

BOARD OF ADJUSTMENT MEETING 3-7-06

The Board of Adjustment meeting was held March 7, 2006 at City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 6:30 pm. Members present at roll call were: Jan Sparks Chad Stevens, Cristin Grant and Steven Davidson. Members absent were: Joe Smith.

City Staff present were Jeff Wren, Community Development/Planning Director and Alice Powers, Administrative Assistant.

06-01 – Motion by Stevens, seconded by Davidson, to approve the agenda as presented. Approved 4-0.

06-02 – Motion by Grant, seconded by Stevens, to approve the minutes of the December 16, 2003 meeting as presented. Approved 4-0.

06-003 – Motion by Grant, seconded by Davidson, to approve the minutes of the March 8, 2005 meeting as presented. Approved 4-0.

Chairperson-Pro-Tem Sparks welcomed all guests present and asked if anyone wished to speak on an item not on the agenda. With no one wishing to speak she moved on to the agenda items.

Wren explained the reason for the request. Onstot's want to come closer to the rear and sideyard setbacks than are allowed in the ordinance. Wren showed the pictures that he took of the site.

Grant asked for clarification of the rear yard setbacks of the current building. Wren stated that the new building would not be any closer than what is there now.

Wren explained that there is no reason for a sideyard setback as it meets that requirement. The existing cement block building will be removed and the garage that is on the site at this time will be expanded.

This property is currently zoned C-3 and so does not have the requirements of the other commercial districts have for architectural standards.

Stevens asked if the new building would be the same height as the current building. The site plan will go to the Planning & Zoning Commission at the end of this month and then to the City Council in April.

Tony Onstot stated the center of the new building would be approximately 5 foot higher than the current building.

Davidson asked what the use would be of the new building. Onstot stated the use would not change. Davidson asked if there was a paint use. Onstot could not or would not answer that question at this time.

Sparks asked for further comment. None forthcoming and turned to the Board for their comments. Grant asked if there was just the rear yard setback that was being approved. Wren answered yes.

Sparks stated she felt it would improve the property. Davidson agreed with the rest of the Board

06-004 – Motion by Stevens, seconded by Davidson to approve BOA Docket #06-01: Rear yard variance request for Ted's Used Cars at 802 Sunset Drive. Removing the sideyard variance as this already meets the requirements in the ordinance. Approved 4-0.

06-05 – Motion by Grant, seconded by Stevens to adjourn meeting at 7:00 pm. Approved 4-0.

Jan Sparks, Chairperson Pro-Tem

Jeff Wren, Community Development/Planning Director