

CITY OF OSKALOOSA
MINUTES OF BOARD OF ADJUSTMENT MEETING
September 27, 2011

A meeting of the Board of Adjustment for the City of Oskaloosa was called to order 5:05 p.m. on Tuesday, September 27, 2011, by Chairperson Bryan Johnson, at 220 South Market Street, Oskaloosa, IA.

COMMITTEE MEMBERS PRESENT: Chairperson Bryan Johnson, Russell Sparks, and Lloyd Phillips. COMMITTEE MEMBERS ABSENT: Jim Hansen, Perry Murray.
CITY STAFF PRESENT: Building Official, Dan Bolt.

The first item discussed was approval of the minutes of the August 23, 2011, Board of Adjustment meeting. Phillips moved and Sparks seconded the approval of the minutes of the August 23, 2011, meeting. *YES*: Sparks, Johnson, Phillips; *NO*: None; *ABSENT*: Hansen, Murray. The motion was unanimously approved.

Under unfinished business, staff reported on the progress of the demolition at North A Street and College Avenue. Staff will continue to monitor and report on the progress.

Mr. Jeff McNulty presented his request for variance from Section 17.24.030 (B)(6)(e) of the Zoning Ordinance's requirement for a 12 foot maximum building height for residential accessory structures.

Building Official Dan Bolt presented the staff recommendation in favor of the variance as it was in keeping with the massing and general appearance of the primary structure and did not detract from any other properties.

Sparks moved, and Phillips seconded to approve the variance request. *YES*: Sparks, Johnson, and Phillips; *NO*: None; *ABSENT*: Hansen, and Murray. The motion was unanimously approved.

Mr. Brian Booy presented his request for a variance from Section 17.08.03, Table C, of the Zoning Ordinance requiring minimum front yard setbacks of 30 feet and rear yard setbacks of 25 feet in R-2 zoned properties. The variance is requested for the purpose of constructing two duplexes on lots at the southwest corner of South D Street and 8th Avenue West.

Building Official Dan Bolt presented the staff recommendation in favor of the variance as it enabled development of two lots with improved access and parking.

Phillips moved, and Sparks seconded the approval of the variance request. *YES*: Sparks, Johnson, and Phillips; *NO*: None; *ABSENT*: Hansen, and Murray. The motion was

unanimously approved.

With no further business, Chairperson Johnson adjourned the meeting at 5:25 p.m.

Minutes by Dan Bolt

CITY OF OSKALOOSA
MINUTES OF BOARD OF ADJUSTMENT MEETING
August 23, 2011

A regularly scheduled meeting of the Board of Adjustment for the City of Oskaloosa was called to order 5:00 p.m. on Tuesday, August 23, 2011 by Chairperson Bryan Johnson, at 220 South Market Street, Oskaloosa, IA.

COMMITTEE MEMBERS PRESENT: Chairperson Bryan Johnson, Perry Murray, Russell Sparks, and Lloyd Phillips.

COMMITTEE MEMBERS ABSENT: Jim Hansen; CITY STAFF PRESENT: Building Official: Dan Bolt

The first item discussed was approval of the minutes for the May 24, 2011, Board of Adjustment meeting. Murray moved and Sparks seconded the approval of the minutes from May 24, 2011. *YES:* Sparks, Johnson, Phillips and Murray; *No:* None; *ABSENT:* Hansen.

The next item discussed the unfinished project of Russ Parker at 910 North A Street and College Avenue. Demolition work has been slow and concern was expressed that the time allowed by the variance would expire prior to the completion of the construction work. Staff will monitor and report on progress.

Mr. David Bower presented his request for a variance to Section 17.24.030 of the Zoning Ordinance requiring a setback of four feet from an interior lot line for an accessory structure to a private residence.

Building Official Dan Bolt presented the staff recommendation in favor of the variance as it permitted the rebuilding of an existing building on the same foundation with no intrusion into the setback greater than presently exists.

Murray moved, and Johnson seconded the permit request. *YES:* Sparks, Johnson, Murray and Phillips; *NO:* None; *ABSENT:* Hansen

With no further business, Chairperson Johnson adjourned the meeting at 5:25 p.m.

Minutes by Dan Bolt

CITY OF OSKALOOSA
MINUTES OF BOARD OF ADJUSTMENT MEETING
April 17, 2011

A special meeting of the Board of Adjustment for the City of Oskaloosa was called to order 5:00 p.m. on Tuesday, April 17, 2011, by Chairperson Bryan Johnson, at 220 South Market Street, Oskaloosa, IA.

