

REGULAR BOARD OF ADJUSTMENT MEETING 6.20.2023

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, June 20, 2023, at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. The meeting was called to order at 6:02 p.m. by Chairperson, Brent Hinders. Present for roll call were Katheryn Thorson, Rachel Parker, and Nicole McGlothlin. Absent: Brandon Foldes

City Staff present were Elliot Klimowski, City Planner and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 23-05

Motion by Parker and seconded by Thorson to approve the agenda. Approved 4-0

Approval of Minutes – 23-06

Motion by Thorson to approve the amended minutes of April 18, 2023, and seconded by Parker. Approved 4-0

Welcome of Guests

One guest was present.

Public hearing and recommendation on a variance request from Brian Wiedmaier related to the placement of an accessory shed at 1300 Green Hills Drive—23-07

Public hearing opened at 6:06 p.m. Parker motioned to approve Thorson seconded.

A Variance application was received by the City on March June 6, 2023, from Brian Wiedmaier, related to the placement of an accessory shed at 1300 Green Hills Drive, a corner lot in the Rolling Green Planned Unit Development. This variance request would allow for the construction of an accessory shed on the north side of the house and would conflict with the accessory structure regulations of the Zoning Ordinance.

Applicable Code of 175A.29 ACCESSORY BUILDINGS AND GARAGES:

No accessory building or structure and no fence or wall which exceeds six (6) feet in height shall be erected in a required yard or court, except as provided hereinafter.

2. Accessory Buildings in Residential Zoning Districts. In any single family residential zoning district (RE-1, R-1, R-2, R-TC) no accessory building shall be erected in any required yard other than a rear and side yard, except as provided hereinafter, and shall not extend past the front face of the principal building or otherwise be located between the front yard and the front of the principal building. Accessory buildings shall be at least five (5) feet from the rear yard lot line and five (5) feet from the side yard lot lines including any horizontal projections such as roof overhangs. ...

There shall be at least ten (10) feet of separation from a principal building and any other separate building or structure on the same lot, ... Any accessory building with less than ten (10) feet of separation from a principal building may be permitted provided it shall meet all setback requirements of the principal building as if it were attached to and a part of the principal building.

Surrounding neighbors were notified as well as the Des Moines Register on June 15th, 2023.

Brian Wiedmaier, 1300 Green Hills Drive, was available to answer questions.

Public hearing closed at 6:22 p.m. Thorson motioned to approve Parker seconded.

Vote on a variance request related to the placement of an accessory shed at 1300 Green Hills Drive—23-08

Hinders entertained a motion to approve the variance request, Parker motioned to approve, and Thorson seconded. Approved 4-0

Adjournment – 23-09

Motion by Parker and seconded by Thorson to adjourn the meeting at 6:28 p.m. Approved 4-0