



— BOARD OF ADJUSTMENTS —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. Therefore, since February, members of the City team have been meeting on a regular basis to monitor, plan and implement necessary communications and actions to ensure your safety and allow us all to continue to serve the Indianola community.

As the COVID-19 pandemic continues to unfold, we understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a Board of Adjustment meeting.

If you have a question or would like to submit a public comment, but are unable to attend the Board of Adjustment meeting due to concerns about COVID-19, please visit <https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78> or submit the form on the next page to:

comdev@indianolaiowa.gov

or

Community Development Department
110 N 1st Street
Indianola, IA 50125

(May be dropped off at the Police Station – south entrance)

Comments received by 5:00 pm on Wednesday, June 3, 2020 will be distributed to the Board of Adjustment prior to the meeting. Comments received during the Board of Adjustment meeting must be emailed to comdev@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP to comdev@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.



BOARD OF ADJUSTMENTS

**CITY OF INDIANOLA
PUBLIC COMMENT FORM**

If you would like to enter an electronic public comment with the Board of Adjustment, please take the following steps:

- Please turn in this completed form by 4:00 pm the business day before the meeting to comdev@indianolaiowa.gov.
- Your comment will be sent to all Board of Adjustment members.
- Comments received after the deadline or during the meeting will be relayed to the Board of Adjustment during the meeting.

Please complete the following information:

Your Name: _____

Address: _____

Agenda Item: _____

Please provide a short summary of the topic you wish to address with the Board of Adjustment.



— BOARD OF ADJUSTMENTS —

June 3, 2020
6:00 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. March 4, 2019
5. New Business
 - A. Consider request from Michael Greubel for a variance to permit construction of an accessory building on a vacant lot between 106 North Kenwood Boulevard and 202 North Kenwood Boulevard to which if permitted as requested, would not be in conformity with Section 165.03.1 and Section 165.10.2.
 - B. Consider request from Brad and Carmen Eveland for a variance to permit construction of a driveway at 1609 West 5th Avenue, to which if permitted as requested, would not be in conformity with Section 165.10.12.D and Section 165.11.8.
 - C. Consider request from William Bussanmas for a variance to permit construction of an accessory building on a currently vacant lot located between 1411 West 6th Avenue and 1109 South K Street to which if permitted as requested, would not be in conformity with Section 165.10.2.
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

March 4th, 2020
6:00 P.M.
City Council Chambers

Minutes

The meeting was called to order at 6:03pm by Chairperson Wes Sharp and on roll call the following members were present:

Marty Miller
Rene Soldwisch
Wes Sharp

Members not present: Jim Sullivan, Bill Mettee

Also present: Charlie Dissell, Cortney Marmon, Tim Little, Bryan Jackson 606 N Kenwood

The minutes of the November 6th, 2019 meeting were approved on a motion by Rene Soldwisch seconded by Marty Miller. On voice vote: All ayes.

Consider request from Courtney Jackson for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the existing placement of an accessory structure at 606 North Kenwood Blvd, to which if allowed 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 existing shed to remain in the side yard

Chairperson Sharp presented the facts of this request for variance to the Board.

Mr. Jackson stood to speak regarding his request for the variance stating that he is unable put shed in backyard due to the very small size of the backyard, and with how wet the backyard is in the spring. He also stated he currently has electricity ran to the shed.

Chairman Sharp asked staff if the front of the house starts at the garage, as the garage sticks out to the front a little more than the house. Mr. Little confirmed the front of the house begins at the garage.

Mr. Little reiterated that there is little to no backyard for the shed to be placed in, and even if it were further back to the east, it would still be in the side yard and require a variance to comply.

Mr. Dissell agreed with Mr. Littles assessment, but informed the Board they do have the authority to conditionally approve a request if they feel it should be further back in the side yard.

Board member Soldwisch stated she liked the shed and stated that she felt the reason the complaints were coming in was because the red shed did not match the existing color of the house.

Mr. Jackson said they plan on painting the shed to match the house this year.

Mr. Dissell noted the Board could also add a condition of approval that the shed be painted to match the house.

Chairman Sharp noted he was in favor of the request and did not think it was necessary to direct the appellant to paint their shed a certain color.

Mr. Dissell informed the board that an e-mail correspondence had been received, a copy of that correspondence was included for each Board member in the dais, and that correspondence would be filed into the record

Motion was made by Marty Miller to approve request from Courtney Jackson for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the existing placement of an accessory structure at 606 North Kenwood Blvd, to which if allowed 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 existing shed to remain in the side yard. This motion was seconded by Rene Soldwisch.

On voice vote: All ayes. Motion to approve the variance request was carried unanimously.

Meeting adjourned at 6:13pm

Wes Sharp, Chairperson

Charles Dissell



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting: June 3rd, 2020

Agenda Item: 5.A. Consider request from Michael Greubel for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit an accessory structure to be extended on a vacant lot between 106 North Kenwood Boulevard and 202 North Kenwood Boulevard, to which if permitted as requested, would not be in conformity with Section 165.03.1 which states that an accessory building is a structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land, as well as Section 165.10.2 which states that no accessory building shall exceed twelve (12) feet in height.

Application Type: Variance

Applicant: Michael Greubel

Zoning: R-1, Single Family Residential Zoning District

Application Summary: A variance is requested to allow an addition to an existing accessory structure over 12' in height, and not subordinate to a principal building.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.03 DEFINITIONS. The following terms are defined for use in this chapter:

1. "Accessory use or building" means a use or structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land. However, for purposes of this chapter, an enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar shall not be used as an accessory use or building to a principal structure, unless (i) the enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar is used in conjunction with construction work and is promptly removed upon completion of the construction work, (ii) the enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar is on the premises to be unloaded and is, in fact, unloaded and removed within thirty days, or (iii) the enclosed trailer, part of an enclosed trailer or an enclosed storage cubicle is licensed, road worthy and moved from the premises for at least ten consecutive days during every six-month

period. For purposes of this chapter, an enclosed trailer is a vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways, enclosed to provide protection from the weather and having an overall area of more than one hundred twenty (120) square feet.

165.10 SUPPLEMENTARY DISTRICT REGULATIONS. Subject to Section 165.09, the following provisions, regulations, or exceptions may apply equally to all districts except as hereinafter provided:

2. Accessory Buildings. No accessory building shall be erected in any required front or side yard and no separate accessory building shall be erected within five (5) feet of any main buildings or any property line. No separate accessory building shall occupy more than thirty percent (30%) of the required rear yard or exceed twelve (12) feet in height.

165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

- A. A written application for a variance is submitted demonstrating:
 - (1) 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;
 - (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
 - (3) That the special conditions and circumstances do not result from the actions of the applicant;
 - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Notice of public hearing shall be given as in subsection 2(B) above.
- C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
- D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.
- E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

ANALYSIS

Mr. Greubel is asking for a variance to allow the addition to an existing accessory building be constructed, on a lot without a principal structure, with 12' walls which will put the mean roof height over the 12' allowed by ordinance. However, the existing accessory building is constructed with a mean roof height over 12' therefore if the addition were built per ordinance, the roof line would not match that of the existing accessory building. In fact, it would be significantly lower which may not be as appealing as if it were constructed at the same height.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 1, approving the variance request as submitted. However, the Board does have the option to approve a variance with conditions (alternative 2) if it feels that both the existing and addition shall have matching siding/steel/paint making both look one in the same and appear as though “existing” never existed.



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
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Staff Report

Board of Adjustment

Date of Meeting: June 3rd, 2020

Agenda Item: 5.B. Consider request from Brad and Carmen Eveland for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit a driveway extension to be constructed at 1609 W 5th Ave, with a gravel surface which would not be in conformity with Section 165.11.8, as well as Section 165.10.12.D which states that no one- or two-family dwelling with a one- or two-car garage shall have more than twenty-five percent (25%) of the front yard used for driveway parking purposes. A map of the property is included on the back of this notice.

Application Type: Variance

Address: 1609 West 5th Street

Applicant: Brad and Carmen Eveland

Zoning: R-1, Single Family Residential Zoning District

Application Summary: A variance is requested to allow a driveway extension be constructed using gravel surface.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.03 DEFINITIONS. The following terms are defined for use in this chapter:

1. "Yard, front" means a yard extending across the front of a lot and being the minimum horizontal distance between the street or place line and the main building or any projections thereof other than the projections of the usual uncovered steps, uncovered balconies, permitted overhangs, or uncovered porches. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except where owner shall elect to front the building on the street parallel to the lot line having the greater dimension.

165.10(12)(D). No one- or two-family dwelling with a one- or two-car garage shall have more than twenty-five percent (25%) of the front yard used for driveway parking purposes. However, this restriction shall not prohibit the construction of a twenty (20) foot wide driveway. One- and two-family dwellings that have a three (3) or more car garage shall be subject to the discretion of the Director of Community Development.

165.11(8). Off-street Parking. All off-street parking for new one- and two-family dwellings shall conform with Section 166.04(2)(F) of this Code of Ordinances.

166.04(2)(F) Parking lots and access shall be hard-surfaced, limited to a maximum slope of six percent (6%) in a direction perpendicular to the car.

165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

- A. A written application for a variance is submitted demonstrating:
 - (1) 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;
 - (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
 - (3) That the special conditions and circumstances do not result from the actions of the applicant;
 - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Notice of public hearing shall be given as in subsection 2(B) above.
- C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
- D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.
- E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

ANALYSIS

Mr. and Mrs. Eveland are asking for a variance to allow a driveway extension to be constructed using gravel surface where the code requires parking areas to be hard surfaced. Additionally, when gravel is used as a means to park or drive on within the city, it often times ends up making its way into the storm sewer which ultimately creates an obstruction of flow causing a backup.

Additionally, the Zoning Ordinance states no one- or two-family dwelling with a one- or two-car garage shall have more than twenty-five percent (25%) of the front yard used for driveway parking purposes. The lot in question is about 112' wide and has a current 20' driveway which takes up 17.9% of the front yard. The additional driveway being proposed here would likely have the driveway take up more than 25% of the front yard.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 3 denying the variance request. However, the Board does have the option to approve a variance with conditions (alternative 2) if it believes the driveway should be constructed using concrete.

Charlie Dissell

From: Cheri Sones <mecheripie@gmail.com>
Sent: Thursday, May 28, 2020 11:08 AM
To: Community Development
Subject: Brad and Carmen Eveland ,property owner

If Brad and Carmen own this house and land around it, the driveway should be paved if they want to park something in the expansion. That's what I think.

My opinion,
Cheri Sones



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting: June 3rd, 2020

Agenda Item: 5.C. Consider request from William Bussanmas for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit an accessory structure be constructed on Parcel ID: 48870260882 with a mean roof height over 12', to which if permitted as requested, would not be in conformity with Section 165.10.2 which states that no accessory building shall exceed twelve (12) feet in height. The accessory structure will be built the same time as the primary structure.

