

ZONING BOARD OF ADJUSTMENT
November 7, 2022
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 7th day of November, 2022, 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: Manwarren, Waller, Mechler, Prentice, Beneke, Baxter, McAlpine

ABSENT: None

It was moved by Board Member McAlpine, seconded by Board Member Manwarren to approve the minutes of the Zoning Board of Adjustment meeting of October 11, 2022. The motion was carried when all Board Members present voted aye on voice call vote.

The Board reviewed a Request for a Fence Variance from **Matthew Graves, 1616 W 11th St, Spencer, IA 51301**. Matthew Graves was present and spoke. Anna Harmon, Building Code Official was present and spoke to explain the request. The Variance request is to construct a 6' fence up to within 0' from the West front property line in a front yard setback along 17th Ave W. Current ordinance allows 4'-0" H fence in front yards. There were no other comments. It was moved by Board Member Mechler, seconded by Board Member McAlpine to **approve** the request with the hardship being two front yard setbacks.

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

AYES: Manwarren, Waller, Mechler, Prentice, Beneke, Baxter, McAlpine

NAYS : None

The motion was declared carried.

The Board reviewed a Variance Request from **Southside Monuments Ken & Julie Sandvig, 24 4th St SE, Spencer, IA 51301**. Ken was present and spoke. The Variance request is to cover up to 100% of the property by replacing and increasing pavement to fully cover front yard between building and north property line fronting 4th St SE. Current ordinance allows eighty percent (80%) including ground level paving. **Written Comments:** Spencer Auto Parts, Kevin Robinson, 416 S Grand Ave, Spencer IA was in favor of the request. There were no other comments. It was moved by Board Member Beneke, seconded by Board Member Mechler to **approve** the request with the hardship being property built prior to the ordinance change with the understanding Southside Monuments will include a retaining structure to prevent water from moving on to the west of the request.

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

AYES: Manwarren, Waller, Mechler, Prentice, Beneke, Baxter, McAlpine

NAYS : None

The motion was declared carried

Items for Future Agendas: None

It was moved by Board Member McAlpine, seconded by Board Member Prentice to adjourn the meeting of the Zoning Board of Adjustment at 8:32 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