



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

May 6, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the May 6, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the April 1, 2026 meeting minutes.
- 5. New Business**
 - A. Consider variance request from Abbey Metzger at 100 Apple Circle to permit construction of a wing-style parking space that exceeds the maximum allowable width.
 - B. Consider variance request from Dan Eaton at 550 South K Street to permit construction of a detached accessory structure that exceeds the maximum allowable size requirements.
 - C. Consider variance request from Brett Wright at 602 West Orchard Avenue to permit construction of a home addition that would not meet the required front yard setbacks.
- 6. Comments**
 - A. Future Rolling Vista Place variance.
- 7. Adjourn**



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

April 1, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:04 pm.

2. Roll Call

Board members present: Rene Soldwisch, Jane Whalen, Sue Edwards.

Board members not present: Lee Bash, Deidre Hoover.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the April 1, 2026 agenda.

Whalen made a motion to approve the agenda.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the November 5, 2025 meeting minutes.

Whalen made a motion to approve the meeting minutes.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

5. New Business

A. Election of Officers for 2026.

Whalen made a motion to elect Bash as Chair.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

Whalen made a motion to elect Soldwisch as Vice Chair.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

B. Consider variance request from JJRBS, LLC at 904 East Plainview Avenue to permit construction of a detached accessory structure that exceeds the maximum allowable size requirements.

Mettee presented the variance request and related staff report.

Jarid Downey, property owner, answered questions from the Board.

He is not planning on running a business out of the proposed structure. He plans to use it to store property/equipment he plans to use to maintain his property.

He confirmed the structures in existence today are planned for demolition. Their current state is too dilapidated to make repairing them cost-effective.

Whalen made a motion to approve the variance as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

6. Comments

There were no additional comments.

7. Adjourn

Whalen made a motion to adjourn.

Edwards seconded the motion.

Meeting was adjourned at 6:19 pm.



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 100 Apple Circle	DATE: May 6, 2026

GENERAL INFORMATION:

Applicant / Owner: Randy and Abbey Metzger

Requested Action(s) Variance from §165.07(3)(A)(2)(a) of the Indianola Municipal Code which states that “Single Family, Two-Family, and Townhouse or Row Dwellings where each individual unit directly fronts on a public or private street, all driveways shall be no less than 8-feet wide and no greater than 24-feet wide or the width of the garage opening(s) that face the street. One additional wing-style parking space no greater than 10-feet in width may be added to the edge of a driveway.” The applicant is requesting approval of a 16-foot wing-style parking space.

Location and Size: Addressed as 100 Apple Circle, legally described as Apple Valley Estates Plat 2, Lot 30, which is located west of North Jefferson Way and south of West Orchard Avenue, the parcel is 0.57-acres in area.

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

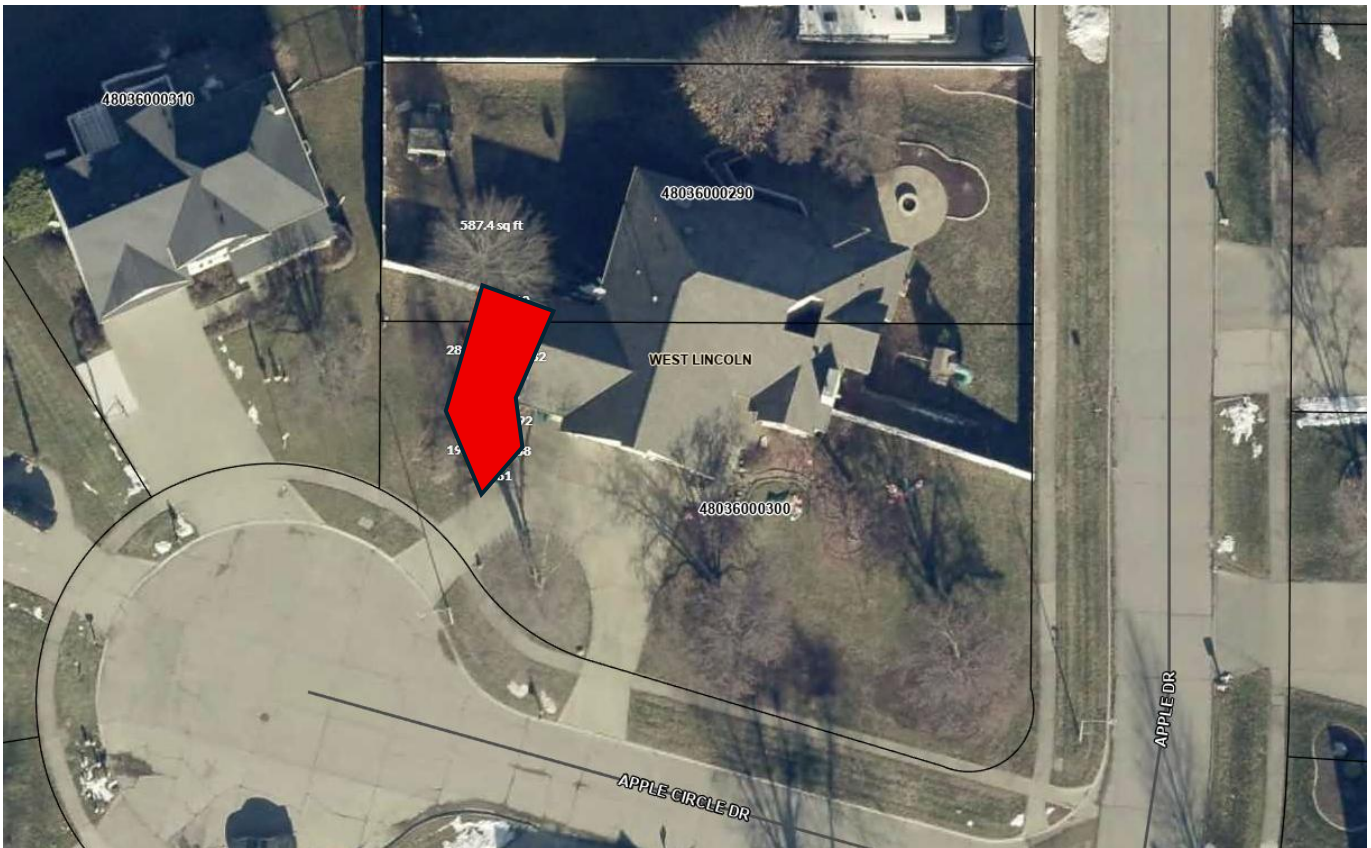
BACKGROUND:

The subject property is located on the northwest corner of the intersection of Apple Circle and Apple Drive west of North Jefferson Way and south of West Orchard Avenue. The property is uniquely shaped on a cul-de-sac and is approximately 150’ x 120’, 21,400 square feet and 0.57 acres in area. The property has an existing single-family home with approximately 1,500 square feet of concrete parking area inside the property lines. In addition to driveways, the zoning ordinance permits one additional wing-style parking space with a maximum allowable width of 10 feet. The property owner requests approval to pave a winged parking space that is 16 feet wide, an excess of six feet. The proposed wing will add approximately 500 square feet of pavement to the lot, increasing the impervious surface to approximately 2,000 square feet. Residential lots are required to have 20% open space, and this particular lot is required to have 4,280 square feet of open space. The lot currently has approximately 5,600 square feet of

impervious surface, which would increase to about 6,100 square feet with the winged parking space. The total open space would be about 28.5%, remaining in compliance with the ordinance.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.07(3)(A)(2)(a): Single Family, Two-Family, and Townhouse or Row Dwellings where each individual unit directly fronts on a public or private street, all driveways shall be no less than 8-feet wide and no greater than 24-feet wide or the width of the garage opening(s) that face the street. One additional wing-style parking space no greater than 10-feet in width may be added to the edge of a driveway.”



