

ZONING BOARD OF ADJUSTMENT  
July 5, 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

MECHLER  
BAXTER

MCALPINE (Vice Chair)

**Pledge of Allegiance**

**ROLL CALL**

**Elect New Chair and Vice Chair**

**1. MOTION ADOPTION**

Approve Minutes  
June 8, 2022

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**A. Request for Variance:**

**Brian Trojahn**  
**901 E 10<sup>th</sup> St**  
**Spencer, IA 51301**

A variance to construct a 6' fence up to within 0' from the property line in a front yard setback along 9<sup>th</sup> Ave E. Current ordinance allows 4'-0" H fence in front yards.

*8-5-4: LOCATION AND HEIGHT RESTRICTIONS:*

*Fences, foliage, hedges and trees may be placed within the required setback in any zoning district only in accordance with the following requirements and limitations:*

*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 **Lot 9 Block 1 in 2ND COLLEGE** subdivision to the City of Spencer, Clay County Iowa.

**B. Request for Variance:**

**Scott and Carissa Post  
2521 10<sup>th</sup> Ave E  
Spencer, IA 51301**

A variance to construct a 6' fence up to within 19' from the property line in a front yard setback. Current ordinance allows 4'-0" H fence in front yards.

*8-5-4: LOCATION AND HEIGHT RESTRICTIONS:*

*Fences, foliage, hedges and trees may be placed within the required setback in any zoning district only in accordance with the following requirements and limitations:*

*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 **TR 167' X 189' SE NE L&I 6-96-36** in the City of Spencer, Clay County Iowa.

**C. Request for Variance:**

**Gary Koenig  
1015 8<sup>th</sup> Ave W  
Spencer, IA 51301**

A variance to construct a 6' D x 10'W deck at front of existing house up to within 19' of the front property line in a front yard setback along 8<sup>th</sup> Ave W. Current ordinance requires a 25'-0" minimum front yard setback in Zone A.

At **Lot 4 Block 2 in WESTVIEW PARK 1<sup>ST</sup> ADDITION** to the City of Spencer, Clay County Iowa.

**D. Request for Variance:**

**Paul Schultz  
121 E 9<sup>th</sup> St  
Spencer, IA 51301**

A variance to construct a 16' D x 20'W deck at rear of existing house up to within 13'10" of the front property line in a front yard setback along 2<sup>nd</sup> Ave E. Current ordinance requires a 25'-0" minimum front yard setback in Zone A.

At **Lot 4 Block 2 in WESTVIEW PARK 1<sup>ST</sup> ADDITION** to the City of Spencer, Clay County Iowa.

**4. OTHER BUSINESS**

**5. ITEMS FOR FUTURE AGENDAS**

Please call Theresa at City Hall  
580-7200 if you are unable to  
attend the meeting.

## **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*