

Altoona Board of Adjustment Hearing – February 01, 2022 – 6:30 PM

Members Present: Hall, Rullman, Simon, Downs

Members Absent: Morris

Staff: John Shaw, Sydney McCabe, Marina Reasoner

Guests: Brandon Pratt, Brian McCracken

Chairman Rullman called the meeting to order at 6:33 pm.

1. Minutes of the January 4, 2022 meeting.

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

2. Consider a request for variance from City Ventures, LLC for the property at 737 34th Avenue SW, Altoona, Iowa. They are seeking a setback variance of 25 feet from the south (front) property line to place the building as proposed per attached site plan. The property is zoned C-2 (General Commercial). Chapter 168 regulates the Building Set Back Code. Chapter 168.08 requires the front yard setback in C-2 General Commercial District to be 50 feet.

Brian McCracken, Tack Architects, requested a variance for the setback for a canopy in the setback area. McCracken explained that due to the site layout and orientation, one of the front yards functions as a side yard with the flow of traffic.

Simon asked if City staff has heard anything from neighboring properties. Shaw responded no.

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

Meeting adjourned at 6:39 pm.

Respectfully submitted,
Sydney McCabe
Community Development Office Assistant