

Board of Adjustment
Minutes
April 25, 2018

Meeting was called to order at 5:02 p.m. by Chairperson Moe Richardson. Those in attendance: Board members Moe Richardson, Lori Boren, Gary Ulch, Roch Player and Wade Squiers. Also in attendance: Mike and Jill Ripke and Brenda Broulik.

1. Approval of Agenda. Motion made by Player, seconded by Boren to approve agenda. Carried all.
2. Approval of minutes from November 21, 2017. Motion made by Player, seconded by Ulch to approve minutes. Carried all.
3. Public Hearing and discussion and possible action on request for a Variance for an addition at 518 8th Street NW, Mount Vernon, Iowa. Public hearing opened. Zoning Administrator, Matt Siders. explained that at 518 8th Street NW, Mike and Jill Ripke are requesting to add an addition to the front of their property, facing north. The proposed addition would be 14 feet long and 24 feet wide. Currently, the house itself does not meet setback requirements, so it is a non-conforming structure at this time. The setbacks for this is twenty percent of the lot width, which would be 14.5 feet. The one side of the house has a setback of 7' 1" and the other side is 5' 1". The total of 12' 2" falls a little short of the required setback. Siders referenced section 1204(b), Non-Conforming Structures, in the Code of Ordinances, which states "A lawful nonconforming structure may be added to or enlarged if the addition satisfies one or more of the following conditions: (a) The enlargement or addition, when considered independently of the existing building, complies with all applicable setback, height, off-street parking and landscaping requirements". Siders said at the moment the proposed addition was not going to meet the setbacks because it was flush with the house. The second condition is "The nonconforming building and impervious surface coverages on the site are not increased and the building, after the addition, conforms to height and off-street parking regulations applicable to its zoning district". Siders said the nonconforming building and impervious surface coverages on the side are not increased. The impervious surface coverage is increased. They are seeking a

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Iowa, the Board of Adjustment shall grant the Conditional Use Permit to Glyn Mawr
Vineyard and Winery, LLC for so long as he/she owns the property under the4-'ZIxZxP WJ'xI-I'PU