

ZONING BOARD OF ADJUSTMENT  
September 12, 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 (chair)  
BENEKE

MECHLER  
BAXTER

MCALPINE (Vice Chair)

**Pledge of Allegiance**

**ROLL CALL**

**Elect New Chair and Vice Chair**

**1. MOTION ADOPTION**

Approve Minutes  
August 1, 2022

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**A. Request for Variance:**

**Katie Gastelum**  
**809 Fairway St**  
**Spencer, IA 51301**

A variance to construct a 12'W x 20'D x 12'H up to within 6' (25'-0" required) from the North front property line in a front yard setback along 11<sup>th</sup> St SE (Hwy 18).

*9-11-8 D. Accessory Structure Regulations: Accessory structures in the A and B zoning districts and on property used for residential purposes in the C-1 zoning district are subject to the following limitations:*

*3. Site Development Regulations: The location of an accessory structure is subject to the setback requirements of the zoning district in which the accessory structure is located, except:*

*a. In the A, B and C-1 zoning districts, accessory buildings may be located within six feet (6') of the rear lot line.*

*9-3-3D. Front Yard Setback: Twenty five feet (25')*

**At Lot 4 in Country Club Terrace 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  
Mayor, Steve Bomgaars  
Don Hemphill, City Attorney  
Theresa Reardon, City Clerk  
Mark White, Public Works Dir.  
Mark Kreig, Assistant PW 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*