



Development Services Department  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids Iowa 52404  
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ZoningDevelopment@Cedar-Rapids.org

**BOARD OF ADJUSTMENT AGENDA**  
**Monday, November 14, 2016 @ 3:00 PM**  
**101 1<sup>st</sup> Street SE – Council Chamber Third Floor**

**New Business**

- Item I      COND-023803-2016:            4497 Tower Terrace Road NE**  
Consideration of a Conditional Use request for a parking lot in an A District as requested by HJD Investments, LLC (Titleholder). *Case Manager: David Houg*
- Item II      COND-023802-2016:            4625 Tower Terrace Road NE**  
Consideration of a Conditional Use request for Outdoor Amusement in a C-3 District as requested by HJD Investments, LLC (Titleholder). *Case Manager: David Houg*
- Item III     VAR-0023169-2016:            707 TUSCANY COURT NE (Tabled 6/2016) VARIANCE**  
Consideration of a Variance request for “Reduced Interior Side Yard Setbacks” in an R-2 Single Family Residence Zone District as requested by Tim Towlerton, (Petitioner).  
*Case Manager: Ruth Fuessley*
- Item IV     VAR- 023983-2016            1901 16<sup>th</sup> AVE SW**  
Consideration of a Variance for a reduced bufferyard in a C-3 Regional Commercial District as requested by Douglas Kohoutek (Applicant). *Case Manager: David Houg*
- Item V      VAR- 023914-2016            4056 Bever AVE SE**  
Consideration of a Variance to install 6ft high solid fence in lieu of the allowed 3ft high fence in the required side yard of a corner lot in an R-1 Single-Family Residence District as requested by Aaron and Jill Byrne (Applicant). *Case Manager: Ruth Fuessley*
- Item VI     VAR- 023915-2016            645 37<sup>th</sup> ST NE**  
Consideration of a Variance to establish off-street parking in the required front yard in an R-3 Single-Family Residence District as requested by Ean Caskey (Applicant).  
*Case Manager: Ruth Fuessley*
- Item VII    VAR- 024012-216            6600 Kirkwood BLVD SW**  
Consideration of a Variance for reduced stacking spaces in a C-2 Community Commercial District as requested by MBS Enterprises (Applicant). *Case Manager: David Houg*

- Item VIII**      **VAR-024021-2016**                      **2340 C ST SW**  
Consideration of a Variance to reduce the minimum ¼ mile distance separation for a proposed “Family Home” from a Tanager Place, a “Group Home” in an R-2 Single Family Residence District as requested by Hutch’s Properties, LLC (Applicant). *Case Manager: David Houg*
- Item IX**            **VAR- 024025-2016**                      **1123 21<sup>st</sup> Street SE**  
Consideration of a Variance to maintain an existing detached accessory structure (Garage) without a primary structure/use in an R-3 Single Family Residence District as requested by Ralph Taylor (Applicant). *Case Manager: Ruth Fuessley*
- Item X**             **VAR-024046-2016**                      **5925 Dry Creek LN NE**  
Consideration of a Variance to reduce parking for Iowa Healthcare in an C-2 Community Commercial District as requested by Dry Creek Properties, LLC (Applicant).  
*Case Manager: David Houg*

**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.**