

ZONING BOARD OF ADJUSTMENT
September 8, 2015
SPENCER, IOWA

AGENDA
8:15 O'CLOCK A.M.
COUNCIL CHAMBERS, CITY HALL

BAXTER (CHM.)
WALLER (V.CHM.)

GREEN
HARPER

LYKKE
PETERSON
FELDMAN

ROLL CALL

1. Motion Adoption

Approve Minutes
August 17, 2015

2. OLD BUSINESS

A. Request for the following:

Keith Benschoter
703 East 8th St.
Spencer, IA 51301

Approval for a variance to construct:

1. A 16' X 14' garage addition up to within 19' of the front property line (25' minimum in the A Residential zoning district). And up to within 4' of the east property line (6' minimum).
2. An 8' X 6' front step up to within 20'-10" of the front property line (a step may protrude a maximum of 3' from the front wall of a dwelling, or it must maintain a 25' setback from the front property line).

At 709 East 8th Street. East Half of Lot 8 and All of Lot 9, Block 9, Second College Addition.

3. NEW BUSINESS

A. Request for the following:

Jeffrey Danielson, Agent
World of Fabrics, Inc.
P.O. Box 450
Willmar, MN 56201

An Administrative Appeal with the Zoning Board of Adjustment seeking to overturn a determination of the Zoning Official pertaining to the replacement of wood siding on a commercial building in the Central Business District (CBD).

At 315 Grand Avenue. South Half of Lot 2, and the North Half of Lot 3, Block A, Original Plat to Spencer.

B. Request for the following:

**Larry Steffes
23807 178th Street
Okoboji, IA 51355**

Approval for variances:

1. To construct a 70' X 36' commercial storage building up to within 1' of the east property line (25' minimum in the E Heavy Industrial Zoning District).
2. To construct a 40' X 40' commercial storage building up to within 4' of the east property line (25' minimum).

At 2918 B Avenue East. Lot 1, Block 3, Industrial Park Addition and a Tract of Land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 96N, Range 36W of the 5th P.M.

C. Request for the following:

**Chris Raveling
4315 110th Ave.
Peterson, IA 51047**

Approval for variance to install a 4' X 8' (32 sq ft) political sign in the A residential zoning district (maximum of 4 sq ft). The sign will be removed after the November 2016 election.

At 908 10th Avenue SE. Tract in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 96N, Range 36W.

4. OTHER BUSINESS

5. ITEMS FOR FUTURE AGENDAS

6. Motion to Adjourn

XC: City Manager, Bob Fagen
Mayor, Reynold Peterson
Don Hemphill, City Attorney
Theresa Reardon, City Clerk
Brian Weuve, Finance Director
Mark White, Public Works Dir.
Kirby Schmidt, Planning Dir.
Craig Poulsen, PW Ass't
Robyn Larsen, Planning Ass't
Delray Bredehoeft, Park & Rec

Spencer Mun. Utilities
Mediacom Cable
KUYR Radio
Daily Reporter
KICD/KIGL
Keith Benschoter
Jeffrey Danielson
Larry Steffes
Chris Raveling