

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa at 12:00 Noon, Friday, April 13, 2018.

MINUTES OF THE BOARD OF ADJUSTMENT

APPEAL 18-2 & 18-3

April 13, 2018

The meeting was called to order by Chairperson Palmer at 12:00 p.m.

Roll Call: Grant A , Hatting P , Redding A , Van Tomme P .

Also present: Tyler Avis. Dan Agnew. Ronald & Stacy Hundley. Brent Smith.

APPROVAL OF AGENDA:

Van Tomme moved to approve the agenda. Palmer seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES:

Palmer asked the Commission if any changes were necessary. None were observed. The minutes were approved unanimously.

NEW BUSINESS:

1. Public hearing to discuss an appeal (Appeal 18-2) made to the City of Grinnell Board of Adjustment by Bob Van Ersvelde on behalf of Ronald & Stacy Hundley for a variance to the side yard requirement as well as a variance to the restriction of enlarging a nonconforming structure at 1229 Hamlin Street which is zoned R-2.

Avis simply explained the request per the Memo provided to the Commission. Stacy Hundley pleaded the reason for the application of a variance, and explained the way the lot has been set up with the location of the dwelling makes it difficult for any other layout to be provided in comparison to the one submitted. Verification was made by commission member Redding that the addition will be in line with the current building, and will not be located further to the south than where the current building is. Avis mentioned that he received no negative comments on the proposed addition, and did have 3 neighbors express they are ok with the addition.

Van Tomme moved to approve a variance to reduce the side yard setback to 3 feet and allow an addition to the property because the lot has unique circumstances with the placement of the dwelling, and the addition will not alter the essential character of the neighborhood. Hatting seconded the motion. Roll Call Votes were as follows: Hatting: Y . Van Tomme: Y . Palmer: Y . Motion Passed 3-0.

2. Public hearing to discuss an appeal (Appeal 18-3) made to the City of Grinnell Board of Adjustment by Brent Smith for a variance to the maximum size of an accessory building allowed at 1110 Main Street which is zoned R-3.

Avis simply explained the request per the Memo provided to the Commission. Brent Smith pleaded the reason for the application of a variance, and explained that his reason for asking for a variance is to be able to use a portion of his garage for a personal work space area in addition to having 3 spots for vehicle storage. He explained that his rear yard is essentially useless to him, and that the size of the garage is going to take up about 34% of his rear yard, only being 4% larger than that limit within the regulations. Avis mentioned that he received no comments regarding this proposed garage whatsoever.


Van Tomme moved to approve the motion made to the Board to allow an accessory structure at 1110 Main St to be 34% of the rear yard. Palmer seconded the motion, commenting that this garage is not going to be out of character with what is already existing in the neighborhood, and that because of the placement of the dwelling, the rear yard is smaller than what is typical of those other lots near this property.

Roll Call Votes were as follows: Hatting: Y. Van Tomme: Y. Palmer: Y.
Motion Passed 3-0.

ADJOURN: Van Tomme moved that the meeting be adjourned. The motion was seconded by Palmer. The motion passed unanimously and the meeting was adjourned at 12:14.

PHIL PALMER, CHAIR

ATTEST:



TYLER AVIS, SECRETARY