

REGULAR BOARD OF ADJUSTMENT MEETING 08-14-2018

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, August 14, 2018 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Vice Chairperson Brent Hinders called the meeting to order at 6:00 pm. Members present at roll call were: Dennis Cassady, Rachel Parker and Chad Stevens. Absent: Christin Grant.

City Staff present were Luke Parris, Director of Community Development, Elliot Klimowski, City Planner and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-01

Motion by Cassady and seconded by Stevens to approve the agenda. Approved 4-0.

Approval of Minutes – 18-02

Motion by Stevens and seconded by Parker to approve the Minutes from the December 6, 2017 meeting. Approved 4-0.

Welcome of Guests

Vice Chair Hinders welcomed the 2 guests present, with no guests wishing to speak; the business portion of the meeting was opened.

Public Hearing on a variance request from Ron Thomas for the construction of a room addition and shed roof onto a garage at 8286 S. Orilla Road– 18-03

Public Hearing opened at 6:02 p.m.

City received a variance application in July 2018 with a request to allow the construction of a room addition and roof onto an existing garage; this is the only structure on the parcel addressed as 8286 S. Orilla Road. The current zoning is RE-1, Rural Estates and due to the non-conforming structure, the zoning code does not allow for the expansion of a non-conforming structure. The property owner is aware that after the completion of Veteran's Parkway, the property will be sold to either the City of West Des Moines or a Developer; therefore, the addition to the structure would most likely be temporary. Staff recommends approval based on the short-lived and isolated nature of the project.

Planning & Zoning met on Monday, August 13, 2018 and the BOA request was discussed, most Commissioners had no issue with approval and had nothing to recommend and one Commissioner did not agree that the variance should be granted due to some public concern of the use would be that of living quarters rather than an accessory structure. Hinders inquired if all surrounding neighbors were notified and did the City receive any letters, emails or phone calls regarding comment of the variance request. Both Klimowski and Parris concluded that the City had not received any formal letters, emails or phone calls; the only comment was an informal comment made to the P & Z Commissioner and then passed along to the City Staff.

Parker asked about setbacks. Parris gave setback information.

Ron Thomas spoke and also answered questions regarding the addition to the garage. Stevens asked about the purpose of the room. Thomas explained that it would be used for storage.

Hinders inquired if an unnecessary hardship would arise with no approval of the variance.

Thomas spoke that the space would not be useful without the additional storage.

Paul Kingrey, 8186 S. Orilla Road spoke in favor of the addition.

Public Hearing closed at 6:21 p.m.

Board members discussed the matter.

Hinders entertained a motion, Parker motioned to approve the variance request for the construction of a room addition and shed roof onto the garage at 8286 S. Orilla Road. The motion was seconded by Stevens.

Vote on a variance request from Ron Thomas for the construction of a room addition and shed roof onto a garage at 8286 S. Orilla Road—18-04

Approved 4-0

Adjournment – 18-05

Motion by Parker and seconded by Stevens to adjourn meeting at 6:26 p.m. Approved 4-0.

Christin Grant, Chairperson

Luke Parris, Community Development
Director