

Altoona Board of Adjustment Hearing – September 12, 2023 – 6:30 PM

Members Present: Rullman, Simon, Forbes, Hall, Downs

Members Absent:

Staff: John Shaw, Natalie Jacobson

Guests: Donald Stoll, Rebecca Stoll, Jason Lynch, Paul Junko, Dave Schultz (online.)

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

1. Roll Call.

Roll call was taken. Five members were present.

2. Review and approve the August 8th, 2023, meeting minutes.

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

3. Public hearing to consider two sign variance requests from Nationwide Trailer LLC for the property located at 1458 Northridge Circle NE, Altoona. NWT 1458 LLC is requesting: **1) a variance to exceed the overall sign area limit for a property in the M-1 zoning district;** **2) a variance to have multiple signs that exceed five percent of two wall areas.**

Dave Schultz, representing Nationwide Trailer, 1458 Northridge Cir, said Nationwide Trailer is requesting a sign package that is over double what Altoona Sign Code allows. He is requesting a variance to allow the signage as submitted.

Downs said that City Staff has proposed other signage options that stay within the allowed signage amounts. Shaw discussed the layout of the building and the additional signage that Nationwide Trailer will be installing. Shaw said City Staff presented the applicant with several alternate options that would be allowed. Rullman asked Schultz if he would be amenable to any of the options Shaw presented. Schultz said the owner wanted to proceed with the variance request as submitted.

The Board discussed the request and whether the variance should be granted.

Downs motioned to deny both variances. Simon seconded. Yes – Forbes, Simon, Rullman, Hall, Downs. No – None. Motion denied.

4. Public hearing to consider a rear yard variance request from Donald and Rebecca Stoll for the property located at 1048 14th Street SE, Altoona.

Rebecca Stoll, 1048 14th St SE, requested a variance of 2 ½” to put in a 4-season room on the back of her house. She said she feels like her property is unique because it is the shortest property on her plat, although it’s the widest. Stoll said because of the depth of the lot, they are unable to build the 4-season room. She said they feel like they’re being discriminated against.

They have requested a variance before for 4' and they reduced it to 2 ½" and any smaller would not make the room useful.

Rullman said they could reduce the addition to 8' and have no issues. He said he cannot come up with a hardship to allow this variance. Stoll said her property is short because of the layout of the lake. Shaw said this lot has an above average lot size and the size of the lot is not abnormally small. Stoll said it is the smallest on the plat.

Simon suggested making the enclosed room smaller. Stoll said that would be too small to use and it doesn't make sense to put a deck back on there.

Jason Lynch, Lantz Elite Carpentry and Construction, 637 Sunset Dr SE, asked if the City could survey the lot since it may be too far back from the sidewalk and asked if her lot line could be moved. Shaw said the pins would be more accurate than the sidewalk location.

Paul Junko, 1052 14th St SE, said he does not have a problem with the Stolls coming past their setback.

Rullman said he doesn't see a reason for a variance to be granted.

Lynch said he doesn't understand why the City cannot grant this variance for a homeowner.

Hall asked about the neighbors' view. Junko said it will not block his view.

Simon recommended making a smaller addition and then replacing the deck that was previously there.

Downs said he would be comfortable in granting this variance but knows the Board has a strong history of staying within code.

Rullman said the Board avoids setting precedence and he does not see a hardship. Lynch said all of the neighbors could build this addition.

Downs motioned to approve as submitted. No second. Motion dies without a second.

Rullman said the Stolls' lot is not a hardship. Stoll said her lot is 10' shorter than the other lots on the plat. Lynch said the hardship is that the Stolls have no room to enlarge their home and the Board should grant this small variance to keep loyal Altoona residents in their home.

Simon said the lots to the east were likely more expensive since they are larger.

Forbes motioned to deny. Simon seconded. Yes – Forbes, Simon, Rullman, Hall. No – Downs. Motion denied.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Sydney McCabe

Community Development Office Assistant