

BOARD OF ADJUSTMENT
November 4, 2015
6:00 P.M.

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

Marty Miller
Dennis Parker
Aaron Rasko
Jim Sullivan

Also present: Dan and Christine Bertsch and Rich Parker

The minutes of the October 7, 2015 meeting were approved on a motion by Sullivan and seconded by Miller. On voice vote: All ayes.

Consider request from Daniel Bertsch for construction of a garage on real estate locally known as 610 South Freeman Street and legally described as the 200' x 192' NW Cor SW SE 25-76-24, Indianola, Iowa, which is an R-3 (Mixed Residential) zoning classification. The applicant requests a 3,450 square foot variance for a 4,500 square foot building and a 175" mean height exceeding the 144" maximum mean height by 31". Chapter 165 R-3 zoning restricts building to a 12' maximum mean height and 1,050 maximum square foot area.

Dan Bertsch spoke in favor of his request, distributing packets to the Board with pictures of other large buildings around town that have received variances. The Board discussed the accessory buildings along South G Street within an agriculture area that are approximately 2,500 square feet in area.

The Board discussed the type of construction, door height and the possibility of constructing two accessory structures on the property. Dennis Parker expressed concern of approving a variance for this size of structure in an R-3 zoning. Mr. Bertsch stated the structure would be a wood frame with a 12' height door. He further stated a 42' x 60' structure would work. He had not spoken with adjacent property owners regarding the building. Board and Mr. Bertsch agreed on a variance of 2,520 square foot accessory structure.

Motion was made by Miller and seconded by Sullivan to deny the request from Daniel Bertsch to construct a 4,500 square foot accessory structure and approve an accessory structure not to exceed 2,520 square feet with a maximum 31" mean height on real estate locally known as 610 South Freeman Street with a year to complete the project. On voice vote Ayes: Miller, Rasko, Sullivan. Nays: Parker.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker