

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
JULY 26, 2017
5:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

1. **Approval of Minutes from the July 12, 2017 Board of Adjustment Meeting**
2. **Remove From The Table, Application 2017-4 Variance Request 1100 Kelvin Road**
3. **Application 2017-4 Variance Request 1100 Kelvin Road.**
4. Adjourn



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Staff Summary

7/26/2017

Agenda Item # 1.



City of Storm Lake
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REPORT TO: Board of Adjustment

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval of Minutes from the July 12, 2017 Board of Adjustment Meeting**

BACKGROUND: The Board of Adjustment needs to review and approve the previous meeting minutes.

COMPREHENSIVE PLAN RELATIONSHIP: None

POTENTIAL FINDINGS: None

RECOMMENDATION: Approve the July 12, 2017 Board of Adjustment Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - July 12, 2017	Minutes

**BOARD OF ADJUSTMENT MEETING, JULY 12, 2017 5:00 P.M., CITY HALL
COUNCIL CHAMBERS, STORM LAKE, IOWA**

MEMBERS PRESENT: Bob Bennett, Bob Payer, Melinda Cords , and Gary Ringgenberg
MEMBERS ABSENT: None
OTHERS PRESENT: Scott Olesen (Building Official), Jean Cashman (Finance Assistant), Brad and Jorja Gibbins, and Tyler Gibbins.

Board Member Bob Bennett called the meeting to order at 5:00pm.

Item 1: Approval of Minutes from March 28, 2017 Meeting

Moved by Board Member Ringgenberg to approve the minutes from the March 28, 2017 Board of Adjustment Meeting. Seconded by Board Member Payer. Vote: All ayes. Motion carried.

Item 2: Application 2017-4 Variance Request 1100 Kelvin Road

Moved by Board Member Ringgenberg to table the application 2017-4 for a variance request at 1100 Kelvin Road submitted by Brad and Jorja Gibbins to make changes to the original garage design and obtain an easement from owner on the Northside. Request is for a variance of 10 feet to the north side yard setback to allow the construction of an attached garage to the north side lot line. The garage would be setback 25 feet from the east lot line and 79 feet from the west lot line. Seconded by Board Member Cords. Roll Call Vote: Bob Bennett – aye; Gary Ringgenberg – ayes; Bob Payer – Aye; Melinda cords – Aye. Motion carried.

Item 3 – Adjourn

Moved by Board Member Ringgenberg to adjourn the meeting at 5:37 pm. Seconded by Board Member Payer. Vote: All ayes. Motion carried.

Submitted,

Bob Bennett, Chairman

Staff Summary

7/26/2017

Agenda Item # 2.



City of Storm Lake
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REPORT TO: Board of Adjustment

FROM: Scott Olesen, Building Official

SUBJECT: **Remove From The Table, Application 2017-4 Variance Request 1100 Kelvin Road**

BACKGROUND: This application was tabled at the Board of Adjustment hearing which was held July 12, 2017 to provide additional information as requested by the board.

Discussion of the application should not take place as a part of this agenda item, but should under the next agenda item which will be for the variance request, should it be taken off of the table

**COMPREHENSIVE
PLAN RELATIONSHIP:** N/A

POTENTIAL FINDINGS: N/A

RECOMMENDATION: Remove the variance request from the table, and further discuss under the next agenda item.

ATTACHMENTS:

Description	Type
Request	Application
Area Map	Map

VARIANCE REQUEST

CITY OF STORM LAKE

BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
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Address of the Property: 1100 Kelvin Rd.

Existing Use of the Property: Single family Dwelling

Proposed Use of the Property: Same

Legal Description of the Property: 19-06 Storm Lake Corp.
2nd Plat Emerald Plc

Zoning District: R-1: Low Density Residential

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	25'	25' behind current house	Street Side Yard:	N/A	N/A
Side Yard(s):	10', 10'	to lot line on north	Rear Yard:	25'	more than 25'
Height:	45'	less than 45' 5"			
Max. Bldg Coverage:	30%	less than 30%	Max. Impervious Coverage:	35%	less than 35%

Other Request(s):

Principle Use: Single family dwelling

Accessory Use:

Signature of Property Owner

6/19/17
Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

VARIANCE REQUEST

CITY OF STORM LAKE

BOARD OF ADJUSTMENT



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PROPERTY ADDRESS:

PROPERTY OWNER:

OWNER ADDRESS (if different than property owner):

OWNER'S PHONE NUMBER:

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance requests. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment:

The legal description and local address of the property.

The present zoning classification.

The existing use of the property and the proposed use of the property.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a variance will be heard by the Board of Adjustment.

The City of Storm Lake will notify all adjoining property owners to the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

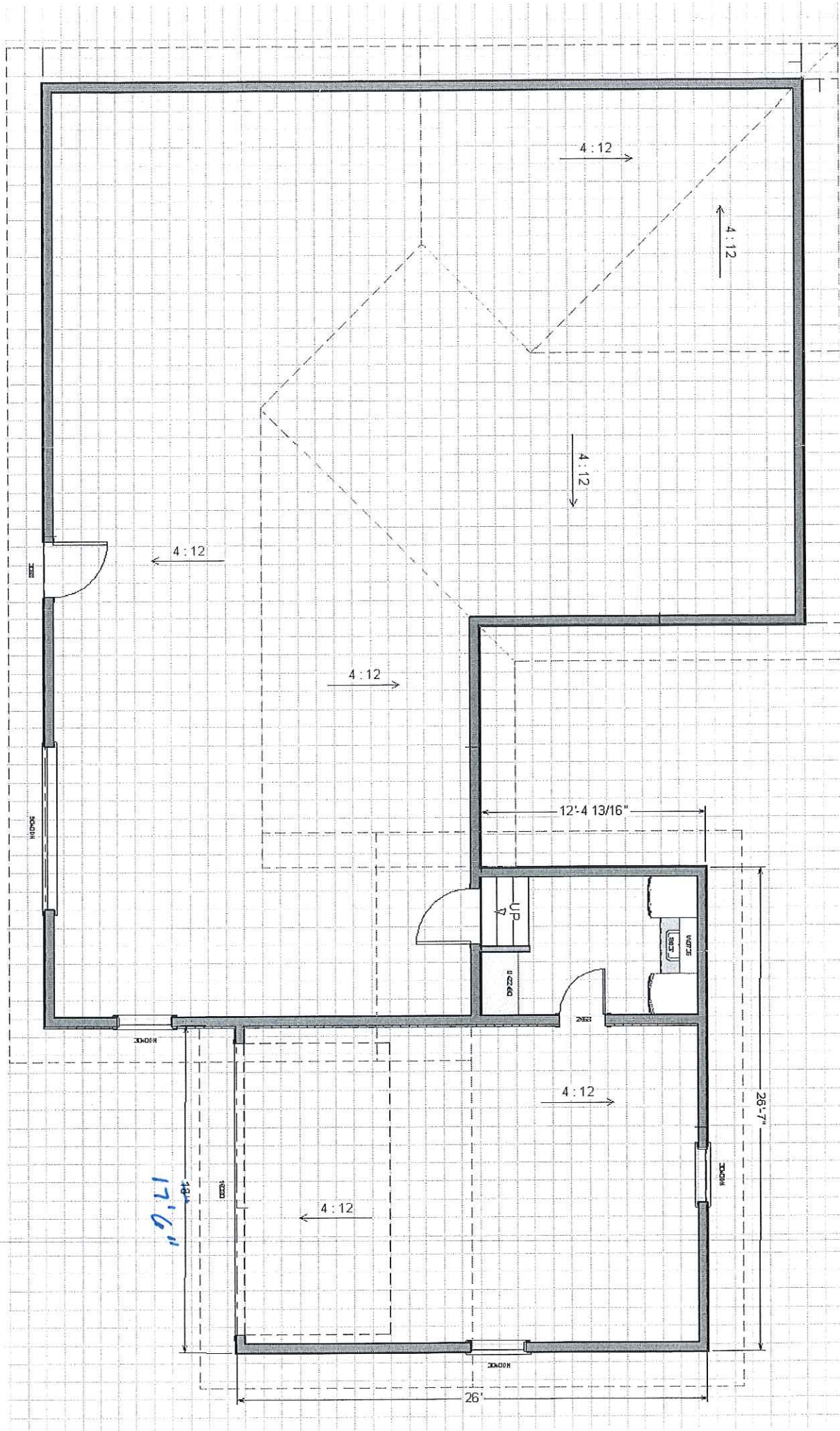
The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.

