

Meeting Minutes
Zoning Board of Adjustment
Tuesday, March 19, 2024
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the March 19, 2024 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL

Members present: Jeff Baxter, Matt Ott, Nichole Sungren, Kristi Tomlinson and Brett Walker. Staff: E.Jensen, E.Carstens, B.Morrissey, D.Gervais, J.Heil, L.Hutzell and B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE FEBRUARY 20, 2024 REGULAR MEETING

Motion by K.Tomlinson to approve the February 20, 2024 meeting minutes as submitted. Second by N.Sungren. Motion carried 5 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications/correspondence.

BUSINESS ITEMS

PUBLIC HEARINGS:

#24-02

Buresh Home Solutions, Inc.

on behalf of Amanda Cooney

for property located at

408 NE 51st Court

Lot 7, North Prairie Bend Plat 4

RE: Variance – Covered Deck

Chair M.Ott opened the public hearing.

Amanda Cooney, 408 NE 51st Court, Ankeny said they have a deck and would like to place a cover over it. They have hired Buresh Home Solutions, Inc. to complete the work. Their request is for a 14-foot variance allowing for a covered deck.

There were no questions from the Board.

B.Morrissey reported that the request is for a variance to Ankeny Municipal Code Section 192.03(3)(E) that requires Rear Yard: 35-feet, allowing a 21-foot rear yard setback for a covered deck at 408 NE 51st Court. He stated the subject property is generally located east of N Ankeny Boulevard and south of NE 54th Street within the northeastern quadrant of Ankeny. The property is zoned R-1, One-Family Residence District. B.Morrissey stated that the house was constructed in 2013, which included a 12'x12' deck attached to the rear of the property. The deck was expanded in 2018 and is currently 16'x18' and at the deck's furthest point, it extends approximately 14-feet into the rear yard setback, leaving 21-feet of open space between the existing deck and the shared property line to the west. He said staff is not real concerned with the applicant converting the unenclosed deck to a covered deck, primarily because the structure will be staying in its current location and will not be expanded upon. Additionally, the rear of the property backs up to a four-acre neighboring property, where the structures on the neighboring property are situated towards the north end of the parcel, away from the existing deck. Staff feels that covering the deck while keeping it in its current location, should not have a measurable impact on the surrounding properties. All required notifications were met and, to-date, staff has not received any correspondence either for or against the request. The staff position is to grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 21-foot rear yard setback for a covered deck at 408 NE 51st Court. Staff's position is based on a determination that the decreased rear yard setback from the resulting

covered deck 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.

The Board had no concerns with the request.

Motion by M.Ott to close the public hearing, and receive and file correspondence. Second by J.Baxter. All voted aye. Motion carried 5 – 0.


Board Action on Filing #24-02 for property located at 408 NE 51st Court

Motion by B.Walker that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 21-foot rear yard setback for a covered deck at 408 NE 51st Court. The Board's decision is based on a determination that the decreased rear yard setback from the resulting covered deck 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. Second by M.Ott. All voted aye. Motion carried 5 – 0.

REPORTS

There were no reports.

There being no further business, meeting adjourned at 5:09 p.m.



Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment