BOARD OF ADJUSTMENT MINUTES

August 14, 2017 City of Waverly, City Council Chambers, 200 1st St. NE, Waverly, Iowa

	1. Members Present: Linda Brandt; Al Charlson; Karla S				lson; Karla Shea	hea, Vice-Chair				
		Members Absent: Pete Lampe, Chair; Vern Gidley								
		City Staff Present: Ben Kohout, Secretary; Tim Kangas, Council Liaison								
	2.	Motion	By:	Charlson			Seconded By:	Brandt		
		Move that the agenda be approved as printed.								
		Yes:	3		No:	0	Absent:	2		
B.		Approval of Previous Minutes:								
		Motion	By:	Brandt			Seconded By:	Charlson		
		Move that the minutes of the July 10, 2017, Board of Adjustment meeting be approved.								
		Yes:	3		No:	0	Absent:	2		
C.		Commu	nications:							
		None								
D.		Regular Business:								
 Case # 20170801, Variance governing the front yard setback requirements for a building Brown Lane in NE Waverly. 							for a building addition at 502			
		a. The Applicant's Requested Zoning Variance:								
		Brad and Monica Tellinghuisen, property owners at 502 Brown Lane, are requesting a variance to the Zoning Code Section governing front yard setbacks on recorded plats. The proposed addition would end up at 48 feet from the right of way of Round Horn Street, the same setback as the current residence.								

The recorded subdivision front yard setback is set at 50 feet from the right of way. See Code of

Ordinances Sections 100.4.11, Building Lines on Approved Plats.

c. Interested Property Owners:

b. The Zoning Regulations State:

Call to Order:

A.

7:05pm

Mr. Kohout confirmed for the Board there was no correspondence on the request received by the Zoning office.

d. Discussion:

Member Shea opened the public hearing.

Mr. Kohout reviewed the location of the property with the Board and noted the subdivision at one time was in the County and outside of City limits. The 50 foot front yard setback is typical of County subdivision plats. Mr. Kohout mentioned a previous request in 2017 where a similar front yard variance request was made on Round Horn Street, in nearby neighborhood.

Mr. Brad Tellinghuisen, property owner, addressed the Board. He confirmed for the Board the proposed building addition he is seeking to build will be in line with the current residence. He reviewed the home history and subdivision history with the Board. He confirmed the home was built in 1975 and was owned by his family and was passed over to his ownership. He confirmed for the Board the home was issued a building permit by the County and was signed off at the current setback. There was a discussion by the Board regarding the measurement practices at the time the home was constructed. He commented the proposed addition would look out of place and would be practically hard to construct should a two foot additional setback be imposed on his building permit request for a side home addition.

Mr. Kohout confirmed for Ms. Shea the letters to nearby residents were mailed out in advance of the meeting.

There being no one else wishing to speak, Ms. Shea closed the public hearing.

e. Motion by the Board:

Motion By: Charlson Seconded By: Brandt

Move that a variance to allow the proposed front yard setback variance request from 50 feet to 48 feet from the Right of Way of Brown Lane be granted.

Yes: 3 No: 0 Absent: 2

E. Old Business:

None

F. New Business:

1. Mr. Kohout stated a request for a solar panel array has been made for the property at 2000 Heritage Way. There was discussion about additional similar requests in nearby communities and that this topic and request may come up for discussion more frequently in the future and is an item to monitor should any questions or concerns arise from similar future requests.

G.	Adi	ournment:

Motion By: Seconded By: Charlson

Move that the Board of Adjustment meeting be adjourned.

Yes: 3 No: 0 Absent: 2

Meeting adjourned at 7:15 pm.

Respectfully Submitted, Ben Kohout, Secretary