A non refundable application fee of **\$150.00** is required at time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

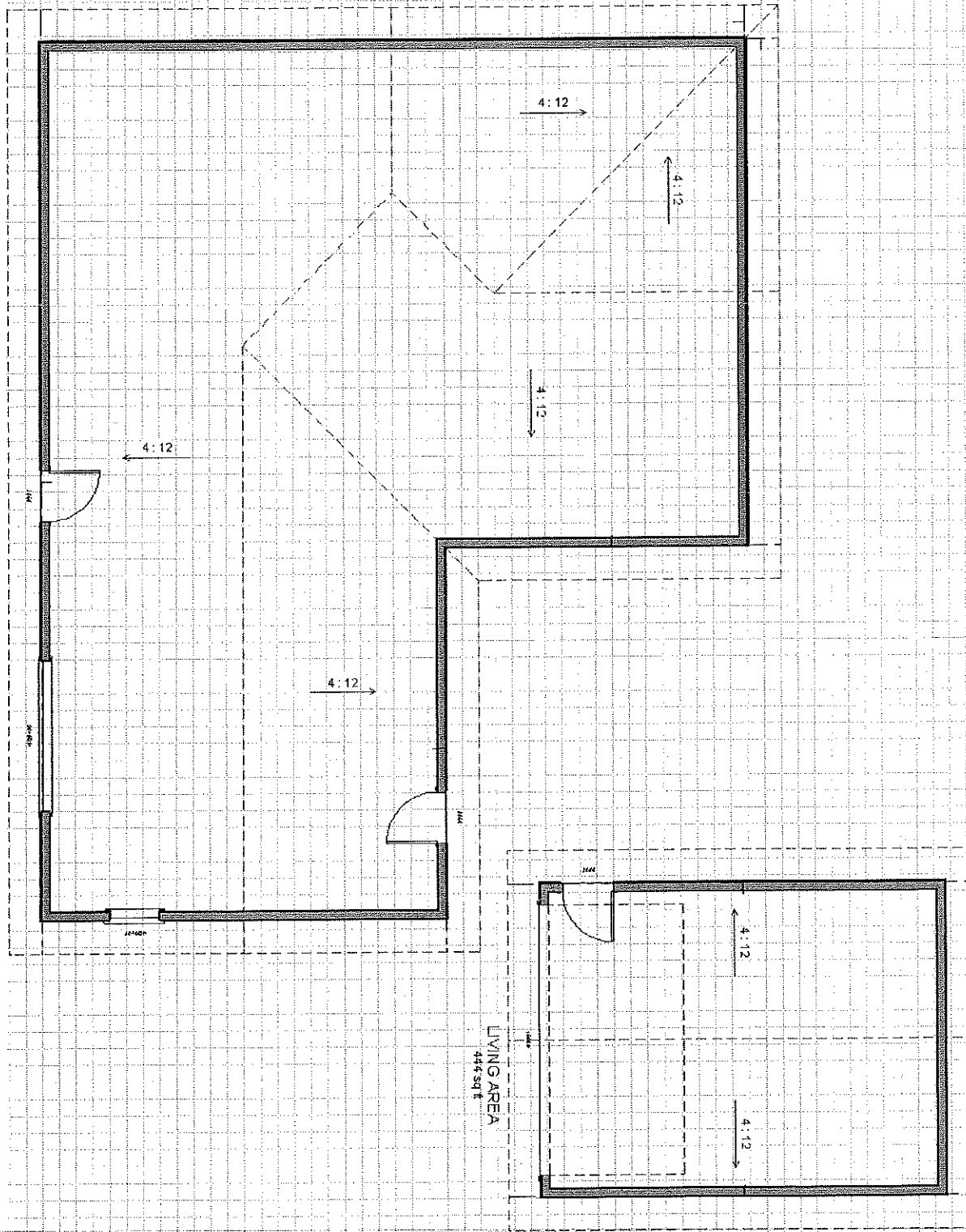
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Proposed New Plan

