



# Board of Adjustment Agenda

**Grimes Board of Adjustment  
October 1, 2025 @ 5:30 PM  
Grimes Community Center, 410 SE Main Street**

Public Comment: If you would like to address the Board of Adjustment during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Board of Adjustment. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

## **GENERAL AGENDA ITEMS**

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes from Previous Meeting

## **PUBLIC AGENDA ITEMS**

1. Variance Request to Chapter 3 of the Heritage at Grimes PUD for Reduced Setback Within the Rear Yard for the Installation of a Building Addition
2. Adjournment



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Board of Adjustment was called to order Wednesday, August 20, 2025, at 5:30 P.M.

Roll Call: Present: Charles Strutt, Trevor Brown, Joshua Stott (via Zoom)

Staff: Evann Martin, Alivia Hoodjer, Rachel Greving

Absent: NA

**A. GENERAL AGENDA ITEMS**

**1. APPROVAL OF THE AGENDA**

Motion by Brown, Second by Strutt, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

**2. APPROVAL OF THE MINUTES**

Motion by Strutt, Second by Brown, to approve the minutes from the July 24, 2025, meeting with administrative edits

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

**B. PUBLIC AGENDA ITEMS**

**1. Public Hearing request for Variance to Section 12-5-11 of the Grimes Code of Ordinances for Reduced Setback Within the Secondary Frontage for the Installation of a Fence**

Staff member Hoodjer provided an overview of the variance request for 2200 NE 11<sup>th</sup> Street. A basketball court was installed four feet from the property line at the time the house was built when the setback for a fence was the height of the fence. The current ordinance requires a setback of ten feet for a fence.

The applicant, Jeremy Carr of 2200 NE 11<sup>th</sup> Street, commented that the proposed fence would align with the rest of the neighborhood since those fences were installed before the current ordinance was in effect.

The Board discussed the request and asked questions of the applicant and staff.

Motion by Brown, Second by Strutt to approve Variance to Section 12-5-11 of the Grimes Code of Ordinances for Reduced Setback Within the Secondary Frontage for the Installation of a Fence

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

**2. Public Hearing request for Variance to Section 12-11-1.24 of the Grimes Code of Ordinances to Follow M-1A Architecture Requirements Instead of Highway 141 Mixed Use Development Corridor District Zone 2 Architecture Requirements**

Staff member Martin provided a staff report to the Board of Adjustment. Located at 3905 SE Capitol Circle within Zone 2 of the Highway 141 Mixed Use Corridor District, the property is zoned M1-A. The applicant has requested a variance to meet the architecture standards of M1-A zoning instead of the Highway 141 Corridor District standards. Martin shared some possible alternatives and conditions to consider when deciding whether to grant the variance or not.

Matt Farver of Lane Construction, the contractor for the applicant, addresses the Board with more details of the request.

The Board discussed the request and asked questions of the applicant and staff. Board members shared their hesitation of granting the variance due to the nature of the request.

Motion by Brown, Second by Strutt to table request for Variance to Section 12-11-1.24 of the Grimes Code of Ordinances to Follow M-1A Architecture Requirements Instead of Highway 141 Mixed Use Development Corridor District Zone 2 Architecture Requirements  
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

**3. Adjournment**

Meeting is adjourned at 6:44 p.m.

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Chairperson Signature

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Clerk Signature

**DATE**

September 25, 2025

**APPLICANT**

Rachel and Jacob Eslick

**LOCATION**

1408 NE Aspen Court

**REQUESTED ACTION**

Variance to Chapter 3 of the Heritage at Grimes PUD for reduced setback within the rear yard for the installation of a building addition.

**ZONING**

R-4 (Heritage at Grimes PUD)

Heritage at Grimes Plat 4

**PLANNER**

Alivia Hoodjer

ahoodjer@grimesiowa.gov

515-986-4050



Location Map



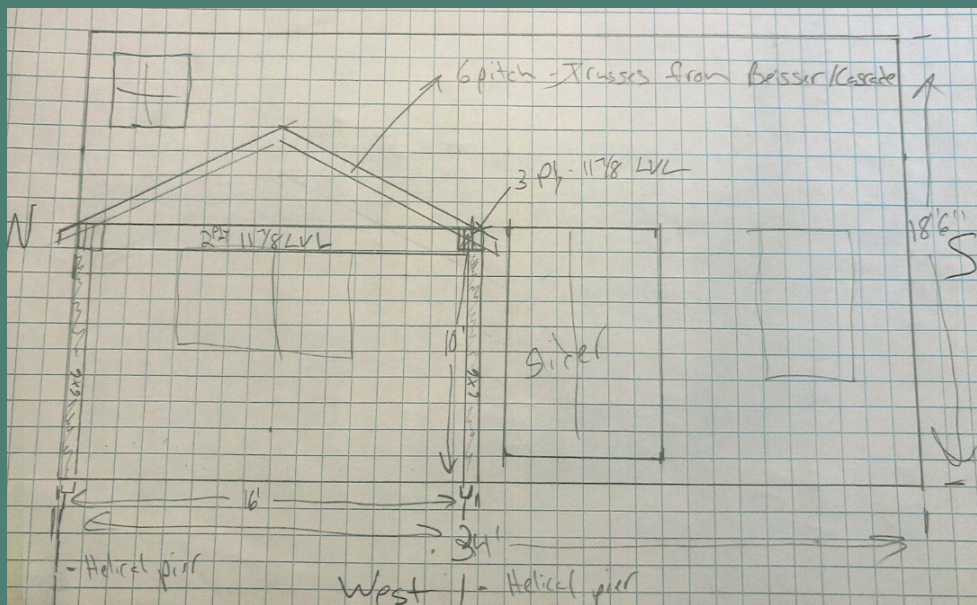
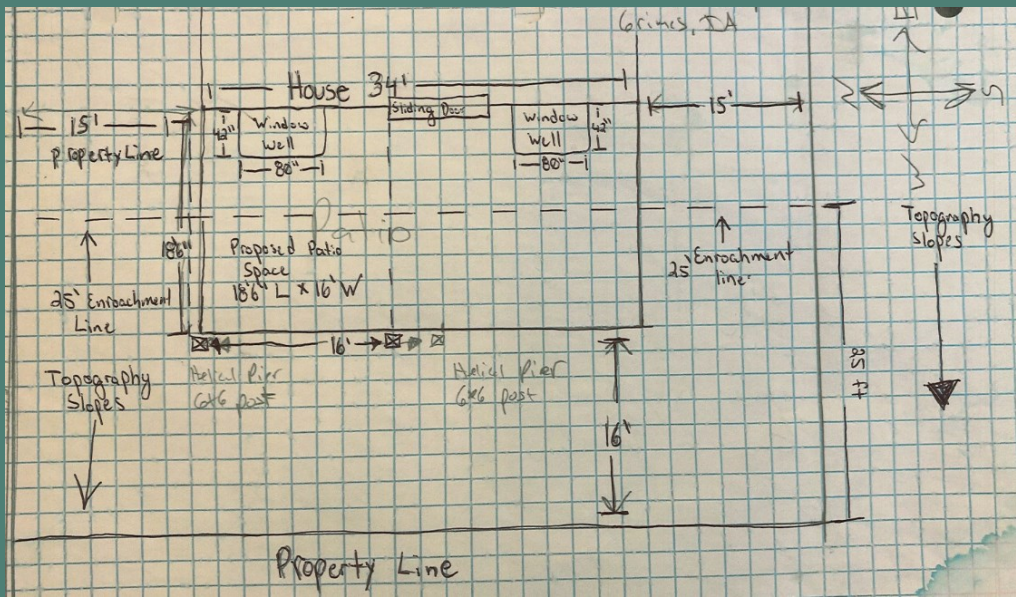
Zoning Map

# Background

## LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Single Family Residential	Low Density Residential (LDR)	R-4
North	Single Family Residential	Low Density Residential (LDR)	R-4
South	Single Family Residential	Low Density Residential (LDR)	R-4
East	Single Family Residential	Low Density Residential (LDR)	R-4
West	Single Family Residential	Low Density Residential (LDR)	R-4

The applicant is requesting a variance for a reduced rear yard setback to install a building addition to the primary building. The 18.5' building addition would encroach approximately 10.8 feet into the 25' rear yard setback, leaving approximately 14.2 feet left of the rear yard setback.



# Background—Setbacks

## BACKGROUND

The applicant is proposing a building addition within the property's 25-foot rear setback for the purposes of an attached outdoor patio roof covering. The proposed addition will be located on the west side of the primary structure and will extend the entirety of their current paved patio. In 2025, the property owners installed an addition to their existing concrete patio adjacent to the primary residence in the backyard. The patio does not violate any zoning related codes. The property owners are now requesting a variance so they are able to install a covered structure over the concrete patio.

For the primary building on a property within Area B of the Heritage at Grimes PUD, all construction related to the primary building is required to fit within a building envelope. The building envelope for this particular property has a 25 foot rear yard setback, 30 foot front yard setback, and 7 foot side yard setback on the property. Any addition to the primary building on the property also is required to follow the primary building bulk regulations, such as setbacks, maximum height, and open space requirements.