ABOVE: Site plan of the property showing the requested variance. The **RED** square shows the location of the proposed parking space.

ANALYSIS:

Variations 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 undue 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.

Randy and Abbey Metzger, the property owners, have submitted the attached Board of Adjustment application form dated March 27, 2026, stating arguments for the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Tuesday April 21, 2026. At the time this report was written, staff has received no correspondence for or against the request.

A variance may be granted when a property owner, acting in good faith, demonstrates that unique physical conditions of the property make it impossible to comply with zoning regulations and prevent reasonable use comparable to other properties in the same district.

Furthermore, the following findings shall be made in order to grant a variance:

- i. 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;
- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- iii. That the special conditions and circumstances do not result from the actions of the applicant;
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

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 desire for the added parking stems from the close-knit cul-de-sac neighborhood where there will be seven new drivers in the next ten years between the five residences. The property owner will utilize this new wing for her family in an attempt to lessen the burden of on-street parking within the cul-de-sac.

It is important to note that the city's zoning code does already allow the use of a 10' wing to satisfy their concerns. The Board should also consider if a larger wing creates an undue hardship resulting because conditions are unique to that property, not because of the owner's preference.

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 due to the small and confined cul-de-sac, on-street parking is challenging and wishes to provide additional off-street parking on their lot to ease the on-street parking.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not have a negative impact on the community or immediate vicinity. The applicant additionally notes that they would like to relocate their trash and recycling bins from public view and ease the on-street parking congestion that can happen, especially with the future drivers in the neighborhood in the near future.

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. However, the zoning

April 28, 2026

codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, 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 property is 0.57 acres in area and is zoned R-1 Single-Family Residential Detached.
- The property has a single-family residence with four attached garage stalls.
- One additional wing-style parking space not exceeding 10 feet is permitted. The applicant is requesting approval of a 16 foot wing parking space to provide additional off-street parking and help ease some of the on-street parking congestion that occasionally occurs.
- The applicant wishes to use part of the added pavement to relocate trash and recycling bins from view.
- Property would remain in compliance with open space requirements for single-family residential.

CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 03/27/2026
- Public Notice sent by City – 04/21/2026
- Aerial Map of Subject Property
- Site Plan
- Application

BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Metzger
 (First Name) Randy and Abbey
 (Address) 100 Apple Cir
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 515-343-4180 (Email) rmetzger2008@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: Same as property
 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
 Name (printed) Randy and Abbey Metzger Date 03/24/2027

FOR OFFICE USE ONLY: Code to 45180

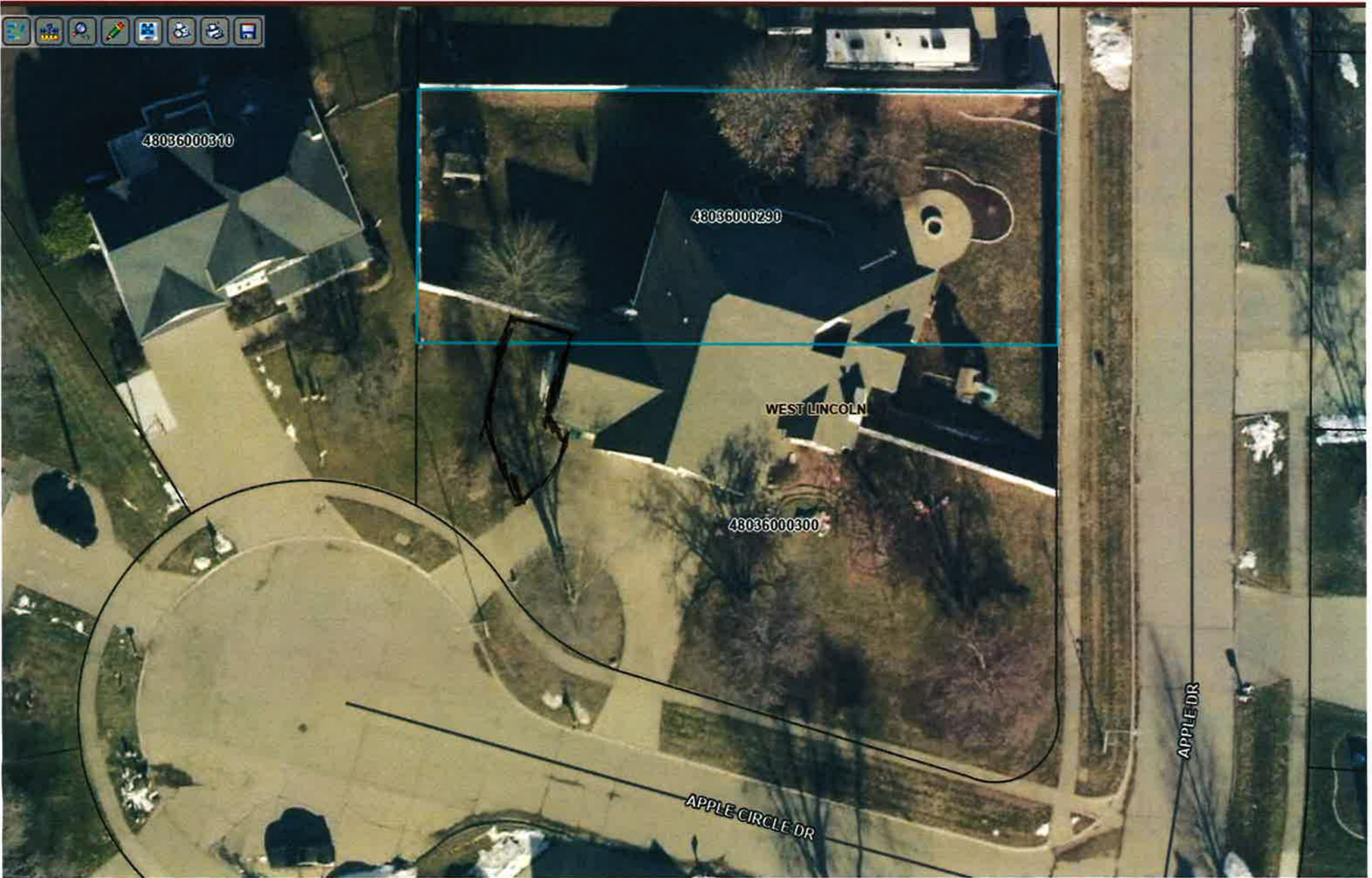
Date Received: 3/27/26
 Receipt No: #2064
 Receipt Amount: 300
 BOA Agenda Date: 5/6/26

To whom it may concern,

We would like to place a concrete pad to the west of our driveway and along the Garage for additional parking. Ten feet is allowed we would like a variance to make that 16 feet next to the garage to give more space for parking and placement of trash and recycling cans in a more out of the way location. This would be 16 feet next to the garage with a taper to cleanly incorporate the new pad with the existing driveway.

Looking to the future our cul de sac has potential for 7 drivers coming of age in the next 10 years, and this would allow us to provide more off-street parking for our own 3 children and eliminate some congestion.

