

Board of Adjustment  
Meeting Minutes  
June 25, 2013

**1.) Call the meeting to Order**

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:00 p.m.

**2.) Roll Call.**

Members Present: Jim Corbett, Kraig Downs, Larry Lautenbach, Vince Nossaman, John Van Den Berg, Lyle Vander Meiden.

Members Absent: Merlan Rolffs, Mike Vander Wert, Glenn Van Wyk.

Others Present: Jerry Byers, George Wesselhoft, Luke Huisman

**3.) Approval of Agenda.**

The Agenda was approved as submitted

**4.) Approval of Minutes.**

The minutes for the May 14, 2013 meeting were approved as submitted.

**5.) Public Hearing**

Public Hearing on a Variance Application Luke Huisman concerning a proposed accessory structure variance at 508 Columbus Street, Pella, Iowa 50219

Chairperson Corbett asked if there were any written comments.

Jerry Byers, secretary to the Board, stated there were written comments and read them into the minutes.

*June 18, 2013*

*Dear Mr. Wesselhoft,*

*Regarding the property variance for 508 Columbus Street, I would ask that it not be allowed. The Zoning Ordinance seems reasonable for the property size and should be followed.*

*Thank You,*

*Nelson Pleima  
1014 1<sup>st</sup> St.*

Chairperson Corbett opened the floor to oral comments.

Mr. Huisman spoke to the group about the location of the accessory structure in relation to his yard and the neighbor. He spoke about the issue of having a shared driveway and the size of his property and trying to keep vehicles off the street and out of the driveway.

He continued that he could add a single car garage by staying within the codes, however, it would take up the same space and not help the driveway or street issues and not be as useable.

Lyle Vander Meiden asked how close the building would be to the rear lot line.

Mr. Huisman indicated that it would be outside of the two foot line required by Code.

Mr. Vander Meiden asked what other options Mr. Huisman looked for the structure.

Mr. Huisman indicated that when looking at this, one of the hardships was that they share an easement with the lot to the west and if he put the garage on the south it would impede the neighbor's ability to get into their garage.

Also, with the fact that they share a drive the Huisman's are not able to leave cars in their own drive without hindering access of the neighbors.

He continued by saying the space behind the garage is never used.

There was discussion about sharing drive space and the ability of the neighbors to access their garage.

Kraig Downs asked about where the neighbor that wrote the letter lived.

Discussion ensued.

Larry Lautenbach indicated that it was not Mr. Huisman's fault that the lot is only 46 feet wide and indicated that they couldn't do that today.

Vince Nossaman said it is still a hardship to not be able to use your driveway.

The public hearing was closed.

## **6.) Variance Application**

Variance Application by Luke Huisman concerning a proposed accessory structure variance at 508 Columbus Street, Pella, Iowa 50219

Chairperson Corbett asked if there was a motion to approve

Vince Nossaman made a motion to approve the variance request stating that it is a hardship to have to share a driveway and with no other off street parking available.

John Van Den Berg seconded the motion.

Mr. Vander Meiden said he was having trouble with the percentage of structure based on the width calculations.

Mr. Nossaman indicated he ran the numbers and by only adding five or six feet it doesn't help you as you need ten to twelve feet to have enough room for a car and it would cost too much without gaining anything.

Discussion continued about garage space.

Upon vote, motion passed 5 to 1. Jim Corbett, Kraig Downs, Larry Lautenbach, Vince Nossaman, & John Van Den Berg voted yes. Lyle Vander Meiden voted no.

## **7.) Survey – Zoning Definitions**

George Wesselhoft, Director of Planning and Zoning spoke about the Survey of selected Iowa Cities and their Zoning Definition of Half Story – R1 Setbacks. He indicated that Staff looked at smaller cities such as Knoxville and Oskaloosa as well as larger cities like Des Moines and West Des Moines and stated there were some variations across the cities.

Mr. Nossaman stated he thought after looking at the survey that nobody has any idea. Some are collective side yards, some are seven foot side yards and in general everyone is about the same for a story and half. But his concern is the reason for a story and a half in general. He continued by saying that in Cul-Du-Sac style lots, it is difficult to fit a home on those lots without having to set the homes deeper than the surrounding homes.

Chairperson Corbett stated that Mr. Nossaman's concern is not the definition of a story and half but do we really need two different setbacks.

Mr. Nossaman continued by stating that they had plans that by definition it was a two story home but could as easily been a ranch style home with a high roof. To make it work on the lot they ended up cantilevering on one side. Which brought up another issue, as to why not make the side yards larger and not allow the cantilever of two feet.

Discussion continued

Mr. Vander Meiden asked that staff bring a draft back to the Board with changes to the Code which would have only a one story and a two story as options. The side yards would be 10 foot and not have the ability to cantilever the structure.

Discussion ensued about possible variations.

Chairperson Corbett asked staff to look at cleaning up the current code and bring possible drafts back to the Board.

Mr. Wesselhoft told the Board that this would then go to Planning and Zoning as a recommendation to change the Code.

### **8.) Other Business**

Jerry Byers, Secretary to the Board, informed the Board about upcoming meetings.

### **9.) Adjournment**

The meeting adjourned at 6:47 p.m.

Respectfully submitted,  
Jerry Byers  
Building Official

June 18, 2013

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508 Columbus Street, I would  
ask that it not be allowed.

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for the property size and should  
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Thank you,

Nelson Pleima

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