

CITY OF BONDURANT

Board of Adjustment Meeting

August 12, 2008

Meeting 08-02

A regular meeting of the City of Bondurant Board of Adjustment was held in the Community Room at the Bondurant City Center on the 12th day of August, 2008, at 6:00 p.m.

Present: Board Chair Jerry Pritchard
Board Member Kris Klinker
Board Member Greg Hanson
Board Member Nicholas Bailey
City Administrator Mark J. Arentsen
Deputy Clerk Michelle Wells

Absent: Board Member Leo Kolo

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the United States Post Office on July 30, 2008. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Board Chair Pritchard called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was declared.

Motion made by Board Member Klinker, seconded by Board Member Hanson, to approve the agenda, as presented. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Board Member Hanson, seconded by Board Member Klinker, to approve the Board of Adjustment minutes of April 08, 2008. Roll call: Hanson-Yes, Klinker-Yes, Bailey-Abstain, Pritchard-Yes. Motion carried.

Board Chair Pritchard announced the next agenda item was a **PUBLIC HEARING** to consider a variance to Zoning Code Chapter 178, Section 178.03, to allow for the construction of an 11' x 26' garage addition on a lot located at 215 - 2nd Street, Northwest, Bondurant, Polk County, Iowa, in a R2 zoning district.

Mr. Walt Lee, 215 – 2nd Street, Northwest, Bondurant, Polk County, Iowa, stated that he lives on a corner lot and he would like to add a third stall for extra tool storage and the garage addition would also be a good selling point. The addition would place the garage 3'3" from the side yard property line.

Mr. Mike Adams, Sr., 106 Grant Street, North, Bondurant, Iowa, looked at the property and would like to see the construction plans.

City Staff had assumed that Mr. Lee had applied for a building permit for the garage at the Altoona Building Department, and was told he would need a variance from the City of Bondurant Board of Adjustment. City Staff was going by the information on the "handout" for garages, provided by the City of Altoona for residents to use as a guideline for detached garage construction. The side yard setback written in the handout is 5'. The Zoning Codebook states the side yard setback for an accessory building is 3'. A detached garage is considered an accessory building. The Board of Adjustment concluded that Mr. Lee did not need a variance, but would approve the variance request, in the event that the City of Altoona Building Department interpreted the Code differently. City Staff will return Mr. Lee's \$50 Board of Adjustment fee.

Motion made by Board Member Hanson, seconded by Board Member Bailey, to close the Public Hearing and open the regular meeting. Roll Call: Hanson-Yes, Bailey-Yes, Klinker-Yes, Pritchard-Yes. Motion carried.

Motion made by Board Member Bailey, seconded by Board Member Hanson, to approve Resolution No. BA 08-02, a Resolution granting a variance to Walt Lee, 215 – 2nd Street, Northwest, Bondurant, Polk County, Iowa, to allow for the construction of an 11' x 26' garage addition with a side yard setback of 3'. Roll Call: Bailey-Yes, Hanson-Yes, Klinker-Yes, Pritchard-Yes. Motion carried.

The following items were discussed as part of Board Members' comments:

- Board Member Klinker – No Comment.
- Board Member Bailey – No Comment
- Board Member Hanson – No Comment.

The following items were discussed as part of Board Chair Pritchard's comments:

- Welcomed new Board of Adjustment Member Nicholas Bailey.
- The next meeting will be Monday, September, 08, 2008, at 6:00 p.m., due to the school election.

Motion made by Board Member Klinker, seconded by Board Member Bailey, to adjourn the meeting. Roll call: Ayes: 4. Nays: 0. Motion carried. Board Chair Pritchard declared the meeting adjourned at 6:25 p.m.

Jerry Pritchard
Chair

ATTEST:

Michelle Wells, Deputy City Clerk