



City of Coralville
Board of Adjustment Meeting
July 19, 2021

Staff: Dave Johnson, Community Development Director
Collette Ledger, Administrative Assistant
Sarah Horning, Administrative Assistant

Item 1: Meeting called to order 6:01 PM

Item 2: Members present: Nicola, Wise, Borde, and Praska

Item 3: **Approval of June 21, 2021 Minutes.**

Cherie asked for a correction to spelling of her name.

Motion to approve as amended: Wise

Motion 2nd: Praska

Motion carried: 4-0

Item 4: **Public Hearing** request by Brendon Huisinhg for a Variance from Chapter 165.12 and 165.21(6)(B) of Coralville City Code to allow a detached garage to be located in a front yard and 32' from the west property line and 28' from the north property line; whereas 35' is required for the property at 1006 7th Street.

Public Hearing Open:

Staff Member Dave Johnson stated there were no written or verbal comments or objections submitted.

Public Hearing Closed:

a) Consideration approval of Variance

Motion to consider approval: Wise

Motion 2nd: Borde

Staff Member Dave Johnson stated that this is a Lot of Record and was platted in 1948 when the development standards were different than they are currently. The current City ordinance requires accessory structures to be located in rear yards, which is being addressed by the variance request from 165.12 of Coralville City Code and it also requires that accessory structure be a minimum of 35' from the property line in a front yard.

Staff member Johnson noted being a corner lot adds an additional challenge since it technically has 2 front yards. The drawing provided shows that the garage would be located 32' from the 11th Avenue front yard property line and 28' from the 7th Street front yard property line. He noted the locations is compliant with the side yard setbacks. The current garage will be removed and replaced by a larger structure as requested in the application.

Cherie Nicola questioned whether the garage could be moved back to meet the 35' requirement and if there would loss of trees with the garage location. Russ Wise voiced his concern with the layout and whether the current drive and structure would be removed. In addition, he questioned if there would be any problems with the relocation of the driveway and whether an addition on the house would be possible at a later time.

Staff Member Dave Johnson stated there wasn't a way to locate a 2-car garage in the rear yard without a variance. He also stated there is the possibility of the removal of trees, but there would be no issues with the relocation of the drive or potential addition to the house. In addition, this proposed location is in alignment with other buildings along 11th Ave and would pose no issue with the line of sight. He stated that removal of the current drive or garage would not be required, but would most likely be done. He added this would keep the property viable and noted the importance of facilitating investment in older neighborhoods.

There was additional discussion amongst the Board Members regarding the visual effect on the neighborhood. Staff Member Dave Johnson stated the Board could place conditions on the approval and building code would make specifications regarding the foundation, height, and structure. Varshe Borde questioned if the garage could be used for a business or residence. Staff Member Dave Johnson stated that code would prohibit for either use.

Motion to approve: Praska

Motion 2nd: Borde

Motion carried: 4-0

Item 5: Adjourn Meeting

Motion to Adjourn: Wise

Motion 2nd: Praska

Motion carried: 4-0 @ 6:19 PM

Respectfully submitted,
Collette Ledger