

BOARD OF ADJUSTMENT

May 4, 2016

6:00 P.M.

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

Dennis Parker
Jim Sullivan
Reed Thacker

Also present: Jeff Petersen, Larry Powell, James (Buzz) Burgin and Rich Parker.

The minutes of the April 6, 2016 meeting were approved on a motion by Sullivan and seconded by Miller. On voice vote: All ayes.

Consider application from Larry Powell for a detached garage on real estate locally known as 1201 North D Street, Indianola, Warren County, Iowa, which is in an R-1 (Single Family Residential) zoning classification. The applicant requests a 230 square foot variance in area and a 32” mean height variance, leaving a 1,280 square foot area and a 176” mean height. Chapter 165 Zoning regulates a maximum of 1,050 square feet area and a 144” maximum mean height.

Larry Powell spoke on behalf of his request stating the existing garage is only 16’ x 32’. He plans to demolish the existing garage. The proposed garage will run 40’ east and west. Parker shared his concerns with the size of the lot and proposed structure in relation to other properties in the neighborhood.

Miller asked about the need for a 176” mean height. Mr. Powell stated he would like an 8’ door. Commission agreed the mean height variance of 176” was too high. Mr. Powell agreed to use 32’ truss which would be 144” mean height.

Motion was made by Miller and seconded by Sullivan to approve the request from Larry Powell for a detached garage at 1201 North D Street with a 1,280 square foot area, with a one year time limit to complete the project. On voice vote: Four ayes, one nay.

Consider application from Jeff Petersen to replace an existing front porch/four season room on real estate locally known as 507 West Ashland Avenue, Indianola, Warren County, Iowa, which is in an R-3 (Mixed Residential) zoning classification. The applicant requests a two foot variance leaving a 23 foot front yard setback. Chapter 165 Zoning requires a 25 foot front yard setback.

Jeff Petersen spoke on behalf of his request stating the proposed remodel does not exceed the existing footprint and is only consists of replacement of old existing structure, windows and doors. Mr. Petersen continued that he wants to update the enclosed area to its same size.

Motion was made by Miller and seconded by Reed to approve the request from Jeff Petersen to replace an existing front porch/four season room at 507 West Ashland Avenue with a two foot variance leaving a 23 foot front yard setback, with a one year time limit to complete the project. On voice vote: All ayes.

The application from James Burgin for a detached garage on real estate locally known as 103 West Hillcrest Drive, Indianola, Warren County, Iowa, which is in an R-1 (Single Family Residential) zoning classification. The applicant requests a 15' variance leaving a 10' side street setback. Chapter 165 Zoning requires a 25' side street yard setback.

Buzz Burgin spoke in favor of his request stating the platted subdivision contained an 80 foot right-of-way versus the 60 foot right-of-way that exists today. The mature trees in his yard and the 60 foot right-of-way create an obstacle to constructing the proposed garage.

Motion was made by Miller and seconded by Sullivan to approve the request from James (Buzz) Burgin to construct a detached garage at 103 West Hillcrest Drive with a 10' side street setback, with a one year time limit to complete the project. On voice vote: All ayes.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker