

CITY OF OSKALOOSA
MINUTES OF THE BOARD OF ADJUSTMENT SPECIAL MEETING
October 2, 2015

The special meeting of the Board of Adjustments for the City of Oskaloosa was called to order at 12:02pm on Friday, October 2, 2015 by Chairperson Perry Murry at the City Hall Council Chambers 220 S. Market St. Oskaloosa, Iowa.

BOARD MEMBERS PRESENT: Perry Murry, Russell Sparks and James Hansen; BOARD MEMBERS ABSENT: Wyndell Campbell and Lloyd Phillips; CITY STAFF PRESENT:, Wyatt Russell, Building Official; PUBLIC PRESENT: applicants; Jane Kelderman, Blair VanZetten, and Bryce Abbas; OTHERS PRESENT: Mike Bush, Larry Claubagh and Jerry Best.

1st item on the agenda: Consider a variance request for the property located at 1004 C Avenue East to allow the building of a 24'x46' extension to the existing detached garage 1 foot from the rear property line and 1 foot from an existing accessory structure.

Russell explained to the board that he had received a phone call in regards to the first item (the person showed up to speak on the item). Ms. Kelderman explained to the board the remodel construction project. Sparks asked if the existing garage will be demolished. Mike Bush spoke in behalf of the item explained to the board that the back foundation would stay and the walls would be taken down. He also explained to the board the setbacks of the new garage. Jerry Best, property owner of 310 North 9th Street spoke against the request with concerns of water runoff and pooling at the entrance to her garage. Ms. Kelderman explained that a drainage system and gutters will be installed on the new garage. Murry suggested to curb up the concrete and the water will naturally move north. Murry also suggested that the east end be elevated and be required to install curbing. Hansen made a motion to approve the variance request of building of a 24'x46' detached garage 1 foot from the rear property line and 1 foot from an existing accessory structure with the stipulations to curbing and drainage to the north and the requirement of code firewall separation Sparks Seconded the motion. Mr. Claubagh spoke in behalf of Ms. Best and asked if the item could be postponed to allow everyone involved to communicate about the item until the next meeting. Hansen agreed about the people involved should communicate and sort out their differences before the meeting. Ms. Kelderman discussed that she would like to move forward with the project. With no further discussion, Vote: YES: Murry, Hansen and Sparks; NO: None; ABSTAIN: None; ABSENT: Campbell and Phillips.

2nd item on the agenda: Consider a variance request for the property located at 543 9th Avenue East to allow the building of an addition 0 feet from the front yard property line. Mr. Clabaugh of 1107 South 7th Street asked the board members what can be discussed on the item a fence issue or a setback issue. Mr. Clabaugh also discussed opening access to South 5th Street so people on South 4th street will have access to their properties. Murry stated that if Mr. VanZetten was not able to build on a vacated street the building department would not allow the building. Mr. VanZetten spoke on behalf of the item being considered. VanZetten discussed with the audience about the fencing issue and will address the owners and work with them. Hansen asked if the alley will be closed and VanZetten stated that there are no intentions to close the alley. Board members asked if the parking lot will be paved. VanZetten responded that the parking lot will stay the same, they are only proposing to add 100' and semis' will be exactly where they have been located at. With no further discussion, Sparks made a motion to approve the variance request of building of an addition 0 feet from the front yard property line Hansen Seconded

the motion; Vote: YES: Murry, Hansen and Sparks; NO: None; ABSTAIN: None; ABSENT: Campbell and Phillips.

3rd and final item on the agenda: Consider a variance request for the property located at 603 North D Street to allow the building of a single family residential dwelling 9 feet from the street side yard property line, on a 6,600 square foot site area and with a lot width of 44 feet. Mr. Abbas, Executive for Habitat for Humanity spoke in behalf of the item. Abbas explained that the lot was gifted to Habitat for Humanity from the City of Oskaloosa this past summer. Abbas explained that Habitat for Humanity is required that every child will need to have a bedroom and the proposed house will have 4 bedrooms. Murry asked if a detached garage will be built. Abbas stated the only plans would be to build a parking pad. Russell explained to board that a future garage could be built on the property. With no further discussion, Sparks made a motion to approve the variance request of building a single family residential dwelling 9 feet from the street side yard property line, on a 6,600 square foot site area and with a lot width of 44 feet Hansen Seconded the motion; Vote: YES: Murry, Hansen and Sparks; NO: None; ABSTAIN: None; ABSENT: Campbell and Phillips.

With no further business, Hansen made a motion and Sparks seconded to adjourn the meeting at 12:45 PM.

Minutes by Amie Roberts