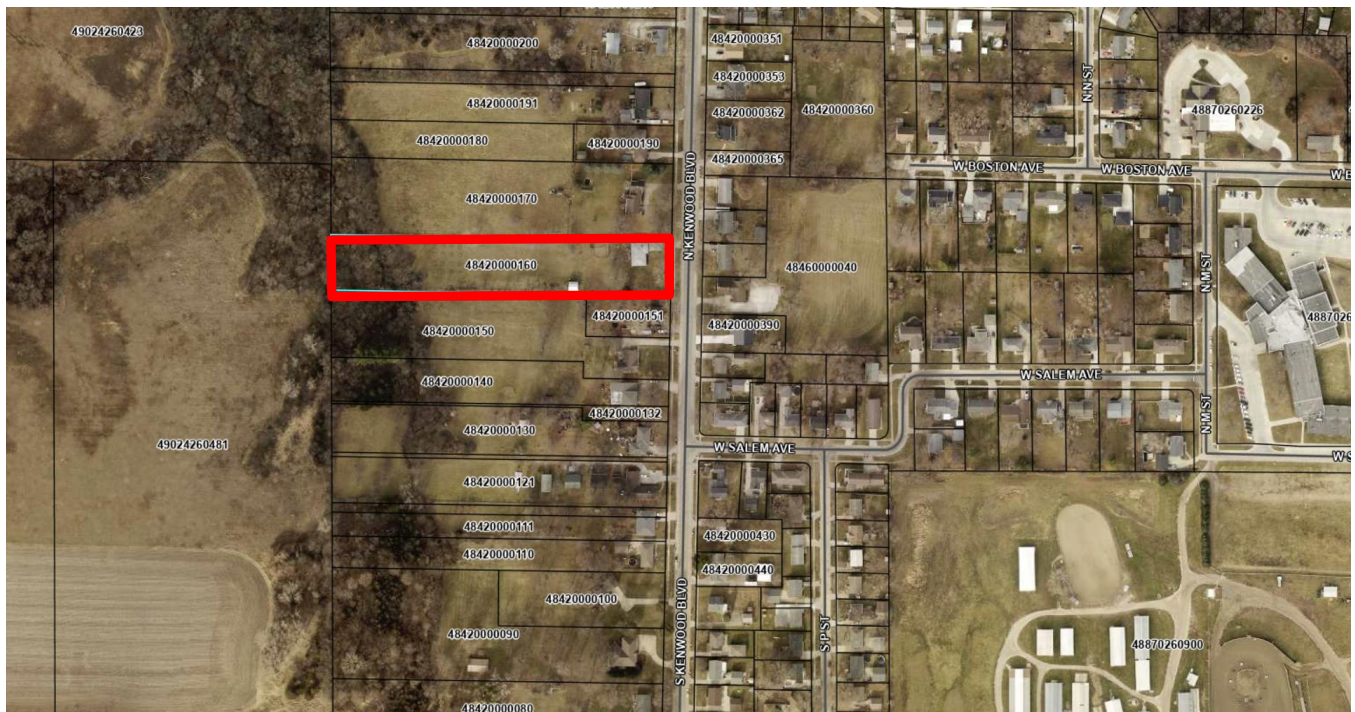
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, January 8, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustments has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-962-9430.

Sincerely,

Bill Mettee
Senior Planner



ABOVE: Subject property (outlined in **RED**).