Building envelopes and setbacks on a property are important principles and regulations for properties, neighborhoods, and communities. Setback requirements exist in residential neighborhoods to provide a balance between ensuring safety, protecting privacy, maintaining accessibility, and preserving neighborhood integrity and character. Without having setbacks on a property, the primary building would be allowed to cover the entirety of the property, with little to no open space. Figure 1 shows the current regulations as it relates to building setbacks within the applicant's neighborhood in the Heritage at Grimes PUD.

Figure 1: Heritage at Grimes Residential Bulk Regulations

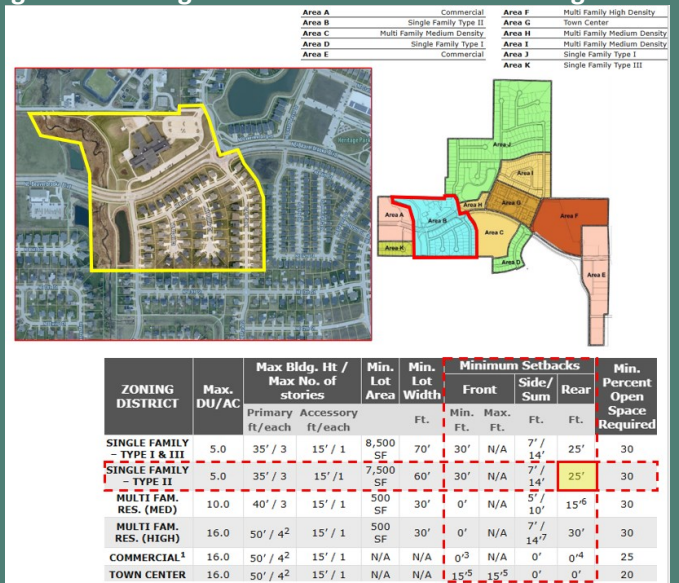


Figure 2: Suburban residential units with no setbacks

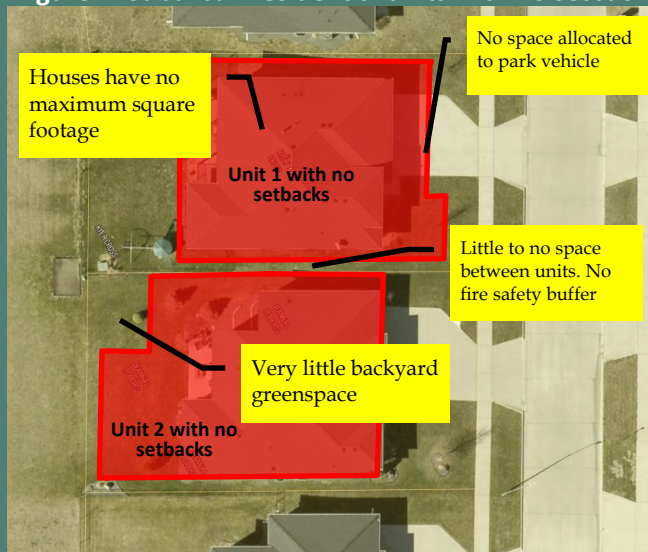
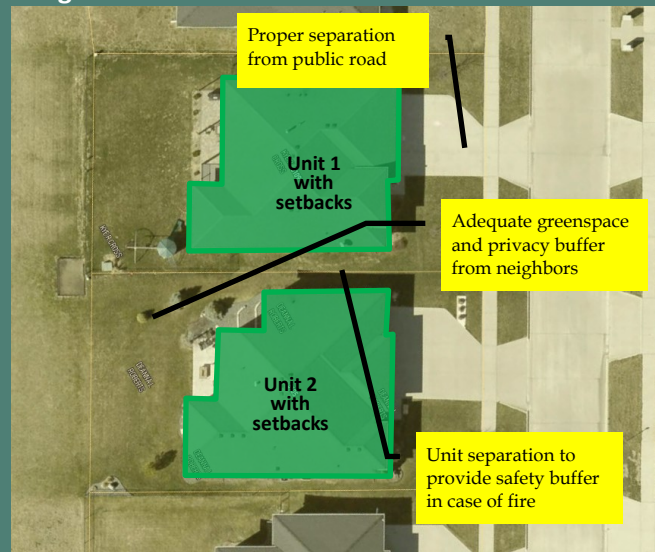


Figure 3: Suburban residential units with setbacks



# Background – Setback Variance History

## BACKGROUND

No variances have been granted for reductions of rear yard setbacks for the purposes of a building addition, though there has been variance requests proposed to the Grimes Board of Adjustment.

In 2004, the Board reviewed a variance request to allow for a residential building addition to extend 19 feet within the 25 foot rear yard setback within a residential neighborhood.

