

BOARD OF ADJUSTMENT
July 2, 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
Jim Sullivan
Reed Thacker

Also present: Al Thayer, Bryand Acuna and Rich Parker.

The minutes of the May 7, 2014 meeting were approved on a motion by Sullivan and seconded by Parker. On voice vote: All ayes. Motion approved.

Consider request from Al Thayer for construction of an accessory building on the property on real estate 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.

Al Thayer spoke in favor of his request. He gave the Board a copy of the Wesley Corners covenant. Thayer spoke about A-1 zoning, size of the lot and covenants. He explained the building was needed for his R.V., equipment and boats. He further explained the covenant does not want exterior storage of those items. Thayer stated the building to the north is the same size.

Board discussed if there were other large buildings within the subdivision and the need for consistency throughout all subdivisions. Thayer said he spoke to the neighbor, Jeremy Selvage, regarding the size of the structure and Selvage was okay with it.

Dennis Parker questioned the Board about setting precedence if this request were to be approved. Thayer questioned why other buildings of comparable size were approved on South G Street. Dennis Parker asked if Thayer had spoken with Mike Vanderpool, subdivision developer, regarding the size of the building.

Thayer asked the Board to table the request until the August meeting if the Board was unsure of the vote. Dennis Parker shared his opinion that because the property is in a subdivision and not an acreage the building was too large. Rich Parker informed Thayer that more than one accessory structure can be built on the property. Thayer thought two buildings would look worse than one.

Motion was made by Sullivan to deny the request because of the size and the height. Sullivan retracted his motion. Thacker stated he did not like the idea of multiple buildings.

Motion was made by Dennis Parker to table the request until the August Board of Adjustment meeting. Sullivan seconded.

Consider request from Bryan Acuna for construction of a residential addition at the residence on real estate 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 a 24' rear yard variance, leaving an 11' rear yard. Chapter 165 R-1 zoning classification requires rear yard setbacks of 35'.

Bryan Acuna spoke in favor of his request for an addition at his residence stating there are no existing homes to the east and the addition would be 40' from the home to the north. Acuna further explained the home only has two bedrooms and his family needs more room.

The Board discussed the amount of variance requested and if the lot has any hardship. Acuna thought the proposed addition would not harm the looks of the neighborhood.

Motion was made by Dennis Parker and seconded by Sullivan to deny the request. On voice vote Ayes: Parker, Thacker and Sullivan. Nays: None.

Consider request from City of Indianola for construction of a one or two family dwelling at the lot on real estate locally known as 301 West Salem Avenue, Indianola, Warren County, Iowa, which is in an R-3 (Mixed Residential) zoning classification. The applicant requests a 15' variance of lot width, 150 square feet lot area, a 5' front yard setback, leaving a 20' front yard and a 3' side yard setback, leaving a 5' side yard. Chapter 165 R-3 zoning classification requires 60' lot width for a single family dwelling, a 70' lot width for a two family dwelling, 8,400 square foot area for two family dwellings, a 25' front yard and 8' side yard setbacks.

Rich Parker spoke in favor of the request from the city.

Motion was made by Dennis Parker and seconded by Thacker to approve the request from the City of Indianola for construction of a one or two family dwelling at 301 West Salem Avenue, Indianola, Warren County, Iowa, which is in an R-3 (Mixed Residential) zoning classification. The applicant requests a 15' variance of lot width, 150 square feet lot area, a 5' front yard setback, leaving a 20' front yard and a 3' side yard setback, leaving a 5' side yard. Chapter 165 R-3 zoning classification requires 60' lot width for a single family dwelling, a 70' lot width for a two family dwelling, 8,400 square foot area for two family dwellings, a 25' front yard and 8' side yard setbacks.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker