



Board of Adjustment

July 21, 2021

Agenda

Meeting Held Electronically due to COVID-19

5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Board of Adjustment Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

- 1. Internet- Meeting attendance may be obtained by "Join Zoom Meeting". Simply enter the following internet address and ID:**

Join Zoom Meeting

<https://us06web.zoom.us/j/86104754907?pwd=NktScC9PNXhCN3BRV1lIMXo3d1pTZz09>

Meeting ID: 861 0475 4907

Passcode: 1234

- 2. By Phone: 877 853 5257 US Toll-free.**

Hearing Assistance: If you are deaf or hard of hearing, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

I. GENERAL AGENDA ITEMS.

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Approval of Minutes from previous meeting**

II. PUBLIC AGENDA ITEMS.

- 1. Application for Variance: DCG Oak View Middle School Signage – 1300 SW County Line Rd**
- 2. Application for Variance: Indoor Basketball Court – 1912 NW Norton Ct**

III. ADJOURNMENT



**BOARD OF ADJUSTMENT MINUTES
NOVEMBER 17, 2020**

DEVELOPMENT SERVICES

101 NE Harvey St.
Grimes, Iowa 50111
P: (515)986-4050
F: (515)986-4480
www.grimesiowa.gov

C. LETSCH CALLED THE MEETING TO ORDER AT 5:30 P.M.

BOARD MEMBERS PRESENT: LETSCH, LEGO, MORAN

BOARD MEMBERS ABSENT: NA

STAFF PRESENT: PFALTZGRAFF, MARTIN, GREIVING

I. APPROVAL OF THE AGENDA

MOVED BY LEGO, SECONDED BY MORAN – AYE: UNANIMOUS

II. APPROVAL OF MINUTES – AS AMENDED

MOVED BY LEGO, SECONDED BY MORAN – AYE: UNANIMOUS

III. PUBLIC AGENDA ITEMS

Public Hearing Appeal # 08-20 variance request to build an attached covered patio structure that encroaches into the rear yard setback by 5 feet.

Staff member, Martin, provided a staff report to the Board of Adjustment.

Applicant, Mandy Stanek residing at 504 NW Autumn Park Drive, presented the request to the Board of Adjustment. Applicant stated that they already have a patio that reaches out and would like to cover it.

The Board discussed the request, and asked question of the applicant and staff.

Board Action Ref: # 08-20

MOVED BY LEGO TO APPROVE VARIANCE REQUEST TO, SECONDED BY MORAN

AYES: LEGO, MORAN

NAYS: LETSCH

MOTION FAILS

VARIANCE WAS NOT GRANTED DUE TO OTHER OPTIONS BEING AVAILABLE WITHOUT THE VARIANCE.

IV. ADJOURNMENT

Meeting adjourned at 6:10 PM

Signature

Board of Adjustment Staff Report



TO: Board of Adjustment Members
FROM: Evann Martin, Assistant Planner
DATE: July 21, 2021
RE: 1300 NW County Line Road – DCG Oak View Middle School Signage

GENERAL INFORMATION:

Applicant:

DCG School District – Kathy Moline

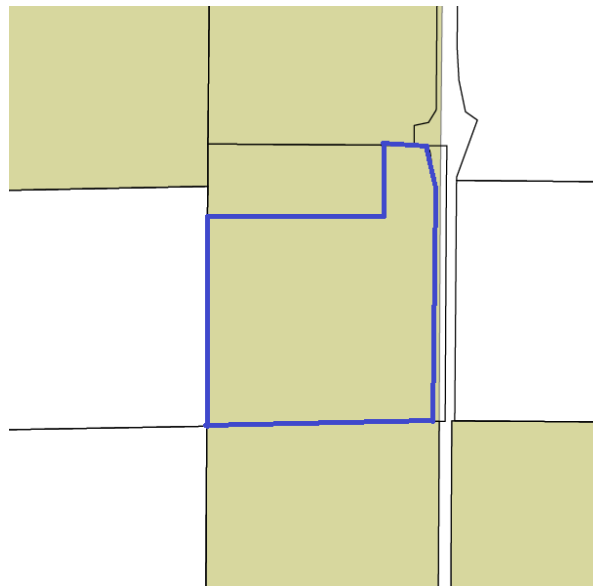
Requested Action

Install building signage and directional signage

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	School	LDR/MDR	A-1
North	Vacant	LDR/CIV	A-1
South	Vacant	LDR/MDR	A-1
East	Vacant	LDR	LDR (Polk County)
West	Vacant	LDR	A-1 (Dallas County)

BACKGROUND

The subject site is located at 1300 NW County Line Road. The applicant is requesting a variance to install building and directional signage for the site. Because the zoning is Agriculture (A-1), only 10 square feet of signage is permitted. One building sign at 154.67 square feet is proposed and two directional signs at 3 square feet each are proposed at the parking lot entrances.

The building sign is proposed to consist of 2" deep stainless-steel lettering. The directional signs are proposed to consist of red metal panels with white lettering and metal posts. The height of the directional is proposed to be 7-8' tall.

Staff has written a new sign ordinance that is currently in the process of review and approval by Council. The new ordinance proposes to regulate sign area by use (residential vs non-residential) rather than by zoning district as is the case in the current ordinance. Building sign area would be calculated at 1.5 square feet per linear foot of wall along the building frontage. Directional sign area would be calculated as part of the monument sign area. Directional signs larger than 2 square feet would be required to have a masonry base and have a setback equal to the height of the sign but no less than 5'.

The DCG Oak View building sign as designed will meet the non-residential wall sign requirements proposed in the new sign ordinance. The directional signs as proposed would not meet the requirements proposed in the new sign ordinance. A masonry based would need to be added and would need to meet the setback/height requirement.

In August 2020, the Board reviewed a variance request for increased building signage area for the DCG Administrative Building. The building was also located on property zoned A-1 where only 10 square feet of sign area was permitted. The Board granted the variance based on the fact that the sign met the sign standards for the C-2 zoning district.

ANALYSIS

Based upon the approved ordinance, the Board of Adjustment may grant a Variance provided the Board can make a finding on the following factors:

1. A showing of good and sufficient cause; and
2. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant; and
3. A determination that the hardship is not self-imposed; and
4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and
5. A determination that the granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance.

Notice of the variance request was mailed to surrounding property owners within a 250-foot radius.

Based on a detailed analysis of the application, staff has the following comments to offer concerning this variance request:

GOOD AND SUFFICIENT CAUSE

The applicant feels a prominent sign is warranted so patrons will know they are at the correct school and for improved emergency response.

SUBSTANTIAL HARDSHIP

The applicant believes patrons and law enforcement would not be able to locate the premises.

SELF-IMPOSED HARDSHIP

The applicant does not believe the hardship is self-imposed because schools are considered a permitted use on properties zoned Agriculture (A-1) which limits the option for a business sized sign.

PUBLIC INTEREST

The applicant does not believe that granting the variance will be contrary to the public interest because the sign will align with other schools in the district.

Staff asks the Board to consider that a negative precedent may be established if the variance is granted. Signage for property zoned A-1 is limited to 10 square feet.

ALTERNATIVES TO VARIANCE REQUEST

1. Wait for the new sign ordinance to be adopted and design the signs to meet all requirements in the new ordinance.

SUMMARY

The applicant is requesting a variance to allow increased square footage for the building and directional signage.

Staff would suggest that if approved, the following conditions be imposed:

1. At a minimum, the building sign should meet the current C-2 sign regulations of 10% of the wall area. However, staff suggests that the signs be designed to meet the building sign requirements proposed in the new sign ordinance.
2. Design the directional signs to meet the regulations proposed within the new sign ordinance. The new sign ordinance would require a masonry base and the setback to be equal to the height of the sign but no less than 5'.
3. All other standards within the zoning ordinance must be met.

CITY OF GRIMES

Evann Martin
Assistant Planner



410 SE Main Street, Suite 102 , Grimes, Iowa 50111

P: 515.986.4050 | F: 515.986.4480

BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE REQUEST

Applications are due the first of the month at
12:00 p.m. to be added to the next BOA agenda.

You are required to attend your hearing—by agent or
in person. Please read application thoroughly. The
City has the right to refuse an incomplete application.

INSTRUCTIONS FOR REQUIRED INFORMATION

***NO REQUEST FOR VARIANCE CAN BE ACCEPTED FOR FILING UNLESS
ALL OF THE REQUIRED INFORMATION IS PRESENTED***

1. GENERAL INFORMATION. The Grimes Board of Adjustment (BOA) is empowered by Iowa law and by Ordinance to hear requests for variance(s) and to make decisions on said requests pertaining to the Zoning Ordinance, Chapter 165.37 and for certain exceptions to the district regulations. The BOA is a five-member quasi-judicial body with authority to grant variances in exceptional cases and is limited to such cases that are consistent with the general purpose and spirit of the zoning regulations. The BOA has no authority to allow a variance that would have the effect of establishing a non-conforming use of land or to change district boundaries except as outlined in the Zoning Ordinance.

2. MEETING DATES. The Board of Adjustment meets at 5:30 p.m. on the third Tuesday of each month. Submittal of all the information does not in any way guarantee that the application will be placed on the next available BOA agenda. All BOA meetings are open to the public and are held in the Council Chambers of City Hall, 101 NE Harvey Street, Grimes, Iowa.

3. FILING DEADLINE: The deadline to file an application for variance with the BOA is 12:00 p.m. the first day of the month of the board meeting. All materials must be filed in the Development Services Department office at 410 SE Maine Street Suite 102, Grimes, Iowa.

NOTE: Be sure that you have all required materials at that time. Failure to do so may result in your request for variance being delayed to the next regularly scheduled meeting.

4. FILING FEE: A filing fee is required at the time the materials are filed with the Development Services Department office. The fee covers administrative expenses and legal notification of surrounding property owners within 250 feet of the property in question. No request for variance is to be considered filed until this fee is received. The fee is \$25.00 to request a variance and payment must be submitted with the application. The fee shall be paid at the Development Services Department office, 410 SE Main Street Suite 102. Make all checks payable to the City of Grimes. The fee is nonrefundable.

5. SITE PLAN: The applicant must submit a site plan that clearly shows the variance being requested. The site plan should be drawn to scale, and should be a reproducible, black line drawing or free hand drawing on a sheet of paper no larger than 24" x 36" (*Use of an actual property survey is suggested but not required*). The applicant may submit the same site plan that was submitted for a building permit. The site plan shall include the following information:

- a) Property lines and dimensions

- b) Location and size of all existing and proposed structures (buildings, driveways, parking lots, sidewalks, fences, etc.)
- c) Required setback and buffer location(s)
- d) Any other pertinent information necessary to fully understand the need for a variance (e.g. significant change in topography, location and size of mature trees, etc.)

NOTE: If the request for variance is for a sign, the request must be accompanied by both a fully dimensioned, to-scale elevation drawing of the sign, as well as a fully dimensioned to-scale site plan showing the exact location of the sign whether it is a free standing or a building sign.

6. SUPPORTING INFORMATION FORM: The Board of Adjustment may grant a variance provided that "unnecessary hardship" exists; that the variance is not contrary to the public interest; and that the spirit of the Zoning Ordinance is upheld. The Supporting Information form addresses these issues and asks for responses to each of the "tests" in order to grant a variance. The Supporting Information form must be completely filled out in order to process the application for a variance.

7. ADDITIONAL INFORMATION: If you have questions about this form, or should you require additional information regarding the variance process, please contact the Development Services Department at (515)986-4050.

APPLICATION FOR VARIANCE

All required information must be presented before acceptance of application.
The applicant must complete all sections in bold for review to begin.

Please type or print:

1. **Date:** June 23, 2021
Applicant Name: Dallas Center Grimes Comm. School Dist
Address: 2405 W. 1st St., Grimes, IA 50111
(Street) (City) (State) (Zip)
Telephone Number: 515.992.3866
(Home) (Work)
E-Mail Address: Kathy.moline@dcgschools.com
2. **Location of Property**
Street Address: 1300 SW County Line Rd.
Legal Description: Parcel '18-158' in Dallas Cty IA,
consisting of 46.96 acres
Zoning Classification: Class A-1 Agriculture Dist.

This request for variance cannot be processed until all required materials are submitted. In addition to this application, the following information is required for submission. On a separate sheet of paper please type or print the following:

3. **Response to the attached supporting information form**
4. **Site plan drawn to scale**

This plan shall be no larger than 24" x 36" and easily reproducible.

5. **Application fee**

An application is not considered filed until filing fee is paid.

The Board of Adjustment may grant a variance provided the BOA can make a finding of unnecessary hardship and can determine that the variance will not be contrary to the public interest and the spirit of the Zoning Ordinance.

