

**ZONING BOARD OF ADJUSTMENT  
MAY 16, 2016  
SPENCER, IOWA**

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 16<sup>th</sup> day of May, 2016, 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, Waller, Harper, Peterson, Feldman

ABSENT: Lykke

It was moved by Board Member Waller, seconded by Board Member Feldman, to approve the minutes of the Zoning Board of Adjustment meeting on May 2, 2016, as printed and mailed. The motion was declared carried when all Board Members present voted aye on voice call vote.

Item 3-A was withdrawn by applicant.

The Board reviewed two requests from **Bill Muller, 900 South Grand Avenue, Spencer, Iowa**, who was present and spoke.

The **first request** was for approval 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. There were no other comments. The hardship was determined to be the size of lot for buildings in the area. It was moved by Board Member Green, seconded by Board Member Harper to approve the request.

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

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

NAYS: None

The motion was declared carried.

The **second request** was for 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. There were no other comments. It was moved by Board Member Harper, seconded by Board Member Peterson to approve the request with an extension date of 12-02-2018.

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

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

NAYS: None

The motion was declared carried.

It was moved by Board Member Waller, seconded by Board Member Feldman to adjourn the meeting of the Zoning Board of Adjustment at 8:37 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

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Chairperson, Don Baxter

ATTEST:

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Theresa Reardon, City Clerk  
Secretary