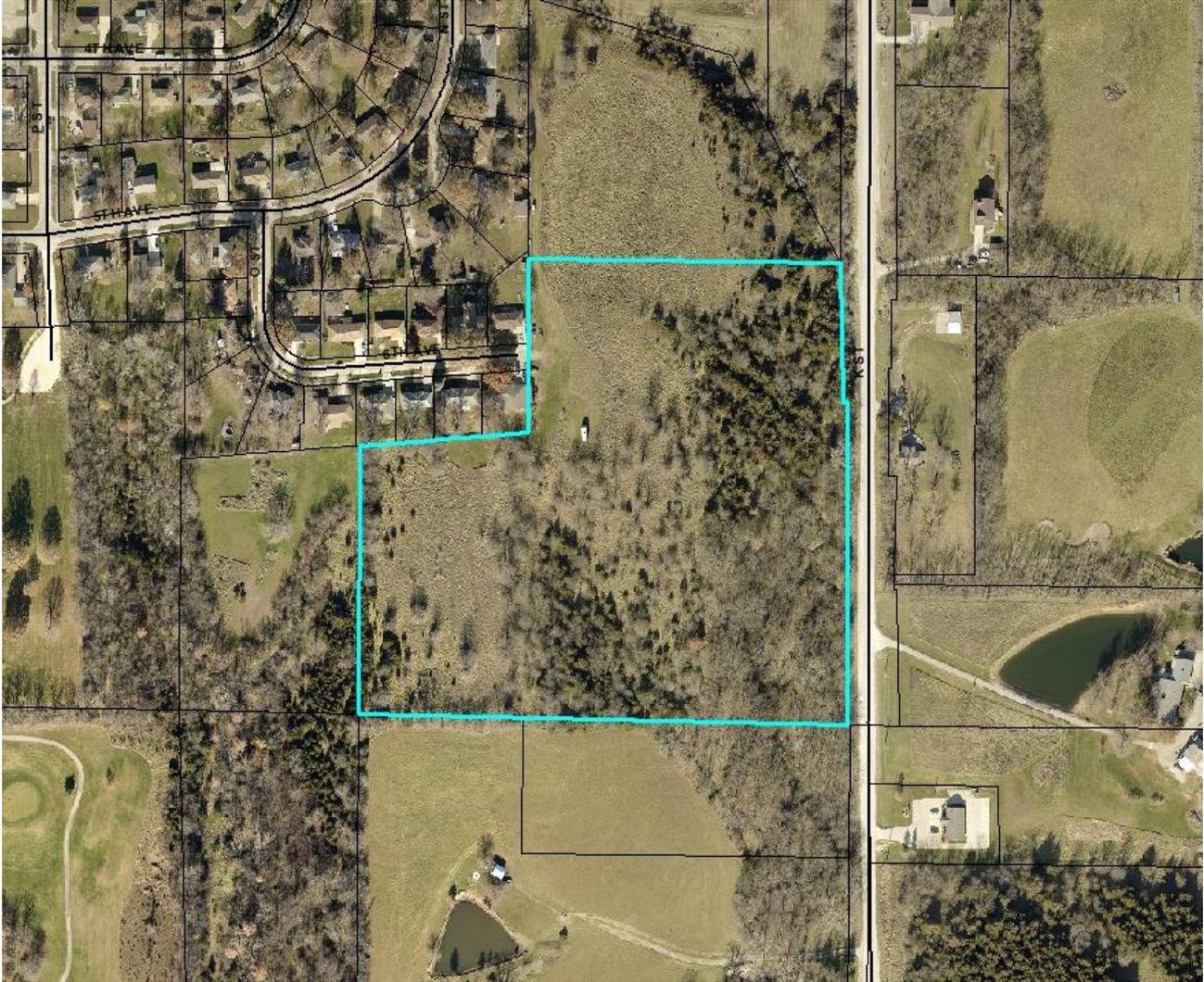
Application Type: Variance

Applicant: William Bussanmas

Zoning: A-1 Agricultural

Application Summary: A variance is requested to allow an accessory structure be constructed with a mean roof height over 12'.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.03 DEFINITIONS. The following terms are defined for use in this chapter:

1. "Accessory use or building" means a use or structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land. However, for purposes of this chapter, an enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar shall not be used as an accessory use or building to a principal structure, unless (i) the enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar is used in conjunction with construction work and is promptly removed upon completion of the construction work, (ii) the enclosed trailer, part of an enclosed trailer, an enclosed storage cubicle or a railcar is on the premises to be unloaded and is, in fact, unloaded and removed within thirty days, or (iii) the enclosed trailer, part of an enclosed trailer or an enclosed storage cubicle is licensed, road worthy and moved from the premises for at least ten consecutive days during every six-month period. For purposes of this chapter, an enclosed trailer is a vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways, enclosed to provide protection from the weather and having an overall area of more than one hundred twenty (120) square feet.

165.10 SUPPLEMENTARY DISTRICT REGULATIONS. Subject to Section 165.09, the following provisions, regulations, or exceptions may apply equally to all districts except as hereinafter provided:

2. Accessory Buildings. No accessory building shall be erected in any required front or side yard and no separate accessory building shall be erected within five (5) feet of any main buildings or any property line. No separate accessory building shall occupy more than thirty percent (30%) of the required rear yard or exceed twelve (12) feet in height.

165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

- A. A written application for a variance is submitted demonstrating:
 - (1) 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;
 - (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
 - (3) That the special conditions and circumstances do not result from the actions of the applicant;
 - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Notice of public hearing shall be given as in subsection 2(B) above.
- C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
- D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.
- E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

ANALYSIS

Mr. Bussanmas is asking for a variance to allow an accessory building be constructed over the 12' mean roof height allowed by ordinance. However, the roof height of the accessory structure will be lower than the roof height of the proposed primary structure and the lot in which both structures are proposed upon is more than sufficient for each and also provides a natural vision buffer.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 1, approving the variance request as submitted. However, the Board does have the option to approve a variance with conditions if it feels anything should be altered.