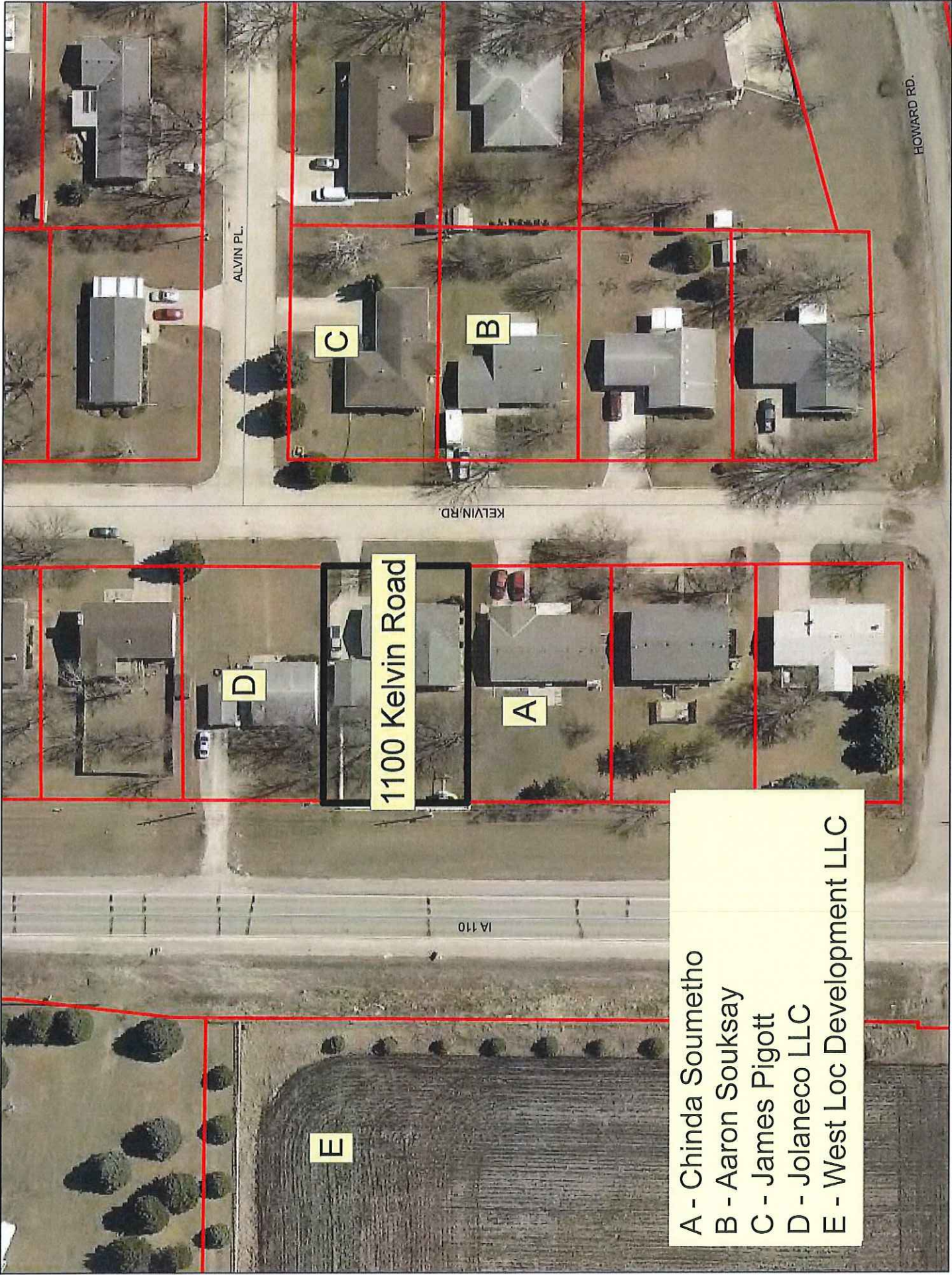
25'



Original



- A - Chinda Soumetho
- B - Aaron Souksay
- C - James Pigott
- D - Jolaneco LLC
- E - West Loc Development LLC



Staff Summary

7/26/2017

Agenda Item # 3.



City of Storm Lake
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REPORT TO: Board of Adjustment

FROM: Scott Olesen, Building Official

SUBJECT: **Application 2017-4 Variance Request 1100 Kelvin Road.**

BACKGROUND:

Mr. And Mrs. Gibbins own the dwelling that is located at 1100 Kelvin Road. They are asking for a variance of 10 feet to the north side yard setback to allow the construction of an attached garage to the north side lot line. The garage would be setback 25 feet from the east lot line and 79 feet from the west lot line. The required setbacks from the north line is 10 feet. The required setback from the east and west lot lines is 25 feet.

The existing detached garage and storage building will be removed as well as some of the existing concrete driveway.

**COMPREHENSIVE
PLAN RELATIONSHIP:** Page 5-6, lists: Housing Goals and Policies, Policy 7- "Encourage improvements to the existing housing stock to better meet contemporary needs of homeowners."

