

ZONING BOARD OF ADJUSTMENT
April 3, 2023
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 3rd day of April, 2023, 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 January 3, 2023. The motion was carried when all Board Members present voted aye on voice call vote.

The Board received a variance request for **Kevin Davis, 522 E 5th St, Spencer, IA 51301**. The request is for a variance to construct a 40 ft W x 28 ft D x <20 ft H (14 ft sidewalls & 19'-2" ft top of ridge) attached garage on the south side of the existing house up to within 4 ft (6 ft required) from the West side property line and up to within 18 ft (25 ft required) from the East front property line along 6th Ave E. A breezeway 4 ft 6 inches W x 8 ft L x 9 ft 6 inches H will connect the existing residence to the new garage. Kevin Davis was present and spoke. Adam Severson, Planning Director, spoke to explain the request. There were no other comments. It was moved by Board Member Baxter, seconded by Board Member McAlpine to **approve** the request with the exception the existing (2) structures be removed by October 31, 2023 and 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.

Items for Future Agendas: None

It was moved by Board Member Beneke, seconded by Board Member Baxter to adjourn the meeting of the Zoning Board of Adjustment at 8:28 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