

**CITY OF PELLA, IOWA
BOARD OF ADJUSTMENT MINUTES
SEPTEMBER 26, 2017**

Chairperson Corbett called the Board of Adjustment to order at 6:00 p.m. in the Public Safety Complex. Members present were: Jim Corbett, Vince Nossaman, Susan Reiter, Lyle Vander Meiden, and Mike Vander Wert. Absent: Karissa Hastings, Merlan Rolffs, Jane Smith, and Glenn Van Wyk. Staff present: Finance Director Corey Goodenow, Zoning Administrator Bryce Johnson, and Deputy City Clerk Cynthia Vaske.

Unless otherwise noted, all actions were taken unanimously.

**CHAIRPERSON'S COMMENTS
Approval of the Tentative Agenda**

Motion by Reiter, second by Nossaman to approve the tentative agenda. Motion carried 5-0.

APPROVAL OF MINUTES

Motion by Reiter, second by Vander Meiden, to approve the August 22, 2017 minutes. Motion carried 5-0.

**PUBLIC HEARING CONCERNING A VARIANCE REQUEST FOR 907
WASHINGTON STREET REGARDING THE MAXIMUM SIZE OF ACCESSORY
BUILDINGS**

As background, the applicant is requesting a variance from Zoning Ordinance, Chapter 165.30.3, which allows no more than three accessory buildings that are not part of the principal building and, taken together, the accessory buildings shall not occupy more than 40% of the lot width multiplied by the rear setback. In the case where the principal structure is set back from the rear lot line by 200% or more of the minimum required rear yard for the district, then an additional 25% square footage for accessory structure space shall be allowed above the maximum.

The width of the property in question is 50 feet and the setback requirement for Mixed Use Urban Center (CUC) is 20 feet. Additionally, the principal structure is set back roughly 120 feet from the rear lot line, which is more than 200% of the minimum rear yard setback, thus making it eligible for an additional accessory building area of 25%. The property in question currently has two existing accessory structures, which total approximately 432 square feet. The applicant is requesting a variance to increase this maximum square footage from 500 square feet to 912 square feet to build an additional accessory structure/garage.

Staff believes the proposed variance does not constitute a hardship for the property owner. Further, the land can yield a reasonable return and is still considered to be a beneficial and

productive piece of land without approval of the variance. For these reasons, staff believes the variance request should not be granted and, therefore, is recommending denial of the proposal.

Motion by Reiter, second by Vander Meiden to accept three written comments into the public record. Motion carried 5-0.

Convened **Public Hearing** on the variance request for 907 Washington Street.

Motion by Reiter, second by Vander Meiden to close the public hearing as no oral comments were received. Motion carried 5-0.

Motion by Reiter, second by Vander Wert to deny the variance request. Motion carried 5-0.

OTHER BUSINESS/PUBLIC FORUM

None.

Adjourned at 6:23 p.m.