

ZONING BOARD OF ADJUSTMENT
April 3, 2023
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
January 3, 2023

2. OLD BUSINESS

3. NEW BUSINESS

A. Request for Variance:

Kevin Davis
522 E 5th St
Spencer, IA 51301

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.

(Ref 9-7-3) Development Regulations:

D. Front Yard setback: Twenty-five feet (25')

E Side yard setback: One-story: Six feet (6').

Two-story: Eight feet (8').

Three-story: Ten feet (10').

F. Rear yard setback: Twenty feet (20')

G. Maximum Lot Coverage: Seventy percent (70%).

At 522, Lot 1, Block 12 in Chicago Milwaukee & St Paul Railway's 3rd 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 Krieg, Assistant PW Director
Adam Severson, Planning Director
Anna Harmon, Building Code Official

Dane Ross, Building Services 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