



ZONING BOARD OF ADJUSTMENT

**Meeting Agenda
Tuesday, April 7, 2026
5:00 PM**

**City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa**

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

C. MINUTES:

Minutes of the February 17, 2026, regular meeting

Consider MOTION to approve and accept the February 17, 2026 minutes with/without amendments.

D. COMMUNICATIONS:

E. PUBLIC HEARINGS:

**#26-03
Reese Builders Inc., on behalf of Craig and Lisa Miller
for property located at
613 SE 2nd Street
RE: Variance - Accessory Structure**

F. REPORTS:

**Renewed Special Use Permits
#17-02 Anchor's Away, 106 SW State St, Ste. 100**

G. ADJOURNMENT:

Motion to adjourn



Zoning Board of Adjustment
April 7, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME
Minutes of the February 17, 2026, regular meeting

ORIGINATING DEPARTMENT
Community Development

Meeting Minutes
Zoning Board of Adjustment
Tuesday, February 17, 2026
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the February 17, 2026 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker and Eric Strom. Staff: E.Jensen, E.Carstens, B. Morrissey, R.Kirschman and J. Heil.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE FEBRUARY 3, 2026 REGULAR MEETING

Motion by J. Baxter to approve the meeting minutes as submitted. Second by M. Ott. Motion carried 4-0-1 (Abstain: B. Walker).

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#26-02

City of Ankeny

for property located at

EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W &

91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S

351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4

NE 1/4 N OF RY SEC 23-80-24

RE: Variance - Maximum Height Allowance

Chair M.Ott opened the public hearing.

The applicant, Don Clark, Director of Municipal Utilities for the City of Ankeny was in attendance to speak regarding the request. He stated that they are requesting a height variance for a new water tower. The tower would be similar to the new tower that has been constructed near the intersection of NW 36th Street and NW Irvinedale Drive and will be a composite tower with a concrete column and a

steel tank able to hold two and a half million gallons of water. He asked the Board if they had any questions.

M. Ott asked if the wrap or logo on this tower would be similar to other towers. D. Clark responded that yes, the tower would have three City of Ankeny logos.

M. Ott asked if the applicant could explain the need for the water tower. D. Clark responded that the need was to add vertical storage of water for the City. The City will need to repaint the southwest water tower in the near future, which will take that tower off-line for a full season. This new tower would help with pressure issues that could arise with the southwest water tower off-line. He also added that this was the third different location that the City considered. The first location considered was where the Senior Center is currently located. The second location was where the current Ash water tower is located, however that site was not large enough. Therefore, the City was looking for a different site that was along the 24" transmission water main along the High Trestle Trail. The development of the site in question would put the water tower in the northwest corner of the site. There will be minimal tree removal.

M. Ott asked if the water tower would be lit at night. D. Clark responded no. However, it will have a red light at the top due to FAA requirements.

The Board asked where the access to the property would be. D. Clark responded that the access would be from the northeast corner of the property, near SW School Street. They are working with the School District to get an ingress/egress easement across a corner of their property so they can pave an access to the site.

B. Morrissey reported that the applicant is requesting a height variance for an unplatted property zoned R-2 and R-1. The property is bordered by the High Trestle Trail to the southwest, Ankeny School District property to the north and single-family properties to the east. The City of Ankeny acquired the property in 2014 and it has been considered a site for this elevated water storage tower for a little over a year due to its proximity to the 24" transmission water main. He explained that a site plan will need to be approved prior to construction. He stated that the height limit in the R-2 zoning district is 45 feet and the request is for an approximately 180-foot tall water tower. B. Morrissey also highlighted some other aspects of the site plan, including a six-foot tall vinyl, chain-link fence that would enclose a portion of the property and some additional landscaping planned along the High Trestle Trail. He reiterated that most of the existing landscaping on the site would remain. Staff recommends that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.04(3)(F) to allow a 180-foot tall, elevated water storage tower on the subject property. Staff's position is that the increased maximum height allowance from the resulting water tower 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.

J. Baxter asked for clarification on the removal of trees. B. Morrissey shared the demolition sheet from the proposed site plan showing what trees were to be removed.

E. Strom asked if there would be any inefficiencies considering the close proximity of this water tower to the water tower on Ash Drive. D. Clark responded that efficiencies will be improved due to the SW

water tower, the Ash water tower and this water tower all planned to be at the same hydraulic rate and same high water elevation level, which results in the three towers working in unison.

Dan Taube, 516 SW Southlawn Drive, Ankeny stated that the utility companies currently use the property to access utilities at the rear of the residential properties. D. Clark stated that the site plan has been shared with MidAmerican Energy and they have not raised this as a concern.

Susan Hart, 528 SW Southlawn Drive, Ankeny asked for clarification of the fencing location. She stated that cars drive through her property to access the trail. She was hoping that a fence would stop this from happening. She also asked about maintenance of the property. D. Clark explained that the City of Ankeny Parks Department handles the City property maintenance.

Julie Erickson, 409 SW Walnut Street, Ankeny stated that she was opposed to the location of the water tower near the Uptown Ankeny neighborhood. She asked if the City considered other sites. D. Clark reiterated the other sites previously considered.

Chair M. Ott left the meeting at 5:32.

Judie Colyer, 522 SW Walnut Street, Ankeny stated that she was concerned about how this proposed project would affect the historical Uptown area and the improvements recently made to the High Trestle Trail.

Scott Edwards, 518 SW Southlawn Drive, Ankeny stated that he was concerned about the accessibility to the utility easements. He also wanted to make sure the City was aware of the geo-wells on the school property.

Laurie Knutson, 514 SW Walnut Street, Ankeny stated that she was concerned that the property would need to be accessed from SW Walnut Street if the School District didn't agree to an easement. She was opposed to a water tower in her front yard.

D. Clark stated that the City has verbal agreement from the School District regarding the easement. He also said that the School District provided the well field locations to City staff.

N. Sungren asked about the location of the water connection. D. Clark indicated that they will need to open cut through the High Trestle Trail, but they will avoid the glow trail.

Motion by J. Baxter to close the public hearing, receive and file documents. Second by B. Walker. All voted aye. Motion carried 4 - 0.

J. Baxter stated that he lives near the northwest water tower and he understands not wanting a water tower in your back yard, but he trusts that the City has chosen the most appropriate location.

E. Strom asked if another Board was reviewing the location based on the residential zoning. E. Jensen stated that City owned facilities are allowed in any zoning district.

**Board Action on Filing #26-02 for property located at EX SOUTHLAWN PLACE REPLAT & BEG
814.05F W & 91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S 351F SELY TO POB- ABND RR W
543.84F S 759F SE ¼ NE 1/4 N OF RY SEC 23-80-24**

Motion by J.Baxter that the Zoning Board of Adjustment grant a Variance to Ankeny Municipal Code Section 192.04(3)(F) to allow a 180-foot tall, elevated water storage tower on the subject property. The Board's position is that the increased maximum height allowance from the resulting water tower 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 B. Walker. Motion carried 3 – 0 -1 (Abstain: N. Sungren)

J. Baxter stated that any person desiring to appeal this decision to a court of record may do so within 30 days after the filing of this decision.

ADJOURNMENT

There being no further business, motion was made by J. Baxter to adjourn the meeting. Second by B. Walker. All voted aye. Meeting adjourned at 5:51 p.m.

Submitted by Eric Carstens, Planning Manager
Zoning Board of Adjustment



Zoning Board of Adjustment

April 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

#26-03

Reese Builders Inc., on behalf of Craig and Lisa Miller

for property located at

613 SE 2nd Street

RE: Variance - Accessory Structure

ORIGINATING DEPARTMENT

Community Development



APPLICATION FOR APPEAL
ZONING BOARD OF ADJUSTMENT

Applicant is: [] Property Owner [] Tenant [x] Other Contractor

Applicant Reese Builders Inc *DBA - Reese Design + Build

Address / Phone # 5751 NE 22nd St Des Moines IA 50313 Suite 406

E-mail reesebuildersinc@gmail.com, luke@reesebuilders.com

RECEIVED

Property Owner Craig & Lisa Miller

MAR 19 2026

Address / Phone # 613 SE 2nd St Ankeny IA 50021

CITY OF ANKENY

E-mail cljcmiller@msn.com

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:

I hereby appeal from the decision of the Zoning Administrator rendered on 19th day of March, 2026

Location (address) of the proposed variance 613 SE 2nd St Ankeny IA 50021

Legal description (Plat & Lot #) Lot 62 Lein Heights Plat 1

Zoning R2 Principal Use of property Residential

I request a variation from the current zoning requirement for:

- [] Front Yard [] Side Yard [] Rear Yard [] Fence [] Sign [] Parking [] Height
[x] Other Detached Garage size

Ankeny Zoning Code Section # 191.07 which state(s) Accessory Buildings on one and two-family residential

lot shall not occupy more than ten-percent (10%) of the total square footage of the lot.

I would propose the following in lieu of that required: To allow a modest increase in accessory structure size for

replacement of an existing detached garage resulting in a 1008 sq ft structure exceeding the 10% lot coverage by 127 sq ft.

Attached hereto and made a part of this appeal, I submit the following:

- a) A statement indicating the reasons for my appeal.
b) A drawing showing proposed variance requested.
c) A letter of authorization from the owner or lessee, if applicable.

Complete submittals are required for review.

AFFIDAVIT

State of IOWA)ss
County of POLK)

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Luke Reese
Print Name (Signature of Applicant)

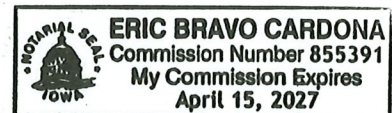
Signed and sworn to before me, this 19 day of MARCH, 20 26

(Signature of Notary Public)
(Notary Public)

Print Name (Signature of Property Owner)

--Notary seal--

Office Use Only
Paid [] CC [] Cash [] Check #
Date received
Filing #
Scheduled Meeting Date



Reese Design + Build

5751 NE 22nd St

Des Moines IA 50313

515-201-8944

reesebuildersinc@gmail.com

Date: March 19th, 2026

City of Ankeny – Planning & Zoning Department

410 W 1st St

Ankeny, IA 50023

Variance Request – Detached Garage Replacement

Property Address: 613 SE 2nd St, Ankeny, Iowa

Property Owners: Craig & Lisa Miller

Dear Planning & Zoning Staff,

On behalf of the property owners, Craig and Lisa Miller, Reese Design + Build respectfully submits the enclosed variance request for the above-referenced property.

This request is for a dimensional variance to allow the replacement of an existing detached garage that is structurally deteriorated and no longer serviceable. The proposed garage will be constructed in substantially the same location and represents a modest increase in size necessary to accommodate modern residential use while maintaining compatibility with the surrounding neighborhood.

The requested variance is limited to 127 square feet beyond the allowable accessory structure size, and is driven by a combination of existing site constraints, updated building separation requirements, and the presence of a rear lot easement. As outlined in the attached packet, this request represents the minimum necessary relief to allow reasonable use of the property.

The enclosed materials include:

- Variance summary and project overview
- Site constraints and hardship justification
- Supporting documentation and photographs of the existing structure condition
- Property owner authorization

The proposal maintains the established use and location of the existing garage while improving safety, functionality, and structural integrity. It does not introduce a new use or create adverse impacts to neighboring properties.

We appreciate your time and consideration of this request. Please feel free to contact us with any questions or if additional information is needed. We look forward to working with you through the review process.

Sincerely,

Reese Design + Build

Luke Reese
President / Owner

Project Address: 613 SE 2nd St, Ankeny, Iowa
Zoning District: R-2 Residential
Applicant: Reese Design + Build

This document summarizes a request for a dimensional variance to allow construction of a replacement detached garage that slightly exceeds the accessory structure size limitation established by the City of Ankeny zoning ordinance.

The proposed garage replaces an existing deteriorated structure and represents a modest and reasonable increase in size necessary to accommodate modern residential use while maintaining consistency with neighborhood character.

Property & Code Summary

Lot Size	8,814 sq ft
Maximum Accessory Structure Allowed (10%)	881 sq ft
Proposed Replacement Garage	1,008 sq ft
Variance Requested	+127 sq ft (approx. 14%)
Existing Garage	24' × 24' detached garage (to be demolished)
Proposed Garage Size	24' × 42' detached garage

Project Overview

The property currently contains a detached garage that is structurally deteriorated, including significant concrete slab failure, cracking, and displacement, and requires demolition. The homeowner intends to replace the existing garage in substantially the same location within the rear yard of the property.

The proposed structure will be a residential detached garage measuring 24 ft by 42 ft (1,008 square feet). The garage will be used strictly for residential purposes including vehicle storage, bicycles, and typical household storage.

The proposed replacement structure maintains the historic use and location of the existing accessory structure while improving safety, functionality, and structural integrity. The proposal does not introduce a new use but continues the established accessory structure use of the property in a safe and updated condition.

Site Constraints & Code Considerations

Several conditions influence the placement and size of the replacement structure:

- The existing residence occupies a large portion of the buildable area of the lot, limiting available space for accessory structures
- Updated building and fire separation requirements require approximately 10 feet between structures
- The garage location is constrained by a 5-foot rear lot easement, limiting placement flexibility
- The proposed garage will remain located in the rear yard in a similar position to the existing garage, maintaining the established development pattern for the property
- The nearest neighboring residence is approximately 12 feet from the property line, and the proposed garage remains compatible with surrounding residential development

Hardship & Justification for Variance

The requested variance is driven by a combination of existing site conditions and updated building code requirements, rather than a desire to expand beyond reasonable residential use.

The existing garage must be replaced due to structural deterioration. However, modern fire separation standards and site constraints, including the rear lot easement, reduce the practical buildable area compared to when the original structure was constructed.

The proposed 1,008 square foot garage exceeds the allowable accessory structure size by only 127 square feet (approximately 14%). This modest increase allows the structure to function as a practical residential garage for vehicle storage and normal household use.

The requested relief represents the minimum necessary to allow reasonable use of the property while complying with current safety standards. The replacement garage will remain architecturally compatible with the home, subordinate to the primary structure, and located in the rear yard. The request does not materially impact neighboring properties or change the residential character of the neighborhood.

Authorization for Representation – Zoning Variance Request

Property Address: 613 SE 2nd St

City: Ankeny, Iowa

To Whom It May Concern,

We, the undersigned property owner(s) of the above-referenced property, hereby authorize **Reese Design + Build** to act as our representative in all matters related to the submission, processing, and presentation of a zoning variance request with the City of Ankeny.

This authorization includes, but is not limited to:

- Preparing and submitting variance applications and supporting documentation
- Communicating with City of Ankeny planning staff and officials
- Responding to questions or requests for additional information
- Attending and speaking on our behalf at Board of Adjustment meetings or related hearings

The purpose of this authorization is to allow Reese Design + Build to represent our interests in requesting a variance related to the replacement of a detached garage at the above-referenced property.

We acknowledge that Reese Design + Build is acting as our agent solely for purposes of this zoning and permitting process.

This authorization shall remain in effect until the variance process is completed unless otherwise revoked in writing.

Sincerely,

Craig Miller

Property Owner Name

Craig Miller

Property Owner Signature

3-18-2026

Date

Optional (if multiple owners):

Lisa Miller

Additional Property Owner Name

Lisa Miller

Additional Property Owner Signature

3-18-2026

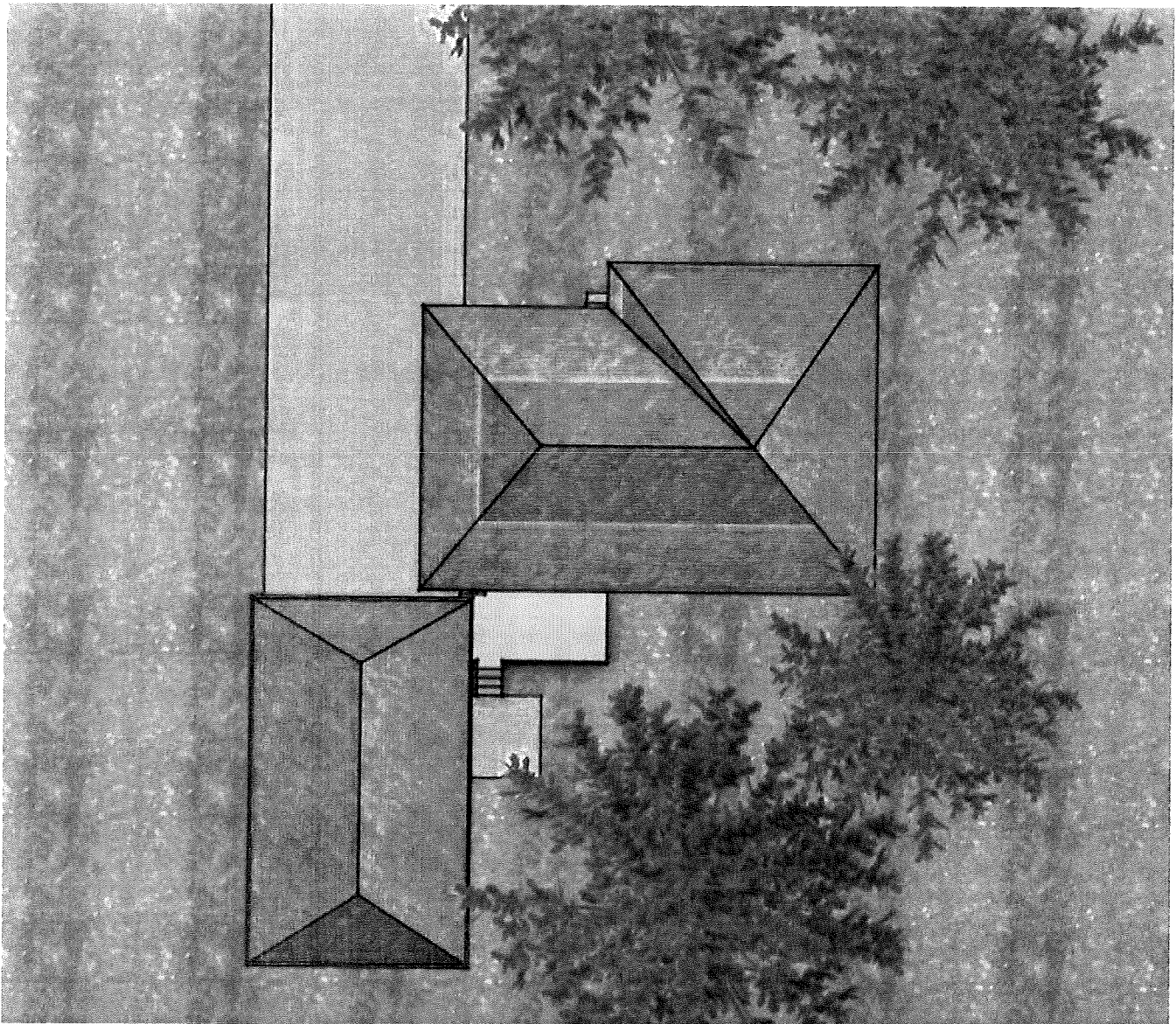
Date

MILLER GARAGE
03.18.2026

613 SE 2nd St
Ankeny, IA 50021



Lot Size:	Existing Garage:	Proposed New Garage:
8814 sf 78' x 113'	576 sf 24' x 24'	1008 sf 24' x 42'



***virtual site plan of proposed new garage

MILLER GARAGE
03.18.2026

613 SE 2nd St
Ankeny, IA 50021



***realistic site plan of proposed new garage



N
1 inch = 150 feet
Date: 3/25/2026

**ZBOA Docket 26-03
613 SE 2nd Street
Aerial Map**

**CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

To: Members of the Zoning Board of Adjustment
From: Bryan Morrissey, Associate Planner
Filing #: 26-03
Meeting Date: April 7, 2026 *EJC*
Address: 613 SE 2nd Street

APPELLANT REQUEST

A Variance to Ankeny Municipal Code Section 191.07(1), that states: Accessory buildings on one and two-family residential lots shall not occupy more than ten percent (10%) of the total square footage of the lot. The appellant is requesting to exceed the 881 square foot limitation for this lot by 127 square feet to install a 1,008 square foot detached garage, replacing the existing 576 square foot garage.

STAFF POSITION

Staff recommends the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Section 191.07(1) to allow a 1,008 square foot detached garage on the property at 613 SE 2nd Street.

The staff position is based on a determination that there are no exceptional topographical conditions, extraordinary situations or circumstances, or unnecessary hardships accompanying the subject property; and that the request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property is located at 613 SE 2nd Street, situated south of E 1st Street and west of SE Trilein Drive. A single-family home and a detached garage currently occupy the property. The appellant is proposing to demolish the existing 576 square foot garage to replace it with a larger 1,008 square foot garage. Code limits the size of accessory structures on one and two-family residential lots to 10% of the total square footage of the lot. Being that the total size of the subject lot is 8,814 square feet, accessory structures are limited to 881 square feet for this particular property.

PROJECT REPORT

Criteria for Variance

197.01(4) Powers and Duties.

- B. *To grant a variation in the regulations when a property owner can show ...that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this title actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this title would result in unnecessary hardship;*

provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this title.

FINDINGS OF FACT

The subject property is situated on Lot 62 of Lein Heights Plat 1, which is generally located south of E 1st Street and west of SE Trilein Drive. The property is zoned R-2, One-Family and Two-Family Residence District and is approximately 0.20 acres (8,814 square feet) in size. Neighboring properties in all directions are zoned R-2, One-Family and Two-Family Residence District and have similar lot layouts to the subject property. The home on the subject property was built in 1970, which is when the existing detached garage was constructed as well. The existing detached garage measures 24'x24' and meets the Code requirements for accessory structures. In March of 2026, the applicant submitted a permit to the Building Division that described their intent to demolish the existing garage and replace it with a larger 24'x42' (1,008 square feet) detached garage. Staff denied the request as the Code limits the size of accessory structures on one-family and two-family residential lots to 10% of the total lot area, which the proposed garage exceeded.

As indicated on the applicant's submittal package, the proposed garage is approximately 1,008 square feet in size, which is 432 square feet larger than the existing garage on the site. The proposed garage will be situated in a similar location to the existing garage, with the exception being that it will extend 18' further towards the rear lot line. As mentioned previously, staff denied the permit request as Ankeny Municipal Code Chapter 191.07(1) states, "*...Accessory buildings on one and two-family residential lots shall not occupy more than ten percent (10%) of the total square footage of the lot...*". In this case for this particular lot, since the total lot area is 8,814 square feet, Code Section 191.07(1) dictates that accessory structures are limited to 881 square feet in size. Being that the proposed detached garage exceeds this limitation by 127 square feet, a variance is needed to proceed with the proposal.

STAFF ANALYSIS

The following is City staff's analysis of the proposed Variances with the adopted criteria necessary for approving any Variance request.

197.01.4.B. To grant a variation in the regulations the Zoning Board of Adjustment shall find that:

1. This property was acquired in good faith.

The applicant is representing the owners of the subject property. The existing conditions of the lot were in place at the time the owners acquired the property.

2. By reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district.

The strict application of the Zoning Ordinance does not prevent the applicant from building a new detached garage and expanding its size. The applicant can expand the footprint of the garage by 305 square feet without restriction from the Code. A 24'x36' garage would

be 864 square feet. There does not appear to be any exceptional topographical conditions or extraordinary situations that exist with the subject property.

3. A literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship.

The literal enforcement of the provisions of this Zoning Ordinance would not result in an unnecessary hardship. As mentioned previously, the applicant can still replace and expand on the original garage by 305 square feet without restriction, which would allow a 24'x36' garage.

4. Such Variance shall be in harmony with the intended spirit and purpose of this Zoning Ordinance.

The request does not appear to be in harmony with the intended spirit and purpose of the Zoning Ordinance. There does not appear to be any extraordinary condition or circumstance with the subject property that would not be applicable to any other property in the neighborhood. Approving a variance to exceed the limitation without exceptional or unique circumstances would set a precedent to approve any variance request of similar nature.

SUMMARY AND STAFF POSITION

Considering that there does not appear to be any unique circumstance or extraordinary situation with the subject property, it is of staff's opinion that it would not be appropriate to issue a variance in this case. Doing so would create a precedent that could be utilized by a number of homeowners in the area, as many of the neighboring properties have similar lot layouts to the subject property. Should the proposed 1,008 square foot garage be approved, it would begin to rival the principal structure in size and footprint as the original permit for the home states that the principal structure is 1,152 square feet in size. Code Section 191.07 is in place to make sure that accessory structures are in fact incidental and subordinate to the principal structure on the property. Allowing a garage of this size on this lot would begin to blur the lines between accessory and principal structures.

As is standard procedure for these kinds of requests, all property owners within 250' of the subject property were notified of the property variance by mail. To date, staff has received three pieces of correspondence in support of the request from neighboring property owners. These letters have been included in your packet for reference.

Staff recommends the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Section 191.07(1) to allow a 1,008 square foot detached garage on the property at 613 SE 2nd Street.

