

Meeting Minutes

Zoning Board of Adjustment

Tuesday, December 6, 2022

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the December 6, 2022 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, R. Kirschman, B.Fuglsang

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE NOVEMBER 22, 2022 REGULAR MEETING

Motion by K.Tomlinson to approve the November 22, 2022 meeting minutes as submitted. Second by N.Sungren. Motion carried. 5 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#22-21

Douglas Playle

for property located at

2002 NE Cortina Drive

Lot 14, Briarwood South Plat 1

RE: Variance – Rear Yard Setback

Chair M.Ott opened the public hearing.

Douglas Playle, 2002 NE Cortina Drive, Ankeny said they have lived in the home for over 18 years. Their deck is original to the home and currently needs to be replaced. He said the contractor notified them that building requirements are different when you place a cover over the deck. He presented their plan for the requested covered deck and asked the Board to consider granting the 2-foot variance. This would then allow them to replace the existing deck with a new covered deck. He asked the Board if they had any questions.

There were no questions from the Board.

R.Kirschman reported that the request is for a variance to Ankeny Municipal Code 192.03(3)(E) to allow a 33-foot rear yard setback for a covered deck at 2002 NE Cortina Drive. He stated that the subject property is located north of NE 20th Street and east of N Ankeny Boulevard within the northeastern quadrant of Ankeny and is zoned R-1, One-Family Residence District. He noted that the neighboring properties are also zoned R-1 and contain single family homes on similarly sized lots. R.Kirschman stated that the applicant is requesting a variance to encroach approximately 2-feet into the 35-foot rear yard setback that will allow the owners to convert their existing deck into a covered deck. He provided details to the Board of the location and size of the proposed covered deck and stated that should the variance for the covered deck be approved, a 33-foot rear yard setback will be the resulting setback on the west side of the property. He noted that all property owners within 250-feet of the subject property were notified of the proposed variance, and to date, staff has not received any correspondence either for or against the request. Staff recommends the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 33-foot rear yard setback for the conversion of an existing deck into a covered deck at 2002 NE Cortina Drive. 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.

There were no comments from the Board.

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

Board Action on Filing #22-21 property located at 2002 NE Cortina Drive

Motion by J.Baxter that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 33-foot rear yard setback for the conversion of an existing deck into a covered deck at 2002 NE Cortina Drive. The Board'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. Second by N.Sungren. All voted aye. Motion carried 5 – 0.

NEW BUSINESS

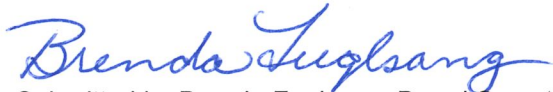
There was no new business.

REPORTS

Renewed Special Use Permits

#12-02 Sports Page Grill – 1704 N Ankeny Blvd.

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



Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment