



BOARD OF ADJUSTMENTS

July 2, 2019

6:00 P.M.

City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. May 1, 2019
5. New Business
 - A. Consider request from Brian Becker 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 706 East Euclid, to which if constructed 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 the proposed detached accessory structure to be constructed with dimensions of 60' X 40' and a mean roof height of 22'-8" above finished grade.
6. Comments
 - A. Board Members
 - B. Staff
7. Adjournment

Distribution:

Board of Adjustment
Mayor/ City Council
City Manager
City Clerk
IMU General Manager

Bulletin Board
KNIA/KRLS
Record Herald
Business Leader
City Attorney



BOARD OF ADJUSTMENTS

May 1, 2019
6:00 P.M.
City Council Chambers

Minutes

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

Marty Miller
Wes Sharp
Jim Sullivan
Rene Soldwisch
Bill Mettee (phone)

Also present: Allen Goode, Monica Goode, Luke Riedmann, Pam Riedmann, Tim Little, Kristin Brekelmans, Charlie Dissell

The minutes of the December 5, 2018, meeting were approved on a motion by Jim Sullivan seconded by Rene Soldwisch. On voice vote: Motion carried unanimously.

Consider request from Allen and Monica Goode 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 201 W 7th Avenue, to which if constructed 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 the proposed detached accessory structure to be constructed in the side yard.

Mr. Goode explained why he is asking to have the garage on the side of the home. When asked if the garage was going to be flush with the front of the house Mr. Goode replied that the structure would be 2 feet in front of the residence's frontage.

Motion to approve the request for variance was made by Jim Sullivan, and seconded by Jim Sullivan. On voice vote: Motion carried unanimously

Consider request from Lucas Riedmann 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 1024 Scott Felton Rd, to which if constructed 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 the proposed detached accessory structure to be constructed at a height of 15 feet.

Tim Little, presented the facts of this request for variance to the Board.

Lucas Reidmann explained his request.

Motion to approve was made by Jim Sullivan and seconded by Rene Soldwisch. On voice vote: Motion carried unanimously.

Motion to adjourn the meeting was made by Jim Sullivan, seconded by Marty Miller. Meeting was adjourned.

Wes Sharp, Chairperson

Charlie Dissell, Community Development Director



BOARD OF ADJUSTMENTS

To: Board of Adjustment
From: Tim Little, Building & Zoning Official
Subject: July 2nd, 2019 Meeting

Item #5 Consider request from Brian Becker 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 706 East Euclid, to which if constructed 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 the proposed detached accessory structure to be constructed with dimensions of 60' X 40' and a mean roof height of 22'-8" above finished grade.

Mr. Becker is seeking to construct a 60' X 40' detached garage with a mean roof height of 22'-8" above finished grade in the rear yard of the lot for a camper. City code states, in part, no separate accessory building shall occupy more than 30% of the required rear yard or exceed 12 feet in height. The rear yard of Mr. Becker's lot has an area of 7,750sqft and has an existing 24' X 36' detached accessory structure which takes up 864 of the 7,750sqft. The proposed 60' X 40' accessory structure is 2,400sqft. The existing accessory structure combined with the proposed accessory structure will equal 3,264sqft and will take up 42% of the rear yard, which is 12% more than city code allows. For example, if the structure was constructed at 36' X 40', it would be 1,440sqft and under the maximum 30% when combined with the existing structure. A 10'-8" variance to the mean roof height requirement per City Code is also asked for to allow Mr. Becker the ability to store a camper. As Iowa Code Section 321.456 requires that recreation vehicles not exceed 14', the proposed mean roof height of 22'-8" is not realistic to the proposed use of storing a camper.

Staff recommends that both variances be denied.





— COMMUNITY DEVELOPMENT —

TO THE BOARD OF ADJUSTMENT OF INDIANOLA, IOWA

The undersigned does hereby request a variance under the terms of the Zoning Ordinances of the City of Indianola, Iowa to permit the construction of a post frame metal clad building Variance of 10.8'

which, if constructed as requested, would not be in conformity with the requirements of the said Zoning Ordinance in the following particulars: Does not meet the height requirement of 12'. Proposed building would have a max peak height of 22' 8" Variance requesting 10.8 ft.

The following 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. _____

Warren County oil & other businesses including churches surrounding my property have roofs exceeding 12' in height. This structure would fit in with its surroundings.

The literal interpretation of the provisions of the Zoning Ordinance of the City of Indianola would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the said

ordinance because of the following conditions: I would be using this building to store & park my pull camper / therefore it wouldn't be parked in my yard & would be protected from weather

