



ZONING BOARD OF ADJUSTMENT MEETING NOTICE

**FRIDAY AUGUST 7, 2020
10:00 A.M.**

AGENDA

This meeting will be conducted via Zoom

<https://zoom.us/j/93903919145>

Meeting ID: 939 0391 9145

- 1. CALL TO ORDER**
- 2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3. APPROVE MINUTES FROM JULY 15, 2020 MEETING**
- 4. BUSINESS ITEMS**
 - a. Request from Jeff Herrin and Colleen Martin-Herrin appealing the Zoning Administrator's decision and interpretation of Chapters and Sections of the Huxley Code of Ordinances as follows: 165.21, 165.05.12.A, 165.05.12.B, accessory building height in an R-1 Zoning District
 - b. Request from Jeff Herrin and Colleen Martin-Herrin for a Practical Difficulties Special Exception in the event that the Zoning Administrator's decision is upheld
- 5. ADJOURNMENT**

For more information on this and other agenda items, please call 515-597-2561 or visit City Administration Building at 515 N. Main Ave

ZONING BOARD OF ADJUSTMENT COMMUNICATION

AGENDA HEADING:

Request from Jeff Herrin and Colleen Martin-Herrin appealing the Zoning Administrator's decision and interpretation of Chapters and Sections of the Huxley Code of Ordinances as follows: 165.21, 165.05.12.A, 165.05.12.B, accessory building height in an R-1 Zoning District, and Request for a Practical Difficulties Special Exception in the event that the Zoning Administrator's decision is upheld

SYNOPSIS:

Jeff Herrin and Colleen Martin-Herrin originally submitted application for a variance of the height requirements for construction of an accessory building at 1006 Ballard Drive. The family plans construction of a new home at the address. The subject property for the variance requests is an accessory building that will store a tiny home. The tiny home structure would occupy the accessory building with the exception of times it is taken by trailer to another location and used by the family.

Additional information is below and attached.

CITY OF HUXLEY CODE SECTION: 165.21, 165.05.12A, 165.05.12.B

ADDITIONAL INFORMATION:

- Wall height for an accessory building in the R-1 Zoning district is 10'. The variance request was for an additional 1.3 feet in height.
- Building height for an accessory building in the R-1 Zoning District is 20' at the roof peak. The variance request was for an additional 2.21 feet of building height.
- The scale of the accessory building compared to the scale of the primary residence is provided with the packet information. Generally, the intent of the code sections would be seen as to ensure that there is a visual compatibility between the two structures, with the primary building height as greater.
- 1006 Ballard Drive will be constructed on an estimated 5-acre lot in the Westview Heights development, providing substantial additional land and limited visibility from other single family homes.



Appeal to the Board of Adjustments

Date Submitted: 7/21/20

Board Review Date: _____

Property Owner: Jeff Herrin & Colleen Martin-Herrin

Property Address: 1006 Ballard Drive

Property Zoning: R1

Legal Description:

Sec-Twp-Rng
Brief Tax Description

23-82-24
WESTVIEW HEIGHTS PLAT 2 LOT:2 HUXLEY

Please provide a detailed explanation of work to be done and variance needed:


Applicant is appealing Zoning Administrator's decision and interpretation of Chapter and Sections of the Huxley Code of Ordinances as follows: 165.21, 165.05.12A, 165.05.12.B, accessory building height in an R-1 zoning district

Applicant is presenting a second request for a practical difficulties special exception in the event that the ZBA does not vote to approve the Zoning Administrator's decision appeal.

We are requesting two variances to the existing code for this lot. The lot itself is unique within the city limits of Huxley. Its secluded location couple with its size (5 acres) provide it what we believe should be more flexibility.

1. Wall height – current code for an R1 property limits wall height to 10'. We are requesting a wall height of 11.30'
2. Building height – current code for an R1 property limits building accessory peak heights to 20'. We are requesting a peak height of 22.21'.

The fee for variance is nonrefundable. All neighboring property owners will be notified of this variance request plus a notice will be published in a local newspaper. Please include a fully dimensional, to scale, site plan.

Signed: _____


Date: 7/21/20

Appeal to Zoning Board of Adjustments

Primary: \$100

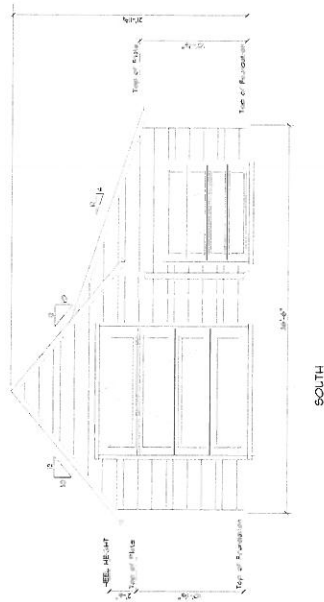
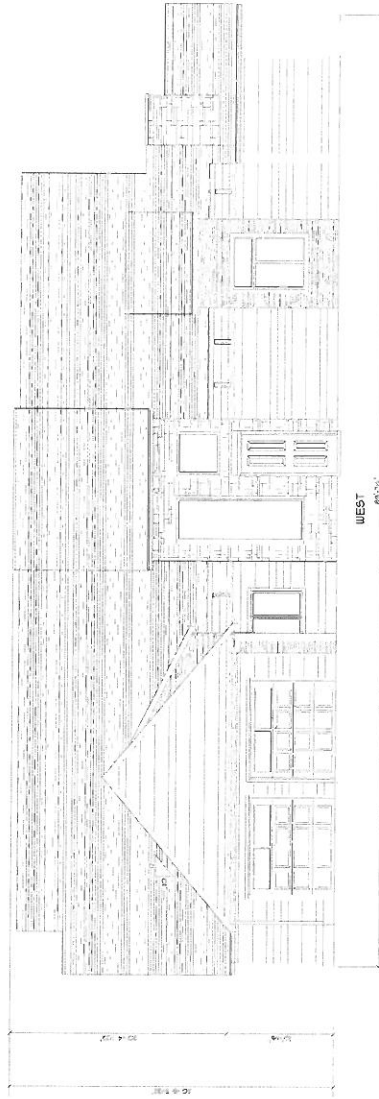
Secondary: \$50

