

Altoona Board of Adjustment Hearing – August 4, 2015 – 6:30 PM

Altoona City Hall

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

Staff Present – John Shaw, Chad Quick, Susi Hoots

Others Present – Brad Kuehl

Chairman Rullman called hearing to order at 6:30 p.m.

#1 Consider a request for variance from Discount Tire/Halle Properties and MDDS Development, LLC for the property at 3883 8th Street SW, Altoona, Iowa. They are proposing to construct a Discount Tire business on this corner lot and are requesting a variance to allow them to orient overhead doors towards a public right-of-way. Chapter 171.01(2)(I)(1) states that overhead doors shall not be oriented toward public right-of-ways.

Brad Kuehl of Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, Iowa, presented the request on behalf of the applicant. Kuehl explained the applicant's corporate office is in Scottsdale, Arizona, and no one was able to make the trip today. Required setbacks, the shape of the lot, storm water detention requirements, needed access routes for large trucks, and the fact there is only one access to the property, necessitate overhead doors face a public right-of-way to the west. The proposed building is nice-looking with lots of brick. The overhead doors are not obtrusive and there will be landscape screening.

Discussion ensued regarding the proposed access route, screening of the overhead doors, and previous variances granted for overhead doors oriented toward public right-of-ways.

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

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

#3. Next meeting/hearing will be Tuesday, September 1, 2015 at 6:30 p.m. if needed.

Hearing Adjourned at 6:46 p.m.

Respectfully submitted,

Susi Hoots

Community Development Administrative Coordinator