

Board of Adjustment
Meeting Minutes
June 10, 2014

1.) Call the meeting to Order

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:02 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, John Van Den Berg, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert, Glenn Van Wyk.

Members Absent: Merlan Rolffs, Vince Nossaman.

Others Present: Jerry Byers, Sunny Eighmy.

3.) Approval of Agenda

Lyle Vander Meiden made a motion to approve the Agenda as submitted. Mike Vander Wert seconded the motion. The agenda was approved.

4.) Approval of Minutes

The Minutes of the April 8th and April 22nd meetings were approved.

5.) Public Hearing

Public Hearing on a Variance Application by Nathan and Sunny Eighmy at 1729 West 4th Street, Pella, Iowa concerning a proposed 35 foot setback to the south side of their home. R1 zoning requires a 40 foot setback, a difference of five feet requested variance.

Chairperson Corbett asked if there were any written comments.

Jerry Byers, Secretary to the Board, stated there were no written comments.

Chairperson Corbett opened the floor to oral comments.

Mike Vander Wert confirmed with Ms. Eighmy that the deck would be constructed with the main floor of the existing structure.

Chairman Corbett confirmed that part of the deck would extend over the rock retaining wall to the south.

John Van Den Berg asked how the front of the house was established.

Mr. Byers explained that the Eighmys had not realized that the functional front of their house was technically different from the zoning front of their house. It was noted that the original builder could have chosen which way to face the house to better utilize the corner lot.

Discussion ensued concerning functional front yards versus zoning front yards.

The public hearing was closed.

6.) Variance Application

Variance Application by Nathan and Sunny Eighmy at 1729 West 4th Street, Pella, Iowa concerning a proposed 35 foot setback to the south side of their home. R1 zoning requires a 40 foot setback, a difference of five feet requested variance.

John Van Den Berg made a motion to approve the variance request stating from Subsection C. from the review criteria. "The authorization of the variance will not be substantial detriment to the adjacent property and the character of the district will not be changed by granting the variance," and due to the odd shape of the lot and being on a corner.

Mike Vander Wert seconded the motion.

Upon vote, motion passed 7 to 0.

7.) Other Business.

There was no other business.

8.) Adjournment

The meeting adjourned at 6:20 p.m.

Respectfully submitted,
Jerry Byers
Building Official