



**Board of Adjustment Minutes  
March 15, 2016**

The regular meeting of the Grimes Board of Adjustment was called to order on Tuesday, March 15, 2016 at 5:30 pm at Grimes City Hall.

Roll Call: Present: Cynthia Letsch, Bill Lego, Eric Rehm, Tom Letsch, and Building Administrator Scott Clyce

**I. APPROVAL OF THE AGENDA**

Moved by T. Letsch, Second by C. Letsch the Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes 4 to 0.

**II. APPROVAL OF MINUTES**

Moved by Tom Letsch; Second by C. Letsch the minutes from November 17, 2015 shall be approved.

Roll Call: Ayes: All; Nays: None. Motion passes 4 to 0.

**III. PUBLIC AGENDA ITEMS**

**1. Public Hearing Appeal**

Public Hearing Appeal 01-16 from Tyler and Jennifer York, 816 NW Prairie Creek Drive.

An application for an appeal from the Grimes Zoning Ordinances has been filed with the Grimes Board of Adjustment by Tyler and Jennifer York, 816 NW Prairie Creek Drive. This property is located on the west side of NW Prairie Creek Drive, 300 feet north of the corner formed by the intersection of NW Prairie Creek Drive and NW 8<sup>th</sup> Street. This request is to reduce the side yard setback from the required 7ft to 4.5 ft in order to build a 10' x 20' garage, behind garage a den 10' x 16' and above this space an additional room 10' x 32'. Under provisions of the Grimes Code of Ordinances Chapter 165.22A R2-60 the bulk requirement table requires a 7ft minimum side yard setback. The request, if approved, would authorize a variance to allow a reduction in the side yard setback from 7 ft to 4.5 ft.

Tyler York addressed the Board stating that by limiting the addition to their home to stay within the current setback requirements would result in an odd appearance from the street and not be as complimentary as it would be if they were allowed to reduce the setback to allow for a larger addition.

York also stated that he would include a fire wall if needed to address potential fire concerns.

Claudia Irvine, 808 NW Prairie Creek Drive addressed the Board stating that she does not have any concerns about the addition in the neighborhood and believes that it would be good to allow the variance. Chair Lego stated that the Board had received several letters from other neighbors with concerns about the houses being too close together and curb appeal. Lego also noted that the requirements for the Board of Adjustments were not met in order for approval of this variance.

Board Action Ref: 10-15

Motion by Lego, Second by Rehm to approve the request to allow a reduction in the side yard setback from 7 ft to 4.5 ft.

Roll Call: Ayes: None Nays: All. Motion denied 0 to 4.

**IV. ADJOURNMENT**

Meeting adjourned at 5:52 pm

---

DRAFT