

## MEETING OF THE BOARD OF ADJUSTMENT 03-28-05

The March 28, 2005 meeting of the Norwalk Board of Adjustment was held in the Norwalk Easter Library, 1501 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 6:30 p.m. Present at roll call: Joe Smith, Christin Grant, Steven Davidson and Chad Stevens. Absent Jan Sparks.

City Staff present: Jeff Wren, Community Development Director/Planner.

**05-01** – Motion by Grant, seconded by Stevens, to table the minutes of the December 16, 2003 meeting in order to give resident Scott Clary one more opportunity to come to a meeting to express his concerns about how he was quoted in the minutes. The Board will give him one more opportunity to appear before the Board. If he does not appear and make his thoughts known the Board will approve the minutes as is if he does not appear. The minutes of 12-16-03 were tabled for the time being.

**05-02** – Motion by Grant, seconded by Stevens, to approve the agenda amended to remove Item B as this item was withdrawn by the applicant. Approve the amended agenda 4-0.

Chairperson Smith welcomed the guests present and opened the meeting to any comments from the guests. With no one wishing to speak he moved on to the items on the agenda.

Scott Soper, 1312 Casady Drive, PZ 05-01, is requesting a variance to reduce the set back to seven (7) feet on the Avery Avenue side of the residence (the south side of the house) to add a living room onto the house. This is a five sided lot and so at this time has a street setback on three sides. There is no sideyard setback for this lot and that is the reason for the request for the variance. This would be on the East 20<sup>th</sup> Street, the Southside of the house. This addition would be a living room with no plumbing.

Wren stated that the building permit was brought in sometime in January and the building inspector brought it to Wren's attention. This is an unusual shaped lot. There are only 3 or 4 in the entire city that even come close to this lot. There is no sideyard option for this lot because there are three street sides to this lot. Mr. Soper is requesting that the East 20<sup>th</sup> be designated his sideyard for this lot. There is a significantly less building envelope for this lot than any other lot in the surrounding area.

Grant asked to have the street side front yard setbacks explained to her. Wren explained that the plat is more restrictive at 35' instead of the 30' as the city code states. This reduction would put approximately 20' between this residence and the one next door. The present structure, gazebo, which will remain.

Grant asked when would the start date and a finish date on this project. Soper answered that he would probably start in the spring of 2006 and finish by the fall.

**05-03** – Motion by Grant, seconded by Stevens, to table BOA 05-01 until the fall of 2005 because of the timeline proposed by the owner. Approved 4-0.

**05-04** – Motion by Stevens, seconded by Grant, to adjourn the meeting at 7:00 pm. Approved 4-0.

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Joe Smith, Chairperson

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Jeff Wren, Community Development/Planning Director