

Altoona Board of Adjustment Hearing – October 4, 2022 – 6:30 PM

Members Present: Rullman, Hall, Simon, Downs

Members Absent: Morris

Staff: John Shaw, Natalie Jacobson

Guests: Jason Lynch

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

1. Minutes of the September 13, 2022 meeting.

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

2. Consider a request for variance from Donald and Rebecca Stoll for their property at 1048 14th Street SE, Altoona, Iowa.

Lynch represented the applicant and the presented the materials to the Board.

Rullman asks if there was a difference in lot depth between this property and those to the west. Lynch responded there was not, they were looking specifically to the east of the property and the other lots on the lake.

Simon inquired about the lot size of the neighboring properties to the west. Lynch responded with they are considerably smaller.

Downs asked Shaw if there had been any feedback from neighbors. Shaw responded there had been no feedback or remarks from neighbors at this time.

Simon directs her next question at Shaw. She asks if the property were to be the same dimensions as the lot directly east of the one in question, would it solve the deficiency? Shaw responded stating it would be hard to tell based on how the roads of Falcon Ridge are curvilinear. So the lots are not all uniform in shape and squared off. Each lot has is only buildable space outside of the front yard, rear yard, and side yard setbacks.

Hall raised the question about the deck that is in the proposed location of the 4 seasons deck. Lynch clarified the deck has been removed. He then asked how the deck was allowed the be built within the rear yard setbacks but the new addition cannot be. Shaw clarified that since the deck did not have a roof covering it was allowed to be built ten-feet into the setback. Shaw suggests that if they still wanted to keep the screened in porch and the deck they could switch the two. The proposed porch would not encroach on the rear yard setback if the current deck on the west side of the property was screened in.

Downs motioned to deny the variance as requested in light of the code, sighting Rullman's comments on the notion there is no hardship beyond the making of the property owner. Simon seconded. Yes – Downs, Simon, Rullman, Hall. No – None. Motion approved.

Meeting adjourned at 6:45 pm.

Respectfully submitted.

Natalie Jacobson

City Planner