COMMITTEE MEMBER PRESENT: Chairperson Bryan Johnson, Russell Sparks and Lloyd Phillips; COMMITTEE MEMBERS ABSENT: Jim Hansen and Perry Murry;
CITY STAFF PRESENT: Public Works Director: Akhilesh Pal and Building Official: Dan Bolt.

The first item discussed was approval of the minutes of the March 22, 2011, Board of Adjustment meeting. Sparks moved and Phillips seconded the approval of the minutes from March 22, 2011. *YES*: Sparks, Johnson and Phillips; *No*: None; *ABSENT*: Hansen and Murry.

The next item discussed was a communication from Mr. David Langkamp requesting a conditional permit for the installation of crematory equipment accessory to the Garland VanArkel Langkamp Funeral Chapel located at 2116 North 3rd Street.

Public Works Director Pal presented the staff recommendation to approve, with specific conditions, the requested use permit.

Sparks moved, and Phillips seconded the conditional permit request with conditions. *YES*: Sparks, Johnson and Phillips; *NO*: None; *ABSENT*: Hansen and Murry. The board members asked questions about the emissions to which Pal responded that all inspections and permits related to emissions will be dealt by Iowa DNR.

With no further business, Chairperson Johnson adjourned the meeting at 5:20 p.m.

Minutes by Dan Bolt

CITY OF OSKALOOSA
MINUTES OF BOARD OF ADJUSTMENT MEETING
March 22, 2011, 5:00 p.m.

A regularly scheduled meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:00 p.m. on Monday, March 22, 2011, by chair committee member Bryan Johnson, at 220 South Market Street, Oskaloosa, Iowa.

COMMITTEE MEMBERS PRESENT: Chairperson Bryan Johnson, Russell Sparks, and Jim Hansen;
COMMITTEE MEMBERS ABSENT: Perry T. Murry and Lloyd Phillips; CITY STAFF PRESENT: Public Works Director: Akhilesh Pal and City Attorney: David Dixon;

The first item discussed was to approve the minutes for the January 25, 2011 Board of Adjustment Meeting. Sparks moved and Hansen seconded to approve the minutes from January 25, 2011. *YES*: Sparks, Hansen, and Johnson; *NO*: None; *ABSENT*: Phillips and Murry.

The next item discussed was a request by Russ Parker for roof height variance of an accessory structure on 910 North A Street. Mr. Parker has requested for relief from restrictions prohibiting an average roof height of an accessory building exceeding 12 feet, Section 17.24.030(B)(6)(e) of the City's Zoning Regulations, for the purpose of constructing an accessory building with an average roof height of 19.6 feet at the property located at 910 North A Street. The Board of Adjustment committee on their January 25, 2011 meeting tabled this item and requested Mr. Parker to provide information of front elevations of the proposed structures.

The staff recommended the Board of Adjustment Commission to deny the variance request to exceed 12 feet height requirement of the accessory structure.

Board members asked various questions to Mr. Parker that included questions on: demolishing the structure on the adjacent property at 114 College Ave, Height of Accessory Structure, Non compliance of city code, frost protection on the foundation, expansion of accessory structure. Mr. Parker responded that he is working towards acquiring the property on 114 College Ave and demolishing the structure. He mentioned that there are various accessory structures in the city limit that does not meet the city code, and continued to respond that the final product of his proposed structure will blend well with the existing neighborhood. He mentioned that he did not provide any frost protection. He also proposed to expand the accessory structure to provide vehicular parking.

Board members questioned the procedure of height calculation. Pal responded that the wall height is calculated by adding the wall height and the average height of roof-peak and eaves. The Board members continued to discuss that if the roof type is changed from a regular gable type to a gambrel roof type then the height of the building will be reduced. However, the gambrel roof type may compromise the aesthetics of the neighborhood. Hence the board members were inclined to approve the variance. Johnson questioned that will this variance request be the last time from Mr. Parker, to which Parker responded it will be last variance request.

However, Hansen asked to continue the stop work order until the structure on 114 College Avenue is demolished.

Pal confirmed that this variance is only for roof height and not for the expansion of accessory structure. Hansen mentioned that any expansion of the accessory structure will need to be evaluated by city staff and is not a part of the variance request.

All board members unanimously voted to approve the variance for 19.6 feet roof height of accessory structure with the condition that the stop work order will continue till the structure on 114 College Ave is demolished and with the exception of providing electricity to the accessory structure in 910 North A Street. Hansen moved and Sparks seconded to this variance request. *YES:* Sparks, Hansen, and Johnson; *NO:* None; *ABSENT:* Phillips and Murry; All approved motion carried.