Randy and Abbey mMetzger





NOTICE OF PUBLIC HEARING

April 22, 2026

Re: Proposed Variance – 100 Apple Circle

Dear Property Owner:

The City of Indianola has received a variance application from Randy and Abbey Metzger, property owners of 100 Apple Circle, which is located south of West Orchard Avenue and west of North Jefferson Way . The owner has filed for a variance from §165.07(3)(A)(2)(a) of the Indianola Municipal Code which states that “...all driveways shall be no less than 8-feet wide and no greater than 24-feet wide or the width of the garage opening(s) that face the street. One additional wing-style parking space no greater than 10-feet in width may be added to the edge of a driveway” The applicant is requesting the variance to permit a wing-style parking space that is 16-feet wide.

The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, May 6, 2026, 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 Adjustment 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 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 550 South K Street	DATE: May 6, 2026

GENERAL INFORMATION:

Applicant / Owner: Daniel and Megan Eaton

Requested Action(s) Variance from §165.04.2.E of the Indianola Municipal Code which states that detached accessory structures shall not exceed a total of 1,800 square feet or occupy more than 10% of the total lot. The applicant wishes to construct a detached accessory structure that exceeds the maximum allowable square footage.

Location and Size: Addressed as 550 South K Street, property is located south of East 2nd Avenue on the east side of South K Street and is 5.74-acres in area.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Community Mixed Use / Low-Density Residential	R-1
North	Multi-Family Residential	Medium / High Density Residential	R-3
South	Vacant / Undeveloped	Low-Density Residential	R-1
East	Single Family Residential	Community Mixed Use / Low-Density Residential	R-1 / R-2
West	Single Family Residential	Neighborhood Mixed Use	R-1

BACKGROUND:

The subject property is located on the east side of South K Street between West 2nd Avenue and West 12th Avenue. The property is approximately 360' x 620', 250,034 square feet and 5.74 acres in area. The property is currently vacant but has a building permit for a single-family residence and associated improvements. A plat of survey was approved in 2024 for the adjacent parcel to the southwest that recorded an ingress-egress easement for subject property to allow the parcel to be developed.

Per code, the maximum allowable square footage for detached accessory structures is 1,800 square feet. The property owner wishes to construct a 48' x 56' pole barn structure that is a total of 2,688 square feet. The proposed structure exceeds the maximum allowable by 888 square feet. The zoning code also states that accessory structures may not occupy more than 10% of the total lot area. The structure as proposed would only occupy 1% of the total lot area, demonstrating conformance with the ordinance.

The proposed structure would be located approximately 165' from the front property line, and because this property sits behind another, the structure would be approximately 375' from the right-of-way line of South K Street. Additionally, there is an established landscape buffer with tall, mature trees that is approximately 140' wide separating the existing single-family residence at 500 South K Street and the location of the proposed structure. All setbacks are comfortably met.

The property owner has confirmed that the accessory structure will utilize similar materials to those of the primary residential structure.



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

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 undue 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.

Daniel and Megan Eaton, the property owners, have submitted the attached Board of Adjustment application form dated April 15, 2026, stating arguments for the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Tuesday April 21, 2026. At the time this report was written, staff has received no correspondence for or against the request.

A variance may be granted when a property owner, acting in good faith, demonstrates that unique physical conditions of the property make it impossible to comply with zoning regulations and prevent reasonable use comparable to other properties in the same district.

Furthermore, the following findings shall be made in order to grant a variance:

- i. 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.
- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- iii. That the special conditions and circumstances do not result from the actions of the applicant.
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

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 current zoning ordinance, which limits the size of outbuildings, was likely designed for standard residential lots and does not account for large acre lots in city limits. The applicant has demonstrated compliance with all other portions of the detached accessory structure ordinance, including materials, lot coverage, and height and size compliance with the primary residential structure.

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 the property is especially large, totaling 5.74-acres in area that doesn't have direct street frontage. The subject property is behind two properties that abut South K Street and is approximately 215' from the South K Street right-of-way line. The established landscape buffer will provide adequate screening from both the street and the adjacent resident.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not have a negative impact on the community or immediate vicinity. The structure will maintain substantial setbacks from all property lines and will not negatively impact the character of the surrounding neighborhood. The proposed structure is more than 100' from all property lines and adequately screened on all sides by large mature trees.

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. However, the zoning

April 24, 2026

codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, 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 property is 5.74 acres in area and is zoned R-1 Single-Family Residential Detached.
- The property has a permit for the construction of a single-family residence and associated improvements.
- The applicant wishes to construct a detached accessory structure that is 2,688 square feet on a lot that is over 250,000 square feet. The building is nearly 50% larger than what is permitted but would only take up 1% of the total lot area, where 10% total lot coverage is permitted.
- The Indianola ordinance states that properties can have a maximum of two detached accessory structures not exceeding 1,800 square feet total.

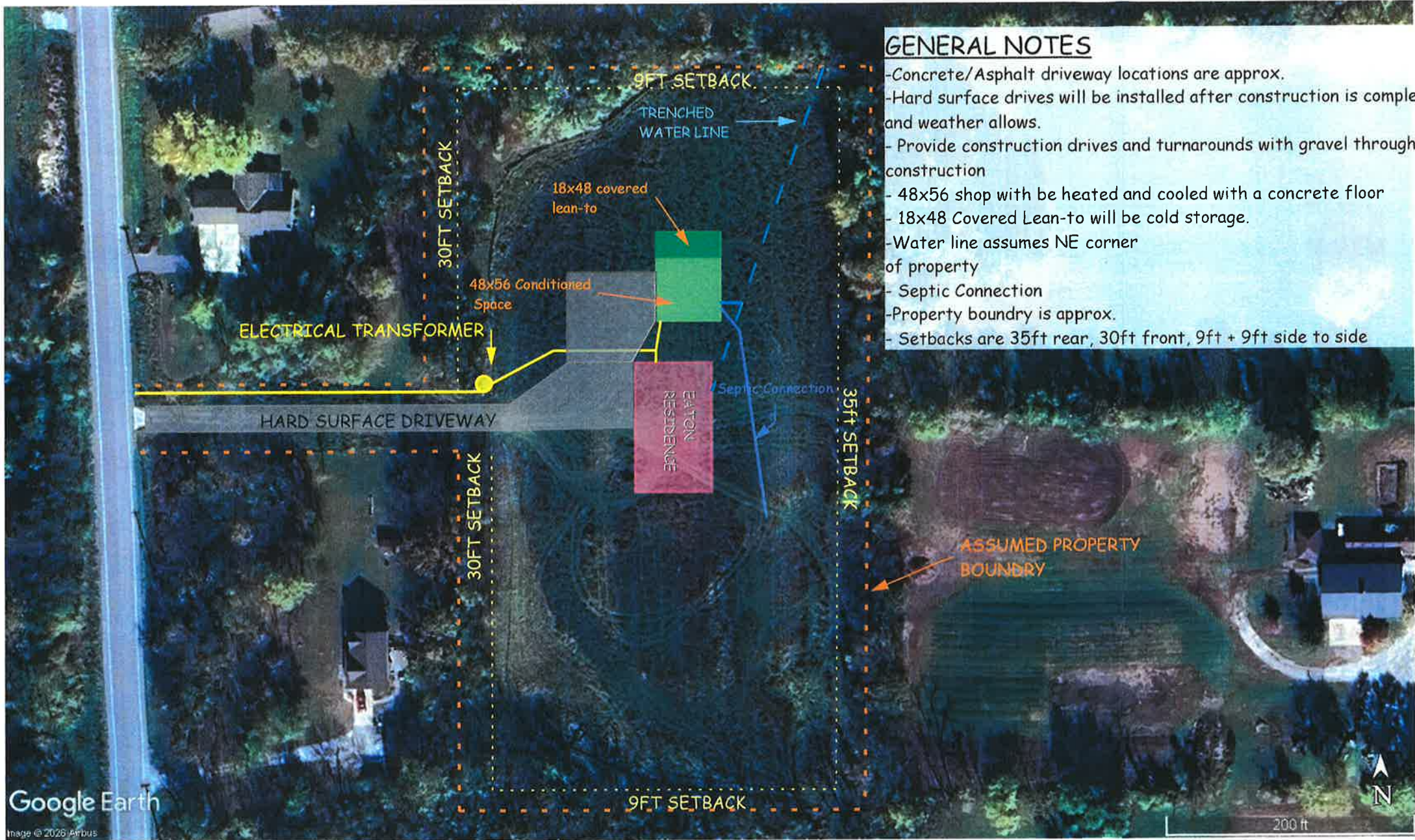
CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 04/15/2026
- Public Notice sent by City – 04/21/2026
- Aerial Map of Subject Property
- Site Plan
- Application



