



City of Coralville
Board of Adjustment Meeting
August 15, 2022

Staff: Dave Johnson, Community Development Director
Sarah Horning, Administrative Assistant

Item 1: Meeting called to order 6:00 PM

Item 2: **Roll Call:**

Present: Nicola, Borde, Praska, Wise

Absent: Pearl

Item 3: **Approval of August 15, 2022 Agenda.**

Motion to approve: Praska

Motion 2nd: Nicola

Motion carried: 4-0

Item 4: **Approval of July 18, 2022 corrected minutes**

*Nicola asked to correct minutes

Pg. 2 change address from *104 st Avenue* to correct address of *104 1st Ave.*

Pg. 3, paragraph 4 change *commissioner Wise* to *commission member Wise*
asked for clarification as to what the flood designation is for the area.

Pg. 3, paragraph 5, change the spelling of name from *Cheri Nicola* to *Cherie Nicola.*

Motion to approve: Borde

Motion 2nd: Praska

Motion carried: 4-0

Item 5: Public hearing held to consider a request on behalf of Sanja Hunt for a Variance from Chapter 165.21 of Coralville City Code to allow a front yard setback of 10' from the required 35' along the north property line and to allow for a rear yard setback of 7' from the required 30' along the west property line for property located at 618 11th Avenue.

Public Hearing Open:

Property owner Sanja Hunt of 618 11th Ave stated that she would like to construct a 24' x 24' garage with a single garage door, styled to match her home. She also stated that the garage size and design are in line with what already exists in her neighborhood.

Staff member Dave Johnson stated that 618 11th Avenue is a corner lot and a lot of record in the Coralville Heights subdivision that was recorded in 1948. This is considered a legal nonconforming lot. Lot sizes and setback requirements were less at that time of platting and development. Johnson also stated that when the commission reviews the variance request, it should be viewed as whether or not it is contrary to public interest or offers unnecessary hardship. Johnson added that he did receive two phones from residents with questions about the project, but neither person offered any objections to it and as for unnecessary hardship, Johnson stated that he likes to see reasonable investment in the older communities and believes that the request aligns with that this Variance and would not be contrary to public interest.

Commission member Russ Wise asked if having two driveways on the property would be allowed. Staff member Johnson replied that the owner would be allowed to keep both driveways. Commission member Cherie Nicola asked if the new garage would sit behind the existing cement pad. Sanja Hunt replied that for this project a new slab would be laid, the ground excavated and a new foundation would be poured. The new slab will accommodate two cars as opposed to the current one which has space for three. Wise asked if there would be room between the setback and the garage for a vehicle to be parked outside without blocking the sidewalk. Hunt stated that there would be room for a smaller vehicle, but not something larger, like a truck.

Resident Cathy Holton of 616 11th Avenue asked how far back the garage would

be from her property, which is located south of the applicant's property. Staff member Johnson stated that the garage would be 26 feet from her property line. Holton also asked how far back the house sits from the south property line. Johnson stated that it sits approximately 7 feet back from that property. Holton asked if a car would have enough space to pull out of the garage without pulling directly into the street. Johnson stated that yes, there would be space since there is a 20 feet distance between the front of the garage and the sidewalk.

Public Hearing Closed:

a) Consideration to overturn the decision by City of Coralville to deny Certificate of Occupancy.

Motion to consider approving the Variance: Nicola

Motion 2nd: Praska

Motion carried: 4-0

Discussion:

Wise stated that he views the placement of the garage as being as least intrusive as possible on the neighboring properties and that it would be good for the neighborhood in general.

b) Vote on the approval of the Variance for 618 11th Avenue.

Motion carried: 4-0

Item 5: Adjourn Meeting

Motion to Adjourn: Praska

Motion 2nd .: Borde

Motion carried: 4-0

Meeting adjourned @ 6:20 PM

Respectfully submitted,
Sarah Horning