Special Use Permits: \$100

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(office use only)

Date Hearing Advertised: _____

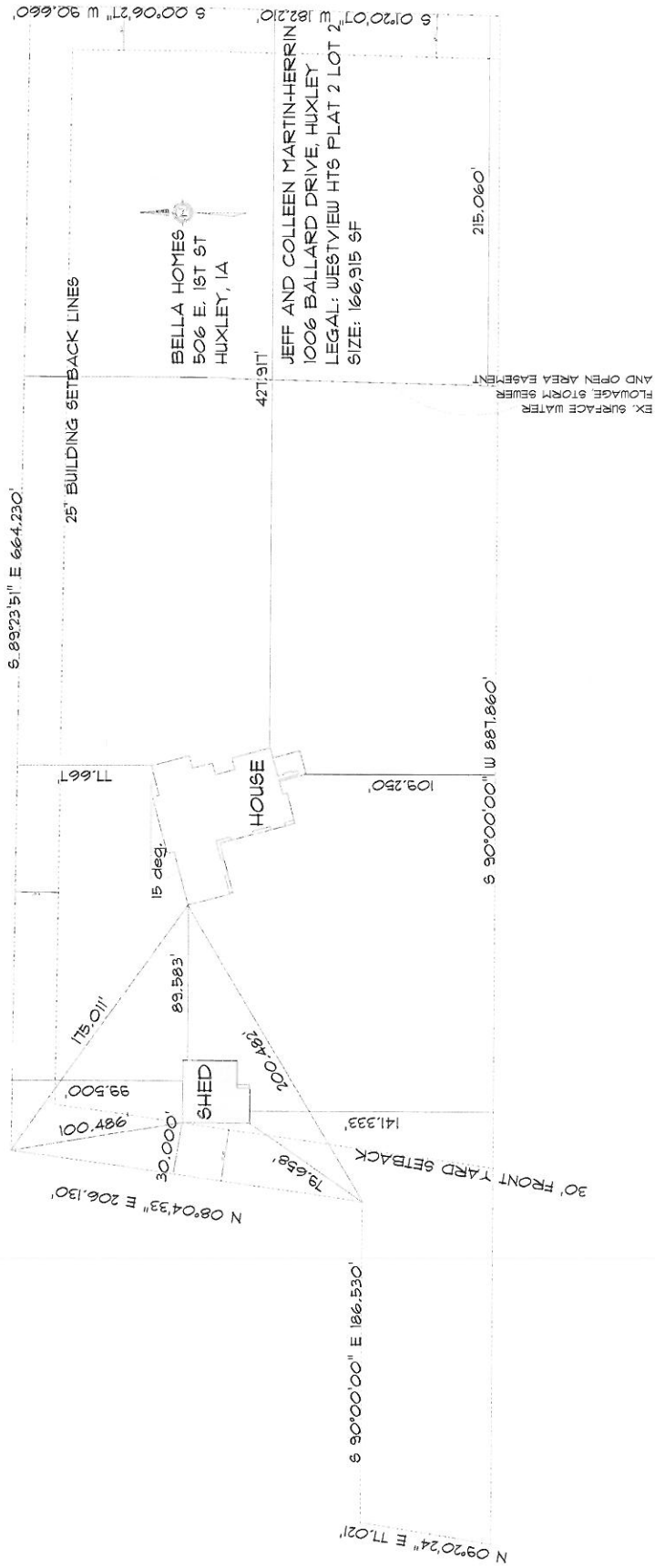
Decision of the Board:




FELLA HOMES
 12345 Main St
 Cincinnati, OH 45222

MARTIN HERRIN SHED VARIANCE
 SHED TO HOUSE COMPARISON
 1006 BALLARD DRIVE

DRAWN BY: CHG
 DATE: 12/20/2023



NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON ZONING BOARD OF ADJUSTMENT APPLICATION REGARDING PROPERTY LOCATED AT 1006 BALLARD DRIVE.

You are hereby notified that at 10 a.m. on the 7th day of August, 2020, the Board of Adjustment of Huxley, Iowa, will hold a public hearing via Zoom conference on an application by property owners Jeff Herrin & Colleen Martin-Herrin. The application is to appeal the Zoning Administrator's decision and interpretation of Chapters and Sections of the Huxley Code of Ordinances as follows: 165.21, 165.05.12.A, 165.05.12.B, regarding accessory building height in an R-1 Zoning District

The decision regarded application for an accessory building that exceeded height allowances by 1.3 feet of wall height and 2.21 feet of building height.

Further, applicant requests a Practical Difficulties Special Exception in the event that the Zoning Administrator's decision is upheld.

All persons will have the opportunity to be heard on such proposals at such time and place. Thereafter, the Board of Adjustment may take action on such request without further notice or opportunity for hearing.

Dated the 23rd day of July 2020.

Paul Wilken
Board Chairperson

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