

Altoona Board of Adjustment Hearing – November 7, 2013 – 6:30 PM

Members Present – Dale Sikes, John Rullman, Robert Hall, Lea Morris, Doug Teuber

Members absent – None

Staff Present – John Shaw and Chad Quick

Others Present – Randy Norman, Mark Gordon, Eric Grubb

Chairman Rullman called hearing to order.

#1. Consider a request from Randy Norman for his property at 1403 26th Avenue SW, Altoona, Iowa. He is seeking a variance to allow a six-foot tall fence in the front yard of his corner lot. The zoning ordinance limits the height of a fence in the front yard to 42-inches in height.

Randy Norman, 1403 26th Avenue SW, Altoona, Iowa, addressed the Board to present his request. Mr. Norman would like to construct a six-foot tall fence on the 14th Street side of his home. This is a corner lot and considered a front yard. The fence would extend eight feet into the front yard area. When the home was built, the builder poured a concrete patio partially into the front yard area and Norman is trying to enclose it. He is concerned that if we had to go with the 42” tall fence it would not provide privacy or keep his dog in.

Rullman mentioned the restrictive property covenants do not allow fences in the front yard. Norman is also concerned about the appearance of the fence and he rather go with the 42” fence instead of partially 42” and partially six-foot. Hall said he could cut the patio or put holes in the concrete and posts and fence over it.

Sikes said they have three problems: no hardship, another similar situation in the Meadow Vista neighborhood was denied a variance, and the covenants on the property.

Mark Yorton, 2604 14th St SW, they don’t have a problem with it. Wouldn’t be an obstruction in his opinion.

Hall moved to deny the variance request. Seconded by Morris. Vote: Yes – Hall, Morris, Sikes, Teuber, Rullman. No – None.

#2. Consider a request for variance from Newblood Development III, LLC for their property in Ironwood Village Plat 2 (generally located in the 2200-2300 block of 3rd Avenue SW), Altoona, Iowa, to allow them to use 40% stone rather than the 50% required by Chapter 171.01(2)(K) on proposed new residential housing units.

Eric Grubb, 10888 Hickman Rd., Clive, Iowa, explained the project – to finish out the Ironwood Village Townhome development that was started by another developer. The variance request stems from the different buildings. The existing buildings meet the 50% stone requirement and the proposed units are at 40%. The elevations of the buildings are different, the existing buildings have shed roofs off the front and smaller gable ends. The proposed buildings are a full second story and thus wider with more wall area. The plan is to extend stone up on the walls to the second floor, matching the height of stone on the existing buildings. Sikes asked what the hardship was and Grubb stated there is none with the property. The request is to make the buildings look more like the existing buildings, blending in more. The end/side wall is what will be most visible and that is where the difference will be if they have to meet the 50% requirement.

John Shaw explained the architectural differences and Sikes clarified those differences as the hardship in this case. It was noted that a letter of support was submitted by the Homeowners Association and a letter opposing the variance was submitted by one owner within the development. No other letters of support or opposition were presented.

Morris moved to approve the variance request. Seconded by Sikes. Vote: Yes – Morris, Sikes, Hall, Rullman, Teuber. No – None.

#3. Approve minutes of the October 1, 2013 hearing.

Sikes moved to approve the minutes as presented. Seconded by Hall. Vote: Yes – Sikes, Hall, Rullman. No – None. Passed – Morris, Teuber.

Next hearing scheduled for Tuesday, December 3, 2013 at 6:30 p.m. at the Altoona Fire Station

Hearing Adjourned at 7:10 p.m.

Respectfully submitted,
Chad Quick
Planner