BOARD OF ADJUSTMENT MINUTES UNAPPROVED

June 11, 2018 City of Waverly, Civic Center, 200 1st St. NE, Waverly, Iowa 7:00 p.m.

A. Call to Order:

1. Roll Call:

Members Present: Linda Brandt, Al Charlson, Bob Juhl, Pete Lampe, Karla Shea (arrived D1)

Staff Members Present: Bill Werger, Secretary

Staff Members Absent: Tim Kangas, Council Liaison

2. Motion By: Juhl Seconded By: Brandt

Move that the agenda be approved as printed.

Yes: 4 No: 0 Absent: 1

B. <u>Approval of Previous Minutes:</u>

Paragraph two of May 14th meeting minutes should be removed as that was an item from the previous meeting.

Motion By: Lampe Seconded By: Charlson

Move that the corrected minutes of the May 14, 2018, Board of Adjustment meeting be approved.

Yes: 4 No: 0 Absent: 1

C. <u>Communications:</u>

None

D. Regular Business:

- 1. Case # 20180601, Variance governing the front yard setback for a proposed porch replacement at 721 1st Ave SW.
 - a. The Applicant's Requested Zoning Variance:

Thomas and Christine Blessing, property owners at 721 1st Ave. SW, are requesting a variance to the Zoning Code Section governing front yard setback requirements. A new front with the same front yard setback and new side porch is proposed with the same 17 foot front yard setback of the property, which is a lot of record as it was recorded prior to 1971. The Waverly Ordinance governing front yard setbacks calls for a 20 foot front yard setback on this property. See Code of Ordinances Sections 100.4.09, R District Front Yard Requirements.

b. The Zoning Regulations State:

The Waverly Ordinance governing front yard setbacks 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:

Werger 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.

Tom Blessing addressed the Board and explained what they are requesting. All setbacks except the front are met with this request.

Shea confirmed that the current porch is enclosed and proposed is open, so it would actually allow for more visibility on the corner.

Terrence Lindell lives at 714 1st Ave SW and has no objections to the request.

Mark Reinhardt lives at 720 1st Ave SW and has no objections to the request.

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

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 replacement and expanded front porch at a distance of 17 feet from the Right-of-Way for 1st Avenue SW.

Yes: 5 No: 0 Absent: 0

E. Old Business:

None

F. <u>New Business:</u>

None

G. Adjournment:

Motion By: Shea Seconded By: Brandt

Move that the Board of Adjustment meeting be adjourned.

Yes: 5 No: 0 Absent: 0