The Board of Adjustment denied the variance request with a motion to approve failed 0-3.

In 2005, the Board reviewed two variance requests. The first request was to allow for a residential building addition to extend 8 feet into the 25 foot rear yard setback within a residential neighborhood.

The Board of Adjustment denied the variance request with a motion failed 0-4.

The second request was to allow for a residential building addition to extend 14 feet into the 25 foot rear yard setback within a residential neighborhood.

The Board of Adjustment did not deny nor pass the variance request as the application and request was removed from the agenda by applicant request.

In 2020, the Board reviewed a variance request to allow for a residential building addition to extend 5 feet into the 25 foot rear yard setback within a residential neighborhood.

The Board of Adjustment denied the variance request with a motion to approve failed 2-1.

# Analysis

## 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.

## GOOD AND SUFFICIENT CAUSE

The applicant seeks a variance to install a building addition to the rear of the primary residence within the 25-foot setback of the rear yard of the lot. The primary reason for the request is that the property backyard sits in direct sun for most of the day and it is difficult to spend time outside without proper shade for their young child. The applicant claims that there is not a reasonable way for the applicant to add a covered patio to the primary residence without a variance.

## SUBSTANTIAL HARDSHIP

The applicant claims that the challenge of adding the addition is due to the lot layout of where the house was built at the time of construction and the strict setback requirements. If the house was positioned differently, there would be potential that no variance would be needed.

## SELF-IMPOSED HARDSHIP

The applicant claims that the hardship is not self-imposed as it is a result of the original placement of the home on the lot that the applicant had no say in. The placement of the home makes leaves very little practical space to add a functional covered patio due to the window well taking up 4 feet out of the useable 7.7 feet without encroaching on the rear yard setback.

## PUBLIC INTEREST

The applicant claims that the addition will not harm the neighborhood as the proposed addition will meet all building and safety codes and will naturally fit with the style and scale of other outdoor structures in the neighborhood. The proposed addition will not block views, interfere with drainage, or impact neighboring properties.

## PRESERVING SPIRIT OF THE ORDINANCE

The applicant claims that the proposed request is the minimum necessary to provide relief while still respecting the intent of the zoning ordinance. The applicant has considered other alternatives to the proposed plan but no alternatives will work efficiently due to the home's placement on the lot, slope of the yard, basement window well locations, and limited buildable space within the building envelope.

# Conclusion

## ALTERNATIVES TO REQUEST

1. The applicant could reduce the depth of the structure to meet the rear yard setback. The length of the width of the structure could be expanded to the south to create a larger area.
2. The applicant could build the structure with cantilevers to the posts to gain an additional 2 feet beyond the posts. The posts would have to be outside of the setback area. Making the addition able to cover approximately 9.7 feet in length without encroaching on the rear yard setback area.
3. The applicant could build a detached structure to achieve their goals of having shade over the backyard patio area. Accessory setbacks would apply, which would allow the applicant to extend into the 25' rear yard setback.

## SUMMARY

The applicant is requesting a variance for a reduced rear yard setback to install a building addition to the primary building. The 18.5' building addition would encroach approximately 10.8 feet into the 25' rear yard setback, leaving approximately 14.2 feet left of the rear yard setback.

No variances have been granted for a reduction of rear yard setback for the purpose of a building addition in a residential zone.

Three variances have been denied for a reduction of rear yard setback for the purpose of a building addition in a residential zone and one variance application has been removed from the Board's agenda as a request from the applicant.

## 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:** 9/3/2025

**Applicant Name:** Rachel & Jacob Eslick

**Address:** 1408 NE Aspen Court, Grimes, Iowa 50111

**Telephone Number:** 563-542-5072 - Rachel, 515-954-0356 - Jacob.

**E-Mail Address:** rjeslick514@gmail.com

### **2. Location of Property**

**Street Address:** 1408 NE Aspen Court, Grimes, Iowa 50111

**Legal Description:** Lot 57, Heritage at Grimes Plat 4, City of Grimes, Polk County, Iowa

**Zoning Classification:** **R-4 (Single-Family 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.

**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.

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: David Estick Rachel Estick on date: 9/3/25  
(Owner)

Or: \_\_\_\_\_ on date: \_\_\_\_\_  
(Owners Agent)

Rachel & Jacob Eslick  
1408 NE Aspen Court  
Grimes, IA 50111

September 3rd, 2025

To the City of Grimes Board of Adjustment,

We are writing to respectfully request (and, to be honest, plead) for a variance for our property at 1408 NE Aspen Court, Grimes, Iowa 50111, regarding the 25-foot rear yard setback. Our proposed covered patio roof extension would result in a 13-foot encroachment into the setback. Because our home was built unusually far back on the property, and with the added limitation of basement window wells, the proposed roof extension would be 18 feet, extending only to the edge of our existing concrete slab - no larger than necessary.

We are hoping you can please hear us out as we passionately pursue this variance due to the following hardships and reasons -

**Unique lot placement and site conditions.** We did not choose where our house was sited or how it was graded. The home was built unusually far back on the lot, which leaves very limited usable backyard space. In addition, a slope near the rear property line and 42-inch-deep basement window wells on both sides extend into the backyard, reducing usable area and making other portions of the yard impractical for building.

**Family use and safety: This is our top reasoning for seeking a covered patio.** The proposed space would create a safe, functional outdoor area for our young 8 month old son to play and for us to host family and neighbors. With our west-facing backyard, the afternoon sun is intense and makes the space uncomfortable and unsafe without shade. As new parents, we want to ensure we can provide a safe and enjoyable place for our son (and future children) to play outside for years to come, and for us to be outdoors as a family.

**Practical enjoyment of property:** The unique setback of our home, combined with the loss of space from basement window wells, leaves no practical way to create a shaded outdoor area within the required 25-foot setback. Without relief, we cannot reasonably enjoy our yard for outdoor living, which is a customary and expected residential use in this neighborhood.

**Alternatives considered.** We also explored other options, including a pergola, a smaller uncovered patio, and relocating the structure elsewhere on the lot. Unfortunately, the slope near the rear property line makes that area unsuitable, the large window wells take up coveted space of what is available to us, and uncovered or temporary structures do not provide adequate shade or long-term usability for our family. A permanent covered patio is the practical option that ensures safety, functionality, and adds lasting value to our property in a way that is consistent with the neighborhood.

Beyond the practical considerations, this project represents our true commitment to raising our family here in Grimes for the long term. We want to build an outdoor space where our son/future

children can grow up playing safely and they enjoy the outdoors, where we can build community with neighbors, and where we can continue investing in the town and neighborhood we love!

We have spoken with all four adjoining neighbors whose properties touch ours, and each have expressed support and were so gracious to provide individual letters of support, which we have included with this application.

The requested variance will not alter the character of the neighborhood, impair adjacent properties, or negatively impact the public interest. It will simply allow us to reasonably enjoy our property in a manner consistent with surrounding homes.

We also want to acknowledge an honest mistake on our part. We moved forward in good faith - ordering materials and preparing for construction - before realizing the 25-foot setback applies to a permanent, attached roof. As soon as this was clarified, we immediately stopped, and started the correct variance process. We sincerely apologize for the mix-up and respectfully ask for your consideration so that we can complete this project correctly, safely, and in compliance with city requirements.

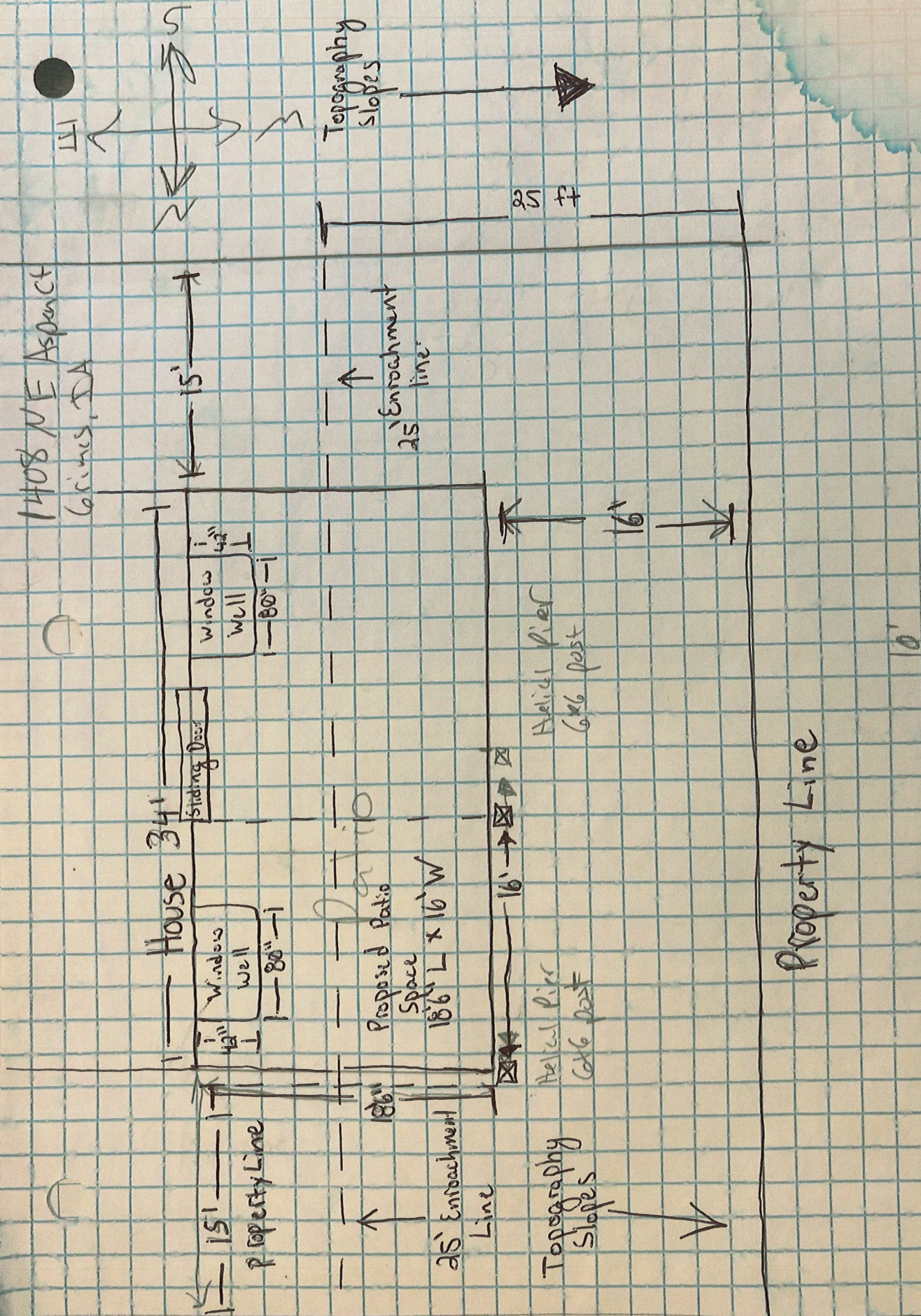
Thank you for your time and for your service to the Grimes community!

