

NORWALK BOARD OF ADJUSTMENT MEETING 10-13-08

The Board of Adjustment meeting was held October 13, 2008 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 6:00 pm. Members present at roll call were: Joe Smith, Jan Sparks, Christin Grant, Chad Stevens and Steven Davidson.

City Staff present were Mike Johnson, Associate City Planner.

08-05 – Motion by Stevens and seconded by Grant to approve the agenda as presented. Approved 5-0.

08-06 – Motion by Sparks and seconded by Stevens to approve the minutes from the July 7, 2008 meeting. Approved 4-0. Abstain Christin Grant.

The first item on the agenda was a request for Special Use Permit for Mark H. Snell at 196 80th Avenue. Mark H. Snell proposes an accessory structure on his property that exceeds the bulk requirements for a structure of this type in an R-1 Single Family Residential zone where his property is located. Two special use permits are being requested. First, a square foot special use permit approval to exceed the 1,000 square foot requirement for accessory structures (17.10.030.7). The proposed structure is 2,400 square feet. Second, a special use permit to exceed the maximum height regulations (17.10.030.5), which states that no accessory structure exceed fifteen (15) feet in height. The proposed structure is approximately 19-21- feet tall.

The owner of the property, Mark H. Snell, was present. Mr. Snell currently resides at 1528 Indiana Avenue in Ames, Iowa. He and his wife are planning to move to the property at 196 80th Avenue within the next ten months. The owner is requesting to build a pole building that will be 19 feet tall and 2,400 square feet. The new structure would replace a severely damaged garage. The land where this structure will be placed is a very small portion of the land owned by Mr. Snell. The owners need to store recreational vehicles and an RV inside of the building and that is the main reason why they are requesting such a large structure. The owner's intention, once they have moved here, is to enlarge the size of the house.

08-07 – Motion by Grant and seconded by Sparks to approve special use permit/variance(s) for proposed accessory structure exceeding bulk regulations for square foot and height at 196 80th Avenue. Approved 5-0.

08-08 – Motion by Stevens and seconded by Sparks to adjourn the meeting at 6:22 P.M. Approved 5-0.

Joe Smith, Chairperson

Mike Johnson, Associate City Planner