

**ZONING BOARD OF ADJUSTMENT  
MAY 1, 2017  
SPENCER, IOWA**

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

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

MANWARREN  
HARPER

LYKKE  
PETERSON  
FELDMAN

**ROLL CALL**

**1. Motion Adoption**

Approve Minutes  
April 17, 2017

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**A. Request for the following:**

**Patricia Helmich  
Great Lakes Communication Corp.  
1501 35<sup>th</sup> Avenue West  
Spencer, Iowa 51301**

Request for a Special Exception Use to install a 10' high communication antenna on a 50' high multi-family residential dwelling (a communication tower is defined as being: an independent structure of a height more than 35' above ground level used for transmitting and receiving wireless communications).

At **110 4<sup>th</sup> Street SE**. Except the S 58' of Lot 1, Block 1, Harris Suburban Lots.

**B. Request for the following:**

**Chris & Terri Carpenter  
1824 2<sup>nd</sup> Avenue East  
Spencer, IA 51301**

Request for an Administrative Appeal to appeal a determination of the Spencer Building Official, Kirby Schmidt, regarding the installation of a metal roof system on a residential dwelling. Related to Section 9-11-11 (D)2 and (D)3 of the Spencer City Code.

At **521 East 11<sup>th</sup> Street**. Lot 14, Block 6, Fairview Addition.

**C. Request for the following:**

**Bradley Day  
105 West 1<sup>st</sup> Street  
Spencer, IA 51301**

Request for a variance to construct a 14' x 24' detached garage up to within 2' of the west property line (6' minimum in the Central Business District when the property is used for residential purposes).

At **105 West 1<sup>st</sup> Street**. Part of Lot 8, Auditor's Plat #2 and All of Lot 8, Block 7, Lovewell and Hubbard's Addition.

**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 Assistant  
Robyn Larsen, Planning Assistant  
Delray Bredehoeft, Park & Rec

Spencer Mun. Utilities  
Mediacom Cable  
KUYU Radio  
Daily Reporter  
KICD/KIGL  
Patricia Helmich  
Chris & Terri Carpenter  
Bradley Day