

NORWALK BOARD OF ADJUSTMENT MEETING 5-24-11

The Board of Adjustment meeting was held Tuesday, April 24, 2011 at Norwalk Easter Public Library, 1051 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 5:58 pm. Members present at roll call were: Joe Smith, Christin Grant, and Chad Stevens. Absent: Steven Davidson.

City Staff present were Chris Nosbisch, Development Services Director and Shelley Heisdorffer, Development Services Clerk.

11-06 – Motion by Grant and seconded by Stevens to approve the agenda. Approved 3-0.

11-07 – Motion by Davidson and seconded by Grant to approve the minutes from the April 6, 2011 meeting. Approved 3-0.

The guests were welcomed and with no one wishing to speak the business portion of the meeting was opened.

The first item on the agenda was Dimensional Setback Variance Request at 1013 South Avenue.

The City received an application from Dianna Cooper requesting a setback variance for her property at 1013 South Avenue. The Board of Adjustment approved a variance at 1013 South Avenue in 2010 for an addition to the front of the home which would encroach on both the front yard and side yard setback requirements of the Norwalk Zoning Code of Ordinances.

Ms. Cooper explained that the setback variance request previously approved was for a 20' x 20' garage. For various reasons, she has now decided that she would like to make the garage 20' x 22'.

The applicant desires to vacate the previous approval and move the addition to the front of the house on the west side. The addition is similar in size (Attachment "A") and would require similar encroachment into the front yard setback however would not be in violation of side yard setback requirements.

The homes front yard setback is approximately 30 feet. The side yard setbacks are approximately 7 feet on the east side of the property and approximately 15-16 feet on the west side. The rear yard setback is approximately 140 feet.

The single family residential zoning district requires a front yard setback of 30 feet, a side yard setback of 7 feet and the least width side, and a rear yard setback of 35 feet. The existing homes front yard setback appears to be compliant with current setback requirements. The proposed variance would encroach on the front yard setback approximately 11 feet, therefore leaving approximately 19 feet of setback in the front of the proposed addition.

The revised variance request would be in conformance with side yard setback requirements on the west side of the property, whereas the previously approved variance did not.

11-08 – Motion by Grant and seconded by Stevens to approve Dimension Setback Variance Request at 1013 South Avenue due to unusual setbacks in surrounding area and in lieu of variance previously approved.

11-09 – Motion by Stevens and seconded by Stevens to adjourn meeting at 6:09 p.m. Approved 3-0.

Joe Smith, Chairperson

Chris Nosbisch, Development Services Director