The Board of Adjustment may grant a variance provided the BOA can make a finding of unnecessary hardship and can determine that the variance will not be contrary to the public interest and the spirit of the Zoning Ordinance.

This request for variance will not be granted unless sufficient facts are presented in this application and at the BOA hearing to support a positive finding by the BOA. In support of this request, a Supporting Information form shall be completed by the applicant(s).

Approval of this request for variance by the Board of Adjustment in no way absolves the applicant from subsequently obtaining the necessary development approvals, such as site plan, building permits, etc. from the City of Grimes or any other applicable agency.

I (We) certify that I (We) have been denied a Building/Zoning permit and I (We) have submitted all the required information to request for a variance and that such information is factual.

Signed by: _____ on date: _____

(Owner)

Or:

(Owners Agent)

Kathy Maden on date: 6-28-21

SUPPORTING INFORMATION FORM

The Board of Adjustment is authorized to grant a variance provided all the following requirements are satisfied. Use a separate sheet of paper if desired, and address each issue below:

- I. A finding showing of good and sufficient cause. **The applicant must show that there is a reason for applying.**

DCC feels that a prominent sign for the Oakview School is warranted so patrons from the district as well as other districts know that they are at the correct school. Also for safety purposes for police + fire.

- II. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant. **The applicant must show that there is a hardship (utilities, parking, etc.).**

Patrons as well as law enforcement + fire officials would not be able to locate

- III. The hardship is not self-imposed. **The applicant must show that the proposed hardship is being caused by the strict interpretation of the Zoning Ordinance and not self-imposed by the applicant.**

Due to being able to place an education building on a zoned district limits the options for a business size sign.

- IV. The variance will not be contrary to the public interest or neighborhood integrity. **The applicant must present information to indicate that the variance will not result in injury or endangerment to other property or persons nor will it devalue nearby property.**

the variance will align with other school properties in the district

- V. The granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance. **The applicant must list other options that have been considered in lieu of granting a variance.**

Really do not have any other options in lieu of granting this variance.

CITY OF
GRIMES
DEVELOPMENT SERVICES

410 SE Main St. Ste. 102, Grimes, IA 50111

P: (515)986-4050

SIGN

PERMIT #: SN-21-06874	DATE ISSUED:
	LOT #:
JOB ADDRESS: 1300 SW COUNTY LINE RD	ZONING:
SUBDIVISION:	CONTRACTOR: GRAPHITE CONSTRUCTION
VALUATION:	ISSUED TO: GRAPHITE CONSTRUCTION
SQ FT:	ADDRESS: 3401 106TH CIR
CONSTRUCTION TYPE:	CITY, STATE, ZIP: URBANDALE IA 50322
PROP USE:	PHONE: 515-202-4711

Fee Description	Quantity	Price
SIGN	1	50.00

* sign is larger than 10 sf

TOTAL: 50.00

NOTES: "DALLAS CENTER-GRIMES OAK VIEW"

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 90 DAYS AT ANY TIME AFTER WORK IS STARTED.

INSPECTIONS REQUIRE 24 HOUR NOTICE

ALL SWPPP CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION

(APPROVED BY)

denied by Euan Martin

DATE

6/18/21

Sign Permit

Application Form

CITY OF
GRIMES

Project Information:

Project Address: 1300 SW County Line Road County: Dallas
☐ Sign is in Highway 141 Corridor
Length: 19'-4" Width: flat Height: 8' 0" Material: Lettering Stainless Steel 2" Deep
Area of Building Frontage (wall signs only): ~~300~~ 154.47 sq. ft. sign area

Please include a color rendering of the proposed sign.

Property Owner:

Name: Dallas Center Grimes CSD
Address: 2405 W. 1st St.
Grimes, IA 50111
Phone: 515-992-3866
Email: Kathy.moline@dcqschools.com
☒ Contact

Contractor:

Name: Graphite Construction
Address: 3401 106th Circle
Urbandale, IA 50322
Phone: 515-202-4711
Email: sspain@graphitegrp.com
☒ Contact

I hereby acknowledge that I have read this application and state that the information given above is correct and agree to comply with all City ordinances and state laws regulating building construction.

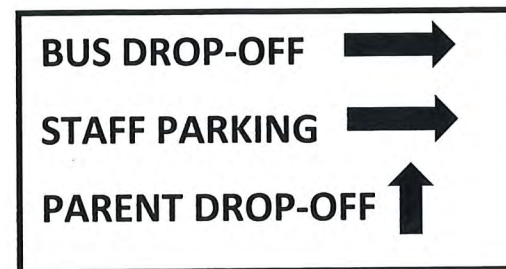
[Signature]
Signature of Property Owner or Authorized Agent

