

Meeting Minutes
Zoning Board of Adjustment
Tuesday, April 21, 2026
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the April 21, 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, J. Heil, B. Morrissey, and A. Middleton.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE April 7, 2026 REGULAR MEETING

Motion by N. Sungren to approve the meeting minutes as submitted. Second by J. Baxter. Motion carried 5-0.

COMMUNICATIONS / CORRESPONDENCE

BUSINESS ITEMS

PUBLIC HEARINGS:

#26-04

Amazed Construction Services, on behalf of Mike and Kari Higgins
for property located at
701 NE Cambridge Court
RE: Variance – Accessory Structure

Chair M.Ott opened the public hearing.

Chris Mortale of Amazed Construction Services, speaking on behalf of property owners Mike and Kari Higgins, explained that they are requesting a rear setback for a covered 3-season room. Waterflow creates unusable backyard, which makes the current patio unusable. The plan is to enlarge the deck and cover it. Chris is the contractor.

B. Morrissey presented the staff report, explaining the request for a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 30-foot rear yard setback for the construction of a covered deck to replace the existing deck located at 701 NE Cambridge Court. Property is in NE quadrant of Ankeny, zoned R-1. The home and existing deck were constructed in 2003. The deck extends into the rear yard setback, which is allowed because it is uncovered. Proposal is to rebuild deck and cover it. B. Morrissey showed the drawing of the project submitted with the project. Staff does not have concerns with this request. He continued to explain that proposed code changes would not require a variance for this

project in the future if amended as proposed. The staff 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.

M. Ott asked for clarification of the drawing, which shows an unmarked corner which appears to be closer than the corner marked 30 feet. C. Mortale clarified that he has labeled the wrong corner in the drawing, and the closer corner is actually the one that is 30 feet from the property line.

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

Board Action on Filing #26-04 for property located at 701 NE Cambridge Court

Motion by J. Baxter that the Zoning Board of Adjustment approve a Variance to Ankeny Municipal Code Section 192.03 (3)(E) to allow a 30-foot rear yard setback for the construction of a covered deck to replace the existing deck. Second by M. Ott. Motion carried 5-0.

ADJOURNMENT

There being no further business, M. Ott adjourned the meeting at 5:11.

Submitted by Alexa Middleton, Recording Secretary
Zoning Board of Adjustment