Sincerely,



Rachel & Jacob Eslick

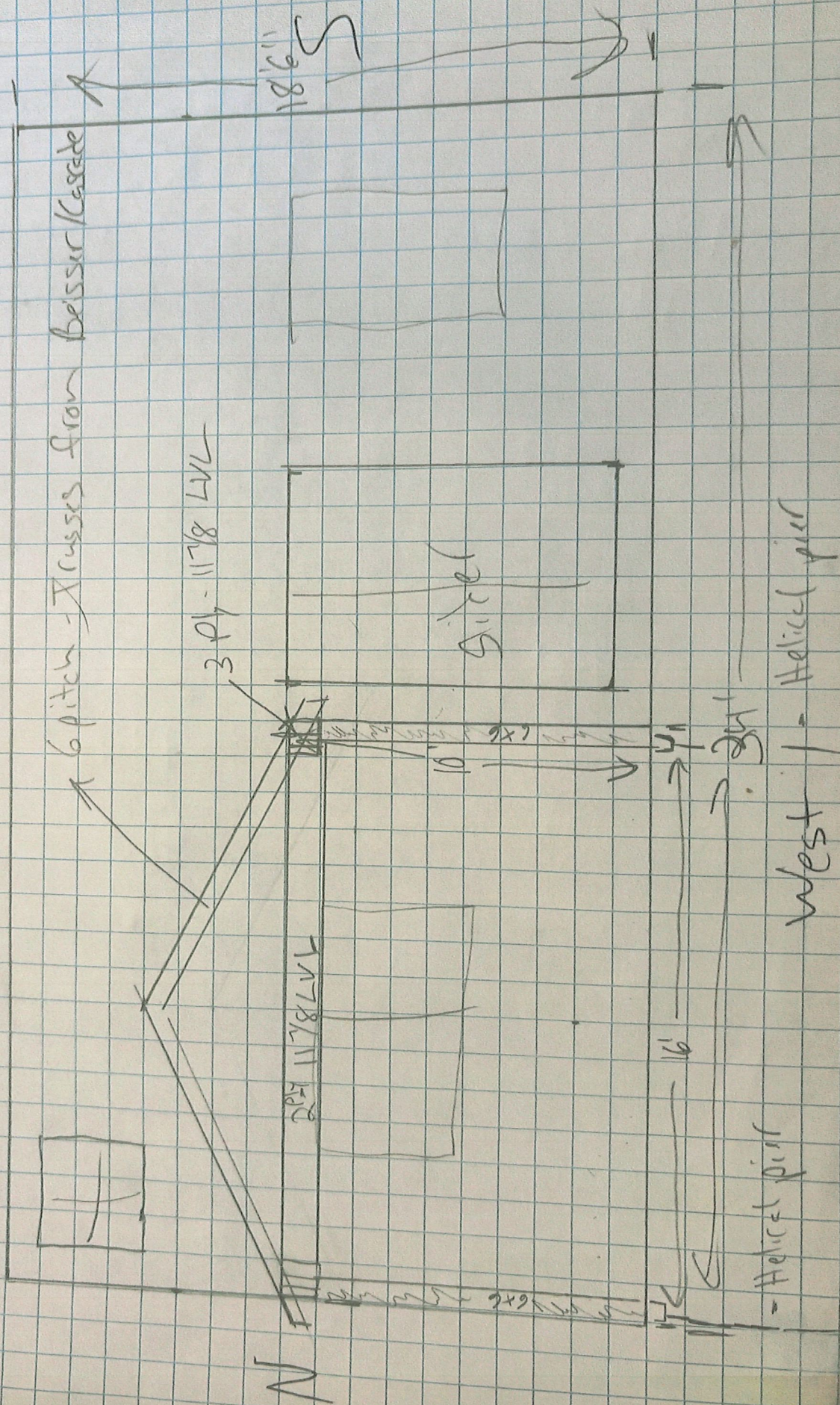
1408 NE ASPEN CT  
GAINES, IA



Property Line

1708 NE Aspect  
Grimes, IA

E



# Proposed 1408 NE Aspen Ct Mockup



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## Current Layout

Proposed covered patio uses existing footprint, extending only what is necessary to the edge of concrete slab



# Hardship Conditions



**Backyard slope makes majority of yard unusable for patio placement**



**Almost 4 ft depth window wells (42-inch) reduce usable area and create a play hazard, further limiting locations for shade.**



**(Photos taken at 7 AM)  
Afternoon sun creates unsafe heat exposure for a child without shade; covered area is the only practical way to use the yard.**

## **West facing patio (Picture taken at 2 PM)**

**The west-facing orientation of the lot results in direct, intense sun exposure, making the yard impractical for use, particularly for young babies and children, without shade. We want to stay in Grimes and grow our family here + have a space outdoors to use with family and to gather with community/neighbors. The covered patio will help make that possible as we grow in our long-term home over the years.**



**Covered patio roof pillars/posts would go just to edge of concrete, making it not bigger than needed. Also displaying the amount of yard remaining.**

**All four adjoining neighbors (and an additional nearby neighbor) support the project - please see attached letters**



**Materials on site (work paused):** These materials were purchased and delivered before we fully understood that a permanent, attached roof falls under the 25-foot setback requirement.

Once we were notified, we immediately stopped all work and began the proper variance process. We are truly sorry for this mistake and respectfully ask for your consideration so we can complete the project correctly and safely.



## 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.**

Because of the way our home is positioned on the lot and the 25-foot rear setback, there isn't a reasonable way to add a covered patio without a variance. Our backyard has no shade and sits in direct sun for most of the day, which makes it difficult to spend time outside - something especially important with a young child.

We're asking for this variance so we can create a safe, shaded space where our family can enjoy being outdoors together and take part in the neighborhood around us. This type of improvement is common for residential properties and will not negatively affect nearby homes.

**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.).**

Because of where our home sits on the lot and the 25-foot rear setback, we don't have a practical way to build a covered patio within the allowed space. As a result, we currently have no shaded area in our backyard, which makes it very difficult to spend time outside as a family.

This challenge isn't something we created -it comes from the lot layout and the strict setback requirement. Without a variance, we're unable to enjoy our yard the way most families in the neighborhood do. A shaded patio would give us a safe space for our child (and future children) to play, a comfortable spot to gather with family, and a place to connect with neighbors.

**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.**

The hardship we face is not something we created. It comes from the strict 25-foot setback requirement combined with the original placement of our home on the lot. We had no say in where the house was built, and the current configuration leaves very little practical space to add a functional covered patio. From the encroachment line, the buildable space is only 9 feet, and the window wells take up 4 feet of that, leaving just 5 feet of usable space – far too small for a safe, functional patio.

The west-facing orientation of the lot brings intense afternoon sun, making the backyard uncomfortable and unsafe, especially for our child, without shade. These factors, along

with the slope of the yard and the window wells (which were part of the original construction and beyond our control), make it impossible to create a usable shaded outdoor space without a variance. A covered patio would allow our family to safely enjoy the yard and use our property in a way that is typical for homes in this neighborhood.

**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.**

Granting this variance will not harm the neighborhood or the community. The covered patio we're proposing will be designed and built to meet all safety and building codes, ensuring it's a safe space for our family and neighbors.

The patio will fit naturally with the style and scale of other outdoor structures in the neighborhood. It won't block views, interfere with drainage, or impact neighboring properties. On the contrary, a well-designed patio will make our home more enjoyable and add to the overall look and feel of the neighborhood.

