



Code of Ordinances Sections 100.4.06, Accessory Building and Breezeway Requirements.

*c. Interested Property Owners:*

Mr. Kohout presented written letters of support received for the proposed shed from four nearby residents.

There was no one present at the meeting that wished to speak on this request.

*d. Discussion:*

Member Lampe opened the public hearing.

Mr. Kohout reviewed the location of the property with the Board and noted the site plan and building permit are included for review by the Board for examination.

Mr. Gary Stafford addressed the Board. He stated the reason for the request is he has a personal car that has a lot of sentimental value to him and his wife as he proposed marriage in that vehicle. He said he examined paying rent for a garage but he would rather pay for a personal shed on his property instead. He thinks the shed would be attractive, be on skids, which could easily be moved off once they move and would increase the tax base for the City.

Ms. Mary Stafford addressed the Board. She stated the location of the proposed shed would be to the east of the current detached garage in the back yard, along the alley.

Member Shea reviewed the size of the current garage and confirmed with Mr. and Mrs. Stafford they have a two stall garage with a double wide door. She further confirmed some of the garage is housing personal property maintenance equipment to maintain their yard and home.

Member Lampe confirmed with Mr. Stafford the shed being sought would be on skids, with no cement, so it could be moved off the property easily, if need be.

Ms. Shea reviewed the hardship criteria with the Board and she thinks that requesting more storage space than permitted is not a hardship based on the criteria outlined by the State of Iowa Code. She stated she understands the sentimental value and monetary value of the car, but this is not a hardship.

Mr. Lampe reviewed recent Board of Adjustment Supreme Court rulings and he stated he has a hard time matching this request with that criteria.

Mr. Lampe reviewed with the Board and Mr. Kohout the history of accessory structure size ordinance language established since 1986 in Waverly. He stated he would like to see the Planning and Zoning Commission review the ordinance and determine if any adjustments would be warranted, as the last ordinance revisions occurred in the 1990's.