6-14-21
Date

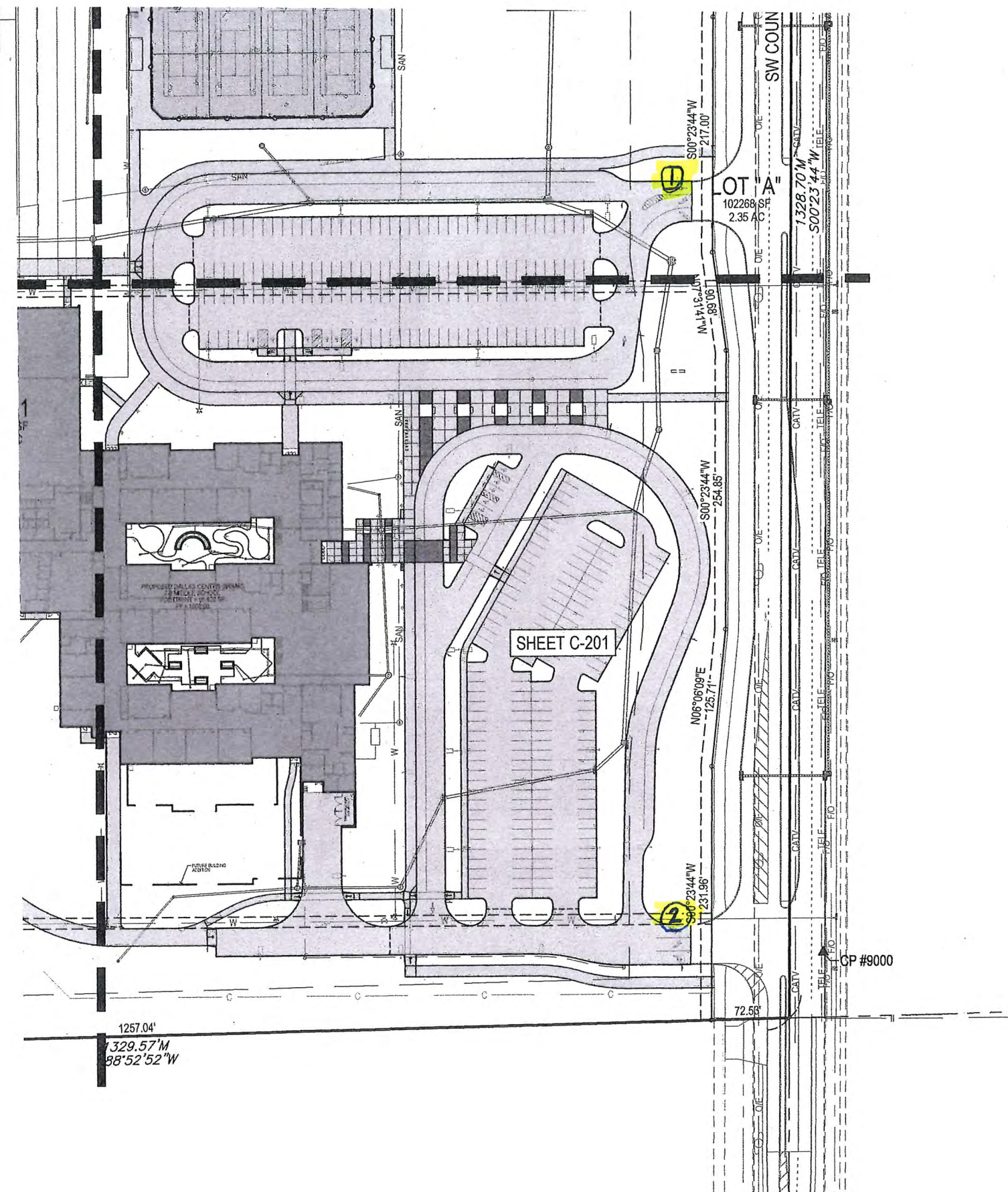
Attach a drawing of the proposed sign. Please include the location of the sign, measurement of the distance from the sign to the property lines, any existing structures, alleys, sidewalks, trails, and streets, utility boxes, and easements.



1. WEST SIDE OF COUNTY LINE – NORTH ENTRANCE DOUBLE SIDED
TO VIEW GOING SOUTH AND GOING NORTH – SIZE 24"X18" – METAL
RED BACKGROUND – WHITE LETTERING, METAL POST, NO MASONRY BASE, AS
TALL AS REQUIRED.



2. WEST SIDE OF COUNTY LINE ROAD – SOUTH ENTRANCE DOUBLE SIDED TO
VIEW GOING SOUTH AND GOING NORTH – SIZE 24"X18" – METAL
RED BACKGROUND – WHITE LETTERING, METAL POST, NO MASONRY BASE, AS
TALL AS REQUIRED.



TO: Board of Adjustment Members
FROM: Evann Martin, Assistant Planner
DATE: July 21, 2021
RE: 1912 NW Norton Court – Indoor Basketball Court

GENERAL INFORMATION:

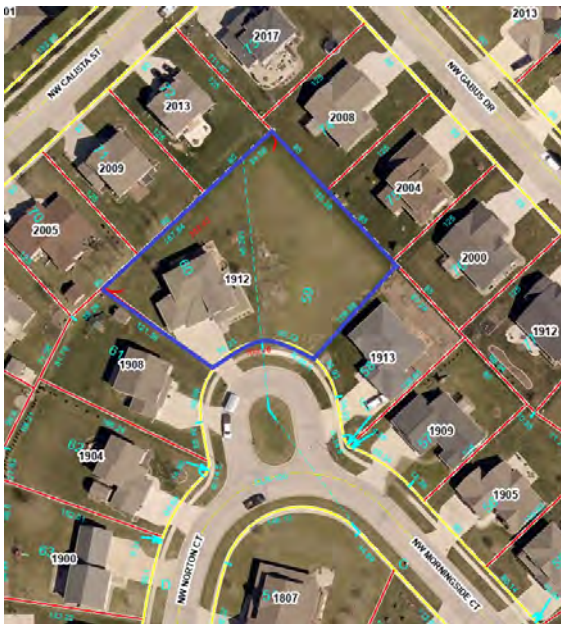
Applicant:

Greg and Amy Dickkut

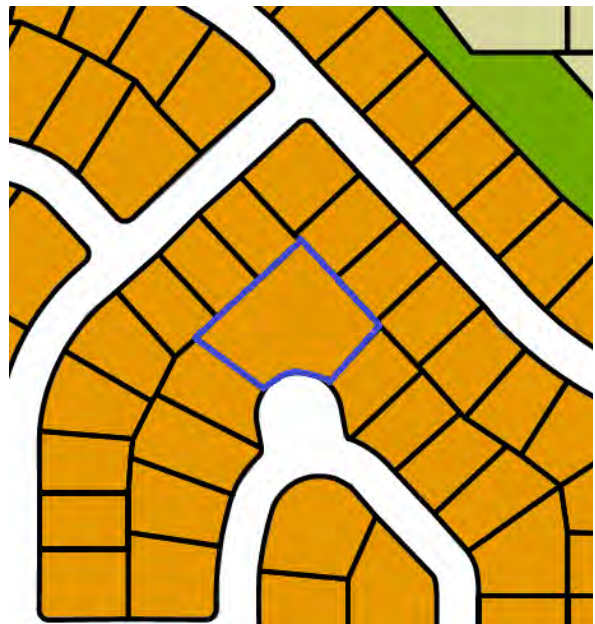
Requested Action

Build an indoor basketball court

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Single-Family	LDR	R2-70
North	Single-Family	LDR	R2-70
South	Single-Family	LDR	R2-70
East	Single-Family	LDR	R2-70
West	Single-Family	LDR	R2-70

