

## **Meeting Minutes**

### **Zoning Board of Adjustment**

Tuesday, April 16, 2019  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

The April 16, 2019 regular meeting of the Zoning Board of Adjustment was called to order at 5:00 p.m. by Chair M.Ott. Members present: J.Baxter, M.Ott, N.Sungren, and K.Tomlinson. Absent: B.Walker. Staff present: E.Jensen, D.Silverthorn, K.Gorman, B.Fuglsang.

#### **AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

#### **MINUTES OF THE APRIL 2, 2019 MEETING**

Motion by J.Baxter to approve the April 2, 2019 meeting minutes as submitted. Second by K.Tomlinson. Motion carried 4 – 0.

#### **COMMUNICATIONS / CORRESPONDENCE**

There were no communications / correspondence.

#### **BUSINESS ITEMS**

##### **PUBLIC HEARINGS:**

#19-04

Glenn Becker  
1802 NW Beechwood Street  
Lot 18, Trestle Crossing Plat 1  
RE: Variance – Rear Yard Setback

Chair M.Ott opened the public hearing.

Glenn Becker, 1802 NW Beechwood Street stated they purchased their home in June 2017. He shared that the deck on the west side of their home facing the pond is not very useful in the afternoon. He explained that when he checked into having a roof added to his deck he found out that the house sits too far back on the property. Glenn Becker stated that he is asking for a variance to place a roof over their deck to make it more useful.

The Board had no questions for Mr. Becker.

**Staff Report:** D.Silverthorn reported the appellant's request is a seven-foot variance to the City of Ankeny R-3 zoning district regulations allowing a 28-foot rear yard setback along the west property line at 1802 NW Beechwood Street. He stated the property is located northwest of the intersection at NW 18<sup>th</sup> Street and NW Beechwood Street, and east of the High Trestle Trail, within Trestle Crossing Plat 1 and is zoned R-3, restricted to bi-attached or single family residential. He said the applicant is asking for a variance to the minimum required setback of 35-feet within the R-3 zoning district in order to build a roof over an existing 12-foot x 12-foot deck. D.Silverthorn stated the proposed addition would create a 7-foot encroachment into that 35-foot setback resulting in a 28-foot rear yard setback. He then presented to the Board a map showing the zoning districts for the properties surrounding the subject property. He stated that this development was originally platted in the summer of 2016 and the subject property was built in 2017. The deck projects approximately six ½ feet into the required setback. The applicant is proposing to cover the deck with a roof, which would then make the deck part of the primary structure requiring them to conform to the minimum rear yard setback. D.Silverthorn stated that the staff position for this request, is that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.05(3)(E) allowing a 28-foot rear yard setback for property located at 1802 NW Beechwood St, for a proposed roof over an existing deck that encroaches seven (7) feet into the 35-foot minimum required rear yard setback in an R-3 zoning district. This position is based on a determination that the decreased rear yard setback and proposed roof would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

There was no one in the audience to speak for or against the request.

Glenn Becker asked that if the Board approves his request, how soon will he be able to move forward with constructing the roof over the deck. E.Jensen stated that after the Board takes action on his request the disposition normally is mailed within five days.

Motion by J.Baxter to close the public hearing, and receive and file documents. Second by M.Ott. All voted aye. Motion carried 4 – 0.

The Board members discussed the request and there were no concerns or objections to Mr. Becker's request.

**Board Action on Filing #19-04 property located at 1802 NW Beechwood Street**

Motion by J.Baxter that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.05(3)(E) allowing a 28-foot rear yard setback for property located at 1802 NW Beechwood St, for a proposed roof over an existing deck that encroaches seven (7) feet into the 35-foot minimum required rear yard setback in an R-3 zoning district. The Board's position is based on the determination that the decreased rear yard setback and proposed roof do not impair adequate supply of air and light, do not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by N.Sungren. Motion carried 4 – 0.

**REPORTS**

There were no reports.

There being no further business, the meeting adjourned at 5:10 p.m.

Submitted by Brenda Fuglsang, Recording Secretary

  
Zoning Board of Adjustment