

**ZONING BOARD OF ADJUSTMENT
May 16, 2016
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
May 2, 2016

2. OLD BUSINESS

3. NEW BUSINESS

A. Request for the following:

**Donald Hemphill
1st Congregational Church
1212 1st Avenue West
Spencer, Iowa 51301**

Request for approval a variance to construct a 12' X 16' storage building up to within 18' of the south property line (25' minimum in the A Residential Zoning District).

At 1212 1st Avenue West. The West 125' of Block 22, Griffin and Adams Addition.

B. Request for the following:

**Bill Muller
900 South Grand Avenue
Spencer, Iowa 51301-5716**

Request for approval to:

1. For a variance to construct a 100' X 155' office building up to within 10' of the west property line (50' minimum in the C-2 Highway Commercial Zoning District) and up to within 15' of the north property line (50' minimum).

At 701 South Grand Avenue. The West 138' of Lot 1, and the West 138' of the North 69' of Lot 2, Block 9, Harris Suburban Lots.

2. To request an extension of a setback variance to construct a 38.3' X 68.1' addition up to within 43' of the east property line (50' minimum in the C-2 Highway Commercial Zoning District) and up to within 5' of the north property line (20' minimum) that would expire on December 2, 2017 (the variance was granted for a 3 year period that will expire on December 2, 2016).

At 714 South Grand Avenue. Lots 1 and 2 except the south 80', Block 5, Harris Suburban Lots.

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
Donald Hemphill
Bill Muller