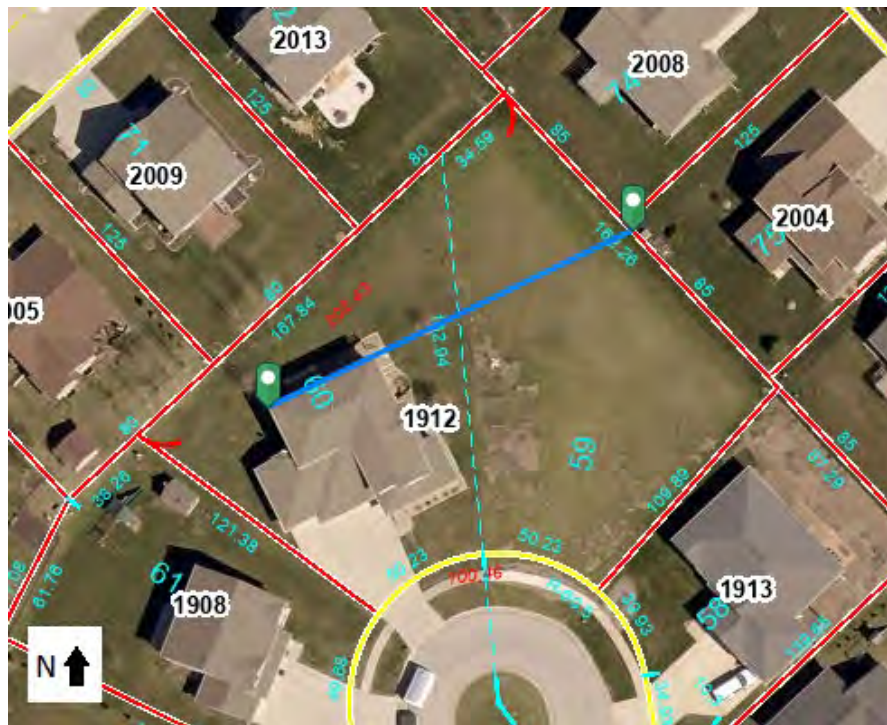
BACKGROUND

The subject site is located at 1912 NW Norton Court. The applicant is requesting a variance to build a 48' by 48' (2,304 sf) detached indoor basketball court on the vacant lot that they own to the east of their house. The structure is proposed to be located within the front yard of the vacant lot and to be a maximum of 24' in height at the roof peak. Per Section 165.10 of the Grimes Zoning Ordinance, accessory structures are required to be located within the rear yard and a maximum 15' in height.

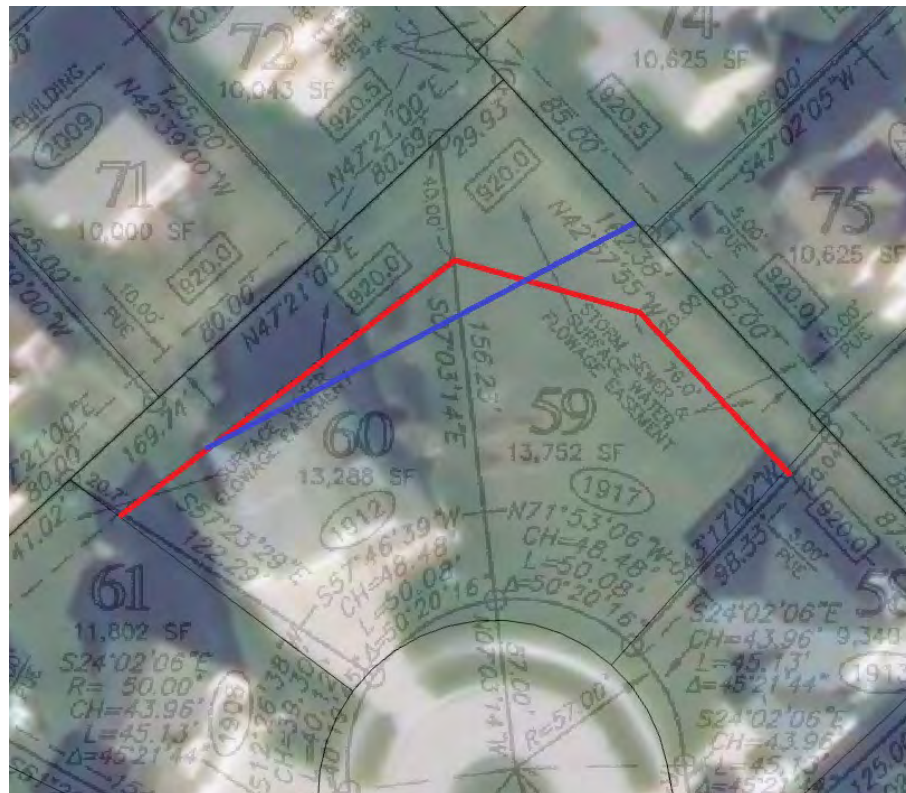
The structure is proposed to be set back 30' from the front property line which would be in line with the setback of the house. The structure will meet the minimum 3' side and rear yard setback for accessory structures. The plan shows a 5' sidewalk connecting the house and the basketball structure.

The materials on the front elevation of the structure are proposed to be consistent with the materials on the house. The brick, siding, windows and garage door are proposed to match the existing materials and colors used on the house.

The rear yard is defined as the "yard extending across the full width of the lot and measured between the rear lot line and the building or any projections other than steps, unenclosed balconies or unenclosed porches." The structure would need to be placed behind the rear line of the existing house to meet the ordinance requirement of being located within the rear yard. In the image below, the blue line demonstrates the delineation of the rear yard. The structure would need to be constructed north of the blue line to meet the zoning requirements.



It is also important to note that there is a surface water flowage easement that runs across the rear yard. The structure would not be permitted to be constructed within the easement as it would obstruct the flow of water within the easement. In the image below, the red line represents the surface water flowage easement and the blue line demonstrates the rear yard.



If the variance request is granted and the structure is built on the vacant lot, a lot tie agreement will be required. The lot tie agreement would ensure that both lots and structures would be sold and maintained together. Otherwise, if the lots are sold separately, the accessory structure would need to be taken down or brought into compliance with the Grimes Zoning Ordinance.

ANALYSIS

Based upon the approved ordinance, the Board of Adjustment may grant a Variance provided the Board can make a finding on the following factors:

1. A showing of good and sufficient cause; and
2. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant; and
3. A determination that the hardship is not self-imposed; and
4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and
5. A determination that the granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance.

Notice of the variance request was mailed to surrounding property owners within a 250-foot radius.

