



Development Services Department  
500 15<sup>th</sup> Avenue SW  
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BOARD OF ADJUSTMENT AGENDA  
Monday, September 12, 2016 @ 3:00 PM  
City Hall Council Chambers  
101 1<sup>st</sup> Street SE – Third Floor

Board Meeting Minutes

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

Absent:

DSD Staff: Vern Zakostelecky and Dave Houg

**CALL MEETING TO ORDER**

Chair Todd Barker called the September 12, 2016 Regular Board of Adjustment meeting to order at 3:00pm. Attendance taken and a quorum declared.

**APPROVAL OF MINUTES**

Nancy Ziese moved for approval of the August 2016 Board of Adjustment minutes with no corrections. Bill Vernon seconded, minutes stand approved.

**New Business**

**Item I V53-023647-2016: 1526 29 STREET NE (Variance)**  
Consideration of a Variance requesting a "Reduced Setback Front Yard Fence" in an R-3 Single Family Residence Zone District as requested by William Brunscheen (Titleholder).  
*Case Manager: Ruth Fuessley*

Disposition: By a vote of 4-0 the Board of Adjustment approved V53-023647-2016. Applicant was present. No Objector Present. Following discussion, Sue Lowder moved for approval citing not detrimental and subject to condition. Nancy Ziese seconded, motion carried.

**Item II V54-023669-2016: 1264 20<sup>th</sup> Avenue SW (Variance)**  
Consideration of a Variance requesting "Reduced Off-Street Front Yard Parking" in an R-3 Single Family Residence Zone District as requested by Deborah Corrigan (Titleholder).  
*Case Manager: Ruth Fuessley*

Disposition: By a vote of 4-0 the Board of Adjustment approved V54-023669-2016. Applicant was present. No Objector Present. Following discussion, Nancy Ziese moved for approval citing unique circumstance and subject to condition. Jim Vancura seconded, motion carried.

- Item III**            **V55-023670-2016:                    1258 20<sup>th</sup> Avenue SW (Variance)**  
Consideration of a Variance requesting “Reduced Off-Street Front Yard Parking” in an R-3 Single Family Residence Zone District as requested by Habitat for Humanity (Titleholder).  
*Case Manager: Ruth Fuessley*
- Disposition: By a vote of 4-0 the Board of Adjustment approved V55-023670-2016. Applicant was present. No Objector Present. Following discussion, Jim Vancura moved for approval citing unique circumstance and subject to condition. Bill Vernon seconded, motion carried.
- Item IV**            **V56-023690-2016                    401 76<sup>th</sup> Avenue SW (Variance)**  
Consideration of a Variance requesting “To Exceed Maximum Size Free-standing Sign” in an R-1 Single Family Residence Zone District as requested by MediaQuest Signs for College Community School District (Titleholder). *Case Manager: Ruth Fuessley*
- Disposition: By a vote of 4-0 the Board of Adjustment approved V56-023690-2016. Applicant was present. No Objector Present. Following discussion, Nancy Ziese moved for approval citing unique circumstance and subject to condition. Bill Vernon seconded, motion carried.
- Item V**            **V57-023733-2016                    3750 J Street SW (Variance)**  
Consideration of a Variance requesting a “Reduced Front Yard Setback” in an I-2 General Industrial Zone District as requested by LL Pelling Co., Inc. (Titleholder).  
*Case Manager: David Houg*
- Disposition: By a vote of 4-0 the Board of Adjustment approved V57-023733-2016. Applicant was present. No Objector Present. Following discussion, Bill Vancura moved for approval citing unique circumstance and subject to condition. Nancy Ziese seconded, motion carried.
- Item VI**            **V58-023771-2016                    720 Deer Run Drive NE (Variance)**  
Consideration of a Variance requesting “Reduced Side Yard Setbacks” in an R-3D Two Family Residence Zone District as requested by Abode Construction for Phyllis M. Rausch (Titleholder).  
*Case Manager: David Houg*
- Disposition: By a vote of 4-0 the Board of Adjustment approved V58-023771-2016. Applicant was present. No Objector Present. Following discussion, Bill Vernon moved for approval citing unique circumstance, not detrimental and subject to condition. Jim Vancura seconded, motion carried.

Sue Lowder moved to adjourn at 3:32pm. Nancy Ziese second, motion carried  
Prepared by: Dani Blin, Recording Secretary to Board of Adjustment

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.