With no further business, Chairperson Johnson adjourned the meeting at 6:01 p.m.

Minutes by Akhilesh Pal

CITY OF OSKALOOSA
MINUTES OF BOARD OF ADJUSTMENT MEETING
January 25, 2011, 5:00 p.m.

A regularly scheduled meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:00 p.m. on Monday, January 25, 2011, by chair committee member Russell Sparks, at 220 South Market Street, Oskaloosa, Iowa.

COMMITTEE MEMBERS PRESENT: Chairperson Russell Sparks, Jim Hansen, Bryan Johnson, and Perry T. Murry; COMMITTEE MEMBERS ABSENT: Lloyd Phillips; CITY STAFF PRESENT: Public Works Director: Akhilesh Pal and City Attorney: David Dixon;

The first item discussed was to approve the minutes for the October 26, 2010 Board of Adjustment Meeting. Johnson moved and Murry seconded to approve the minutes from October 26, 2010. *YES:* Sparks, Hansen, Johnson, and Murry; *NO:* None; *ABSENT:* Phillips.

The next item discussed was a request by Russ Parker for roof height variance of an accessory structure on 910 North A Street. Mr. Parker has requested for relief from restrictions prohibiting an average roof height of an accessory building exceeding 12 feet, Section 17.24.030(B)(6)(e) of the City's Zoning Regulations, for the purpose of constructing an accessory building with an average roof height of 19.6 feet at the property located at 910 North A Street having approximately 0.23-acre land area with parcel ID# 1013255003 in an Urban Family Residential (R-2) district. The staff recommended the Board of Adjustment Commission to deny the variance request to exceed 12 feet height requirement of the accessory structure. The staff also recommended the board to urge the applicant to construct the primary structure at 910 North A Street.

Mr. Parker, Owner of 910 North A Street, expressed that he has demolished the old primary structure and is intending to build a new primary structure before June 2012. He mentioned that the primary structure will be 2 feet higher than accessory structure and will be built in multiple phases. He also mentioned that he plans to buy the adjacent property and demolish the old structure on 114 College Avenue then merge with his property on 910 North A Street. He assured that the final product of the accessory and primary structure on his property will look good aesthetically. He referred various properties in the city limit where the accessory structure does not meet the minimum height requirements.

Board members asked various questions to Mr. Parker that included: size of accessory, foundation type, building permit fees, additions to accessory structure, and the use of the accessory structure. Mr. Parker explained that the size of accessory structure was 704 square feet with a slab type foundation.

He explained that he was using recycled material for his construction material and hence he had a low building valuation of \$1000. He also indicated his plans to add another 488 square feet to the accessory structure to serve as a two car garage. The Board chairperson Mr. Sparks indicated that if the accessory structure exceeds 720 square feet, then concrete footings will be needed for foundation. The board members asked questions to Mr. Parker on low building valuation, change of plans to build a two-storey structure, and indicated in the signed copy of Mr. Parker's building application that all construction should comply with the city ordinance.

Ms. Sheryl Dickey, owner of 110 College Avenue, is a neighbor of Mr. Parker and expressed her disapproval to the height of the accessory structure. She expressed the present condition of the accessory structure is an eye sore and was not in favor of tall accessory structure.

Mr. Michael Gaarder, represents his mother-in-law who owns the property on 901 North A Street. Mr. Gaarder was in support of Mr. Parker that he is improving the neighboring property.

All Board members asked Mr. Parker to provide the front elevations of the primary and accessory structure. The front elevations will be important to make a decision on the requested variance, as there were concerns from neighboring residents about aesthetics.

All board members unanimously voted to table the variance request until more information of front elevations of the structures are provided. Murry moved and Hansen seconded to table Mr. Parker's variance request. *YES*: Sparks, Hansen, Johnson, and Murry; *NO*: None; *ABSENT*: Phillips; Motion carried to table variance request.

With no further business, Chairperson Sparks adjourned the meeting at 6:05 p.m.

The Board members decided to vote Johnson to be the chairperson. Murry moved, Hansen seconded to vote Johnson as the chairperson. *YES*: Sparks, Hansen, Johnson, and Murry; *NO*: None; *ABSENT*: Phillips.

Minutes by Akhilesh Pal

MINUTES
BOARD OF ADJUSTMENT MEETING
October 26, 2010
5:00 p.m.

