

**BOARD OF ADJUSTMENT**

June 28, 2005

A meeting of the University Heights Board of Adjustment was called to order at 5:04 p.m. on this date. Chairman Tom Breese presiding. Present for the meeting were: Board Members Laura Bowers, Michael Flaum, Vinton Rowley, Tom Breese, and Russ Boyer. Also present were City Attorney Ballard, City Engineer Bilskemper and Clerk Musser. Applicants Caroline Mast and Bruce Moyer were present along with Larry R. Schnittjer of MMS Consultants for Mr. Moyer.

Mr. Moyer further explained his intentions to build and occupy a new single family dwelling on a portion of land he owns in University Heights, legally described as: Lots A, B, and C of a subdivision of the east one acre of the NE NW of Section 16-79-6 as recorded in Book 4 Page 106 of the Johnson County record and known as 903 Melrose Ave. Moyer is asking for variance from the zoning ordinance for not meeting front and back yard requirements and to be allowed to combine portions of Lots A, B, and C to create two lots which would meet the area requirements of the ordinance.

Board member Bowers asked if there were green space and/or storm water regulations in the ordinance. There are none. The site for the new dwelling has been inspected by the University Heights Police Chief and Coralville Fire Chief and approved in regard to emergency vehicle access.

MOTION by Flaum, seconded by Bowers, to approved the zoning variance application of Bruce Moyer as presented subject to Mr. Moyer granting an easement for a sanitary sewer line which crosses the property. Mr. Moyer has agreed to this easement. Carried

Caroline Mast described the house entrance she wishes to build on her property at 111 Highland Drive, described as University Heights 1<sup>st</sup> Addition, Lot 118. The new entrance described would not meet the front yard requirements of Zoning Ordinance 79 (3) (15) (E). The new construction will be more attractive and safer than the existing porch.

MOTION by Bowers, seconded by Boyer, to approve the application for variance stated above as presented by owner Caroline Mast, 111 Highland Drive. Carried

No further business was presented to this meeting of the Board of Adjustment. Chair Breese declared meeting adjourned at 5:30 p.m.

Attest \_\_\_\_\_  
Jerry B. Musser, City Clerk

Approved \_\_\_\_\_  
Thomas R. Breese, Chair  
University Heights Board of Adjustment