Based on a detailed analysis of the application, staff has the following comments to offer concerning this variance request:

GOOD AND SUFFICIENT CAUSE

The property owners want to build a large detached structure for year-round use for sports activities.

SUBSTANTIAL HARDSHIP

If all ordinances were followed, the applicant believes the structure would be unusable for its intended use to house a basketball hoop and court.

SELF-IMPOSED HARDSHIP

The applicant does not believe the hardship is self-imposed because the zoning requirements are not conducive to allowing larger structures to support the desired use.

PUBLIC INTEREST

The applicant does not believe that granting the variance will be contrary to the public interest because it will be designed by the same architect that designed the principal structure and will

mirror its architecture. The applicant has also received letters of support from neighbors and has consulted with a realtor who informed that the structure would not affect property values in the neighborhood.

Staff asks the Board to consider that a negative precedent may be established if the variance is granted. Accessory structures are required to be placed within the rear yard and is required to be no taller than 15' in height. These standards are in place to maintain aesthetics and the residential nature and character of neighborhoods.

ALTERNATIVES TO VARIANCE REQUEST

1. Attach the structure to the rear of the principal building and build it within the setbacks required for the principal structure.
2. Plat the two lots into one lot and attach the structure to the east side of the principal building and build it within the setbacks required for the principal structure.
3. Dig down the foundation for the building so the height is 15' while still allowing the necessary height to use the basketball court (solves height issue only).

SUMMARY

The applicant is requesting a variance to build a detached indoor basketball court within the front yard and taller than 15' in height.

Staff would suggest that if approved, the following conditions be imposed:

1. Design the building to look like a single-family residence by including a front door, standard 2-car size garage door, and driveway, and to be consistent with the existing architecture in the neighborhood.
2. All other standards within the zoning ordinance must be met.
3. Provide an approval letter from the Declarant of the Beaverbrooke West Plat 4 Covenants.

CITY OF GRIMES

Evann Martin
Assistant Planner



410 SE Main Street, Suite 102 , Grimes, Iowa 50111

P: 515.986.4050 | F: 515.986.4480

BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE REQUEST

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NOTE: Be sure that you have all required materials at that time. Failure to do so may result in your request for variance being delayed to the next regularly scheduled meeting.

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- d) Any other pertinent information necessary to fully understand the need for a variance (e.g. significant change in topography, location and size of mature trees, etc.)

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6. SUPPORTING INFORMATION FORM: The Board of Adjustment may grant a variance provided that "unnecessary hardship" exists; that the variance is not contrary to the public interest; and that the spirit of the Zoning Ordinance is upheld. The Supporting Information form addresses these issues and asks for responses to each of the "tests" in order to grant a variance. The Supporting Information form must be completely filled out in order to process the application for a variance.

7. ADDITIONAL INFORMATION: If you have questions about this form, or should you require additional information regarding the variance process, please contact the Development Services Department at (515)986-4050.

APPLICATION FOR VARIANCE

All required information must be presented before acceptance of application.
The applicant must complete all sections in bold for review to begin.

Please type or print:

1. **Date:** March 26, 2021

 Applicant Name: Greg and Amy Dickkut

 Address: 1912 NW Norton Ct Grimes, IA 50111
 (Street) (City) (State) (Zip)

 Telephone Number: 515-343-0988
 (Home) (Work)

 E-Mail Address: agdickkut@live.com

2. **Location of Property**

 Street Address: 1912 NW Norton Ct Grimes, IA 50111

 Legal Description: LOTS 59 & 60 BEAVERBROOKE WEST PLAT FOUR

 Zoning Classification: Residential

This request for variance cannot be processed until all required materials are submitted. In addition to this application, the following information is required for submission. On a separate sheet of paper please type or print the following:

3. Response to the attached supporting information form

4. Site plan drawn to scale

This plan shall be no larger than 24" x 36" and easily reproducible.

5. Application fee

An application is not considered filed until filing fee is paid.

The Board of Adjustment may grant a variance provided the BOA can make a finding of unnecessary hardship and can determine that the variance will not be contrary to the public interest and the spirit of the Zoning Ordinance.

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This request for variance will not be granted unless sufficient facts are presented in this application and at the BOA hearing to support a positive finding by the BOA. In support of this request, a Supporting Information form shall be completed by the applicant(s).

Approval of this request for variance by the Board of Adjustment in no way absolves the applicant from subsequently obtaining the necessary development approvals, such as site plan, building permits, etc. from the City of Grimes or any other applicable agency.

I (We) certify that I (We) have been denied a Building/Zoning permit and I (We) have submitted all the required information to request for a variance and that such information is factual.

Signed by: greg dickhut on date: 3-26-21
(Owner)

Or: _____ on date: _____
(Owners Agent)

SUPPORTING INFORMATION FORM

The Board of Adjustment is authorized to grant a variance provided all the following requirements are satisfied. Use a separate sheet of paper if desired, and address each issue below:

- I. A finding showing of good and sufficient cause. **The applicant must show that there is a reason for applying.**

We are applying to build a larger structure on our property for all year round use of sports activities.

- II. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant. **The applicant must show that there is a hardship (utilities, parking, etc.).**

As this structure will house a basketball hoop and court, the building would be unusable for its intended use if all of the ordinances were followed.

- III. The hardship is not self-imposed. **The applicant must show that the proposed hardship is being caused by the strict interpretation of the Zoning Ordinance and not self-imposed by the applicant.**

Due to the nature of activity in the structure, it is required to be larger than a typical structure on this site.

- IV. The variance will not be contrary to the public interest or neighborhood integrity. **The applicant must present information to indicate that the variance will not result in injury or endangerment to other property or persons nor will it devalue nearby property.**

