

CITY OF OSKALOOSA  
MINUTES OF THE BOARD OF ADJUSTMENT MEETING  
April 26, 2016

The meeting of the Board of Adjustments for the City of Oskaloosa was called to order at 5:00 pm on Tuesday, April 26, 2016 by Chairperson Perry Murry at the City Hall Council Chambers 220 S. Market St. Oskaloosa, Iowa.

BOARD MEMBERS PRESENT: Perry Murry, Wyndell Campbell, James Hansen and Lloyd Phillips; BOARD MEMBERS ABSENT: Tim Hudson; PUBLIC PRESENT: applicants; Jason Van Zetten, Brian Bloodsworth and Jeff McNulty; CITY COUNCIL PRESENT: Tom Walling; STAFF PRESENT: Wyatt Russell and Amie Roberts.

*Minutes from the February 23, 2016 Board of Adjustment meeting.* Campbell moved and Hansen seconded to approved the minutes of the February 23, 2016 Board of Adjustment meeting as presented.

*1<sup>st</sup> item on the agenda: Consider a variance request for the property located at 423 North Park Avenue to allow the building of an addition to an accessory building 3 feet 6 inches from the south property line and to allow the addition to project 15 feet in front of the principal building.* Mr. VanZetten spoke in reference of the item to the board members. Russell addressed the board that staff had received 2 phone calls from the neighborhood opposing the variance request. VanZetten discussed the recent approval of a variance for a property located at 1004 C Avenue East. Hansen stated that he has plenty of room on the lot and does not see any hardship with placing the building within the code requirements. Campbell explained that the driveway and corner lot constrained on the C Avenue East property. VanZetten stated that he does not have a lot of room on the lot and that he has established trees abutting against the property line. He also stated that he is asking for the same setback as 1283 C Ave East which is 3 feet, although he is asking for 3 feet 6 inches on his side. Russell stated that the existing garage on the lot to the south was probably built before zoning code was in place. With no further discussion, Hansen made a motion to deny the building of an addition to an accessory building 3 feet 6 inches from the south property line and to deny the addition to project 15 feet in front of the principal building located at 423 North Park Avenue, Phillips Seconded the motion; Vote: YES: Murry, Campbell, Hansen and Phillips; NO: None; ABSTAIN: None; ABSENT: Hudson.

*2<sup>nd</sup> item on the agenda: Consider a variance request for the property located at 205 South H Street to allow the building of a 24 foot x 24 foot detached garage with a 16 inch separation from another structure.* Mr. Bloodsworth spoke in reference of the item to the board members and stated that he has alternate options available. Campbell asked if the alternate options still require a variance request. Bloodsworth stated he would possibly still need a variance for the other options. Campbell asked if he would still need the auxiliary structure after the garage has been built and Bloodsworth answered yes. Murry asked what the separation requirement is between buildings and Russell answered that the requirement is 10 feet. Board members discussed moving the existing accessory structure to the north and south and general setback adjustments. Russell discussed the definition of a front yard on a corner lot. Russell suggested to table the item until measurements can be obtained from the applicant. With no further discussion Campbell made a motion to table the item until measurements can be obtained from the applicant, Phillips seconded the motion; Vote: YES: Murry, Campbell, Hansen and Phillips; NO: None; ABSTAIN: None; ABSENT: Hudson.

*3<sup>rd</sup> item on the agenda: Consider a variance request for the property located at 1100 Woodland Rd to allow the building of a 300 square foot addition to an accessory structure 2 feet 6 inches above the height requirement.* Mr. McNulty spoke in reference of the item to the board members. Murry asked about the previous variance approval. Campbell asked about the previous height of the existing structure. Wyatt explained how to calculate the height of an accessory structure. Campbell asked if design constraints would keep him from completing the project. McNulty stated that he wanted to match the aesthetics of the home and the existing structure. Board members stated that the addition would not face the street, rather it would be behind the garage. With no further discussion Campbell made a motion to approve the building of a 300 square foot addition to an accessory structure 2 feet 6 inches above the height requirement, Phillips seconded the motion; Vote: YES: Murry, Campbell, Hansen and Phillips; NO: None; ABSTAIN: None; ABSENT: Hudson.

Russell presented the new variance application and asked the board members for their feedback.

Hansen asked Russell for an update on the code in regards to lot sizes.

City council member Walling asked the board members what recourse exists for a variance decision and what creates a hardship. Members and staff explained that appealing a variance decision would go to district court and that a hardship is a restriction of the use of the land such that the land becomes worthless.

With no further business, Campbell made a motion and Phillips seconded to adjourn the meeting at 5:44PM.

Minutes by Amie Roberts