

ZONING BOARD OF ADJUSTMENT
October 5, 2015
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 5th day of October, 2015, at 8:15 o'clock A.M., in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

The meeting was called to order by Chairperson Don Baxter, and the roll being called, there were present:

PRESENT: Baxter, Green, Lykke, Waller, Peterson, Feldman

ABSENT: Harper

It was moved by Board Member Waller, seconded by Board Member Feldman, to approve the minutes of the Zoning Board of Adjustment meeting on September 21, 2015. The motion was declared carried when all Board Members present voted aye on voice call vote.

The Board reviewed a request from **Brad Smith, 423 4th Ave. SW, Spencer, IA**, with Brad being present, for a moving permit to move a 22' X 23' detached garage having a loaded height of 14' from 24084 Kelley Beach Drive, Spirit Lake, IA to 423 4th Avenue SW. The proposed route will enter Spencer on 240th Avenue, thence south to Highway 18 (11th Street SE), thence south to 370th St., thence to 4th Avenue SW, thence north to 423 4th Avenue SW. At 423 4th Avenue SW. Lot 2, Block 1, Town and Country Acres. There were no other comments. It was moved by Board Member Green, seconded by Board Member Peterson to approve the request as presented.

Upon roll call vote, the vote thereon was as follows:

AYES: Baxter, Green, Lykke, Waller, Peterson, Feldman

NAYS: None

The motion was declared carried.

At 8:18 A.M. Chair Baxter excused himself from serving as a Board Member for the remainder of the meeting to enable him to serve as representative for the Kunert appeal. Vice Chair Waller chaired the meeting from this point on.

The Board reviewed a request from **William & Cynthia Kunert, 1909 390th Street, Spencer, IA**, who were not present. Don Baxter explained the request for a variance to build a 60' X 44' house addition up to within 13'-6" of the front property line (25' minimum in the B Multiple Residential zoning district, and up to within 5'-3" of the south property line (6' minimum), at 518 – 515 West 6th Street; Part of Lots 3 and 4 and Parcel C, All in Block 4, Hough's Second Addition. One oral comment from Mary O'Brien, 512 W. 6th St., with concerns about distance from personal property line and outline of proposed project. Her questions were answered. The hardship was determined to be that the cul-de-sac was added after original structure was built. There were no other

comments. It was moved by Board Member Peterson, seconded by Board Member Lykke to approve the request as presented.

Upon roll call vote, the vote thereon was as follows:

AYES: Green, Lykke, Waller, Peterson, Feldman

NAYS: None

The motion was declared carried.

It was moved by Board Member Green, seconded by Board Member Feldman to adjourn the meeting of the Zoning Board of Adjustment at 8:32 A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

Chairperson, Don Baxter

Vice Chairperson, Steve Waller

ATTEST:

Theresa Reardon, City Clerk
Secretary