

ZONING BOARD OF ADJUSTMENT
November 7, 2022
SPENCER, IOWA

8:15 o'clock A.M.
Council Chambers, City Hall
101 West 5th Street, Spencer, Iowa

AGENDA

MANWARREN
PRENTICE

WALLER (chair)
BENEKE

MECHLER
BAXTER

MCALPINE (Vice Chair)

Pledge of Allegiance

ROLL CALL

1. MOTION ADOPTION

Approve Minutes
October 11, 2022

2. OLD BUSINESS

3. NEW BUSINESS

A. Request for Variance:

Matthew Graves
1616 W 11th St
Spencer, IA 51301

A variance to construct a 6'H wood fence up to within 0' (15'-0" required) from the West front property line in a front yard setback along 17th Ave W.

(Ref 8-5-4) Location and Height Restrictions:

A. On lots used for residential purposes:

1. Fences may be placed inside the lot line with a height of not more than four feet (4') in the front yard and six feet (6') in side and rear yards. On corner lots, fences six feet (6') in height may be constructed not less than fifteen feet (15') from the side lot line adjacent to the street.

At **1616 W 11th St, Lot 2 in Westshire 7th Addition** to the City of Spencer, Clay County Iowa.

B. Request for Variance:

**Southside Monuments LLC
Ken & Julie Sandvig
24 4th St SE
Spencer, IA 51301**

A variance 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.

(Ref 9-7-3) Zone C2 Development Regulations:

G. Maximum ground coverage: Eighty percent (80%) including ground level paving

At **15 5th St SE, Lot 2 Block 2 in Harris Addition** to the City of Spencer, Clay County Iowa.

4. OTHER BUSINESS

5. ITEMS FOR FUTURE AGENDAS

6. MOTION TO ADJOURN

XC: Dan Gifford, City Manager
Brian Weuve, Finance Dir/City Clerk
Mayor, Steve Bomgaars
Don Hemphill, City Attorney
Mary Beth Breidinger, Dep. City Clerk
Mark White, Public Works Dir.
Mark Kreig, Assistant PW Director
Adam Severson, Planning Director
Anna Harmon, Building Code Official

Spencer Municipal Utilities
Mediacom Cable
KUYR Radio
Daily Reporter
KICD/KIGL

Note: Some members may participate by telephone, per Section 21.8 of the Code of Iowa