

City of Coralville
Board of Adjustment Zoom Meeting
November 16, 2020

Staff: Dave Johnson, Community Development Director
and Dee Marshek, Administrative Assistant

Item 1: Meeting called to order 6:05 PM

Item 2: Member present: Nicola, Wise, Borde and Pearl
Others participating in the Zoom Meeting: Brian Newton and Joan Long

Item 3: Approval of October 19, 2020 Minutes.

Motion to approve: Pearl

Motion 2nd: Wise

Motion carried: 4-0

Item 4: **Public Hearing** request by Brian Newton is for a Variance to Section 165.12 to allow the existing accessory building to encroach 4' into a required side yard located at 1927 North Ridge Drive.

Public Hearing Open:

Brian Newton owner of the property stated he had called the City and questioned the placement of the shed. He stated he thought it complied as he had set the shed back approximately 65 feet. He explained he was unable to go any farther back because of a large birch tree and the angle and slope of the backyard, therefore he encroached slightly into the side yard.

Joan Long of 1919 North Ridge Drive and nearest neighbor to the shed stated Mr Newton didn't have any other options to place the shed. She explained it only effects them and noted, it's a very nice-looking shed placed on concrete, and they support it. She stated she wasn't sure why anyone would have reported it as a problem.

Staff Member Dave Johnson added there were no other letters, comments or objections to the placement of this shed in Mr. Newton's yard.

Public Hearing Close:

a) Consider approval of Variance.

Motion to consider approval: Wise

Motion 2nd: Pearl

Staff Member Dave Johnson clarified accessory structures under 200 square feet do not require permits, but still need to meet setback and yard requirements. He explained the shed meets the side and rear yard setback requirements and also meets the requirements for an accessory structure to the home. The only issue is section 165.12 of City code prohibits accessory building being located in the side yard and this shed does encroach approximately 4' into the required side yard, which is the reason for the Variance request. Johnson explains the Boards responsibility is to determine if there are any hardships, or have any negative impact on the neighborhood or adjoining property owners.

Members and Staff Member Johnson discussed this was an anonymous call with no concerns from any other neighbors. They briefly discussed the size, future changes to the structure, the conditions and topography of the yard and the reasoning for the placement of the shed. Staff Member Johnson stated any changes to the shed size or location would either need to comply with the zoning code or required variances.

Roll Call Vote:

Borde – aye

Nicola - aye

Pearl – aye

Wise - nay

Motion carried: 3-1

Item 6: Adjourn Meeting @ 6:21 PM

Motion to Adjourn: Pearl

Motion 2nd: Wise

Motion carried: 4-0

Respectfully submitted,
Dee Marshek