

BOARD OF ADJUSTMENT & APPEALS
Council Chambers
April 10, 2013 5:30 PM

Present: Charles Block, Mike Pulis, Donna Amandus, Tim Wondra, Tiffany Siefken
Absent: -
Staff: Doug Krogmeier, Heather Huebner
Visitors: Tony Wolfe

The meeting was called to order at approximately 5:30 PM by Charles Block, Chairperson. A quorum was declared with five members present.

Minutes of the February 13, 2013 meeting were approved on a motion by Mike Pulis ; seconded by Donna Amandus . Approval was unanimous.

NON-AGENDA ITEMS: None

Case File #13-03 : Board review/consideration of a Variance to reduce minimum buildable lot requirement, to reduce the required front yard setback, and to reduce the required rear yard setback for Habitat for Humanity at 407 7th Street.

Krogmeier reviewed staff report.

Board decided to make a motion on all three variances concurrently.

Block questioned if there was room for a garage. Krogmeier stated that there is enough room, it will be tight but it is feasible. Two neighbors commented on the project. The neighbor to the north requested that the structure be built 10' away from the property line. The code states that it is only a six foot requirement but Krogmeier stated that he would talk to Habitat to see if that can be worked out. Neighbor to the side seemed comfortable with the setbacks proposed. Krogmeier stated that Staff takes no issue with this Variance.

Block opened public hearing at 5:36pm.

Tony Wolfe explained the main difference with this Habitat for Humanity project that differs from past projects is that there will be no basement and will include a garage instead. Habitat for Humanity wanted to try the garage notion to train and educate homeowners to keep property neat and clean. Amandus questioned how a homeowner was identified. Wolfe explained that they like to identify the homeowners prior to building so that they can build to match the needs of the homeowners. Amandus questioned the criteria for the homeowners Wolfe explained the application process and that homeowners receive an interest free loan. Wolfe stated that they work with local contractors and vendors to receive bargains for materials. He went on to say that they subsidize with grants to offset some of the costs associated. Krogmeier asked if homeowners have to work on the house. Wolfe stated that they must attain 350 hours of "sweat equity" which is defined as hours logged on the application process, maintenance, attaining skills on managing money, insurance and home maintenance.

Block closed the public hearing at 5:45 pm.

Board concurred with Planning and Zoning Committee's Finding of Fact.

Donna Amandus made a motion seconded by Tim Wondra to approve a Variance to reduce minimum buildable lot requirement, to reduce the required front yard setback and to reduce the required rear yard setback for Habitat for Humanity at 407 7th Street.

Vote: 5 -yes, 0-no. Motion passed.

Old Business : None

Other/New Business :

Block and Board welcomed Tiffany Siefken to the board.

Block stated that he wanted to thank the City and Doug for the ISU Planning and Zoning Workshop training opportunity. Everyone agreed (who attended) that the training was a very informative and well put together. Krogmeier stated that P&Z Committee felt the same way. Krogmeier mentioned updating the City of Fort Madison's code, which is 44 years old. He also mentioned the possibility of Variances only given one hearing. Amandus agreed that the policy seems redundant.

Moved by Tim Wondra and seconded by Tiffany Siefken to adjourn. Vote: 5 -yes, 0-no

Meeting adjourned at 5:57 PM.

Charles Block, Chair, Board of Zoning Adjustment and Appeals