Staff's position is based on a determination that there are no exceptional topographical conditions, extraordinary situations or circumstances, or unnecessary hardships accompanying the subject property; and that the request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Neighbor Acknowledgment & Support Letter

Property Address: 613 SE 2nd St, Ankeny, Iowa
Property Owners: Craig & Lisa Miller

To Whom It May Concern,

I am a neighboring property owner to the residence located at 613 SE 2nd St in Ankeny, Iowa.

I have been informed of the proposed project to **replace the existing detached garage** on the property. I understand that the new garage will be constructed in substantially the same location and will be slightly larger than the current structure, requiring a variance from the City of Ankeny.

After reviewing the proposed improvement, I have **no objection** to the requested variance for the replacement garage.

I understand that the proposed structure is intended for typical residential use and will remain consistent with the character of the neighborhood.

Neighbor Information

Name: Jacob + Amanda Finer

Address: 609 SE 2nd St. Ankeny, IA 50021

Signature: Jacob Finer + Amanda Finer

Date: 3-22-26

Neighbor Acknowledgment & Support Letter

Property Address: 613 SE 2nd St, Ankeny, Iowa
Property Owners: Craig & Lisa Miller

To Whom It May Concern,

I am a neighboring property owner to the residence located at 613 SE 2nd St in Ankeny, Iowa.

I have been informed of the proposed project to **replace the existing detached garage** on the property. I understand that the new garage will be constructed in substantially the same location and will be slightly larger than the current structure, requiring a variance from the City of Ankeny.

After reviewing the proposed improvement, I have **no objection** to the requested variance for the replacement garage.

I understand that the proposed structure is intended for typical residential use and will remain consistent with the character of the neighborhood.

Neighbor Information

Name: Mary Snyder

Address: 610 SE 3rd St. Ankeny

Signature: Mary Snyder

Date: 3/22/2026

Neighbor Acknowledgment & Support Letter

Property Address: 613 SE 2nd St, Ankeny, Iowa

Property Owners: Craig & Lisa Miller

To Whom It May Concern,

I am a neighboring property owner to the residence located at 613 SE 2nd St in Ankeny, Iowa.

I have been informed of the proposed project to **replace the existing detached garage** on the property. I understand that the new garage will be constructed in substantially the same location and will be slightly larger than the current structure, requiring a variance from the City of Ankeny.

After reviewing the proposed improvement, I have **no objection** to the requested variance for the replacement garage.

I understand that the proposed structure is intended for typical residential use and will remain consistent with the character of the neighborhood.

Neighbor Information

Name: Donna Kalke

Address: 618 SE 3rd St.

Signature: Donna Kalke

Date: 3-20-26



Zoning Board of Adjustment

April 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Renewed Special Use Permits

#17-02 Anchor's Away, 106 SW State St, Ste. 100

ORIGINATING DEPARTMENT

Community Development



City of Ankeny
Outdoor Service Area Renewal Application

*Special Permit Resolution # 17-02

Approved May 2, 2017

If the conditions of your approved Special Use Permit do not allow for administrative approval of the Outdoor Service Area, or if you plan to make any changes or would like to alter the conditions of your Outdoor Service Area, please contact the Planning & Building Department (963-3550) regarding the required Board of Adjustment approval.

Name of Applicant: CKW Enterprises, LLC
(Sole Proprietorship, Partnership, Corporation)

Name of Business (d/b/a): Anchors Away

Address of Premise: 106 SW State Street, Suite 100

Have there been any changes made to the Outdoor Service Area since last year in location, size, or type of fencing?

Yes No

If yes, what changes have been made. (Please include a sketch)

Has any use of sound been added since last year or changed from what was approved by the Zoning Board of Adjustment?

Yes No

Examples of sound uses requiring a special use permit shall include but not be limited to use of speakers to page patrons, use of a sound system to play music and the playing of live music. (Ord. 1426 Sec 1 Sub-section 5.08.100 G paragraph 5)

I hereby swear and affirm that I have complied and will continue to comply with all the requirements and attached conditions issued for the above identified property and with any subsequent modifications required by the Board of Adjustment.

The applicant hereby swears or affirms that all statements set forth herein are true and correct.

Handwritten signature of Scott S. Koenigsfeld

Signature

3-5-2026

Date

Scott S. Koenigsfeld
Name of Applicant (printed)



Zoning Board of Adjustment

April 7, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Motion to adjourn

ORIGINATING DEPARTMENT

Community Development