

ZONING BOARD OF ADJUSTMENT  
June 6, 2022  
SPENCER, IOWA

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

**AGENDA**

MANWARREN  
PRENTICE

WALLER  
BENEKE

LYKKE (CHAIR)  
BAXTER

MCALPINE

**Pledge of Allegiance**

**ROLL CALL**

**1. MOTION ADOPTION**

Approve Minutes  
May 2, 2022

**2. OLD BUSINESS**

**A. Variance Request**

**Dan Bailey**  
Box 905  
Dakota City, NE 68731

Mr. Bailey is requesting a variance allowing a 12'-5" West front yard setback (50'-0" req in Zone C2) and a 8' East front yard setback (50'-0" req in Zone C2) to build a 40' W x 100' D x 21' H 16'sidewalls metal storage building.

At **4008 4<sup>th</sup> Ave W, TR 642' X 33' X 652' X 144' IN THE NW NW & SW NW W OF RR 31-97-36 L & I** in the City of Spencer, Clay County Iowa.

**3. NEW BUSINESS**

**A. Variance Request**

**Steven Pick**  
1824 S Grand Plaza Dr  
Spencer, IA 51301

Mr. Pick is requesting a variance allowing a 6'-0" front yard setback (25'-0" req in Zone A) along Cobbs Ct running N-S and 20'-0" front yard setback (25'-0" req in Zone A) at Cobbs Ct running E-W to replace a detached garage that he will be demolishing (existing structure at same location).

At **733 4<sup>th</sup> Ave W, 13 COBB'S COURT** in 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  
Mayor, Steve Bomgaars  
Don Hemphill, City Attorney  
Theresa Reardon, City Clerk  
Mark White, Public Works Dir.  
Mark Kreig, Assistant PW Director  
Alek Schulz, Planning Director  
Adam Severson, Building Services  
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*