

## **SPECIAL MEETING OF THE BOARD OF ADJUSTMENT 10-28-02**

The October 28, 2002 special meeting of the Norwalk Board of Adjustment was held in the Council Chambers of Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 6:30 p.m. Present at roll call: Joe Smith, Jan Sparks and Chad Stevens. Absent Christin Grant.

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

Jeff Wren, Community Development Director/Planning Director, administered the oath of office to Steven Davidson. Davidson took his place at the table.

**02-014** – Motion by, seconded by, to approve the agenda amending it to include the election of a chairperson Pro-Tem. Approved 5-0.

**02-015** – Motion by, seconded by, to approve the minutes of the April 15, 2002 meeting as presented. Approved 5-0.

As there were no guests present wishing to speak during the public comment portion of the meeting Chairperson Smith moved on to the business portion of the meeting.

Starkweather – to reduce the sideyard set back from 7 feet to 5.5 feet. This would leave a sideyard of 1.5 feet.

Paul, 1110 High Road – wants to add another 10' wide garage on the side of house. This would get a storage to the rear. There is a sewer line that runs through the middle of the backyard this will eliminate building in the rear yard. Steven Mulford the next door neighbor is fine with him. He lives on the side that would have the smaller set back.

Yordi, 1520 Birch Street, Community Services Director. He does not know why the sewer line in the back yard

Steven Mulford, High Road, this is exactly what he did many years ago with a variance from the city. Thinks this would make sense in the looks of the neighborhood.

Would go straight back from the existing garage this would be a 10X37 foot addition. This would not hinder getting a sewer truck back in there in case repair is needed. He would take another foot if the Board would allow it. Which would make the addition 11X37.

Chad anytime you get that close to the lot line there is a concern.

Davidson questioned the fire protection. There is the required area on the other side of the house.

Motion to approve BOA Docket 02-3 – Request for variance to reduce the sideyard setback from 7 feet to 1.5 feet for the property at 1110 Road.

Yordi – wants to put a garage in the back yard with one corner in the 1.5 feet of the lot line.

Yordi – concrete is there since he bought the house. He wants to build on the existing slab of concrete.

Jan – he is just expanding the garage? Yes – Yordi.

No oral or written communications from this or the one before.

Barry Nunez, 747 High Road, questioned what exactly was being done. Has no problem when it was explained to him.

Jan asked who was right behind Yordi. It is Lamont and Jane Coon at 741 High Road.

Motion to approve BOA