

ZONING BOARD OF ADJUSTMENT

August 7, 2023

SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 7th day of August, 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, Mechler, Beneke, McAlpine

ABSENT: Baxter

It was moved by Board Member McAlpine, seconded by Board Member Prentice to approve the minutes of the Zoning Board of Adjustment meeting of July 10, 2023. The motion was carried when all Board Members present voted aye on voice call vote.

The Board received a request for renewal (originally approved 4/6/2020) for **Siouxland Scale, Bill Hanna, 1218 Lewis Blvd, Sioux City, IA 51105**. The request is for 1) a variance to allow an “accessory use” of a residential apartment to be included on the second floor of the existing commercial building in a C-2 Highway Commercial district. 2) A variance to construct an exterior deck/steps to access the apartment up to within 41 ft of the front (East) property line (req 50 ft). Adam Severson, Planning Director, was present and spoke. It was moved by Board Member McAlpine, seconded by Board Member Beneke to **approve** variance renewal request 1 & 2 with the hardship being safety issues and repurposing of an existing building, which cannot be used to full potential without the variance.

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

AYES: Prentice, Beneke, Mechler, McAlpine

NAYS : Waller

The motion was declared carried.

The Board received a variance request for **Angela & John Hameister, 1305 10th Ave SE, Spencer, IA 51301**. The request is for a variance to construct a 6 ft H fence up to within 2 ft of the N property line front yard/public right of way (req 15 ft). Adam Severson, Planning Director, was present and spoke. It was moved by Board Member Mechler, seconded by Board Member McAlpine to **approve** variance with the hardship subject to removal or to 4’ if future land development.

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

AYES: Waller, Prentice, McAlpine

NAYS: Mechler, Beneke

The motion was not carried.

Items for Future Agendas: None

It was moved by Board Member Prentice, seconded by Board Member Beneke to adjourn the meeting of the Zoning Board of Adjustment at 8:35 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