

UNIVERSITY HEIGHTS, IOWA 1302 Melrose Ave.

September 14, 2020

Proceedings of the Board of Adjustment of University Heights, Iowa, held by electronic means pursuant to Iowa code section 21.8 due to the COVID-19 pandemic, subject to approval by the Board at a subsequent meeting.

Board of Adjustment MEETING

Chair Clayton Hargrave called the September 14, 2020 meeting of the University Heights Board of Adjustment and reconvened the Public Hearing on the variance request for 1480 Grand Ave. at 7:02 PM.

Board Members:

Present: Randall Atchison, David Deyak, Steph Gahn, Clayton Hargrave

Absent, Doris Eckey

Also Present

Anna Merrill, Joey Merrill, 1480 Grand, City Attorney Steve Ballard, City Building Inspector Terry Goerdt, Temporary City Clerk Mike Haverkamp, Louise From, Pete Damiano, Pat Yeggy, Cyrus Payvandi

The Board approved minutes of the September 10 meeting.

Attorney Steve Ballard gave background on Public Hearing rules for the City. He also gave an overview of the agenda and procedures for the meeting.

The Merrill's then made a formal request for a variance and summarized their reasons for asking for the variance.

Board members asked clarifying questions regarding the need for the variance, roof slope, windows, and safety. Board comments included allowing a small variance with fit more with the neighborhood, the variance is not contrary to the public interest. The variance will promote public safety and neighborhood aesthetics. Other board comments included that literal enforcement of the zoning ordinance results in unnecessary hardship because of the size of the lot and proximity of the existing garage to the street. Also the lot has a large rear yard with is an unusual physical condition that warrants granting a variance.

Public member Pete Damiano addressed the Board with his comments.

Both City Inspector Goerdt and Attorney Ballard commented that this could not be a habitable space even if approved, due to zoning code, and noted the Merrill's were in agreement regarding that.

Motion by Gahn, second by Aitchison to approve the variance request for 1480 Grand Ave.

Aitchison AYE, Deyek AYE, Gahn AYE, Hargrave AYE

CARRIED Unanimously

Attorney Ballard informed the Board that he would communicate in writing to the Merrills that the variance was approved and that they will have a period of one (1) year (until September 14, 2021) to obtain a building permit for their proposed garage.

Motion by Deyak, second by Gahn to adjourn. CARRIED

Meeting adjourned at 7:30 PM