GENERAL NOTES

- Concrete/Asphalt driveway locations are approx.
- Hard surface drives will be installed after construction is complete and weather allows.
- Provide construction drives and turnarounds with gravel throughout construction
- 48x56 shop with be heated and cooled with a concrete floor
- 18x48 Covered Lean-to will be cold storage.
- Water line assumes NE corner of property
- Septic Connection
- Property boundary is approx.
- Setbacks are 35ft rear, 30ft front, 9ft + 9ft side to side

IPF Construction
 515-321-4597 dan.eaton@iowapostframe.com

RESIDENCE
 550 South K Street
 Indianola, IA 50125

Page
SITE PLAN

DATE
 04/15/2026

REVISION #
 #1

PAGE NUMBER
 011

BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Eaton
 (First Name) Dan
 (Address) 550 S. K St.
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 515-321-4597 (Email) dan.eaton@iowapostframe.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: 550 S. K St. 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

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) DANIEL EATON

Date 4/15/26

FOR OFFICE USE ONLY: Code to 45180

Date Received: 4/15/26
 Receipt No: #1012
 Receipt Amount: 300
 BOA Agenda Date: 5/6/26



IPF Construction
7638 Hoover St
Indianola, IA 50125

Daniel and Megan Eaton
550 S. K Street
Indianola, IA 50125

April 15, 2026

City of Indianola Board of Adjustments
110 North 1st Street
Indianola, IA 50125

Dear Members of the Board of Adjustments:

This Letter of Intent formally requests a variance from the Accessory Buildings and Structures regulation and code, specifically Chapter 165.04.2. We propose to construct a new pole barn that is 48' x 56' with an attached 18' x 48' covered lean-to, resulting in 2,688 square feet (sq. ft.) of conditioned space.

The current code, Chapter 165.04.2, stipulates that an allotted structure cannot exceed 10% of the total lot area, must not exceed 1,800 sq. ft., Cannot exceed the principal structure height, and cannot exceed the size of the principal structure. We are requesting this variance primarily because the proposed outbuilding's size of 2,688 sq. ft. exceeds the 1,800 sq. ft. limit.

We respectfully ask the Board to consider the following points in support of this request, noting that the proposed construction fully satisfies several other requirements of Chapter 165.04.2:

- **Lot Size Compliance:** The property at 550 S. K Street is 250,034 sq. ft. The proposed 2,688 sq. ft. accessory building constitutes only 1% of the total lot area, which is well within the 10% limit established by Chapter 165.04.2.
- **Principal Structure Size Compliance:** Our accessory building's 2,688 sq. ft. of conditioned space does not exceed the principal structure's living area of 4,800 sq. ft., satisfying the size requirements of Chapter 165.04.2.
- **Material Compatibility:** The accessory structure will utilize like-kind materials to the principal structure, satisfying the requirements of Chapter 165.04.2.
- **Height Compliance:** The accessory structure's height of 24 ft. above grade is less than the principal structure's height of 27 ft. above grade, satisfying the requirements of Chapter 165.04.2.
- **Property Improvement:** Approval of this proposed project would constitute a significant improvement to the property and would result in an overall increase in property value and the local tax base.

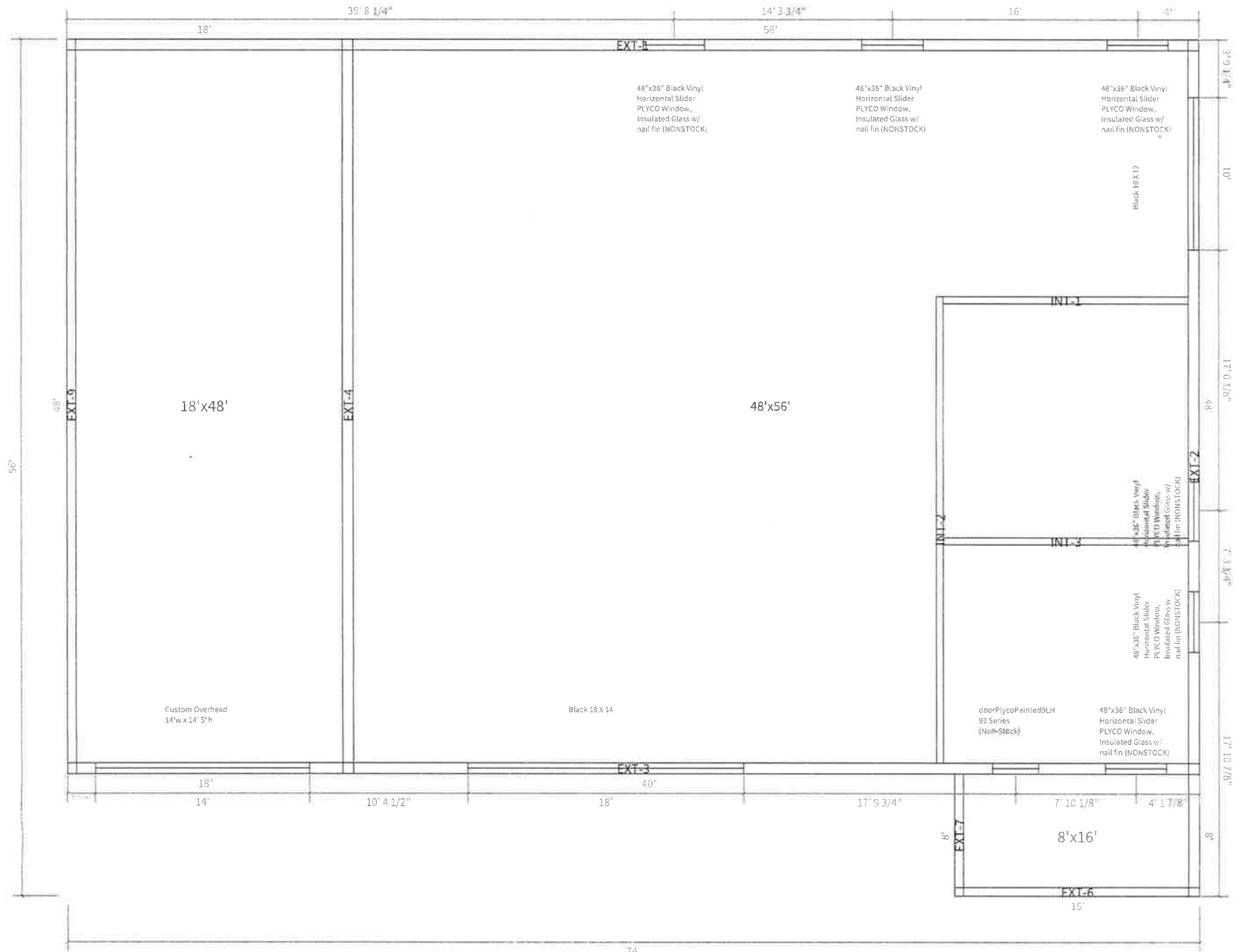
Thank you for your consideration of this variance request.