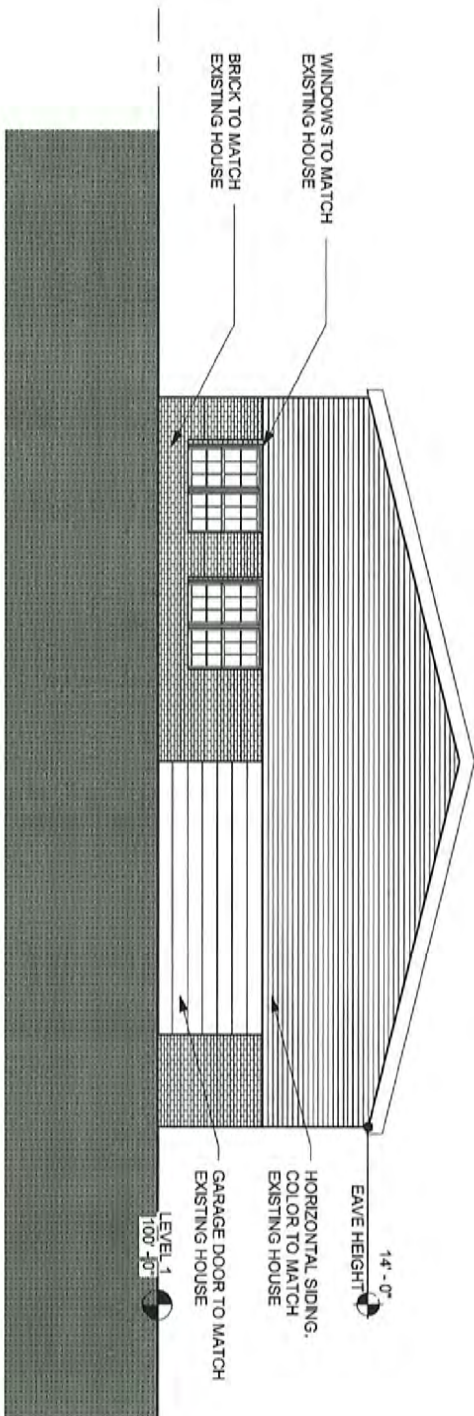
The same architect who designed our home, designed the structure so it will mirror the look of the house.

We visited with neighbors and have support for this project from them. Included are letters of support.

We consulted with a local realtor who informed us the structure would not increase or decrease property value in the neighborhood.

- V. The granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance. **The applicant must list other options that have been considered in lieu of granting a variance.**

A smaller structure's height would not be conducive to shooting baskets. Because of the nature of Iowa's weather, an indoor court would allow us to use it much more than an outdoor court.



1 FRONT ELEVATION

1/8" = 1'-0"


$$3/32'' = 1'-0''$$

March 2021

To Whom it May Concern:

I am aware my neighbors, Greg and Amy Dickkut, would like to build a structure on the lot adjacent to their house at 1912 NW Norton Ct. I have seen a drawing of this structure. I support their effort to build this on their property.

Thank you for your time.

Jesse Smith

Print

[Signature]

Signature

1913 NW Morningside Ct.

March 2021

To Whom it May Concern:

I am aware my neighbors, Greg and Amy Dickkut, would like to build a structure on the lot adjacent to their house at 1912 NW Norton Ct. I have seen a drawing of this structure. I support their effort to build this on their property.

Thank you for your time.

Renee Assink

Print

Renee Assink

Signature

2013 NW Calista St.

March 2021

To Whom it May Concern:

I am aware my neighbors, Greg and Amy Dickkut, would like to build a structure on the lot adjacent to their house at 1912 NW Norton Ct. I have seen a drawing of this structure. I support their effort to build this on their property.

Thank you for your time.

Jessica Romero

Print

Jessica Romero

Signature

1908 NW Norton Ct

March 2021

To Whom it May Concern:

I am aware my neighbors, Greg and Amy Dickkut, would like to build a structure on the lot adjacent to their house at 1912 NW Norton Ct. I have seen a drawing of this structure. I support their effort to build this on their property.

Thank you for your time.

Mackensie Haden

Print

Kensie Haden

Signature

1904 NW Norton Ct



CITY OF
GRIMES
DEVELOPMENT SERVICES

410 SE Main St. Ste. 102, Grimes, IA 50111

P: (515)986-4050

GARAGE

PERMIT #: GA-21-00035	DATE ISSUED:
	LOT #:
JOB ADDRESS: 1912 NW NORTON CT	ZONING:
SUBDIVISION:	CONTRACTOR: MIKE SHARP
VALUATION: 141,216.78	ISSUED TO: MIKE SHARP
SQ FT: 2,304.00	ADDRESS: 2711 ROCKTON DR
CONSTRUCTION TYPE:	CITY, STATE, ZIP: MARSHALLTOWN IA 50158
PROP USE:	PHONE: 641-751-9988

Fee Description	Quantity	Price
BUILDING VALUE	1	1,105.00

TOTAL: 1,105.00

NOTES: DETACHED INDOOR BASKETBALL COURT

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 90 DAYS AT ANY TIME AFTER WORK IS STARTED.

INSPECTIONS REQUIRE 24 HOUR NOTICE

ALL SWPPP CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION

(APPROVED BY)

denied by Enam Martha

7/14/21

DATE

The logo for the City of Grimes Development Services. It features a large, stylized 'G' with 'CITY OF' in a smaller font above it, and 'GRIMES' in a large, serif font to the right of the 'G'. Below this, 'DEVELOPMENT SERVICES' is written in a smaller, sans-serif font.

CITY OF
GRIMES
DEVELOPMENT SERVICES

410 SE Main Street, Suite 102 , Grimes, Iowa 50111

P: 515.986.4050

**ACCESSORY BUILDING
PERMIT
APPLICATION**

Submittals may be emailed to: **rgreving@grimesiowa.gov**

Or delivered to:

410 SE Main Street, Suite 102

Grimes, Iowa 50111

**Incomplete applications may delay plan review and permit
approval.**

Accessory Building Permit



Application Form

Project Information:

Project Address: 1912 NW Norton Ct Grimes County: Polk
Length: 48 ft Width: 48 ft Height: 24 ft max Material: VARIOUS
Square Footage: 2304 ft² (cement, wood, brick, steel)
☐ Preassembled ☒ Stick Framed

Property Owner:

Name: Greg + Amy Dickkut
Address: 1912 NW Norton Ct
Grimes IA 50111
Phone: 515-343-0988
Email: agdickkut@live.com
☒ Contact

Contractor:

Name: Mike Sharp
Address: 2711 Rockton Drive
Marshalltown IA 50158
Phone: 641-751-9988
Email: mike@gaswineconsult.com
☒ Contact

The City does not enforce or track covenants. I hereby certify that I have checked and there are no restrictive covenants that would prohibit this construction.

Initials: GD AD

I hereby acknowledge that I have read this application and state that the information given above is correct and agree to comply with all City ordinances and state laws regulating building construction.

