

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, June 14, 2024. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

**Board of Adjustment
Agenda**

June 14, 2024

12:00 Noon

Roll Call: Baker_____, Stoakes_____, Burnell_____, Hammen_____, Dill_____.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 12-1-2023

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair.
2. (24-1) Review a request from Genesis Homes that is representing 2002 Spaulding Ln and seeks a variance to permit the construction of a two story single-family dwelling by reducing the required side yard setbacks to 6-feet on the north side of the property and 8-feet on the south side.

ADJOURN:

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, December 1, 2023. The meeting can also be accessed by visiting the following link

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**Board of Adjustment
Agenda**

December 1, 2023

12:00 Noon

Roll Call: Baker P , Stoakes P , Burnell P , Hammen A , Dill P .

APPROVAL OF AGENDA:

Burnell made a motion to approve the agenda. Dill seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Baker noted two errors to be corrected then made a motion to approve the minutes from 2-24-2023, Dill seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. (23-3) Review a request from John Irwin of 1611 Summer St seeking a variance to permit the continued existence of a detached metal carport structure that is located partially in the front and side yards.

Avis explained the request and the code sections that apply to a variance being needed, also highlighting the work was completed without a permit being issued yet as the homeowner was unaware a permit was required.

Mr. Irwin explained that he would like it where it is to avoid conflict with the garage door and gas meter.

Baker expressed there are bigger issues with how the College uses their property adjoining Mr. Irwin's, and made a motion to permit the carport to be located partially in the front and side yards.

Stoakes asked if there could be an issue with setting a precedent for approving these types of things and what constitutes the reasoning for allowing it if it could be located elsewhere on the property and meet Grinnell's Code.

Avis explained that there should be a hardship present for why something can't be done per Grinnell's regulations, but the Board has generally been very lax in recent years if the neighbors aren't concerned.

Dill seconded the motion to approve. The roll call vote was as follows: Baker Yes , Stoakes No , Hammen Absent , Burnell Yes , Dill Yes . The motion passed 3-1.

ADJOURN: Dill moved to adjourn the meeting. Hatting seconded the motion. The motion passed unanimously at 1:07 p.m.

ATTEST:



TYLER AVIS, SECRETARY

APPEAL TO THE
BOARD OF ADJUSTMENTS

Appeal # _____
Date: 05/15/2024

I (We), Genesis Homes of 750 SE Alice's Rd, Waukee IA 50263
Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on 05/06/2024, 20 ____.

_____ It is an interpretation.

_____ It is an appeal for an interpretation of Section _____ of the ordinance or map.

_____ It is a special use permit required under Section _____ of the ordinance on which the Board of Adjustment is required to act.

It is a request for a variance relating to the _____ use, _____ area, _____ frontage, side _____ yard or _____ as required by Section _____ of the ordinance.

Remarks:

We are Requesting a variance to build into the north side yard setback detailed by the Site Plans attached. All homes built in this neighborhood post 2018 have had attached 3 car garages. the neighboring property at 2008 Spaulding has a 44.25' side yard setback. All said improvements would not encroach into adjoining properties

The premises affected are located at 2002 Spaulding DR in Zone District _____.

Legal description of property involved in this appeal: _____
PRAIRIE POINTE ESTATES LOT 34 REPLAT OF LOTS 27 THRU 42 EX PARCEL D

Has any previous application or appeal been filed in connection with these premises? no

What is the applicant's interest in the premises affected? _____
intent to purchase to build custom home for client

What is the approximate cost of the work involved? \$415,000

Explanation of purpose to which property will be put: _____

Plat plan attached _____ Yes No.

Ground plan and elevations attached Yes _____ No. If no, explain: _____

Appeal to the Board of Adjustments – Page 2

A variance from the zoning chapter will not be granted unless: (Check Boxes)

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and
- That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and
- That the special conditions and circumstances do not result from the actions of the applicant; and
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within 1 year(s) from said date; and that I am able from a financial, legal, and physical basis.

