

SPECIAL MEETING OF THE BOARD OF ADJUSTMENT 4-30-01

The April 30, 2001 special meeting of the Norwalk Board of Adjustment was held in the Council Chambers of Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Pro-Tem Randy Frescoln called the meeting to order at 6:30 p.m. Present at roll call: Randy Frescoln, Jan Sparks, Chad Stevens and Christin Grant. Absent: Joe Smith.

City Staff present: Jeff Wren, Community Development Director/Planner and Alice Powers, Customer Service Representative.

01-001 – Motion by Sparks, seconded by Grant, to approve the agenda as presented. Approved 4-0.

01-002 – Motion by Grant, seconded by Stevens, to approve the minutes of the December 14, 2000 meeting as presented. Approved 4-0.

BOA Docket #01-04; A request for special use permit for property located at 1019 South Avenue

Wren explained the reason for the request for this special use permit was Mr. Pettit wished to construct a 40' X 40' building at his address. He owns two 60' X 214" lots zoned R1. This zoning allows 1000 square feet of accessory buildings. The accessory building does not have to be in the rear of the lot and must have at least 10' between the accessory building and the main building. This meets all of the requirements.

Grant asked if this met all of the set back requirements. Wren answered yes.

Sparks requested that all future drawings for requests be more to scale in the future.

01-003 – Motion by Stevens, seconded by Grant, to grant the special use permit for 1019 South Avenue to allow for a total cumulative floor area for all accessory structures up to 1,600 square feet. Approved 3-0. Sparks abstained.

BOA Docket #01-03; a request for special use permit for property located at 422 Snyder Avenue

Wren passed out drawings of this lot that were more to scale. There were no indications as to size of lot. There is an existing shed in the northeast corner of the lot that will need to be removed. Staff recommends approval with the removal of the existing shed. The building meets all dimensions and set back requirements.

01-004 – Motion by Stevens, seconded by Sparks, to grant a special use permit to allow for a total cumulative floor area for all accessory structures up to 1,200 square feet for property at 422 Snyder Avenue with the condition that the existing shed be removed within one year of construction of the garage. Approved 4-0.

01-005 – Motion by Sparks, seconded by Stevens, to adjourn at 6:50 pm. Approved 4-0.

Randy Frescoln, Chairperson Pro-Tem

Jeff Wren, Community Development/Planning Director