

ZONING BOARD OF ADJUSTMENT
January 3, 2023
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 3rd day of January, 2023, 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 Steve Waller, and the roll being called, there were present:

PRESENT: Waller, Mechler, Beneke, McAlpine (by phone)

ABSENT: Manwarren, Prentice, Baxter

It was moved by Board Member McAlpine, seconded by Board Member Beneke to approve the minutes of the Zoning Board of Adjustment meeting of November 7, 2022. The motion was carried when all Board Members present voted aye on voice call vote.

The Board received a variance request for **Tiger Pride Lawn Care LLC, 510 E 8th St, Spencer, IA 51301**. The request is for a variance to construct an 8 ft W x 20 ft L ramp on the south side of the existing building up to within 25 ft (50'-0" required) from the West front property line in a front yard setback along 5th Ave E, up to within 5 ft (15'-0" required) from the E property line in a rear yard, and up to within 13 ft (20'-0" required) from the S property line in a side yard (*distances to be confirmed by Planning Department once property corners are marked*). Travis Cooke, owner of Tiger Pride Lawn Care LLC, was present and spoke. Anna Harmon, Building Code Official, and Adam Severson, Planning Director, both spoke to explain the request and recommend to the Board to a 0 setback until the Engineers are able to survey the lot. It was moved by Board Member Mechler, seconded by Board Member Beneke to **approve** the request at 0 setback with the exception Tiger Pride Lawn Care LLC check in with the city staff after the property lines have been established and the hardship being no other access to the building.

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

AYES: Waller, Mechler, Beneke, McAlpine

NAYS : None

The motion was declared carried.

Items for Future Agendas: None

It was moved by Board Member Mechler, seconded by Board Member Beneke to adjourn the meeting of the Zoning Board of Adjustment at 8:40 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

ATTEST:

Steve Waller, Chair

Mary Beth Breidinger, Deputy City Clerk