

BOARD OF ADJUSTMENT MINUTES
UNAPPROVED
July 13, 2015
City of Waverly, Council Chambers, Waverly, Iowa

A. Call to Order: 7:08 p.m.

1. Members Present: Al Charlson; Vern Gidley; Pete Lampe, Chair

Members Absent: Linda Brandt; Karla Shea, Vice-Chair

Staff Present: Ben Kohout, Zoning Specialist, Secretary; Tim Kangas, Council

B. Approval of Previous Minutes:

Motion By: Charlson

Seconded By: Gidley

Move that the minutes of the June 8, 2015, Board of Adjustment meeting be approved.

Yes: 3

No: 0

Absent: 2

C. Communications:

Planning and Zoning Commission – Agenda from July 2, 2015

D. Regular Business:

1. Case # 20150701, Variance governing the height requirements for a new detached accessory use building at 711 12th St. SE, Waverly.

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

Robert Flege and Jerilyn Flege, property owners at 711 12th St. SE, Waverly, Iowa, are requesting a variance to the zoning regulations governing the height requirements for a proposed accessory building on their property. The variance requested is from 15 feet to the peak height to 16 feet 8 inches to the peak height.

b. *The Zoning Regulations State:*

Per City Code, the requirements call for the peak height to be no taller than one story or 15 feet, whichever is less. See Code of Ordinances Section 100.6.03.4.b, Accessory Structure, And Maximum Structure Height.

c. *Interested Property Owners:*

Mr. Kohout confirmed for the Board there were no letters or phone calls received prior to the meeting.

During the meeting, a letter of support was received from Ms. Dianne Nagen, of

d. *Discussion:*

Pete Lampe opened the public hearing.

Mr. Will Kurtt, applicant, stated they do not desire less of a pitch for the roof as that would make the new accessory structure look out of place, when compared to the other

structures in the area. The proposed structure would be a garage type structure, with shingles and siding and concrete footings above grade.

Mr. Lampe confirmed with Mr. Kurtt the 5 inch rise to 12 inch span roof pitch is desired as opposed to a 4 inch rise to 12 inch span roof pitch to better reflect and match the architecture in the neighborhood. Mr. Lampe stated he thinks a 4:12 pitch can work for the project. Mr. Kurtt confirmed for Mr. Lampe the structure would have overhangs, fascia, and gutters.

Mr. Gidley reviewed the Iowa State University Extension information on board of adjustment hardship criteria with the applicant. Mr. Lampe stated he does not believe the facts presented warrant such a hardship and does not support the request on those grounds.

Mr. Kurtt confirmed with the Board there is an existing large horse barn structure recently approved on agricultural land that was approved as the property lies within the Agricultural zoning district.

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

e. Motion by the Board:

Motion By:

Seconded By:

Move to allow for the new accessory building to a height of up to 16 feet 8 inches to the peak height.

Yes: 1

No: 2

Absent: 2

Lampe and Gidley cast the “no” votes.

E. Old Business:

None

F. New Business:

1. Mr. Kohout reminded the Board members of an appreciation event for Board Members at the Waverly Civic Center on July 16, 2015.
2. Mr. Kohout requested any updated phone numbers and emails from the Commission members.

G. Adjournment:

Motion By: Charlson

Seconded By: Gidley

That the Board of Adjustment meeting be adjourned.

Yes: 3

No: 0

Absent: 2

Meeting adjourned at 7:17 p.m.

Respectfully Submitted,

Ben Kohout, Secretary