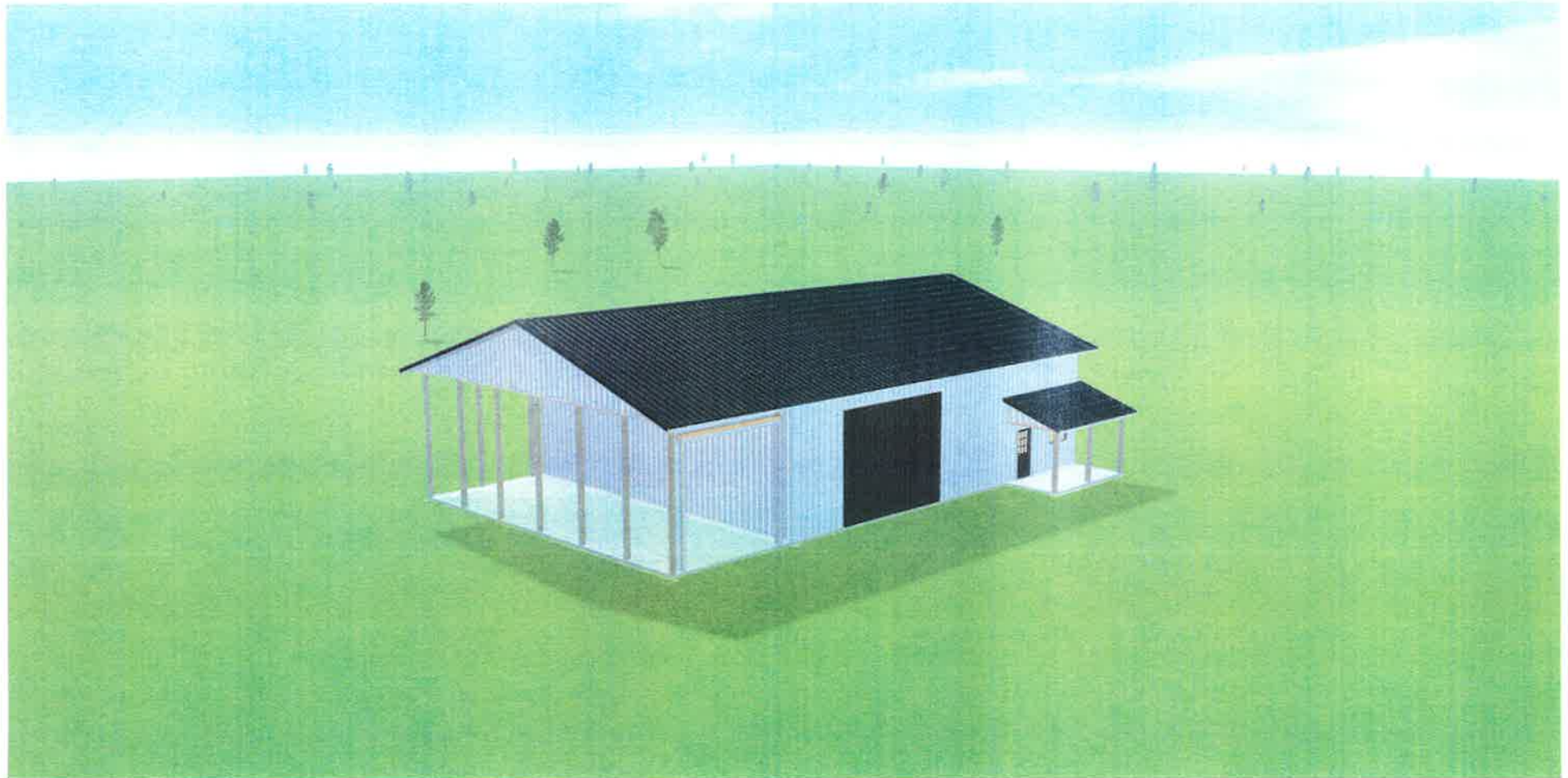
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Daniel Eaton", is written over the "Respectfully submitted," text.

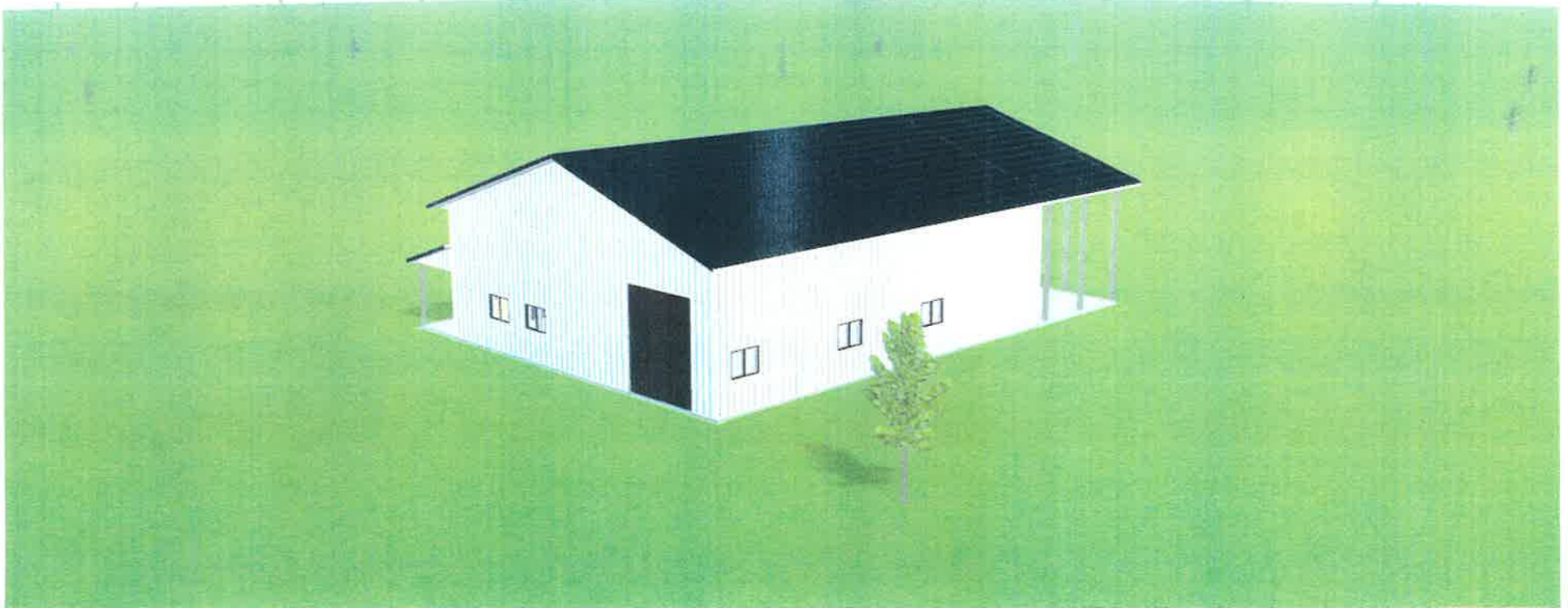
Daniel Eaton

Wall Layout





Iso 1





NOTICE OF PUBLIC HEARING

April 22, 2026

Re: Proposed Variance – 550 South K Street

Dear Property Owner:

The City of Indianola has received a variance application from Daniel and Megan Eaton, property owners of 550 South K Street, which is located south of West 2nd Avenue and east of South K Street . The owner has filed for a variance from §165.04(2)(E)(1) of the Indianola Municipal Code which states that “In total, detached accessory buildings shall not occupy more than 10% of the total lot area nor exceed a total square footage of 1,800 square feet” The applicant is requesting the variance to permit an accessory structure that is approximately 2,688 square feet.

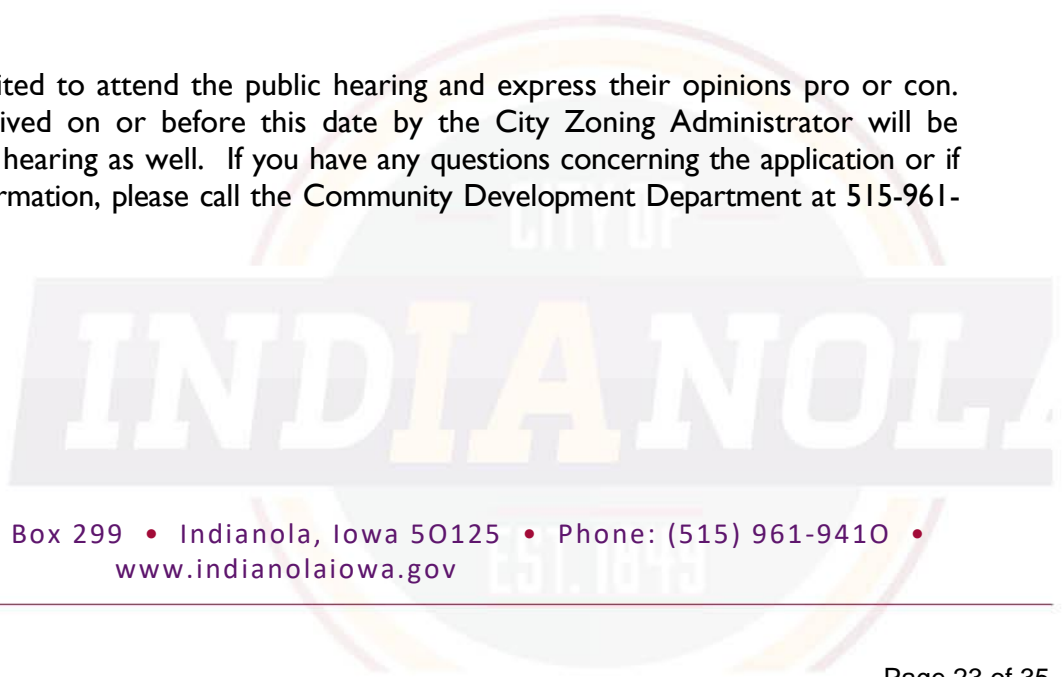
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, May 6, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustment 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 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner





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



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 602 West Orchard Avenue	DATE: May 6, 2026

GENERAL INFORMATION:

Applicant / Owner: Whitney Wright

Requested Action(s) Variance from §165.05(3) of the Indianola Municipal Code which states that “The minimum front yard setback for single-family dwellings shall be 30 feet.” The applicant is requesting the variance to permit an attached garage addition that will not meet the required front yard setbacks.

Location and Size: Addressed as 602 West Orchard Avenue, legally described as Heritage Hills Plat 3, Lot 3, which is located south of East 2nd Avenue and west of South 15th Street, the parcel is 0.34-acres in area.

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 at the northwest corner of West Orchard Avenue and Country Club Lane. The property is curved in nature and approximately 100’ x 150’, 15,000 square feet and 0.34 acres in area. The property has an existing single-family home built in 1991 that met the front yard and side yard setbacks at the time. The zoning ordinance formerly recognized secondary street sides as side yards and in 1991, the side yard setback was 25-feet. The current zoning ordinance states that both street sides of corner lots are front yards and must adhere to the 30’ required setback. The house is angled to the southwest with the front right building corner having a 35’ setback along Country Club Road and the back right corner having a 25’ setback along County Club Road.

The applicant wishes to construct an attached 12’ x 22’ garage addition to the east side of the existing structure. The addition would not meet the required 30’ front yard setback along Country Club Road. The proposed setbacks would be 24’ at the front right corner and 19’ at the back right corner, variances of 6’ and 11’, respectively.

- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- iii. That the special conditions and circumstances do not result from the actions of the applicant.
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

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 that the house was originally built off center and met the minimum street side setback of 25' and left an opposite side yard setback in excess of 50-feet. If centered, or built further to the west, this variance wouldn't need to be reviewed by the Board of Adjustment.

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 the excessive westerly side yard setback prohibits any possibility of expanding the house to the east. The lot is somewhat unique on a curved section of the road, with a curved front lot line and a 58' side yard setback, according to the approved site plan.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not have a negative impact on the community or immediate vicinity.

The applicant has stated that they will ensure the addition is consistent with the surrounding neighborhood in terms of scale, appearance and impact. The applicant notes that they believe that the attached addition will be more aesthetically pleasing than a separate standalone structure. The attached addition would maintain a cohesive architectural appearance that matches the existing character of the home and contribute more positively to the overall look of the neighborhood.

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. However, the zoning codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, 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:

April 24, 2026

- The property is 0.34 acres in area and is zoned R-1 Single-Family Residential Detached
- The applicant is proposing a 12' x 22' garage addition that would extend into the front yard setback by 6-feet and 11-feet due to the angled nature of the house.
- The applicant states that the overall appearance will match the existing structure and be compliant with proposed materials and overall look of the property and adjacent properties.
- The subject property was developed in 1991 on the corner lot and met all setback requirements at the time.
- The house is not centered on the lot, leaving a 58' side yard setback to the western property line. This leaves minimal opportunity to expand the garage to the east.

CITY OF INDIANOLA

Bill Mettee
Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 04/17/2026
- Public Notice sent by City – 04/21/2026
- Aerial Map of Subject Property
- Site Plan
- Application

BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Wright
 (First Name) Brett
 (Address) 602 W Orchard Ave
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 5156818842 (Email) bwfitness1@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: 602 W Orchard 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 _____
 Name (printed) _____ Date _____

FOR OFFICE USE ONLY: Code to 45180

Date Received: 4/17/26
 Receipt No: #2912
 Receipt Amount: 306
 BOA Agenda Date: 5/6/26

Brett and Whitney Wright
602 W Orchard Ave
Indianola, IA 50125
bwfitness1@yahoo.com
Friday April 17, 2026

Subject: Request for Approval to Build Garage Addition

To Whom It May Concern,

We are writing to formally request approval to construct a third stall garage addition to our property located at 602 W Orchard Ave, Indianola, IA 50125.