<i>Dan Sparks</i>	dotloop verified 05/15/24 3:52 PM CDT QFFE-ADHT-YP4L-C2CA
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Signature(s) of Applicant(s)

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised 5-27-2024; Date of hearing 6-7-2024

Fee paid (\$25.00) – Receipt No. _____

Decision of the Board of Adjustment _____

Reasons:

1. _____

Other remarks:

BOARD OF ADJUSTMENT

Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

BY: _____
Secretary

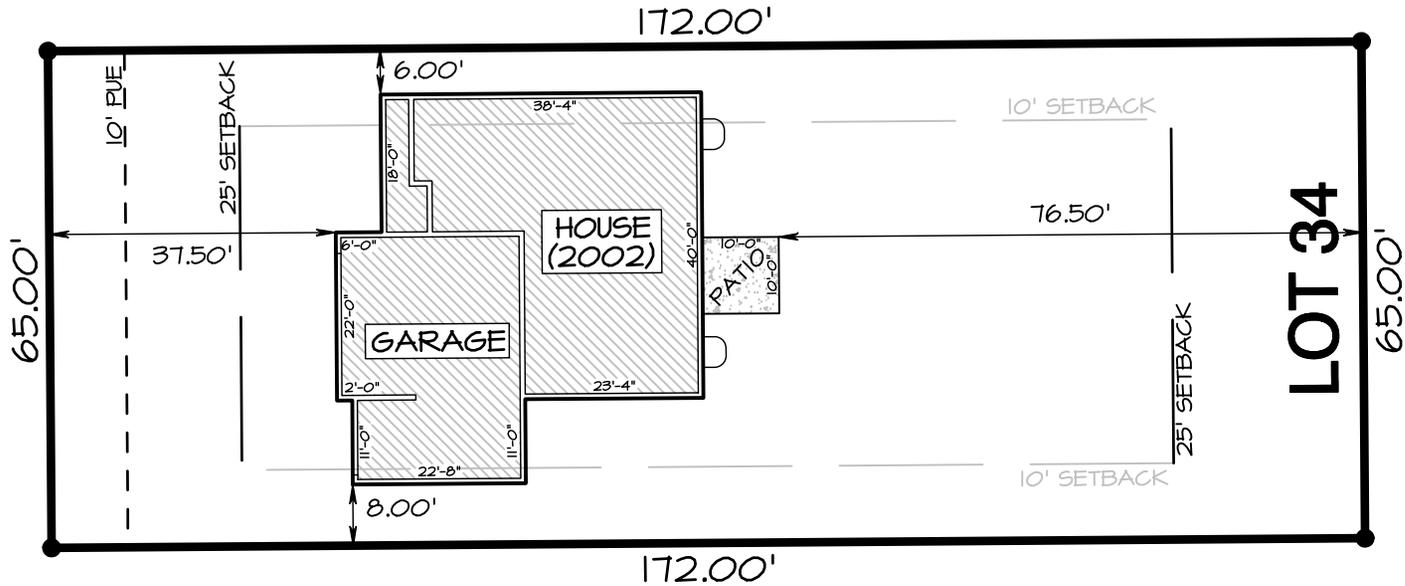


DESTINY HOMES

2002 SPAULDING LN. GRINNELL

LOT 34 - REPLAT OF LOTS 27-42 PRAIRIE POINTE ESTATES

SPAULDING LN



AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
 1520 NW Irvinedale Dr. Ste 102 Ankeny, IA 50023
 Phone: (515) 255-3156 Fax: (515) 255-3157