This space will give our family a safe, shaded area to spend time together, host friends, and enjoy our backyard – without creating any risk or negative impact for our neighbors.

**All four adjoining neighbors (and even an additional nearby neighbor) support the project – please see 4 attached letters.**

**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.**

The variance we are requesting is the minimum needed to provide relief while still respecting the intent of the zoning ordinance. We carefully considered other options, including a smaller uncovered patio, a pergola, or moving the patio elsewhere on the lot. Unfortunately, none of these alternatives work because of the home's placement, the slope of the yard, the basement window wells, and the limited buildable space within the required setback. In addition, uncovered options wouldn't provide the shade needed to make the backyard safe and usable for our family.

The variance we are requesting would allow only the encroachment necessary to create a modest covered patio – just enough to provide functional shade – while preserving open space, maintaining neighborhood character, and complying with all other zoning regulations. The roof would extend only to the edge of the existing concrete patio, keeping the structure as small as possible while still providing a safe, shaded space for our family to enjoy.

Robin Ashby  
1404 NE Aspen Ct.  
Grimes, IA 50111

September 4, 2025

Grimes City Hall/Council  
101 NE Harvey St.  
Grimes, IA 50111

**To Whom It May Concern,**

I am writing to express my enthusiastic support for the Eslick family's variance request to add a covered outdoor living space to their home. As their next door neighbor, I can say without hesitation that this project will **not** negatively impact my property or our neighborhood in any way. In fact, I believe it will be a wonderful improvement that will enhance their home, benefit our community as a whole, and create a welcoming space for their family and friends to gather!

This addition will give the Eslicks, especially their young toddler, a safe and comfortable place to spend more time outdoors together, strengthening the family-friendly spirit that makes our neighborhood so special! The Eslicks are incredibly thoughtful, kind, and respectful neighbors, and I am grateful they are raising their family here.

I kindly ask you to strongly factor in my (and our neighborhood's) wholehearted and emphatic support of their request and encourage the City Council to approve this variance so they can move forward with this positive and meaningful addition!

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin Ashby', written in a cursive style.

Robin Ashby

To Whom it May Concern,

My wife Katie and I live at 1413 NE Main St., Grimes, Iowa 50111 and we were made aware that our neighbors Jacob and Rachel Eslick have decided to build a cover for their patio.

Their project does not affect our property or obstruct our view of the neighborhood in any way.

It will be a nice addition to their home and allow them to spend more time outside as a family. They have been wonderful neighbors and we support the variance they have applied for and fully support their project.

Thank you.

Jeremy Shoars  
515-865-5750

September 3rd, 2025

To City Council,

This is Mark and Debbie. We live right behind Rachel & Jake.

They are great new addition to the neighborhood always willing to help.

I've been in construction and Fabrication all my life. I see no impact with their covered patio. It does not affect any neighbors . It would look good and add value to their property, which is a good thing.

Thank you, Mark and Debbie

September 3, 2025

City of Grimes – Community Development  
Attention: Alex Pfaltzgraff

Re: Jacob and Rachel Eslick – **1408 NE Aspen Ct**

Community Development Board,

As a nearby neighbor living on Main St, my backyard is directly south of the Eslick family home. From my backstairs patio I can see the wonderful improvements they have made to their backyard patio area.

I support their “Variance” request for their outdoor living space.

I think a covered porch would be a positive property improvement for them and for our neighborhood, especially for their Family. The covered porch would provide a much-needed shade area for their infant son, Ricky. Giving them more time to spend outside with their young son as a family.

The Eslick’s are a wonderful family. They have made beautiful improvements to their home, especially the landscaping in the front and have upgraded their backyard patio area to envy of the neighborhood.

Please give them consideration and approve their variance request.

Sincerely,



Lynnette Hyndman  
1401 NE Main Street  
Grimes, IA

September 3rd, 2025

To whom it may concern,

My husband and I live at 1412 NE Aspen Ct in Grimes, Iowa. We are next door neighbors to Rachel and Jake Eslick, on the side their covered patio would be built.

We are writing this message to show our support of Rachel and Jake building the covering/roof over their patio and enhancing their outdoor living space. This project will in no way negatively impact our lives, our property or the neighborhood. We are in support of the variance request for the outdoor living space. We believe that it will be a nice addition to their property, adding value to their home, and therefore ours and the neighborhood!

Rachel and Jake are some of the best neighbors anyone could hope for. They are making improvements to their property so that they can enjoy their outdoor living space with their young family.

Thank you for your time.

Sincerely,

Barb and AJ Lucius

402-315-0552