Charlie Dissell

From: Katherine Putney <katherineputney@aol.com>
Sent: Wednesday, May 27, 2020 8:24 AM
To: Community Development
Subject: Fwd: My view

Might be time to move out of this neighborhood. 😞

Sent from my iPhone

Begin forwarded message:

From: Katherine Putney <KATHERINEPUTNEY@AOL.COM>
Date: May 27, 2020 at 7:34:18 AM CDT
To: Kathy Putney <KatherinePutney@aol.com>
Subject: My view



Sent from my iPhone

Charlie Dissell

From: Cheri Sones <mecheripie@gmail.com>
Sent: Thursday, May 28, 2020 11:01 AM
To: Community Development
Subject: William Bussanmas

Hello, whom this may concern. My name is Cheri Sones. I live at 1512 West Sixth Ave.

I moved here April 2006. It was a quiet dead end street.

I love it here in my neighborhood. As of lately, it is not so quiet. There are huge heavy trucks that are caring heavy rocks and heavy equipment. I know this is not good on our streets. I am not happy about the heavy equipment going down the road. You know there are small children that live in this neighborhood?

And, the noise from all the construction is annoying.

I won't be able to make it to the meeting on June 3rd. The Bussanmus, didn't get our approval for this. This letter will probably go nowhere. But, at least I'm giving my opinion of this whole deal.

I know if William builds this building, it will obstruct the view of the beautiful landscaping that is there. I'm not happy about that!

An unhappy resident,
Cheri Sones

Charlie Dissell

From: Holly Ellsworth <efamily180@gmail.com>
Sent: Thursday, May 28, 2020 9:30 PM
To: Community Development
Subject: Wm Bussanmas property

Board of Adjustments,

Regarding the recent City of Indianola letter in which William Bussanmas is requesting a variance for a permit to build a 12' detached garage, I absolutely oppose this request for many reasons.

I have been a resident of 1507 W 6th Ave, Indianola for over 20 years. My family has enjoyed the quietness of a dead end street, established neighborhood, along with the beautiful view of nature just to the south of our house. Which is precisely where two new homes are being built. When the Bussanmas purchased the property and decided to build, they knew the building codes, however now they have chosen to ignore the codes. My neighbors and I completely feel there is NO need or reason to be non-compliant with City codes. Allowing this request will just open the door to other exceptions.

A 12' garage is what I would be looking at outside my bedroom window and deck area. Not a view I or anyone else would enjoy. Again, I strongly oppose their request. This exception should not be approved or granted, regardless who is requesting.

I also would like to file a formal complaint regarding the heavy trucks and equipment that has been constantly traveling up and down our quiet street in order to erect the two houses on the Bussanmas property. There has been no regard or respect to our paved street. We will be extremely upset as property owners to have to pay for replacing pavement that was damaged on our street once the construction is completed. Which leads me to another question: there currently is no official entrance to their property, is the 1500 block of W 6th Ave going to become a through street? What I see is the city has allowed questionable access. Are they making a private drive at the east end of W 6th?

A few months ago, we noticed a very tall wooden fence being built along the North side of their property, which backs up to the South end of at least 3 properties. This fence has inhibited the very nature that we have enjoyed watching for years; deer, fox and many other animals. The builders have ruined the beauty of this wooded area.

I also have noticed on two occasions, several (5-6) teen aged girls wildly and erratically driving a golf cart type 4 wheeler-alligator around the property. Certainly not my business what someone does on their own property, however I was fearful the girls would get hurt, as they quickly stopped, started, jumped off front, back etc. I was working from home that day and was unable to carry on a conversation due to the girls loud screaming.

As you can tell, I am not a happy resident regarding our new disrespectful neighbors. I am urging strong consideration against future building, including their 12' garage, which would absolutely be an eye-sore!

--

Holly Ellsworth
1507 W 6th Ave
Indianola IA 50125
515/979-1234
efamily180@gmail.com