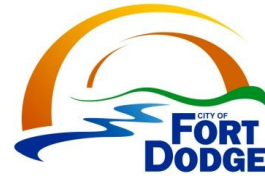


BOARD OF ADJUSTMENT

2016 Annual Report



BACKGROUND

The Fort Dodge Board of Adjustment has five members and meets on the first Tuesday of each month at 5:30 p.m. in the Council Chambers of City Hall. The 2016 January-May Board of Adjustment meetings were held at the Fort Dodge Public Library due to a renovation project at City Hall. Once this renovation project was completed, the Board of Adjustment meetings were moved back to their regular location of Council Chambers at City Hall.

The Board is primarily involved in reviewing requests for special exceptions and variances from requirements of the Ordinances of the City. In addition, the Board may be asked to provide administrative review to decisions related to the enforcement of the City's Ordinances or to review appeals to decisions made by the administrative official. The Board reviews each case prior to voting and taking action on the item. The Board makes the final determination on all items under consideration. Any decision made by the Board may be appealed to the appropriate courts. The following pages contain a general summary of the Board of Adjustment's activities for the 2016 calendar year.

MEMBERSHIP

Board of Adjustment members are appointed in April to serve out five-year terms. Officers are typically elected in January of each year or at the first meeting of the New Year.

Election of Officers for the 2016 calendar year occurred on January 5th, 2016, which was the first meeting of 2016. Steve Hoesel was elected as Chair and JP Mansfield was elected as Vice-Chair.

There were no membership changes in 2016.

ATTENDANCE

X = Present A = Absent * = Special Mtg	Steve Hoesel, Chair	Jeanne Gibson	JP Mansfield, Vice- Chair	Troy Anderson	Jen Crimmins
<i>First Appointed</i>	2008	2012	2014	2015	2015
<i>Current Term Expires</i>	4/30/2021	4/30/2017	4/30/2019	4/30/2019	4/30/2020
January 05	X	X	A	X	X
March 01	X	A	X	A	X
April 05	X	X	X	X	X
May 03	X	X	X	X	X
June 07	X	A	A	X	X
*August 09	X	X	X	X	A
September 06	X	A	X	A	X
December 06	X	X	X	X	X
<i>Tot. Meetings</i>	8	8	8	8	8
<i>Attended</i>	8	5	6	6	7
Attendance	100%	63%	75%	75%	88%

PROJECT SUMMARIES

1. Special Exceptions

Case #	Proposal Summary	Date	Board Action	Vote
1053	3012 5th Avenue South: Request for re-approval of granted Special Exception, as Special Exception Permit was not recorded within 3 months of original approval.	1/5/2016	Granted	4 – Aye 1 – Absent
1064	Undeveloped Parcel Immediately South of 300 South 31st Street: Request for Special Exception for Modified Compliance to the City’s Corridor Commercial Overlay (O-CC) regarding maximum front yard setback requirements (17.07.19.F.1.2).	1/5/2016	Granted	3 – Aye 1 – Abstain 1 – Absent
1066	615 North 16th Street: Request for Special Exception to allow for an elementary school use within the Single-Family Residential (4RS) District (Section 17.07.04.D.3).	4/5/2016	Granted	5 – Aye
1067	1008 3rd Avenue South: Request for Special Exception to allow for an off-site parking lot in the Residential Historical (RH) District (Section 17.07.16.D.8).	4/5/2016	Granted	5 – Aye
1070	2616 5th Avenue South: Request for Special Exception to allow for modified compliance to the City’s Corridor Commercial Overlay (O-CC) regarding building entrance placement (Section 17.07.19.F.b).	5/3/2016	Granted	4 – Aye 1 – Abstain
1072	819 North 25th Street: Request for Special Exception to allow for installation of a 6’ fence closer to the street than the building (Section 17.08.01.F).	5/3/2016	Granted	5 – Aye
1078	3508 5th Avenue South: Request for Special Exception to allow for installation of multiple detached signs (17.08.04.P.3.d).	8/9/2016	Granted	4 – Aye 1 – Absent
1083	16 North 11th Street: Request for Special Exception to allow for an outdoor patio area in the Downtown Core (D-1) District (17.07.11.C).	9/6/2016	Granted	3 – Aye 2 – Absent
1084	819 North 25th Street: Request for Special Exception to allow for a school use expansion project in the Single-Family Residential (6RS) District (17.07.04.D.3).	9/6/2016	Granted	3 – Aye 2 – Absent

2. Variances

Case #	Proposal Summary	Date	Board Action	Vote
1065	<p>1905 North 15th Street: Request for Variance to allow for installation of a sign not meeting City's Sign Ordinance regarding regulations in the City's Planned Development (PD) District (Section 17.08.04.O.3 & Section 17.08.04.J.4.c).</p> <p><i>Note: this variance was comprised of 2 parts – 1.) setback lesser than 5' away from property line; and 2.) sign height exceeding 3'.</i></p>	<p>3/1/2016</p> <p>4/5/2016</p>	<p>March: Denied Part 1; Tabled Part 2</p> <p>April: Granted Part 2</p>	<p>March: 3 – Aye 2 – Absent</p> <p>April: 4 – Aye 1 – Abstain</p>
1068	1206 Avenue C: Request for Variance to front and rear yard requirements of the City's Multi-Family Residential (3RM) District to allow for construction of a carport (Section 17.07.05.E).	4/5/2016	Tabled	5 – Aye
1069	732 & 738 12th Avenue North: Request for Variance from side yard setback requirements of the Single-Family Residential (6RS) District to allow for Zero Lot Line setbacks at shared property line (Section 17.07.04.E.d).	5/3/2016	Denied	5 – Aye
1071	126 North 10th Street: Request for Variance to parking requirements of the City's Downtown Corridor (D-2) District (Section 17.07.11.H).	5/3/2016	Granted	4 – Aye 1 – Abstain
1073	200 Avenue O: Request for Variance to signage regulations of the Single-Family Residential (6RS) District to allow for installation of a Church sign not exempt per Section 17.08.04.H.11 (Section 17.08.04.O.).	5/3/2016	Granted	5 – Aye
1075	2708 15th Avenue South: Request for Variance from front and rear yard setback requirements of the Single-Family Residential (4RS) District (Section 17.07.04.E).	6/7/2016	Denied	3 – Aye 2 – Absent
1077	615 North 16th Street: Request for Variance to signage regulations of the Single-Family Residential (4RS) District (17.08.04.O).	8/9/2016	Granted	4 – Aye 1 – Absent
1080	304 South 25th Street: Request for Variance to allow for reuse of abandoned sign (17.08.04.V).	8/9/2016	Granted	3 – Aye 1 – Nay 1 – Absent
1081	1015 5th Avenue North: Request for Variance to allow for increased housing density within the Multi-Family Residential (2RM) District than what was granted in Case #1018 (17.07.05.E)	8/9/2016	Granted	4 – Aye 1 – Absent
1082	330 1st Avenue North: Request for Variance to allow for a parking lot in a front yard on property in the Downtown Corridor (D-2) District (17.07.11.G.1.a).	9/6/2016	Granted	3 – Aye 2 – Absent
1085	307 South 25th Street: Request for Variance to allow for lesser general greenspace percentage than what is required by Site Plan Review Ordinance (Section 17.08.03.G.12).	12/6/2016	Granted	5 – Aye
1086	307 South 25th Street: Request for Variance to allow for increased density, area and height of proposed signage.	12/6/2016	Granted	5 – Aye

3. Appeals – none.