

Board of Adjustment
Minutes
November 18,2020

- (a) ***Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.*** Yes, because strict application eliminates the entire back yard and the ability to maintain and keep the value up because of the arbitrary nature of where the property line is.
- (b) ***Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.*** Yes, agreed.
- (c) ***The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance.*** All agreed.
- (d) ***The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.*** All agreed, this enclosure would not just be for convenience as it is serving the purpose of providing additional enclosed entrance into the home.
- (e) ***The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance.*** All agreed.
- (f) ***The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.*** All agreed.

Elam made a motion to approve the request for a variance to reduce the rear yard setback at 219 5th Avenue NW, Mount Vernon, IA 52314. Seconded by Boren. Carried all.

Player made a motion to adjourn the meeting at 5:22 p.m. on November 18, 2020. Seconded by Boren. Motion carries.

Respectfully submitted,
Marsha Dewell
Deputy Clerk