

BOARD OF ADJUSTMENT MINUTES
May 14, 2018
City of Waverly, Civic Center,
200 1st St. NE, Waverly, Iowa
7:00 p.m.

A. Call to Order:

1. Roll Call: Linda Brandt
Al Charlson
Bob Juhl
Pete Lampe, Chair
Karla Shea, Vice-Chair

2. Motion By: _____ Seconded By: _____
Move that the agenda be approved as printed.
Yes: _____ No: _____ Absent: _____

B. Approval of Previous Minutes:

- Motion By: _____ Seconded By: _____
Move that the minutes of the September 11, 2017, Board of Adjustment meeting be approved.
Yes: _____ No: _____ Absent: _____

C. Communications:

D. Regular Business:

1. Case # 20180501, Variance governing the front yard setback for a proposed porch addition at 615 East Bremer Avenue.

a. *The Applicant's Requested Zoning Variance:*

Veronica McKenzie, property owner at 615 E. Bremer Ave., is requesting a variance to the Zoning Code Section governing front yard setback requirements. The proposed 8 ft. wide by 6 ft. deep open porch is proposed in the front yard of the property, which currently is at 20 feet from the Right-of-Way.

b. *The Zoning Regulations State:*

The Waverly Ordinance governing front yard setbacks for a lot with a structure closer than the R district it is located within allows for a 20 foot front yard setback on this property. See Code of Ordinances Sections 100.4.09, R District Front Yard Requirements.

c. *Interested Property Owners:*

Mr. Kohout confirmed for the Board there is no correspondence to present on this request received by City Staff.

d. *Discussion:*

Chair Lampe opened the public hearing.

Mr. Kohout reviewed the location of the property with the Board and presented a measurement taken from an aerial photograph, that when scaled, measured 14 feet from the edge of proposed support post of proposed porch to right of way of E. Bremer Ave.

Ms. Veronica McKenzie, property owner, addressed the Board. She stated that for reasons which include removal of boulevard trees, providing for an attractive entryway into the home, and the homes to the west and to the east are closer than where her house is already located, are reasons to consider by the Board on her request.

Member Juhl confirmed with Ms. McKenzie the front steps on the existing front entryway stoop would be covered and extend to an planter, which is adjacent to the steps.

Mr. Jim Carver, of 809 1st St. NW, stated he is supportive of the request and he is assisting Ms. McKenzie with the project. He stated he attempted to locate the corner property pins and was unable to find an exact location from sidewalk and that he measured 22'8" from edge of sidewalk along E. Bremer Ave. to the edge of house.

There being no one else wishing to speak, Mr. Lampe closed the public hearing.

Chair Lampe stated he measured the houses to the west and east of the subject property and they measured 9'10", 13'2" and 19' to the deck on the farthest east home along the block, respectively. Mr. Lampe confirmed his measurement taken of the subject property as 21' to edge of house from right of way. Mr. Lampe stated he figures an average setback of this block to be around 14'. Mr. Lampe stated support of the request as he thinks this is an older part of town and the average setback of 14' would be met with this request and it would not look out of place.

e. Motion by the Board:

Motion By: Juhl

Seconded By: Charlson

Move that the Board of Adjustment approve the variance request to allow for a proposed open porch from the required 20 foot setback to 14 feet from the Right-of-Way for 615 E. Bremer Ave.

Yes: 4

No: 0

Absent: 1

1. Election of Officers.

Per Section 45.5 of the Waverly City Code, an election shall occur in January of each numbered year whereby the member chairing the board shall be elected by a majority of board members. A second member shall, in like manner, be elected as vice-chair. The members elected as chair and vice-chair shall have a concurrent term of two years.

Motion By: Charlson

Move that Pete Lampe be elected as Chair for the 2018 through first meeting in 2020.

Second: Juhl

