



Development Services Department
500 15th Avenue SW
Cedar Rapids Iowa 52404
Office: (319) 286-5836
ZoningDevelopment@Cedar-Rapids.org

BOARD OF ADJUSTMENT MINUTES
Monday, April 11, 2016
City Hall Council Chambers
101 1st Street SE – Third Floor

Members Present: Bill Vernon, Vice Chairman, Sue Lowder, Nancy Ziese and Jim Vancura
Member Absent: Todd Barker, Chairman
DSD Staff Johnny Alcivar, David Houg, Vern Zakostelecky

CALL MEETING TO ORDER

Vice Chair Bill Vernon called the April 11, 2016 Regular Board of Adjustment meeting to order at 3:00 PM. Attendance taken and a quorum declared.

APPROVAL OF MINUTES

Sue Lowder moved for approval of the March 14, 2016 minutes with no corrections, motion carried.

Vice Chair presented opening statements stating the protocol of the meeting and the purpose of the Board of Adjustment.

Item I COND-022640-2016: 613 2ND SE (Conditional Use)

Consideration of a Conditional Use request for “Storage, Vehicle Showroom and Vehicle Service and Repair in an C-4 Central Business Zone District as requested by (Applicant) WAB3 LLC (Titleholder). *Case Manager: Dave Houg*

Disposition: By a vote of 4-0 the Board of Adjustment approved COND-022640-2016 subject to condition. Following discussion Sue Lowder moved for approval citing not detrimental and subject to condition. Nancy Ziese seconded, motion carried.

Item II COND-022699-2016: 1028 3rd Street SE (Conditional Use)

Consideration of a Conditional Use request for “Outdoor Service Area” in a C-3 Regional Commercial Zone District as requested by Mome, Inc., (Applicant) and New Bohemia Station, LLC (Titleholder). *Case Manager: Dave Houg*

Disposition: By a vote of 4-0 the Board of Adjustment approved COND-022699-2016 subject to conditions. Following discussion Nancy Ziese moved for approval citing not detrimental and subject to conditions. Sue Lowder seconded, motion carried.

Item IX

V16-022780-2016: 2475 2nd Street SW (Variance)

Consideration of a Variance request for “Reduced Side yard Setback” for covered entryway addition in an R-3 Single Family Residence Zone District as requested by T J Heefner (Applicant).

Case Manager: Ruth A Fuessley

Disposition: By a vote of 4-0 the Board of Adjustment approved V016-022780-2016. Following discussion Sue Lowder moved for approval citing not detrimental. Jim Vancura seconded, motion carried.

Item X

V17-022834-2016: 1004 11 Street NE (Variance)

Consideration of a Variance request for “Reduced Lot Size” in an R-3 Single Family Residence Zone District as requested by David Wilford (Titleholder). Case Manager: Dave Houg

Disposition: By a vote of 4-0 the Board of Adjustment approved V017-022834-2016. Following discussion Sue Lowder moved for approval citing not detrimental. Nancy Lee Ziese seconded, motion carried.

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.