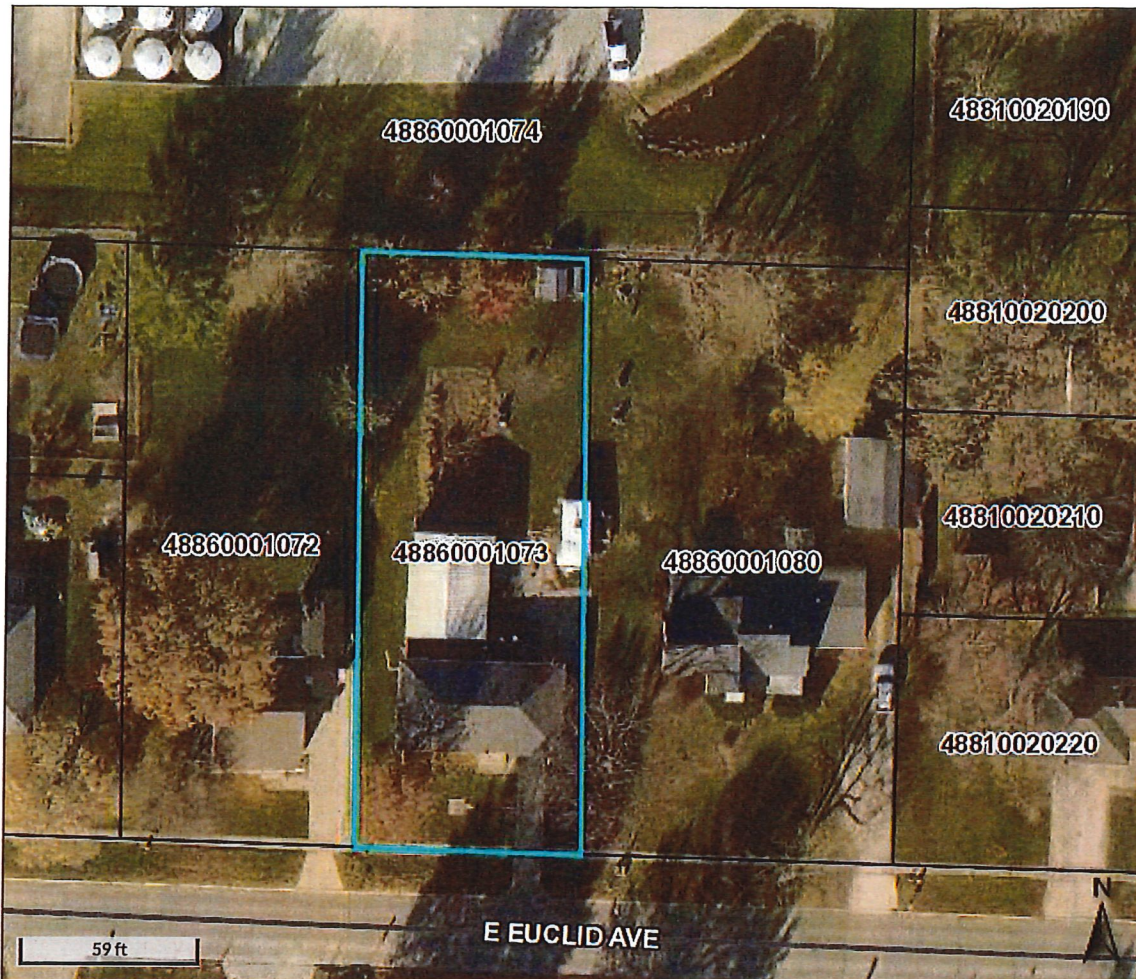
The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 6th day of June, 2019.

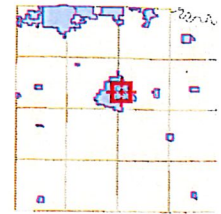
Brian Becker
Applicant Signature

Fee \$200.00 Receipt # 17.000272

Applicant Full Name Printed: BRIAN BECKER
Applicant Mailing Address: 706 EAST ELLIOT
Email Address: BECK@56.com
Contact Number: (515) 745-0325



Overview



Legend

- Roads
 - <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
- Corporate Limits
- Parcels
- Political Township
- Major Roads
 - County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Parcel ID	48860001073	Alternate ID	n/a	Owner Address	BECKER, BRIAN J/TAMRA L
Sec/Twp/Rng	n/a	Class	R		706 E EUCLID AVE
Property Address	706 E EUCLID AVE	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	19-76-23 AUDITORS OUT LOTS E 72' W 260' S 190' OL 107				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 6/6/2019

Last Data Uploaded: 6/6/2019 7:41:12 AM

PUBLIC NOTICE

YOU ARE HERBY NOTIFIED that Brian Becker has requested a variance from the Board of Adjustment of the City of Indianola, Iowa under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure for the property legally described as beginning at a point one hundred eighty-eight (188) feet East of the Southwest Corner of Outlot One hundred seven (107), Auditors Plat of Outlots in Indianola, Iowa; thence North one hundred ninety (190) feet, thence East Seventy-two (72) feet, thence South One hundred ninety (190) feet, thence West Seventy-two (72) feet to place of beginning, and locally known as 706 East Euclid Avenue. If constructed as requested, the accessory structure would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa; the variance is requested to allow the proposed detached accessory structure to be constructed in excess of the 12' height requirement and in excess of the 30% occupied space of the rear yard. The variance request will be considered by the Board of Adjustment at its meeting at 6:00 P.M. on the 2nd day of July 2019, held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, located at 110 North 1st Street. If you have any questions regarding this notification, please contact the Department of Community Development at (515) 961-9430 or by email at ComDev@indianolaiaowa.gov.