



Development Services Department  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids Iowa 52404  
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BOARD OF ADJUSTMENT AGENDA  
Monday, October 10, 2016 @ 3:00 PM  
Greene Square Conference Room  
City Services Center  
500 15<sup>th</sup> Avenue SW

Board Meeting Minutes

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

Absent:

DSD Staff: Vern Zakostelecky and Dave Houg

**CALL MEETING TO ORDER**

Chair Todd Barker called the October 10, 2016 Regular Board of Adjustment meeting to order at 3:00pm. Attendance taken and a quorum declared.

**APPROVAL OF MINUTES**

Sue Lowder moved for approval of the September, 12, 2016 Board of Adjustment minutes with no corrections. Jim Vancura seconded, minutes stand approved.

**New Business**

**Item I            COND-023794-2016:            203 16<sup>th</sup> Avenue SE**

Consideration of a Revised Site Development Plan for a Conditional Use in a C-3 Regional Commercial Zone District as requested by West Side Wolf Pack II, L.L.C. (Titleholder). *Case Manager: David Houg*

Disposition: By a vote of 4-0, the Board of Adjustment approved COND-023794-2016. Petitioner was not present. No Objectors present. Following discussion, Nancy Lee Ziese moved for approval of COND-023794-2016 subject to conditions. Sue Lowder seconded, motion carried.

**Item II            COND-023875-2016            1140 Blairs Ferry Road NE**

Consideration of a Revised Site Development Plan for a Conditional Use in a C-2 Community Commercial Zone District as requested by Genesis Equities, L.L.C., (Titleholder). *Case Manager: David Houg*

Disposition: By a vote of 4-0 the Board of Adjustment approved COND-023875-2016. Petitioner was present. No Objectors present. Following discussion, Sue Lowder moved for approval of COND-023875-2016 subject to conditions. Bill Vernon seconded, motion carried.

**Item III**

**VAR-023626-2016                      224 9<sup>th</sup> Street NW**

Consideration of a Variance for "Reduced Off-Street Parking" in an R-TN Traditional Neighborhood Residence Zone District and Core Area as requested by Scallon Custom Homes, L.L.C. (Applicant). *Case Manager: Ruth A Fuessley*

Disposition: By a vote of 4-0 the Board of Adjustment approved VAR-023626-2016. Applicant was not present. No Objector Present. Following discussion, Bill Vernon moved for approval citing unique circumstance and subject to staff recommended conditions concerning right of way, parking, and removing curb cuts. Nanceylee Ziese seconded, motion carried.

**Old Business**

**Item I**

**COND-022191-2015:                      1225 Jacolyn Drive SW**

Consideration of an approval extension request for ground floor dwelling units in a C-3 Regional Commercial Zone District as requested by J.A.Y. Holdings, L.C. (Titleholder). *Case Manager: David Houg*

Disposition: By a vote of 4-0 the Board of Adjustment approved COND-022191-2015. Petitioner was present. No Objectors present. Following discussion, Sue Lowder moved for approval of COND-022191-2015. Nanceylee Ziese seconded, motion carried.

Nanceylee Ziese moved to adjourn at 3:31pm. Sue Lowder 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.