

Altoona Board of Adjustment Hearing – May 5, 2015 – 6:30 PM

Altoona City Hall

Members Present – Dale Sikes, Lea Morris, Robert Hall, Mary Simon

Members absent – John Rullman

Staff Present – John Shaw, Chad Quick,

Others Present – Jane and Dan Ryan, Randy and Nan Buck

Vice-Chairman Sikes called hearing to order at 6:30 p.m.

#1 Consider a request for variance from Daniel and Jane Ryan for their property at 310 9th Avenue Circle SW, Altoona, Iowa. They are seeking a 10-foot rear yard variance, decreasing the rear yard setback from 35 feet to 25 feet, to allow them to construct an enclosed sunroom porch on the rear (west) side of the home. The property is zoned R-2 (One and Two-family Residential) and the minimum allowed rear yard setback in the district is 35 feet.

Dan Ryan, 310 9th Avenue Circle SW, Altoona, Iowa, introduced himself, his wife, Jane Ryan, and their neighbors Randy and Nan Buck. He said they would like to build a sunroom onto the west side of their home, where an existing deck is located. They originally thought they needed a 10-foot setback variance. However, working with staff we were able to determine that the variance needed is actually 19 feet, not 10 feet. They now believe their hardship is that their lot is small. Mrs. Ryan noted they do not have a rear yard neighbor; the trail and creek are there.

Morris asked if the deck had a variance – no, at the time it was built it was not needed. Shaw noted the neighbor to the south did receive a variance for setback. Shaw continued saying that they Ryan lot is shallow.

Sikes noted that we have a procedural situation. Staff is of the opinion the notice needs to be re-posted with the correct variance request. Sikes noted that the Board cannot table the request because it's not the correct request. Hall asked and the City does own the park/trail ground to the west, behind the home. Discussion ensued.

Hall moved to defer the item until next month. Seconded by Simon. Vote: Yes – Hall, Simon, Morris, Sikes. Pass – None. No – None. Staff will only mail out updated application cover sheet and any other updated information.

#2. Hall moved to approve the minutes of the April 7, 2015 hearing as presented. Seconded by Simon. Vote: Yes – Hall, Simon, Sikes. Pass – Morris. No – None.

#3. Next meeting/hearing will be Tuesday, June 2nd, 2015 at 6:30 p.m. if needed.

Hearing Adjourned at 7:00 p.m.

Respectfully submitted,
Chad Quick
City Planner