

Altoona Board of Adjustment Hearing – September 14, 2021 – 6:30 PM

Members Present: Hall, Rullman, Downs, Simon

Members Absent: Morris

Staff: John Shaw, Chad Quick, Sydney McCabe, Marina Reasoner

Guests: Chris Thomason, Eric Berkey, Don Timmons, Nicole Neal

Chairman Rullman called the meeting to order at 6:30 pm.

1. Minutes of the August 3, 2021 meeting.

Simon motioned to approve. Downs seconded. Yes – Hall, Rullman, Simon, Downs. No – None. Motion approved.

2. Consider a front yard variance request from CCRC of Altoona, LLC for the property at 2671 1st Avenue South. The property is now zoned to R-3 (Multi-family Residential). They are proposing to construct a new memory care unit on the back lot of their two lots. They are seeking a setback variance of 37 feet from the west (front) property line in order to place the building as proposed. Chapter 168.04 lists the front yard setback of a multi-family building to be 50 feet.

Nicole Neal, Civil Design Advantage, said the property is a one-acre lot and the owner currently owns three lots. The setback variance only affects the lot to the west, which is owned by the same property owner. If the setback variance is not granted, they would lose 4 memory care units.

Downs asked if there were any complaints from neighbors? Shaw said no.

Downs motioned to approve. Simon seconded. Yes – Hall, Rullman, Simon, Downs. No – None. Motion approved.

3. Consider a request for a variance request from Meadowland II LLC (Brad Skinner) and Eric Berkey for the property on the south side of 9th Street NE, southeast of the home at 834 9th Street NE, within a proposed new industrial subdivision. The property is zoned to M-1 (Limited Industrial). They are requesting to reduce the fence and the screening requirements of the Conditional Use Permit.

Eric Cannon, Snyder and Associates, gave an overview of the fencing for the property. Cannon said there would be a fence with slats on the north side of the property, a 4' berm on the west side, and no fence on the southeast side. The southeast side is 150' from the railroad tracks and the asphalt millings area and there are already trees in place that look sufficient.

Rullman expressed concern over future use of the property to west when it is developed. Hall said a fence and trees would need to be installed on the west property line. Cannon asked if the 4'

berm would be adequate. Rullman said a berm would help but it would not be enough screening. Downs said a berm with landscaping might be of interest to the Board.

Eric Berkey, 8538 NE 54th Ave, said the business would have smaller equipment and the property is already set at a lower elevation, so line of site shouldn't be an issue.

Rullman said he is concerned that the railroad may remove the trees on their property. Downs said he would be interested in landscaping being added to the berm for additional screening. Shaw said the City allowed for a coniferous tree every 25'. Berkey said 25' seems a little close. Cannon said that the trees may be healthier further apart.

Rullman motioned to approve the variance for a 4' berm along the west side of the property with coniferous trees added with 25'- 40' staggered spacing and no fence along the southeast side. Downs seconded. Yes – Hall, Rullman, Simon, Downs. No – None. Motion approved.

Meeting adjourned at 6:59 pm.

Respectfully submitted,
Sydney McCabe
Community Development Office Assistant