



Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids Iowa 52404

FOR IMMEDIATE RELEASE

NOTICE OF MEETING
CEDAR RAPIDS BOARD OF ADJUSTMENT
Monday, September 14, 2015 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids IA 52401

Call Meeting to Order
Roll Call
Approval of Minutes

New Business

- Item I: COND-019777-2015: 3215 Johnson Avenue NW (Conditional Use)**
Consideration of a Conditional Use for Storage Units in an O-S Office/Service Zone District as requested by (Applicant) Hall & Hall Engineers, Inc., for (Titleholder) TSS Holdings, LLC re Baker Greenhouses, LLC *Case Manager: Dave Houg*
- Item II: V54-021708-2015: 3215 Johnson Avenue NW (Variance)**
Consideration of a Variance for "Reduced Interior Side Yard Setback" in an O/S Office Service Zone District due to the unusual lot configuration and steep terrain by (Petitioner)(Titleholder) TSS Holdings, LLC re Baker Greenhouses. *Case Manager: David Houg*
- Item III: COND-020223-2015: 1718 Center Point Road NE (Conditional Use)**
Consideration of a Conditional Use for Self-Service Storage Units in an O-S Office/Service Zone District as requested by (Contact) Brain Engineering, Inc. re (Applicant), Jonathan Bond re Virgil Henley (Titleholder). *Case Manager: Dave Houg*
- Item IV: V59-21834-2015: 1718 Center Point Road NE (Variance)**
Consideration of a Variance for "Reduced Bufferyards" in an C-2 Community Commercial, R-3 Single Family Residence and O/S Office Service Zone District by (Titleholders) Virgil A and Janice E Henley and Jonathan L Bond Contract Holder. *Case Manager: Dave Houg*
- Item V: COND-19907-2015: 605 Boyson Road NE (Conditional Use)**
Consideration of a Revised Site Development Plan Conditional Use for Mini Warehouses in an O-S Office/Service Zone District as requested by (Applicant) Hall & Hall Communications, LC re Century Communications, LC (Titleholder) *Case Manager: Dave Houg*
- Item VI: V48-020733-2015: 605 Boyson Road NE (Variance)**
Consideration of a Variance requesting a Landscape Screening Waiver for Mini Warehouses in an O-S Office/Service Zone District as requested by (Applicant) Hall & Hall Communications, LC re Century Communications, LC (Titleholder) *Case Manager: Dave Houg*

- Item VII: MINOR REVISION CU-021307-2015: 2730 Edgewood Road SW (Minor Revision CU)**
 Consideration of a Minor Revision Conditional Use for “Restaurant – Outdoor Patio” in a C-2 Community Commercial Zone District as requested by (Titleholder) Francisco Jasso re Los Compadres II Inc. *Case Manager: Dave Houg*
- Item VIII: V40-020385-2015: 1006 12th Street NE (Variance)**
 Consideration of a Variance for Reduced Side Yard Setback to maintain an existing open deck that is 6 inches from the property line in lieu of the minimum required 5 feet single interior side yard setback as requested by Debra Viers & Uriah Mead (Titleholder). *Case Manager: Ruth A Fuessley*
- Item IX: V49-020909-2015: 4500 Lorcardo Drive NE (Variance)**
- a. Consideration of a Variance for a new 12 by 24 feet “Attached Accessory Structure” (residential garage) in a RMF-1 Residential Multi-Family Zone District that would be 18 feet from the rear property line in lieu of the minimum 25 feet setback required for a double frontage lot as requested by (Petitioners) Susan Stannard (Titleholder) and Gary Smith. *Case Manager: Ruth A Fuessley*
 - b. Consideration of a Variance for a new 24 by 24 feet “Detached Accessory Structure (residential garage) in a RMF-1 Residential Multi-Family-1 Zone District that would be 25 feet away from the rear property line in lieu of the minimum 25 feet setback required for a doubled frontage lot as requested by (Petitioners) Susan Stannard and Gary Smith. *Case Manager: Ruth A Fuessley*
- Item X: V50-021332-2015: 909 Hull Avenue SE (Variance)**
 Consideration of a Variance for a “Time Extension to Maintain a Detached Accessory Structure” (stand-alone garage) beyond 120 days as required per 32.04.010.C1. Requesting additional 24 months in an R-3D Two Family Residence Zone District by (Titleholder) Curtis L Belden. *Case Manager: Ruth A Fuessley*
- Item XI: V52-021534-2015: 1005 3rd Avenue SW (Variance)**
 Consideration of a Variance for “Reduced Bufferyards and Street Front Landscape” in an I-1 Light Industrial and RMF-1 Residential Multi-Family proposed C-2 Community Shopping Zone District for retail sales and ground floor dwelling units by (Titleholder) JABAM LLC Robert Butschi. *Case Manager: Dave Houg*
- Item XII: V53-021651-2015: 105 Stoney Point Road NW (Variance)**
 Consideration of a Variance for “Reduced Corner Side Yard Setback ” in an R-3 Single Family Residence Zone District for a solid fence / shrubs by (Titleholders) Karl and Lindsey Ungs. *Case Manager: Ruth A Fuessley*
- Item XIII: V55-21725-2015: 400 Collins Road NE (Variance)**
 Consideration of a Variance for “Reduced Landscaping” in an I-1 Light Industrial Zone District due to City access modifications to coordinate with the C Avenue project by (Applicant) Foth Engineering re (Titleholder) Rockwell Collins. *Case Manager: David Houg*
- Item XIV: V56-21816-2015: 4949 Council Street NE (Variance)**
 Consideration of a Variance for “Wall Signage Exceeding Maximum Allowable Square Footage” in an R-3 Single Family Residence Zone District by (Applicant) Nesper Sign Advertising for (Titleholder) St. Pius X Church Child Care Center. *Case Manager: Ruth A Fuessley*
- Item XV: V57-21823-2015: 1400 K Street SW (Variance)**
 Consideration of a Variance for “Reduced Front Yard Setback and Corner Visual Area (open deck)” in an R-3 Single Family Residence Zone and Core District by (Titleholders) Dale and Kimberly Erickson. *Case Manager: Ruth A Fuessley*

- Item XVI: V58-21832-2015: 315 Nassau Street SE (Variance)**
Consideration of a Variance for “Reduced Setback for new Attached Accessory Structure” in an R-1 Single Family Residence Zone District by (Titleholder) Candace M Nanke.
Case Manager: Ruth A Fuessley
- Item XVII: V60-21860-2015: 2112 Stone Ridge Drive SW (Variance)**
Consideration of a Variance for a “Reduced Corner Side Yard Setback” for New Single Family Dwelling in an R-3 Single Family Residence Zone District by Wes Howard dba Red Rock Development (Titleholder). *Case Manager: Ruth A Fuessley*
- Item XVIII: V61-021865-2015: 3006 Falcon View Court SW (Variance)**
Consideration of a Variance for a “Reduced Front and Rear Yard Setback” for New Single Family Dwelling in an R-2 Single Family Residence Zone District by Brian Hagarity for Stoney Point Heights LLC (Titleholder). *Case Manager: Ruth A Fuessley*
- Item XIX: V62-021872-2015: 116 35th Street SE (Variance)**
Consideration of a Variance for a “Reduced Front Yard Setback” for 6 foot high solid fence in an RMF-1 Residential Multi-Family Residence Zone District by Kennene Real Estate Exchange LC (Titleholder) re Christi Takes (Petitioner). *Case Manager: Ruth A Fuessley*

NOTICE: Any person needing visual/audio assistance or language interpretation should contact Development Services Department 319- 286-5705 at least 48 hours prior to the meeting.