



BOARD OF ADJUSTMENT

GOVERNMENTAL BODY: BOARD OF ADJUSTMENT

DATE OF MEETING: Monday, April 15, 2019

TIME/PLACE OF MEETING: 6:30 P.M. CITY HALL

TENTATIVE AGENDA

- 1. Call to order/Roll call**
 - 2. Approval of the 11/19/18 minutes.**
 - 3. Consider variance application for Jason Burger, property located at 609 Walnut Street, De Soto, IA 50069; Chapter 165 Zoning Regulations, 165.12 R-1 Single-Family Residential District; 165.12 (3) Bulk Regulations, Lot area, Minimum Floor Area, Lot width; front yard , side yard, and rear yard setbacks; 165.08 (3) General Regulations, Accessory Buildings.**
- Adjourn**

April 15, 2019 Meeting Minutes

The De Soto Board of Adjustment met at 7:25p.m.; Board Members, Mark O'Leary, Mitch Crozier, Steve Jones, Don Pierce and Matt Sanders; City Clerk Thomas present.

Motion by Crozier/Sanders to approve the 11/19/18 board minutes as written; Board member Pierce made the following suggestions to the meeting minutes; Therefore the site will utilize crushed asphalt; remove (I-80 Trailers & Ketelson RV); The driveway inside the city right of way shall be concrete as agreed to. Motion by Crozier/Sanders to approve the 11/19/18 meeting minutes as amended. RC: all ayes, Motion carried.

Jason Burger, owner of the property located at 609 Walnut Street, discussed with the Commissioners his proposed site plan. The special condition and circumstance that exists with this property is the small lot size and shape. This triangular lot consists of 7700 sq ft and has the approximate dimensions, 168' along Maple St, 192' along Walnut St and 92' along the western property lone. De Soto City Code Chapter 165.12 requires a minimum lot size of 8000 sq. ft. Therefore, I am requesting a variance in order for the lot to be used for a single family residence. The second variance I am requesting is for front yard and rear yard setbacks. City Code Chapter 165.12 states the front and rear setbacks in a residential district is 25 ft. Reduced front/rear setbacks to 20' will allow for a larger buildable area and greater flexibility in siting the house on the lot. The third variance I am requesting is to City Code 165-08 (3) General Regulations, Accessory Buildings, for the construction of a garage building closer to the lot lines as shown on the site plan. City Clerk Thomas said she had received objections to the variances requested from property owners at 517 Polk Street, 601 Walnut Street and 604 Walnut Street; Property owner at 614 Walnut Street had no objections if the new construction was for a single family residence. Discussion took place; Motion by Crozier/Sanders to approve the three variances requested for minimum lot size, front and rear setback requirements and accessory buildings; RC all ayes, Motion carried.

With no further business to come before the board at 8:15pm. Daly moved seconded by Sage to adjourn the meeting, RC: all ayes, motion carried.

Mark O'Leary
Board Chair, Mark O'Leary

Attest:

Marcia Thomas
Marcia Thomas, City Clerk

