



124 W. COURT AVENUE
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Philip A. Macumber, Mayor

Andrew J. Barden, City Administrator

BOARD OF ADJUSTMENT AGENDA

Governmental Body: Board of Adjustment

Date of Meeting: May 4, 2023

Time of Meeting: 8:30 A.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

Agenda:

- 1. Approve the minutes of the April 6, 2023 meeting**
- 2. Variance request for 1231 W Summit St to allow an accessory building larger than allowed**
- 3. Special Use Permit for 123 W Jefferson St to allow an arcade**
- 4. Variance request for 320 N 3rd Street to allow a 6 ft fence in his front yard**
- 5. Variance request for 68 E Buchanan to allow for a 1 ft overhang into the side yard**
- 6. Variance request for 601 S 2nd Street to be split into 2 parcels that would be less than the required lot size**
- 7. Variance request for 1318 N 1st Ave to allow for a pole sign to project above the highest point of the roof of the proposed building.**
- 8. Added items**

Kirk Wagner is requesting to build an accessory building at 1231 W Summit St that would be 1152 square feet in area where 990 square feet is the maximum size allowed in the rear yard. The existing attached garage is not large enough for him to store 3 cars and 2 motorcycles. The structure would be entirely in the rear yard and meet all setback requirements.

Megan Barrett is requesting to be allowed to have arcade games at 123 W Jefferson St. They would be used for private events as well as having an open arcade available on Friday and Saturday evenings.

Ethan Black would like to have a 6-foot fence located in his side yards at 320 N 3rd Street. The lot is very large, and the fence would not impede any vision clearance.

Gene Stephenson is requesting to have a 1 ft or less overhang on his covered patio. It currently sits at the required 5 ft side yard setback. He wishes to have a 1 ft overhang for cosmetic purposes.

Blaine Lowden is requesting to split his lot located at 601 S 2nd street into 2 equal lots. This would create 2 lots that do not meet the 7500 square feet area requirement for R-2 zoning, each being 7440 square feet in area. If approved, he is proposing building a single-family residence on the new lot and it would meet all other zoning requirements.

Chesnut Signs is requesting a pole sign at 1318 N 1st Ave to be taller than the highest peak of the proposed building. The sign would be 30 feet tall. It would be similar height as Hardee's and O'Reilly.