

City of Coralville
Board of Adjustment Zoom Meeting
May 17, 2021

Staff: Dave Johnson, Community Development Director
and Dee Marshek, Administrative Assistant

Item 1: Meeting called to order 6:01 PM

Item 2: Member present: Nicola, Pearl, Praska and Wise

Absent: Borde

Others participating in the Zoom Meeting: Applicant Ryan From

Item 3: **Approval of March 22, 2021 Minutes.**

Praska: **Motion to approve**

Pearl: **Motion 2nd**

Motion carried: 4-0

Item 4: **Public Hearing** request by Ryan From for a Variance from Chapter 165.21 of Coralville City Code to allow a side yard setback of 4' from the required 6' along the south property line for the property located at 1081 Highland Park Avenue.

Public Hearing Open:

Ryan From stated they would like an 8' x 16' addition, leaving 4' from the property line on the south side of the lot. He noted he own s1091 Highland Park Avenue, the lot immediately south of the variance request. It was suggested to move the boundary line a couple feet, but he stated the easement on the adjacent lot prevents that. Because the location of the easement on this lot impacts the buildable area which becomes very small. From stated he has spoken with and has support from his neighbors. He added he has no plans to build or ever sell this adjacent lot. He stated moving the lot line would make it more difficult, but not impossible if someone would choice to build on this lot in the future.

Staff Member Dave Johnson stated there were no public calls or written comments.

Public Hearing Close:

a) Consider approval of the Variance.

Wise: **Motion to consider approval**

Praska: **Motion 2nd**

Staff Member Dave Johnson showed the property and easement to the Board.

He added, 1081 Highland Park Avenue was platted in 2014 and built in 2015. The property is located in the R-1 Single-Family Residential District and all conditions currently conform to current zoning requirements.

He stated the minimum side yard setback for residences located in the R-1 Single Family Residential District is 6'. Mr. From's application explains the variance will allow for a 16' x 8' addition on the south side of the home.

The property owner may apply for a yard setback variance from City Code. Staff Member Johnson stated City Code states the variance should not be contrary to the public interest and there should be unique or special conditions that present practical difficulties or particular hardships in the way of achieving strict compliance with the provisions of City Code.

Staff Member Johnson explained the role of the Board of Adjustment is to determine whether the requested variance meets both findings for approval. If the Board of Adjustment feels the request will not be contrary to the public interest and there is an unnecessary hardship the Board should approve the request. If the Board of Adjustment feels either of the findings are not met, the Board of Adjustment should deny the variance request.

Board Members and Staff Member Dave Johnson continued to discuss the easement location on the adjacent lot, property lines, setbacks, future home configurations, lot platting and the possibility of a boundary adjustment with these two lots.

From shared he had concerns for potential future owners and adjusting the property lines, he felt it would be best to apply for the 2 foot variance.

Wise stated Ryan From owning both lots weighs into his consideration on this request.

Pearl: **Motion to approve the Variance**

Praska: **Motion 2nd**

Motion carried: 4-0

Staff Member Dave Johnson stated the approved Variance will be documented when applying for your future building permit.

Item 5: Adjourn Meeting @ 6:22 PM

Praska: **Motion to Adjourn**

Pearl: **Motion 2nd**

Motion carried: 4-0

Respectfully submitted,
Dee Marshek