

**City of Coralville**  
**Board of Adjustment Meeting**  
**March 19, 2018**

Staff: Jim Kessler, Building and Zoning Official and Dee Marshek, Administrative Assistant

**Item 1:** Meeting called to order 6:00 PM

**Item 2:** Member present: Wells, Boucher, Nicola, and Knudson

Absent: Nesbett

Knudson amends Agenda Items 4 & 5 to state Section 165.21

Nicola: **Motion to approve.**

Boucher: **Motion 2nd.**

**Motion carried: 4-0**

**Item 3:** Approval of January 15, 2018 Minutes.

Wells: **Motion to approve.**

Nicola: **Motion 2nd.**

**Motion carried: 4-0**

**Item 4:** Public Hearing request for a Variance for to Section 165.21 (6) (B) Rear Yard Setback, located at 2464 Wickham Trace.

**Public Hearing Open:**

Chad Andrews describes his request for the sun porch that would encroach into the required 30 foot rear yard setback. He explains that the rear of his house is surrounded in dense vegetation and provides photographs of the project. He stated that he has spoken to numerous surrounding neighbors and provided email documents from two of these neighbors confirming they have no objections to the construction project. Staff also sent letters to five of the surrounding neighbors and heard no concerns from any of these neighbors.

**Public Hearing Close:**

Kessler and Members continue to discuss the request and the criteria associated with this variance.

Wells: **Motion to approve the Variance.**

Nicola: **Motion 2nd.**

**Motion carried: 3-1**

Chad Andrews asks about the time constraint on starting and completing this project.

Kessler states that he has to get a building permit before starting. It has passed the Board of Adjustment and the Variance is now associated with property as long as Andrews own the property.

**Item 5: Public Hearing** request for to Section 165.21 (6) (B) Rear Yard Setback, located at two lots off of Pine Ridge Court.

**Public Hearing Open:**

Debra Gregory-Mitchener explains that she has inherited these lots that are adjacent to her sister's present home. She describes the unusual shaped lots and states that they have tried several floor plans to fit on the lots. She explains that the lots were created and platted as part of the subdivision which also requires at least a 1400 sq. ft. home. This has created a hardship to build and also meet the required setbacks. She adds, this variance if approved would allow them to build on these two lots and the only neighboring property affected would to her sister's who doesn't oppose the home being built.

**Public Hearing Close:**

Kessler and Members discuss location, the layout of the lots, the subdivision covenants and the code pertaining to this setback variance request.

Wells: **Motion to approve the Variance.**

Boucher: **Motion 2nd.**

Kessler and Members continue to discuss their decisions and the purpose for granting this variance.

**Motion carried: 3-1**

**Item 6: Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Hy-Vee located at 2008 8th Avenue.

**Public Hearing Open:**

**Public Hearing Close:**

Kessler states this is the same as last year and we've had no complaints.

Boucher: **Motion to approve the Conditional Use Permit.**

Nicola: **Motion 2nd.**

**Motion carried: 4-0**

**Item 7: Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Theisens located at 100 Westcor Drive.

**Public Hearing Open:**

**Public Hearing Close:**

Wells: **Motion to approve the Conditional Use Permit.**

Nicola: **Motion 2nd.**

Kessler states this is the same as last year.

**Motion carried: 4-0**

**Item 8:** **Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Wal-Mart located at 2801 Commerce Drive.

**Public Hearing Open:**

**Public Hearing Close:**

Boucher: **Motion to approve the Conditional Use Permit.**

Wells: **Motion 2nd.**

Kessler adds this is the same as last year.

**Motion carried: 4-0**

**Item 9:** **Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Lowe's Home Improvement located at 2701 2<sup>nd</sup> St.

**Public Hearing Open:**

**Public Hearing Close:**

Boucher: **Motion to approve the Conditional Use Permit.**

Nicola: **Motion 2nd.**

Nicola has concerns that Lowe's already has merchandise on site already.

Kessler states this is discouraged and he had to recalculate the fee last year because of using additional space. He will discuss this with the manager and keep an eye on this location again this year.

**Motion carried: 4-0**

**Item 10:** Election of Co-Chair for 2018.

Nicola: Nominates Boucher

Wells: **Motion 2nd.**

**Item 11:** **Adjourn Meeting @ 6:40PM**

Nicola: **Motion to Adjourn.**

Boucher: **Motion 2nd.**

**Motion Carried: 4-0**

Respectfully submitted,

Dee Marshek