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MINUTES of the BOARD OF ADJUSTMENT  
Monday, March 14, 2016 - 3:00 PM  
Council Chambers - 101 1<sup>st</sup> Street SE – Third Floor

**Members Present:** Chair Todd Barker, Vice-Chair Bill Vernon, Sue Lowder, Nancy Ziese  
Jim Vancura

**Staff Present:** Vern Zakostelecky, Dave Houg, Johnny Alcivar, Ruth A Fuessley

**Others Present:** Carl Hoffman, Dave Fountain, Tred Schnoor, Richard Barsky, Lorraine Dunn,  
Ed Schroeder and Robert Lane

**CALL TO ORDER**

Chair Todd Barker called the March 14, 2016 Regular Board of Adjustment meeting to order at 3:00 PM.  
Attendance taken and a quorum declared.

**New Business**

**Item I**            **COND-022599-2016: 603 Oakland Road NE (Conditional Use)**  
Consideration of a Conditional Use for "Vehicle Sales" in a C-2 Community Commercial Zone  
District as requested by Joseph Blount (Applicant/Titleholder).

Disposition: By a Vote of 5-0 the Board of Adjustment approved COND-022599-2016.  
Petitioner has no objections to the recommended conditions. Following discussion, Ziese  
moved for approval subject to conditions. Vernon seconded, motion carried.

**Item II**            **COND-022672-2016: 1201 3<sup>rd</sup> Street SE (Minor Revised Site Plan Conditional Use)**  
Consideration of a Revised Site Plan for "Outdoor Service Area" in a C-3 Regional Commercial  
and Core Zone District as requested by Dave Fountain (Applicant).

Disposition: By a Vote of 5-0 the Board of Adjustment approved COND-022672-2016.  
Petitioner has no objections to the recommended conditions. Following discussion, Lowder  
moved for approval subject to conditions. Vernon seconded, motion carried.

**Item III**      **V05-022655-2016: 1400 Blairs Ferry Road NE (Variance)**  
Consideration of a Variance for a provision regarding “Parking in Excess” of the maximum number allowed in a C-2 Community Commercial Zone District as requested by the University of Iowa Community Credit Union (Titleholder).

Disposition: By a Vote of 5-0 the Board of Adjustment approved V05-022655-2016. The Board finds no objectors present. Following discussion, Sue Lowder moved for approval. Ziese seconded, motion carried.

**Item IV**      **V07-022656-2015: 2557 Worthington Drive SW (Variance)**  
Consideration of a Variance for “waiver of Design Standards” for an accessory structure exceeding 900 square feet in an R-1 Single Family Residence Zone District as requested by Larry Karnik (Petitioner).

Disposition: By a Vote of 5-0 the Board of Adjustment approved V07-022656-2016. The Board finds no objectors present. Following discussion, Nancy Ziese moved for approval citing Not Detrimental and subject to condition. Bill Vernon seconded, motion carried.

**Item V**      **V08-022669-2016: 4121 Carpenter Road NE (Variance)**  
Consideration of a Variance for a “5 foot fence” within required front yard in an A Agriculture Zone District as requested by John and Lorraine Dunn (Titleholders).

Disposition: By a Vote of 5-0 the Board of Adjustment approved V08-022669-2016. Petitioner has no objections to the recommended conditions. Following discussion, Lowder moved for approval subject to conditions. Vernon seconded, motion carried.

**Item VI**      **V09-022696-2016: 3206 Prairie Drive NE (Variance)**  
Consideration of a Variance for “time extension” for an accessory structure in an R-3 Single Family Residence Zone District as requested by EFS Roofing, LLC (Titleholder).

Disposition: By a Vote of 5-0 the Board of Adjustment approved V09-022696-2016. The Board finds no objectors present. Following discussion, Sue Lowder moved for approval citing unique circumstances and not detrimental subject to conditions. Ziese seconded, motion carried.

**Item VII**      **V11-022705-2016: 1764 34<sup>th</sup> Street SE (Variance)**  
Consideration of a Variance for a time extension for an accessory structure in an R-1 Zone District as requested by Robert Lane. (Titleholder).

Disposition: By a Vote of 5-0 the Board of Adjustment approved V11-022705-2016. The Board finds no objectors present. Following discussion, Sue Lowder moved for approval citing unique circumstances and subject to conditions. Vancura seconded, motion carried.

Motion to adjourn at 4:00 PM, motion carried.

Prepared by Patricia A Pfiffner  
Board of Adjustment Recording Secretary

NOTICE: Any person needing visual/audio assistance or language interpretation should contact Development Services 319-286-5705 at least 72 hours prior to the meeting.