Committee Members Present: Chairperson Russell Sparks, Bryan Johnson, Lloyd Phillips, and Perry T. Murry, Also Present: Building Official and Community Improvement Official Glen Dempsey, Vernon Wells. Committee members absent: Jim Hansen

Meeting was called to order at 5:00 p.m. in the City Council Chambers, City Hall.

It was moved by Murry, seconded by Johnson, and unanimously approved to accept the minutes for the September 28th, 2010 meeting.

Chairman Sparks asked if any communications were made in regards to Vernon Wells variance request. Dempsey replied that no inquires were made in favor or against the variance request.

Wells has filed an appeal and application for variance with the board of adjustment under the City of Oskaloosa, Iowa, Zoning Ordinance asking that a variance in the zoning regulations be granted to request a permit for an addition of 26x80 square feet to the existing workshop/ garages at 307 North E Street, Oskaloosa, IA, which is legally described as all or part of lot(s) five of Drake's subdivision of Normal School Lot of West Oskaloosa, Iowa, except ten feet off the entire South side thereof, in the City of Oskaloosa, Iowa. The R-3 District does not permit parking uses, off-street parking (short and long term), parking structure, and warehousing, which is a variance with the city of Oskaloosa zoning ordinance section 17.08.100 & 17.08.050, Table 17.08A, Table 17.08B, & Table 17.08C. Required conformance. Except as specified in this chapter, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this title for the district in which the building or land is located. (Ord. 1086 17.409, 2000) Development regulations. A. For each zoning district: purposes are set forth in Table 17.08A; uses permitted are set forth in Table 17.08B; development regulations are set forth in Tables 17.08B and site development regulations are presented in Table 17.08C. Table 17.08A Purposes of Zoning Districts R-3 District Multiple-family residential, This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some nonresidential uses permit procedure to permit a mixing of uses that have relatively similar operating and development effects. Table 17.08B Permitted uses by Zoning Districts Use types Commercial uses parking uses, off-street parking (short and long term), parking structure, and warehousing use not permitted in an R-3 District. Table 17.08C Summary of Site Development Regulations R-3 District requires a front and rear yard set-back of 30 feet. A Maximum building coverage of 55% and a Maximum impervious coverage of 70%.

Board members asked various questions of Wells that included: size of addition, location, proximity to property lines, amount of concrete and green area remaining, and the use of the building. Wells explained that the size of building was 26x80 square feet addition not the previous size as noted in the agenda. He also explained that this would be additional parking for his tenants in the senior apartment buildings and the additional area would have concrete that would leave 2 foot green area between the adjacent property owner and his driveway. He also stated his request to come closer to the street and alley than what is allowed by ordinance. His build would maintain a 20 foot front and rear yard set back instead of the 30 feet as required.

After further discussion on how this addition would be attached to the existing building and its location; Dempsey restated that he would recommend this variance with the stipulation that the additional property purchased (two properties) would be combined into one. Wells agreed and said that would be ok.

A motion was made by Murry and seconded by Johnson to approve the variance to permit the building of an addition 26'x80' to the existing workshop/garages for parking and storage. The building would be allowed to be placed 20' from the front and rear property line, and allow a minimum of 2 feet green area between the adjoining property for drainage. Also, the two properties must be combined into one. The board approved unanimously.

With no further business, Phillips made a motion to adjourn the meeting the motion was seconded by Johnson and unanimously approved.

Minutes by Glen Dempsey

OSKALOOSA BOARD OF ADJUSTMENT

September 22, 2009

MINUTES

The Board of Adjustment meeting was called to order at 5:00 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Jim Hanson

Members Absent: Jim Hanson Lloyd Phillips

Staff Present: Steve Watts

Public: Pamela Handy

It was moved by Johnson, seconded by Hanson, and unanimously approved to accept the minutes for the December 23, 2008 meeting.

New Business:

A. Request by Pamela Handy

Information : Pamela Handy has filed an appeal and application for variance with the Board of Adjustment under the City of Oskaloosa, Iowa, Zoning Ordinance asking that a variance in the zoning regulations be granted to permit the building of a new garage to be built within 1 foot of property line at 1004 Penn. in Oskaloosa, Iowa, which is legally described as all or part of Lot 23 blk. 3 of Penn College Addition to the City of Oskaloosa, Iowa, which is a variance of the Oskaloosa Zoning Ordinance 17.24.30 Section 6 –B Minimum side yard setback for accessory structure to be Four feet from the interior side lot line.

