

**ZONING BOARD OF ADJUSTMENT**  
**July 10, 2023**  
**SPENCER, IOWA**

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 10<sup>th</sup> day of July, 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: Waller, Prentice, Beneke, McAlpine

ABSENT: Mechler, Baxter

It was moved by Board Member McAlpine, seconded by Board Member Beneke to approve the minutes of the Zoning Board of Adjustment meeting of June 5, 2023. The motion was carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Beneke, seconded by Board Member McAlpine to elect Board Member Waller for Chairperson to serve through June 30, 2024. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Prentice, seconded by Board Member Beneke to elect Board Member McAlpine for Vice Chair to serve through June 30, 2024. The motion was declared carried when all Board Members present voted aye on voice call vote.

The Board received a variance request for **David & Kirsten Doebel, 1624 11<sup>th</sup> Ave N, Fort Dodge, IA 50501**. The request is for a variance to construct a new 13' -0" W x 26' -0" L x less than 20' -0"H detached accessory building within a front yard at 3219 3<sup>rd</sup> St. Lot 3, Westfield by IGL First Addition, Spencer, IA 51301. David Doebel, 1624 11<sup>th</sup> Ave N was present and spoke to explain the request. There were no other comments. It was moved by Board Member Beneke, seconded by Board Member McAlpine to **approve** the variance request with the hardship being two front yard setbacks on lot.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Prentice, Beneke, McAlpine

NAYS : None

The motion was declared carried.

The Board received a variance request for **Cheryl Woolery, 620 E 18<sup>th</sup> St, Spencer, IA 51301**. The request is for 1) A variance to construct a 40 ft W x 28 ft D x 15 ft 8 inches H (9 ft sidewalls) attached garage on the north side of the existing house up to within 18' -0"ft (25 ft required) from the West (front) property line. 2) A variance to construct a 40 ft W x 28 ft D x 15 ft 8 inches H (9 ft sidewalls) attached garage on the north side of the existing house up to within 12' -6" ft (25 ft required) from the North (rear) property line. Randy Wise, 620 E 18<sup>th</sup> St, Spencer, IA was present and spoke to explain the request. It was moved by Board Member McAlpine, seconded by

Board Member Beneke to **approve** variance request 1 & 2 with the hardship being the house was constructed prior to the current ordinance.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Prentice, Beneke, McAlpine

NAYS : None

The motion was declared carried.

Items for Future Agendas: None

It was moved by Board Member Beneke, seconded by Board Member McAlpine to adjourn the meeting of the Zoning Board of Adjustment at 8:25 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

ATTEST:

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Steve Waller, Chair

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Mary Beth Breidinger, Deputy City Clerk