POTENTIAL FINDINGS: The Board of Adjustment should review Article 1209 of the Zoning Ordinance and determine if the application meets the required findings. Article 1209(c) of the Storm Lake Zoning Ordinance, allows for Variances to relieve hardships relating to property ".....by reason of exceptional topographic conditions or other extraordinary and exceptional situation and condition of such piece of property, such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property"

The Board can review Mr. and Mrs. Gibbins request in respect to this and determine if it meets this requirement.

Consideration can be given to the fact that the Gibbins could construct a larger garage if they were to move it further back on their property, but this would necessitate additional concrete which would cause additional issues with runoff or snow removal or would require a driveway onto Highway 110 which would be more hazardous due to the higher speeds on this road..

RECOMMENDATION: Deny request 2017-4.

ATTACHMENTS:

Description		Type
	Request	Application
	Area Map	Map

VARIANCE REQUEST

CITY OF STORM LAKE

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6/19/17

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Meeting Date:

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VARIANCE REQUEST

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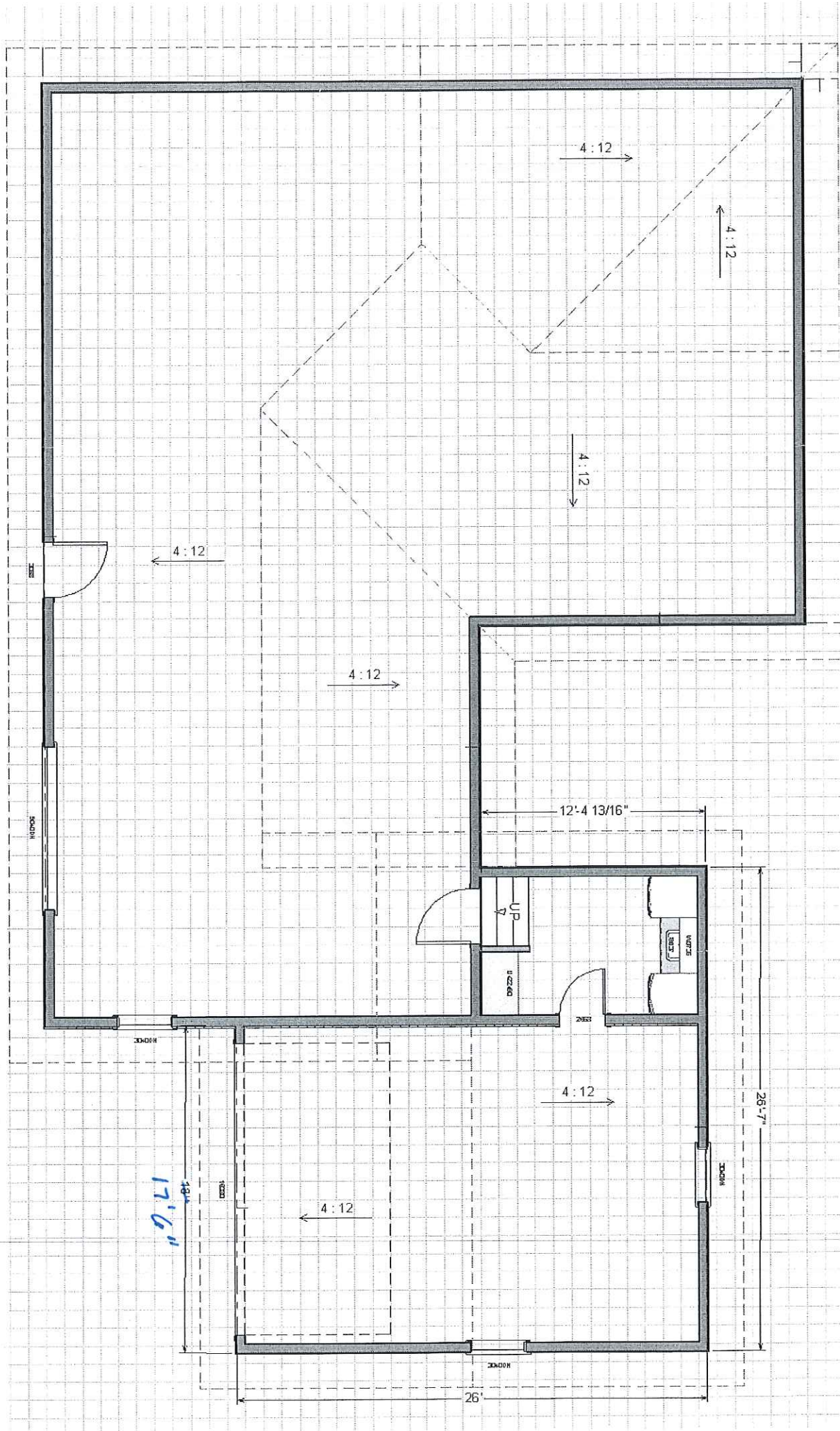
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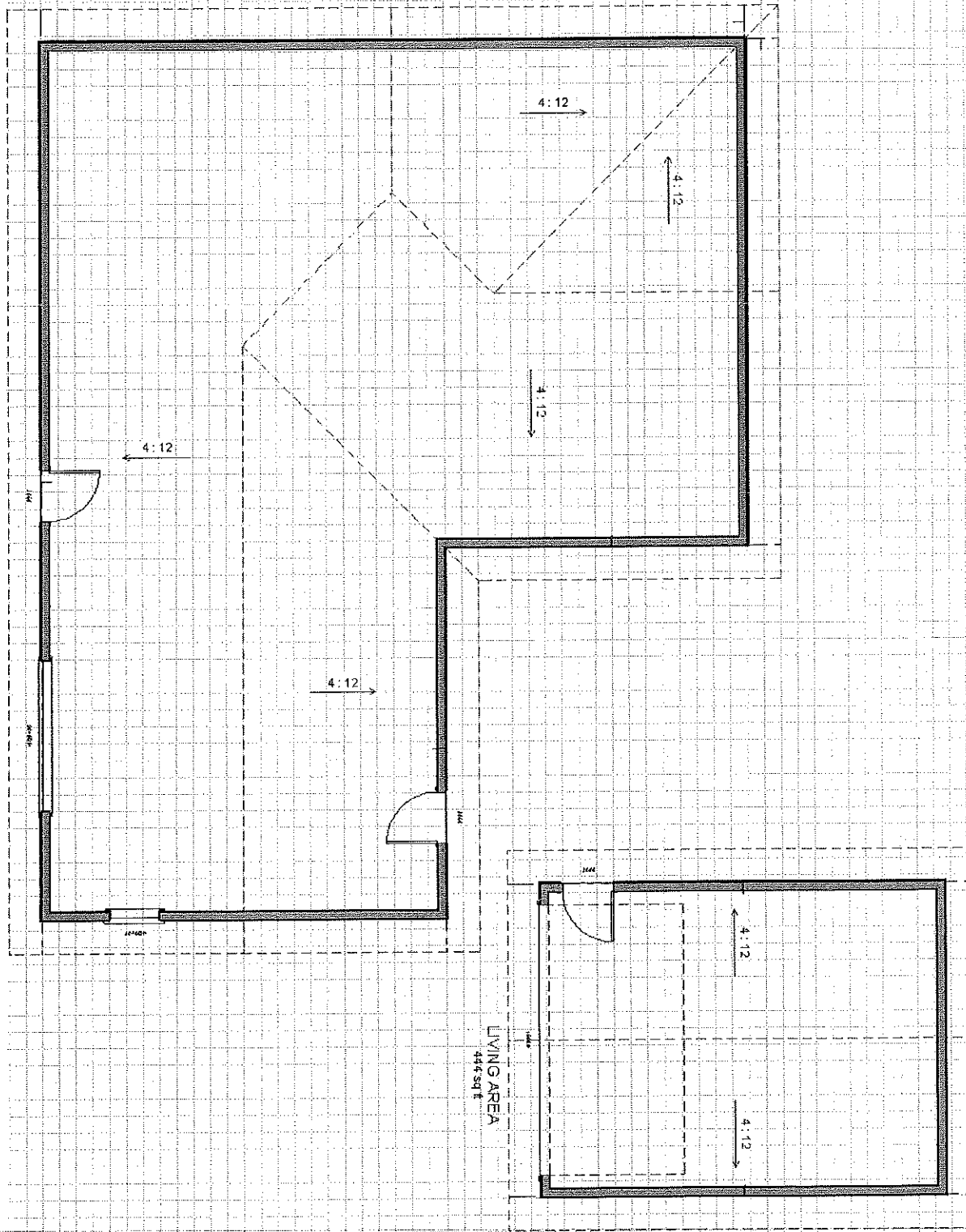
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