Greg + Amy Dickkut
Signature of Property Owner or Authorized Agent

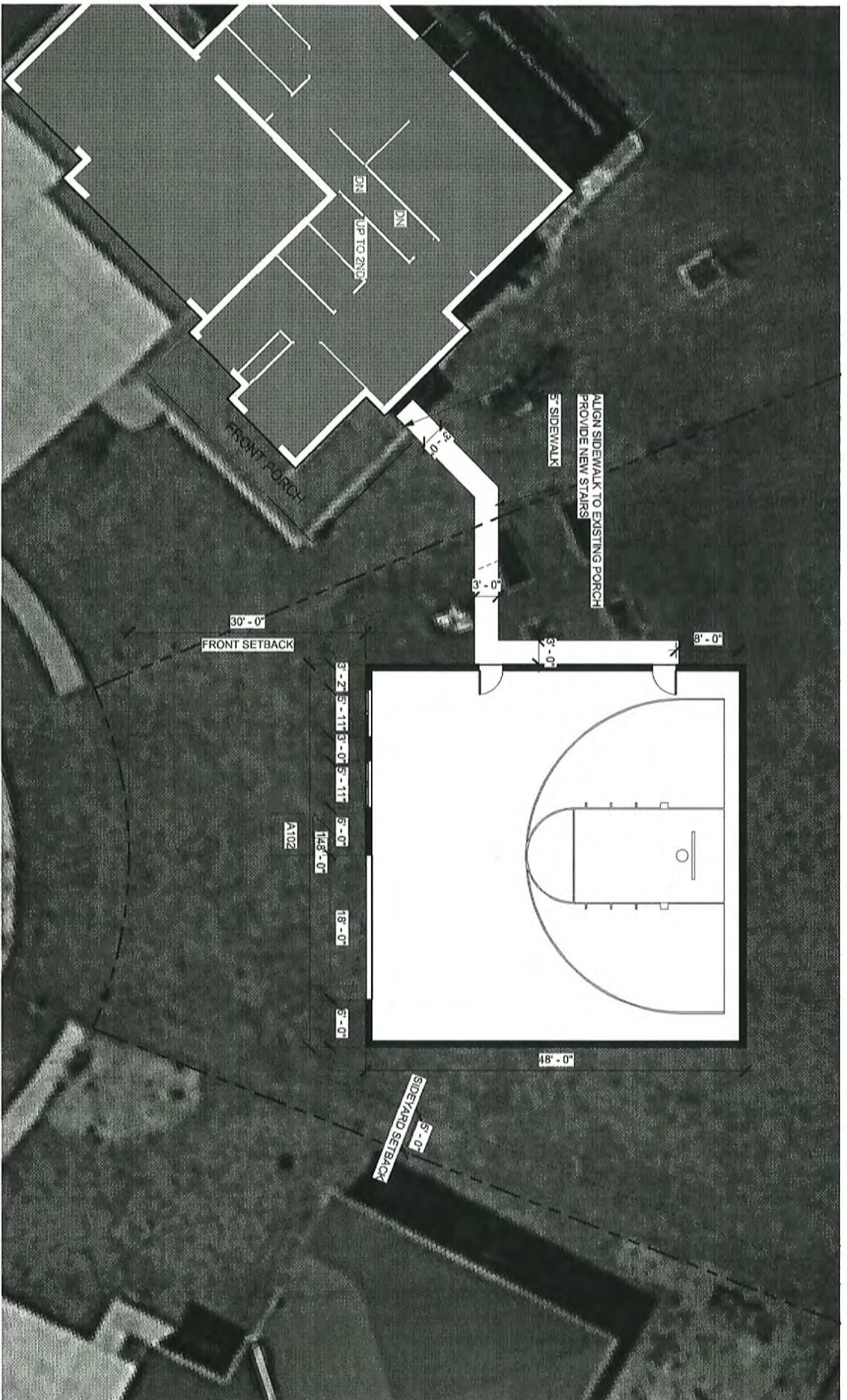
7-14-21
Date

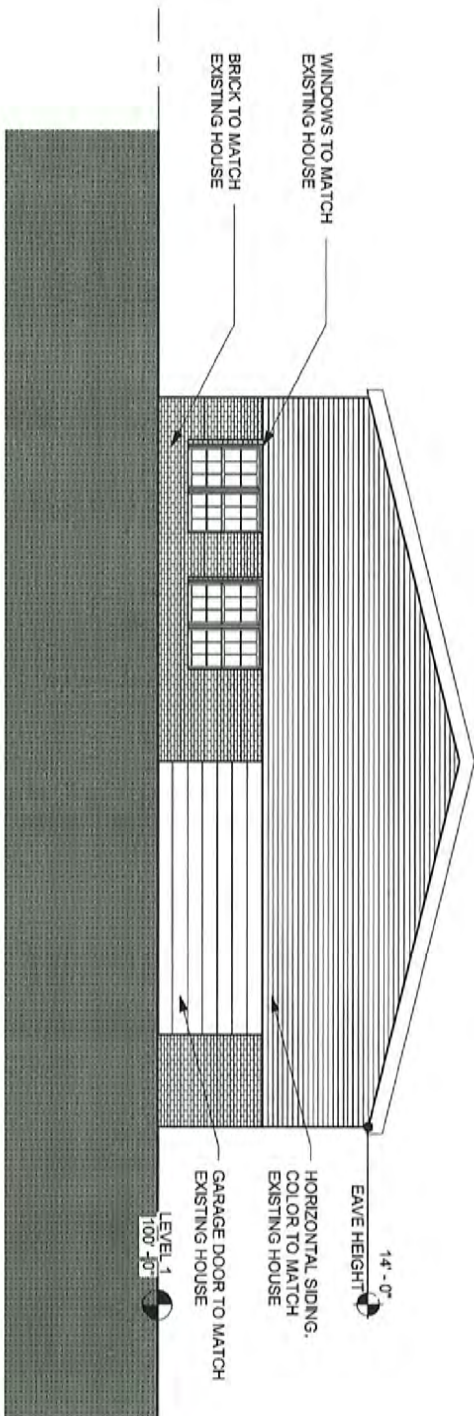
Attach a drawing of the proposed accessory structure. Please include the location of the structure, measurement of the distance from the structure to the property lines, any existing structures, alleys, sidewalks, trails, and streets, utility boxes, and easements.

Please also include wall, door, and footing dimensions.

Note: Accessory structures proposed within easements are subject to review and may require additional fees and approval by City Council.

1 LEVEL 1
3/32" = 1'-0"





1 FRONT ELEVATION

1/8" = 1'-0"