

CITY OF BONDURANT

Board of Adjustment Meeting

April 12, 2011

Meeting 11-01

A regular meeting of the City of Bondurant Board of Adjustment was held in City Hall at the Bondurant City Center on the 12th day of April 2011, at 6:00 p.m.

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

Absent: None

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the United States Post Office on March 30, 2011. 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 Kolo, seconded by Board Member Klinker, to approve the agenda, as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Board Member Hanson, seconded by Board Member Wells, to approve the Board of Adjustment minutes of June 08, 2010. Roll call: Hanson-Yes, Wells-Yes, Kolo-Yes, Klinker-Yes, Pritchard-Yes. Motion carried.

Board Chair Pritchard announced the next agenda item was a **PUBLIC HEARING** to consider a variance to Zoning Code Chapter 177, Section 177.04, to construct a 10' x 16' attached shed to the principal structure at 609 – 6th Court, Northwest, Bondurant, Polk County, Iowa.

Justin Terwilliger, 609 – 6th Court, Northwest, Bondurant, Polk County, Iowa, stated the following: I do not have the opportunity to build a third stall on my garage. I have a 10' easement off the back property line, which would put the detached shed right in the middle of the back yard. What I would like to do is attach it to the back of the garage and use the exact same siding, size and color to tuck it

up against the house, to allow the children and the obstruction to be as far away from the neighbors as possible. I don't know if you've seen the letter I wrote up and I also supplied some photographs and a couple of drawings.

Board Member Wells: When you say attached, are you meaning a three walled structure where you are pouring 48" footings, cross footings and basically you're building onto the permanent structure and not putting a shed there? You're putting an addition onto your garage.

Terwilliger: On the back side of the garage. The garage is 22' and the attached structure will be 16', so I'm going to have about 2 1/2' on each side.

Board Member Wells: Is your intention to continue the same roof slope or to put a gable on it?

Terwilliger: Yes. This is basically for the lawn tractor, garden tools, and things like that.

Board Member Klinker: How far does this put you off the lot line then?

Terwilliger: It is a little bit angled, so on one side I'm 30' and the other side 32' off the lot line. So, 5' variance on one side and 3' on the other.

Board Member Kolo: Will you stick out as far as your deck and your patio, because they're already out there.

Terwilliger: Good question. The deck is 12' off the main structure and where the garage is attached to the east side of my house, it is indented 2'. So when I come out 10', the deck will still extend 2'. I wanted to keep it as close as I can but basically I could go 5' out and be within code. I wanted to go at least 10' by 16'. I could go 10' x 12' without it detached, but I was hoping to avoid that.

Board Member Kolo: I need to know something. The deck and patio is allowable because it isn't a permanent structure?

City Administrator Arentsen: Because it doesn't have a roof.

Board Member Kolo: You're not going to protrude as far out as those two things are you? I walked it off. I was there to see you today but you weren't there.

Terwilliger: You saw where the 2 little indentions were. It won't stick out as far as the deck. I wanted to keep it tiered back a little bit.

Board Chair Pritchard: You're going 48" for footings?

Terwilliger: Yes. I had a re-inspection from the City Inspector and he gave me my options. And if it is going to be attached to the back of the foundation, it needs to be that way anyway.

Board Member Wells: Is there enough height on the existing garage? By the time you come out to the end with an overhang, where are you on height?

Terwilliger: I have to be 6" above ground level, I believe, so it actually slopes away about 6", so I'm going to be from ground level, 8'6". The actual floor will be an 8' wall. The foundation on the back of the garage is 8'. The siding is 1 x 12 lap siding. I'm going to go up 2 pieces of lap siding and tie into the existing structure and end up at 8' off the concrete floor.

Board Chair Pritchard: Were there any letters or comments by neighbors or citizens?

City Administrator Arentsen: We did not receive any indications.

Kent Karsjens, 605 – 6th Court, Northwest, stated that as a neighbor he had no objections to this project at all and actually thinks it will look better than a shed out in the middle of the back yard, plus if we ever get that flood again off that creek, his shed would be under water.

Board Member Klinker: You mean where the other proposed sites are, it would be under water?

Board Member Wells: You obviously submitted a pre-plan to the Building Inspector with a drawing and such. Was their only objection the 35' setback?

Terwilliger: Yes. Which then triggered me applying for a variance.

Board Chair Pritchard: Does anyone else have any questions? If there aren't any more questions from the Board I need a motion to close the Public Hearing.

Motion made by Board Member Hanson, seconded by Board Member Kolo, to close the Public Hearing. Roll Call: Hanson-Yes, Kolo-Yes, Wells-Yes, Klinker-Yes, Pritchard-Yes. Motion carried.

Board Chair Pritchard: Are there any Board comments?

Board Member Wells: I think that the fact this is a garage addition versus a shed, makes it more clear to me. I had visions of you pushing a shed up against the garage and screwing it to the wall.

Terwilliger: It'll be a little more professional than that.

Motion made by Board Member Klinker, seconded by Board Member Wells, to approve Resolution BA 11-01, a Resolution granting a variance for the construction of a 10' x 16' attachment to the principal structure at 609 – 6th Court, Northwest, Bondurant, Polk County, Iowa. Roll Call: Klinker-Yes, Wells-Yes, Kolo-Yes, Hanson-Yes, Pritchard-Yes. Motion carried.

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Motion made by Board Member Klinker, seconded by Board Member Hanson, to adjourn the meeting. Roll Call: Ayes: 5. Nays: 0. Motion carried. Board Chair Pritchard declared the meeting adjourned a 6:15 p.m.

Jerry Pritchard, Board Chair

ATTEST:

Michelle Wells, Deputy City Clerk