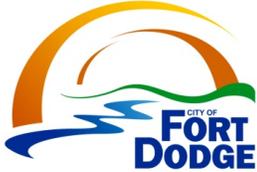


# BOARD OF ADJUSTMENT

## 2021 Annual Report



### BACKGROUND

The Fort Dodge Board of Adjustment has five members and meets on the first Tuesday of each month at 4:30 p.m. in the Council Chambers of 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 2021 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 2021 calendar year occurred on January 13<sup>th</sup>, 2021, which was the first meeting of 2021. JP Mansfield was elected as Chair and Troy Anderson was elected as Vice-Chair.

Steve Hoesel's term expired on April 30<sup>th</sup>, 2021 and he did not renew. Nick Cochrane was appointed to fill his spot, with his term expiring on April 30<sup>th</sup>, 2026.

### ATTENDANCE

X = Present A = Absent * = Special Mtg	Steve Hoesel	Jeanne Gibson	JP Mansfield, Chair	Troy Anderson, Vice-Chair	Jen Crimmins	Nick Cochrane
<i>First Appointed</i>	2008	2012	2014	2015	2015	2021
<i>Current Term Expires</i>	4/30/2021	4/30/2022	4/30/2024	4/30/2023	4/30/2025	4/30/2026
January 13	A	X	X	X	X	
February 02	X	X	X	X	X	
April 06	X	X	X	X	X	
June 01		X	X	X	X	X
June 22		X	X	A	X	X
September 07		X	X	A	X	X
October 05		X	X	X	X	X
November 02		A	X	X	X	X
December 07		X	X	X	X	X
<i>Tot. Meetings</i>	3	9	9	9	9	6
<i>Attended</i>	2	8	9	7	9	6
<b>Attendance</b>	67%	89%	100%	78%	100%	100%

**PROJECT SUMMARIES**

**1. Special Exceptions**

Case #	Proposal Summary	Date	Board Action	Vote
1136	<b>1024 3<sup>rd</sup> Ave South:</b> Request for Special Exception to allow for a 6' fence situated closer to the street than the main building (17.8.01.I)	01/13/2021	Granted	4 – Aye
1140	<b>819 N 25<sup>th</sup> St:</b> Special exception request per 17.07.04.D.3. of the City's Zoning Ordinance to allow for signage to support functions of a school (public operated) use in a single-family residential zone (6RS).	04/06/2021	Granted	5 – Aye
1143	<b>1105 2<sup>nd</sup> Ave N:</b> Request for special exception to allow for powder coating shop use in the Downtown Corridor (D-2) District (17.07.11.C)	06/22/2021	Granted	4 – Aye
1146	<b>2950 5<sup>th</sup> Ave S:</b> Special Exception request (Section 17.08.04.P.3.d) to allow for up to two detached signs in the City's Arterial Commercial (AC) District.	09/07/2021	Granted	4 – Aye
1149	<b>1321 &amp; 1329 2<sup>nd</sup> Ave South:</b> Special exception request to allow for lodging house use in the City's Multi-Family Residential (2RM) District.	10/05/2021	Granted	4 – Aye 1 – Abstained
1150	<b>1603 3<sup>rd</sup> Ave S:</b> Request for special exception to allow for an existing, non-conforming use to continue within the City's Multi-Family Residential (3RM) District (Section 17.07.05).	11/02/2021	Granted	4 – Aye
1153	<b>3366 5<sup>th</sup> Ave S:</b> Request for Special Exception to allow for installation of multiple detached signs (17.08.04.P.3.d).	12/07/2021	Granted	5 – Aye
1154	<b>712 Central Avenue:</b> Request for special exception to allow for windows darker and more reflective than what is permitted in the Downtown (D-1) District (Section 17.07.11).	12/07/2021	Granted	4 – Aye 1 – Nay

**2. Variances**

Case #	Proposal Summary	Date	Board Action	Vote
1137	<b>1601 5<sup>th</sup> Ave St:</b> Request for variance from requirements of the sign ordinance to allow an abandoned sign to remain in the City's Arterial Commercial (AC) and Corridor Commercial Overlay (O-CC) Districts (Section 17.08.04.V).	01/13/2021	Denied	4 – Aye
1138	<b>423 S 16<sup>th</sup> St:</b> Request for 5' variance to required side yard setbacks of the Arterial Commercial (AC) and Corridor Commercial Overlay (O-CC) Districts (Section 17.07.10.E and 17.07.19.F.1).	02/02/2021	Granted	5 – Aye
1139	<b>423 S 16<sup>th</sup> St-</b> Variance request to Section 17.08.04.L.4. of the City's Zoning Ordinance, to allow	04/06/2021	Denied	5 – Aye

	for installation of an off-premise sign (billboard) within 1,000 feet of an existing off-premise sign (billboard).			
1141	<b>2520 16<sup>th</sup> Ave N:</b> Request for variance from setback requirements in the City's Single-Family Residential District (6RS) (Section 17.07.04.E).	06/01/2021	Denied	5 – Aye
1142	<b>712 Central Ave:</b> Request for variance to allow for building materials not meeting D1 District Requirements (17.07.11.F.4.c.)	06/01/2021	Tabled	5 – Aye
1144	<b>2515 7<sup>th</sup> Ave S:</b> Request for variance to allow for barbed wire fencing adjacent to a residential use (17.08.01.I.3).	06/22/2021	Granted	3 – Aye 1 – Nay
1145	<b>2950 5th Ave S-</b> Variance request to Section 17.08.04.P.4 of the City's Zoning Ordinance to allow for additional wall signage square footage than what is permitted in the City's Arterial Commercial (AC) District.	09/07/2021	Denied	4- Aye
1147	<b>1720 Rathermel Drive:</b> Request for 2'6" rear yard setback variance in the City's Single Family Residential (6RS) District to allow for proposed addition.	10/05/2021	Granted	3 – Aye 1 – Nay 1 – Abstained
1148	<b>1145 Oleson Park Ave:</b> Variance request for 10' encroachment into the front yard setbacks in the City's Single Family Residential (4RS) District.	10/05/2021	Denied	3 – Nay 2 – Aye
1151	<b>406 S 25th St-</b> Request for variance from the requirements of the sign ordinance to allow an abandoned sign to remain in the City's Arterial Commercial (AC) and Corridor Commercial Overlay (O-CC) Districts (Section 17.08.04.V).	12/07/2021	Granted	5 – Aye
1152	<b>2905 Dodger Dr:</b> Request for Variance to signage regulations of the Multi-Family Residential (2RS) District to allow for installation of a monument sign larger than what is permitted (17.08.04.O.1)	12/07/2021	Granted	5 – Aye
1155	<b>3366 5th Ave S:</b> Request for a variance to building design requirements in the City's Corridor Gateway Overlay (O-CG) District to allow for the proposed new Cold Storage building at Ziegler (Section 17.07.17.F).	12/07/2021	Granted	5 – Aye

3. Appeals – none.

4. Other – none.

