

**BOARD OF ADJUSTMENT MEETING**

**October 14, 2014**

Present: Board Chair Leo Kolo  
Board Member Dave McGrath  
Board Member Brian Wells

Absent: Board Member Greg Hanson  
Board Member Kris Klinker

City Officials Present: City Administrator Mark Arentsen  
Assistant to City Administrator Mary Rork-Watson  
City Inspector Jason Van Ausdall

**1. Call to Order**

Board Chair Kolo called the meeting to order at 5:10 p.m.

**2. Roll Call**

Roll call was taken and a quorum was declared.

**3. Perfecting and Approval of Agenda**

Motion made by Board Member McGrath, seconded by Board Member Wells, to approve the agenda as presented. Roll Call: Ayes 3. Nays 0. Motion carried.

**4. Approval of the Minutes of August 12, 2014**

Motion made by Board Member McGrath, seconded by Board Chair Kolo, to approve the minutes as presented. Roll Call: Ayes 3. Nays 0. Motion carried.

**5. Public Hearing** – For consideration of a request for variances to Municipal Code – Chapter 178 of the Zoning Code, Section 178.03(4) for the property at 489 Lincoln Street, Southeast, Bondurant, Polk County, Iowa.

Chris Belzer, builder, explained the property at 489 Lincoln Street needs a variance of 30 feet for the lot width from the 60 feet required in the City Code because of an easement with a neighbor. He also requested a variance for the rear lot setback of 10 feet to situate the garage behind the house and to avoid the manhole located in the middle of the lot.

Board Member Wells asked if there is an easement on the manhole. Mr. Belzer said there is an easement and the sewer runs north/south. The house will be built at least 10 feet from the manhole.

Board Member Wells asked if a culvert will be built in the swale. Mr. Belzer said a tube culvert will be installed in the swale and the lot will be leveled off. He said the house will have a crawl space instead of a basement to account for any drainage or water issues.

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City Administrator Arentsen asked if the driveway will be a solid surface. Mr. Belzer said the driveway will be concrete.

Board Member Wells asked if there is a minimum on the driveway approach. City Inspector Van Ausdall said there is a SUDAS code and there is enough room on the property to meet the code.

Jerry Pritchard, 502 11th Court, Southeast, addressed the Board Members regarding the county tile that goes through the property as part of the Drainage District.

Motion made by Board Member Wells, seconded by Board Member McGrath, to grant the variances for the lot width and rear yard setback as requested. Roll Call: Ayes 3. Nays 0. Motion carried.

**6. Adjournment**

Motion made by Board Chair Kolo, seconded by Board Member McGrath to adjourn the meeting at 5:25 p.m. Roll Call: Ayes 3. Nays 0. Motion carried.

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Mary Rork-Watson, Asst. to City Administrator

**ATTEST:**

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Leo Kolo, Board Chair