The planned addition is intended to provide additional outdoor storage space. The planned construction will be a 12' x 22' garage. We understand the importance of maintaining the character and integrity of our community and neighborhood. With that in mind, we will ensure the addition is consistent with the surrounding neighborhood in terms of scale, appearance and impact. We have included the plans with measurement and are willing to make reasonable adjustments if needed to meet city guidelines or address concerns.

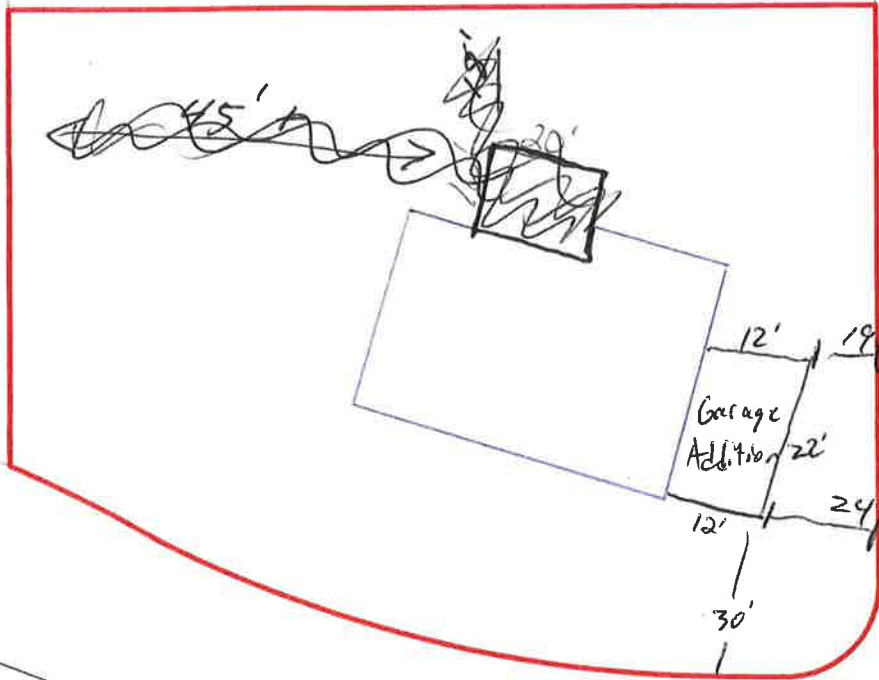
We would also like to note that when our home was originally built, it was not centered on the lot, which may have implications for setback requirements and other zoning regulations. If any variances or special considerations are required due to the current placement of the structure, we are fully willing to cooperate with the city and follow the appropriate application and review process. We feel an additional to the homes existing garage would be much more aesthetically pleasing than a separate, freestanding structure. An addition would maintain a cohesive architectural appearance, better match the character of the existing home, and contribute more positively to the overall look of our neighborhood.

Thank you for your time and consideration of this request. We look forward to your response.

Sincerely,

Brett and Whitney Wright

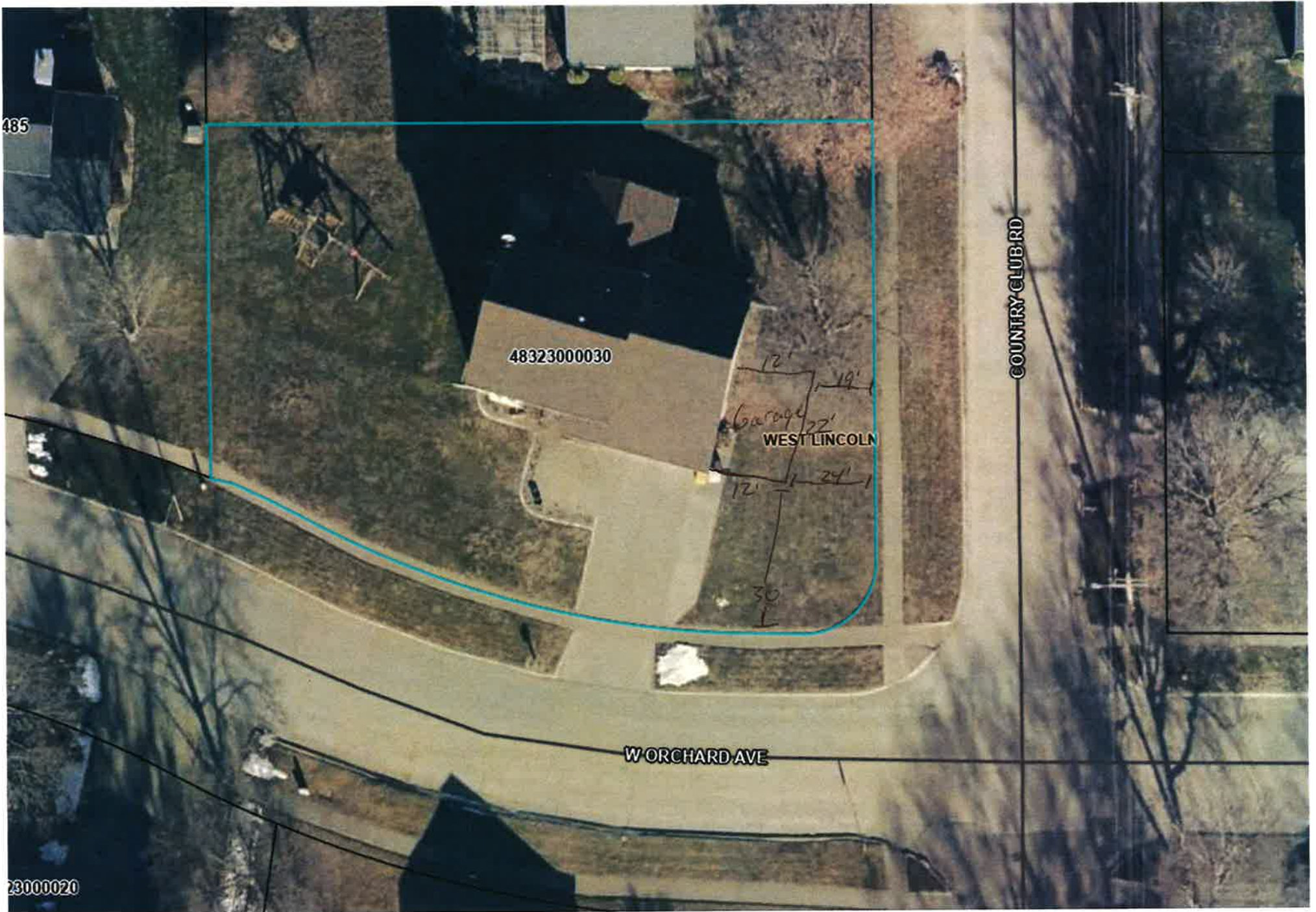
#126-08



COUNTRY CLUB RD

ORCHARD AVE





485

48323000030

Garage

WEST LINCOLN

12'

19'

22'

12'

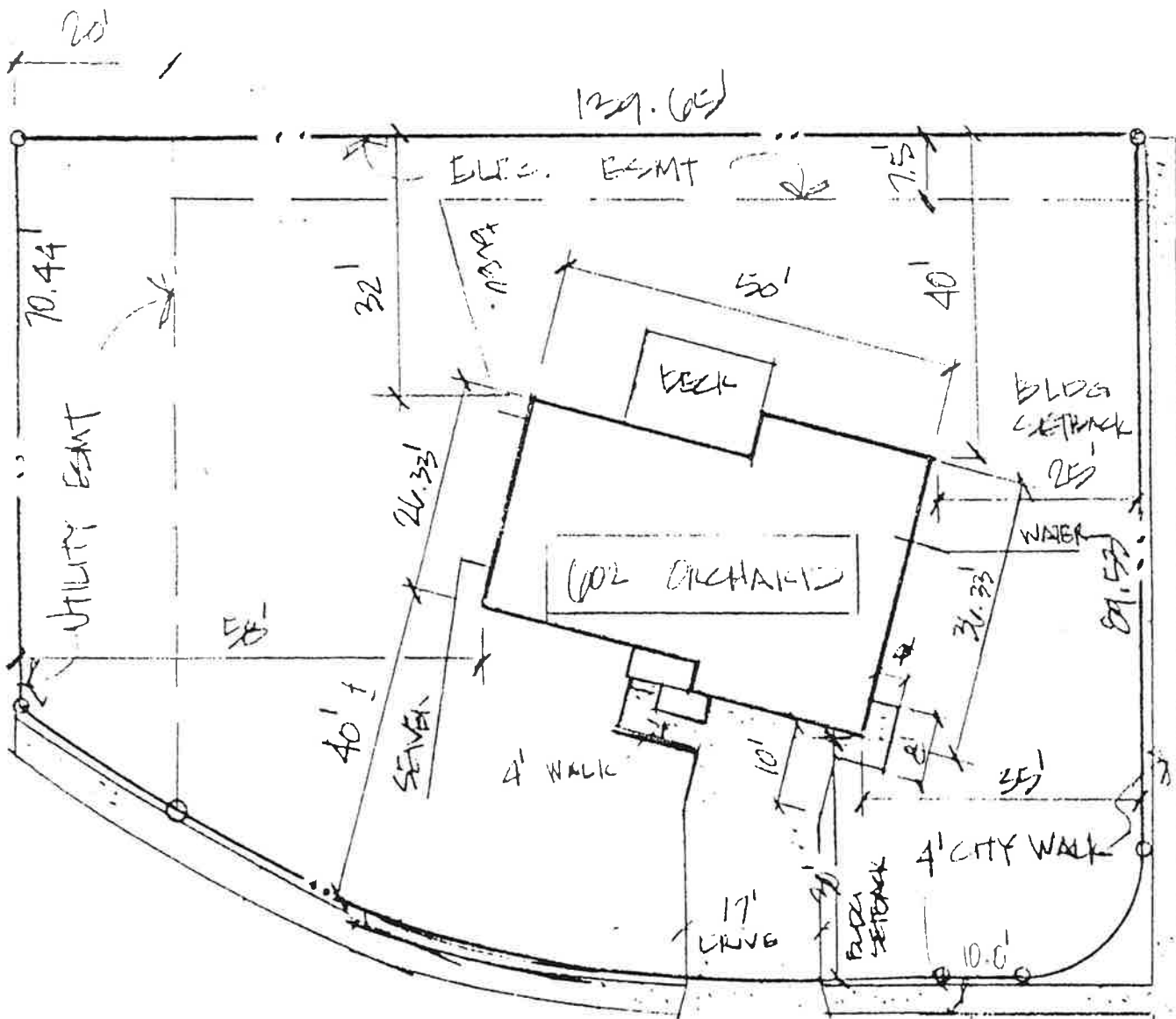
24'

30'

COUNTRY CLUB RD

W ORCHARD AVE

23000020



Level:

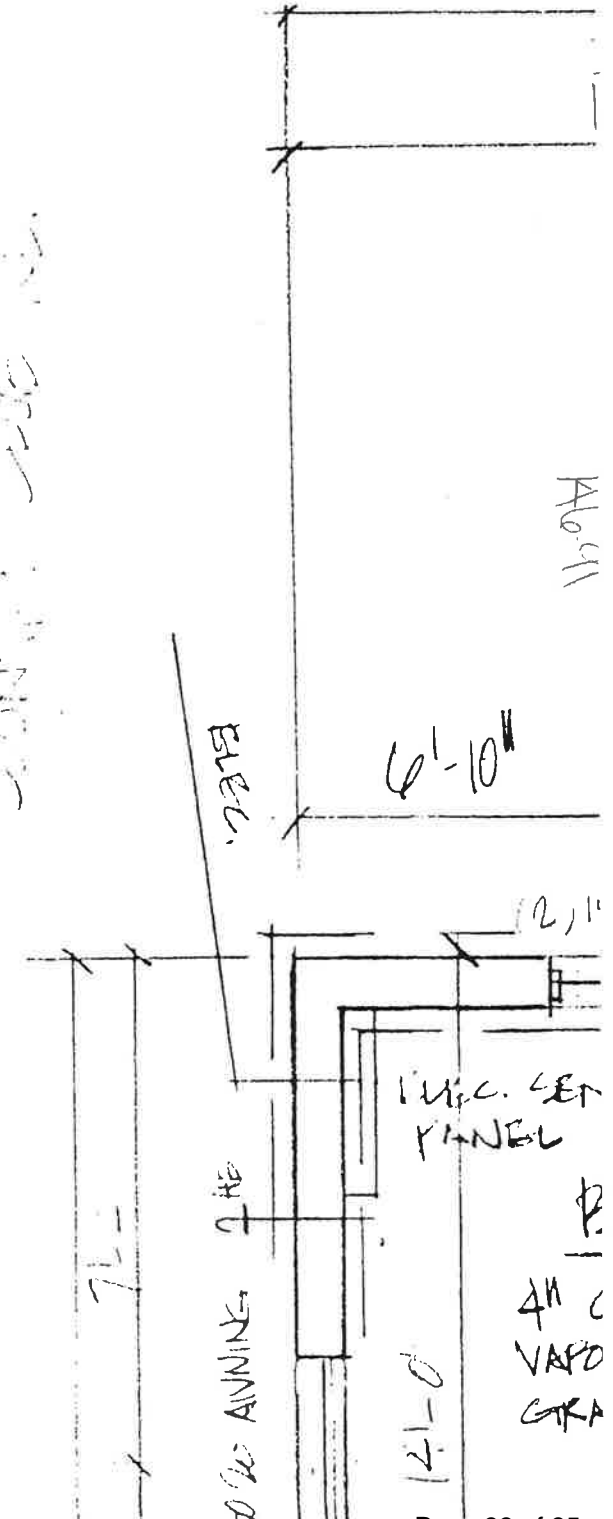
ORCHARD AVE

Lot 3
HERITAGE HILLS III
INDIANCLAY, IA

PLOT PLAN

SCALE 1" = 20'-0"

SEWER & WATER





NOTICE OF PUBLIC HEARING

April 22, 2026

Re: Proposed Variance – 602 West Orchard Avenue

Dear Property Owner:

The City of Indianola has received a variance application from Whitney Wright, property owner of West Orchard Avenue, which is located at the northwest corner of the intersection of West Orchard Avenue and Country Club Road . The owner has filed for a variance from §165.05(2)(A) of the Indianola Municipal Code which states that single-family dwellings must have a 30’ front yard setback. The applicant is requesting the variance to permit a garage addition to the side of the dwelling that would not comply with the required front yard setbacks. For corner lots, the front yard regulation shall apply to each street side.

The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, May 6, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

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Sincerely,

Bill Mettee
Senior Planner