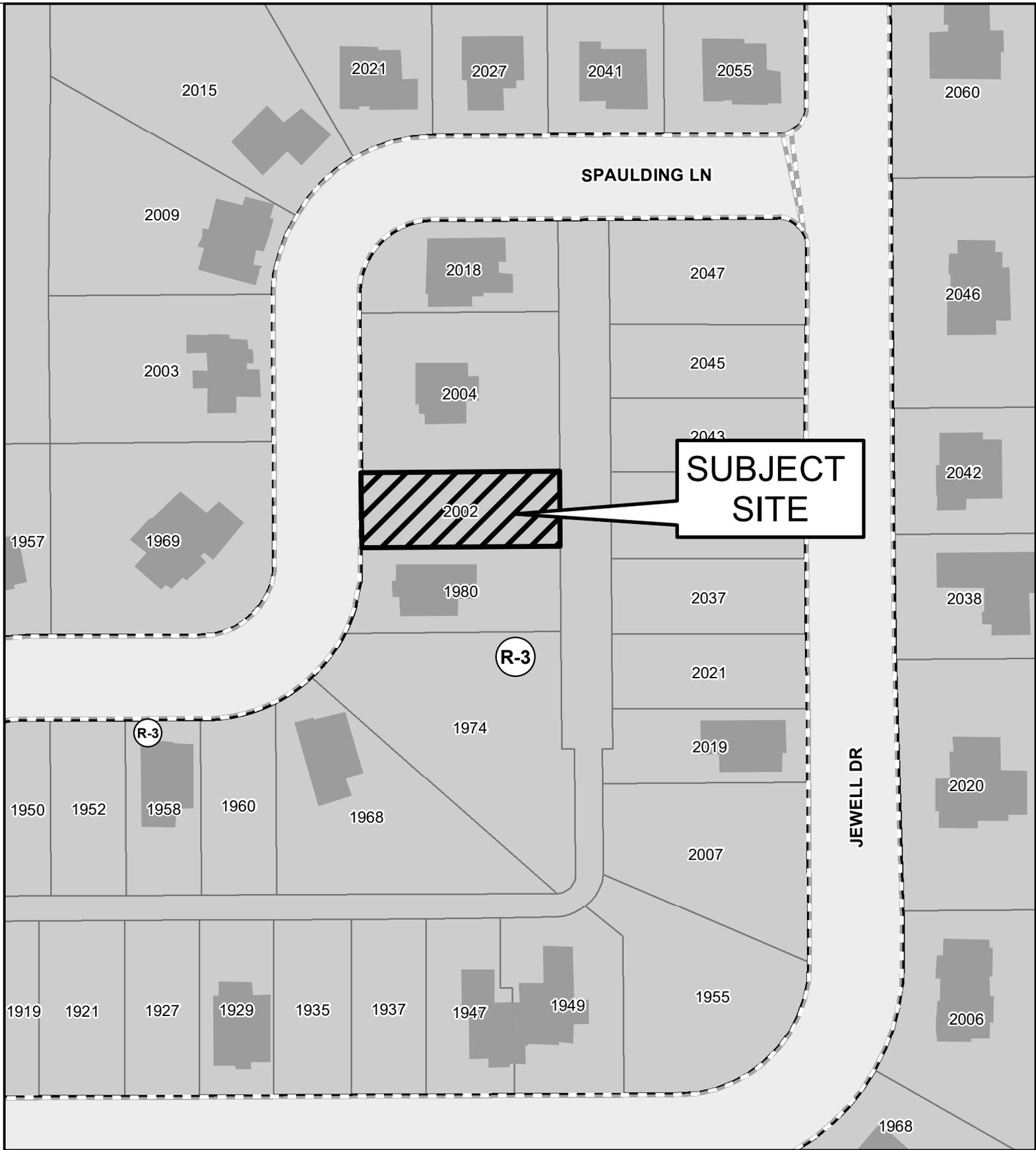
SETBACKS
 FRONT: 25'
 REAR: 25'
 SIDE: 10'



BUILDER TO VERIFY ALL DIMENSIONS & SETBACKS
 NOTE: ANY CONCRETE IS SHOWN FOR ILLUSTRATION PURPOSES ONLY. VERIFY ALL WIDTHS & LOCATIONS WITH THE APPROVED CONSTRUCTION DRAWINGS.

PROJECT #
 213211

DATE: 5/13/24



Scout Subdivision



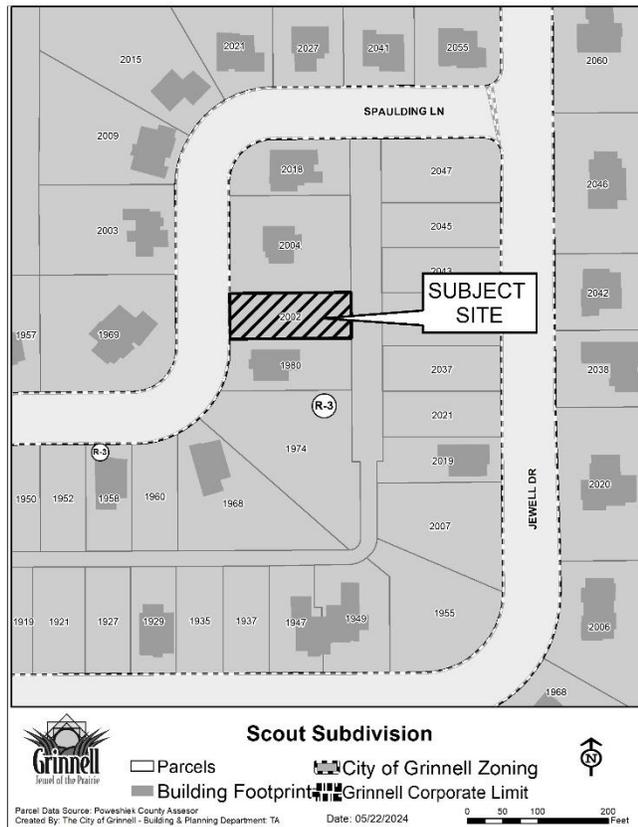
-  Parcels
-  City of Grinnell Zoning
-  Building Footprint
-  Grinnell Corporate Limit



BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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You are further notified that the time and place of the public hearing will be Friday, June 14, 2024 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:



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Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: May 30, 2024

PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on June 14, 2024 at 12:00 p.m. to review a request from Genesis Homes that is representing 2002 Spaulding Ln and seeks a variance to permit the construction of a two-story single-family dwelling by reducing the required side yard setbacks to 6-feet on the north side of the property and 8-feet on the south side.

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Insert 5/30/2024

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2019 JEWEL DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1968 SPAULDING LANE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

916 5TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1033 16TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2009 SPAULDING LANE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1958 SPAULDING LANE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1980 SPAULDING LANE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2005 SPRING ST U 101
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2003 SPAULDING LANE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

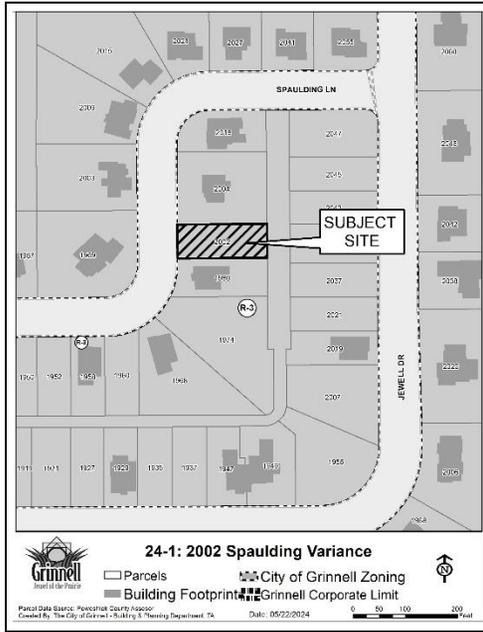
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To review a request from Genesis Homes that is representing 2002 Spaulding Ln and seeks a variance to permit the construction of a two-story single-family dwelling by reducing the required side yard setbacks to 6-feet on the north side of the property and 8-feet on the south side.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.

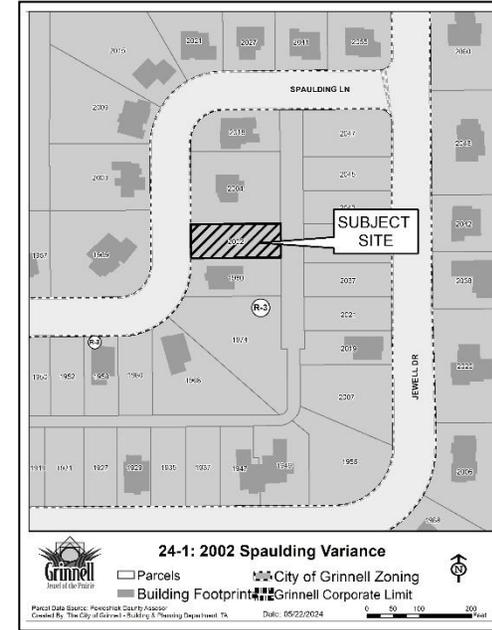


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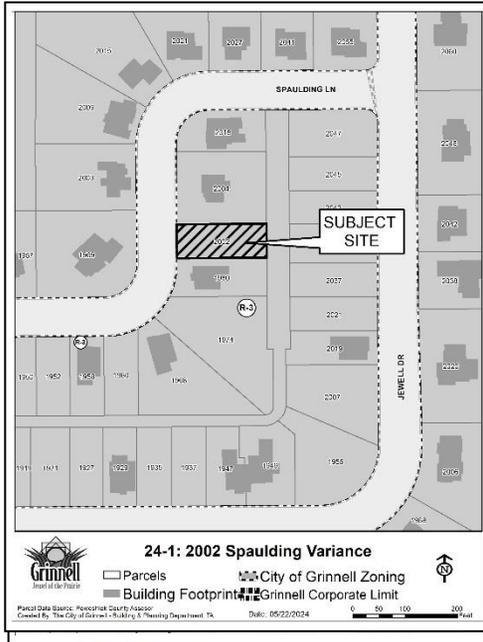


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