

## NORWALK BOARD OF ADJUSTMENT MEETING 05-21-2013

The Board of Adjustment meeting was held Tuesday, May 21, 2013 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Acting Chairperson Christin Grant called the meeting to order at 6:01 pm. Members present at roll call were: Steven Davidson, Brent Hinders, Dennis Cassady and Christin Grant. Absent: Chad Stevens.

City Staff present were Mike Johnson, Director of Planning and Building and Shelley Heisdorffer, Development Services Assistant.

**13-05** – Motion by Davidson and seconded by Hinders to approve the agenda after removing New Business 1: Election of BOA Chairperson, Vice-Chairperson and Secretary. Approved 4-0.

**13-06** – Motion by Davidson and seconded by Hinders to approve the minutes from the January 15, 2013 meeting. Approved 3-0, Cassady abstained.

Mr. Johnson introduced Dennis Caseday as the newest member of the Board.

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

With no old business on the agenda, the next item on the Agenda was new business Special Use Permit Request (13-02) – 1207 Silverado Drive, Silverado Ranch Estates.

Grant noted to the Board that the proposed structure will be 14 ft. farther from the road than what the original site plan shows.

Jamie Johnson, 1207 Silverado Drive, Cumming, spoke regarding the application he submitted for a Special Use Permit. Mr. Johnson would like to build a 3,024 sq ft. structure on his property. This falls well under the footprint of his house which is 3,408 sq ft. The intentions of the structure is to store his RV, trailer, garden equipment and just general storage. The overhead doors must be tall enough to allow for his RV to clear, therefore the building must be 29.5' high to accommodate those doors.

Mike Johnson added that this is mostly an agricultural area and that this structure will be very similar to the one that was just approved on West North Ave. He also added that Jamie would not have needed to get approval of the BOA if the intent of the structure was for agricultural use. Because the use isn't for agriculture, he does need a Special use Permit.

Jamie Johnson added that he would be putting stone wainscoting to match the house.

The meeting was closed for discussion.

**13-07** – Motion by Davidson and seconded by Hinders to approve Special Use Permit Request (13-02) – 1207 Silverado Drive, Silverado Ranch Estates with the following conditions:

1. All construction must be in accordance with building code and permitting requirements; and
2. That the applicant construct the accessory structure in accordance with the site plan (with the 14 ft modification).

Approved 4-0.

**13-08** – Motion by Davidson and seconded by Hinders to adjourn meeting at 6:18 p.m.  
Approved 4-0.

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Christin Grant, Acting Chairperson

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Mike Johnson, Director of Planning  
and Building