Motion was made by Johnson to approve the variance to build 1 foot from the south property line. Seconded by Hanson

Yeas: Hanson, Johnson and Sparks

Nays: None

With no further business, Hanson made a motion to adjourn. The motion was Seconded by Johnson and unanimously approved. The meeting was Adjourned at 5:15 p.m.

Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT

May 26, 2009

MINUTES

The Board of Adjustment meeting was called to order at 5:00 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Lloyd Phillips

Members Absent: Jim Hanson

Staff Present: Steve Watts

Public: none

It was moved by Phillips, seconded by Johnson, and unanimously approved to accept the minutes for the December 23, 2008 meeting.

New Business:

- A. Diane Deheus has filed an appeal and application for variance with the Board of Adjustment under the City of Oskaloosa, Iowa, Zoning Ordinance asking that a variance in the zoning regulations be granted to permit the building of a new attached garage to be built within thirteen feet of property line at 503 North H St. in Oskaloosa, Iowa, which is legally described as all or part of Lot 8 blk. 5 of Dailey & Searles Addition to the City of Oskaloosa, Iowa, which is a variance of the Oskaloosa Zoning Ordinance Section 17.08 Table 17.08C Minimum rear yard setback for main structure to be twenty-five feet.

Motion was made by Phillips to approve the variance, it was 2nd by Johnson, and all approved.

- B. Larry Clabaugh has filed an appeal and application for variance with the Board of Adjustment under the City of Oskaloosa, Iowa, Zoning Ordinance asking that a variance in the zoning regulations be granted to permit the building of fence exceeding 6' in height at 1107 South 7th St. in Oskaloosa, Iowa, which is legally described as all or part of Lots 41 thru 43 of the NW Addition to the City of Oskaloosa, Iowa, which is a variance of the Oskaloosa Zoning Ordinance Section 17.26.090 fences or walls not exceeding six feet in height are permitted within the limits of side and rear yards and not exceeding four feet in height is permitted within limits of front yards.

Motion made by Johnson to approve with use of new material, seconded by Phillips, all approved.

With no further business, Phillips made a motion to adjourn. The motion was Seconded by Johnson and unanimously approved. The meeting was Adjourned at 5:38 p.m.

Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT

December 23, 2008

MINUTES

The Board of Adjustment meeting was called to order at 5:30 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Lloyd Phillips, Jim Hansen

Members Absent: none

Staff Present: Steve Watts

Public: Ross Dale owner of property located at 1704 S. 11th St.

It was moved by Phillips, seconded by Johnson, and unanimously approved to accept the minutes for the October 28, 2008 meeting.

New Business:

- A. Ross and Sally Dale owning a property located at 1704 South 11th St. was asking for a Conditional use permit be issued for a climate controlled convenient storage be built inside the existing building. The outside of building will keep the same appearance as it has now. The zoning for this property is (GS) General Commercial which does not accommodate for this use without a conditional use permit.

Mr. Dale explained that this storage is unusual as it is all indoors & climate controlled, It is built so you come in one main door, going down hallways to the storage units most of which will be 5' X 10'.

It was moved by Johnson to grant this conditional use permit, seconded by Phillips, and unanimously approved.

With no further business, Phillips made a motion to adjourn. The motion was Seconded by Johnson and unanimously approved. The meeting was Adjourned at 5:15 p.m.

Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT

October 28, 2008

MINUTES

The Board of Adjustment meeting was called to order at 5:30 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Lloyd Phillips

Members Absent: Richard (Sarge) Venter, Jim Hansen

Staff Present: Steve Watts

Public: Vernon Wells owning property at 411 North 7th
Steve Phillips Owing property at 901 South 9th

It was moved by Phillips, seconded by Johnson, and unanimously approved to accept the minutes for the September 28, 2008 meeting.

New Business:

- B. Vernon Wells owning a property located at 411 North 7th was asking for a variance for a garage to be located one foot from the south property line instead of the 7 feet requirement.

It was asked by Chairman Sparks if a setback of 2 to 3 feet would be better. Mr. Wells stated 2 ½ feet would work for him.

It was moved by Johnson to rewrite the variance to be 2 ½ foot setback seconded by Phillips, and unanimously approved.

- C. Steve Phillips owning a property located at 901 south 9th was asking for a Variance for a garage to be located 2 feet from back property line located Along alley west of property. It was moved by Johnson to approve the request

For variance. The motion was seconded by Phillips and all present voted yes.

With no further business, Phillips made a motion to adjourn. The motion was Seconded by Johnson and unanimously approved. The meeting was Adjourned at 5:45 p.m.

Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT

September 29, 2008

MINUTES

The Board of Adjustment meeting was called to order at 5:01 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Lloyd Phillips

Members Absent: Richard (Sarge) Venter, Jim Hansen

Staff Present: Steve Watts

Public: Rick Bryan, representing Clow Valve Company

It was moved by Phillips, seconded by Johnson, and unanimously approved to accept the minutes for the September 23, 2008 meeting.

The only business for the meeting was a request for variance from Clow Valve to build new stairs and canopy 1.6 feet from the front R.O.W. instead of the normal 25' setback.

It was moved by Johnson to approve the request for variance. The motion was seconded by Phillips and all present voted yes.

With no further business, Johnson made a motion to adjourn. The motion was seconded by Phillips and unanimously approved. The meeting was adjourned at 5:15 p.m.

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Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT

September 23, 2008

MINUTES

The Board of Adjustment meeting was called to order at 5:01 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Lloyd Phillips

Members Absent: Richard (Sarge) Venter, Jim Hansen

Staff Present: Liz Finarty, Steve Watts

Public: David Neubert

It was moved by Phillips, seconded by Johnson, and unanimously approved to accept the minutes for the August 26, 2008 meeting.

The only business for the meeting was a request for variance form the City of Oskaloosa (David Neubert) to build a storage shed Eight (8') from back property line Instead of 25'.

It was moved by Phillips to approve the request for variance. The motion was seconded by Johnson and all present voted yes.

With no further business, Johnson made a motion to adjourn. The motion was seconded by Phillips and unanimously approved. The meeting was adjourned at 5:10 p.m.

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Stephen Watts Building Official

OSKALOOSA BOARD OF ADJUSTMENT
AUGUST 26, 2008
MINUTES

The Board of Adjustment meeting was called to order at 5:17 p.m. by Chairman Sparks in the City Council Chambers, City Hall.

Members Present: Russell Sparks, Bryan Johnson, Richard "Sarge" Venter

Members Absent: Lloyd Phillips, Jim Hansen

Staff Present: Liz Finarty, Steve Watts

It was moved by Venter, seconded by Johnson, and unanimously approved to accept the minutes for the July 29, 2008 meeting.

The only business for the meeting was a request for variance form Richard and Connie Homan of 820 South 11th St, Oskaloosa, Iowa. The request was to build a detached garage 10 feet from the right-of-way on 8th Ave. East, instead of the required 20 foot setback.

The Homans were present and stated their intention was to replace the garage, but move it closer to the house. Venter stated that the replacement of the dilapidated garage would be an improvement to the area. Staff was then asked their input. Finarty stated that the garage would have the same set back as the home and did not have issue with the variance. The variance questions were read and all answered yes. It was moved by Johnson and seconded by Venter to approve the variance. The motion passed unanimously.

With no further business, Johnson made a motion to adjourn. The motion was seconded by Venter and unanimously approved. The meeting was adjourned at 5:24 p.m.

Liz Finarty, City Engineer

OSKALOOSA BOARD OF ADJUSTMENT JULY 29, 2008 MINUTES

The Board of Adjustment meeting was called to order at 5:14 p.m. by Chairman Sparks in the Council Chambers, City Hall, at 220 South Market Street.

Members Present: Russell Sparks, Lloyd Phillips, Richard ("Sarge") Venter, and, Bryan Johnson

Members Absent: Jim Hansen

Staff Present: Eric Stout

Public: Mike Slycord, Kevin and Jessica Van Engelenhoven

It was moved by Phillips, seconded by Venter, and unanimously approved to accept the minutes for the June 24, 2008 meeting.

The first agenda item was a conditional use request from Walter Michael and Kendra Slycord for a proposed car wash at 914 A Avenue West (120 North I Street). A car wash in the UC (Mixed Use Urban Corridor) requires that a conditional use be granted.

It was moved by Venter to grant the conditional use and seconded by Johnson. All members present voted for the motion.

The second item on the agenda was a variance request by Kevin and Jessica Van Engelenhoven to build an accessory structure (garage) with a street side yard set back of 10 feet instead of the required 20 feet according to Section 17.24.030 item 6b in the Oskaloosa Municipal Code.

Chair Sparks went through the Board of Adjustments variance requirement checklist. All questions were answered yes.

It was moved by Venter to approve the request for variance. The motion was seconded by Phillips and all present voted for the motion.

With no further business a motion to adjourn was made by Venter and seconded by Johnson. The motion carried unanimously. The meeting adjourned at 5:33.

Eric Stout, Secretary