

**CITY OF PELLA, IOWA  
BOARD OF ADJUSTMENT MINUTES  
MAY 15, 2023**

**CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL**

Chairperson Westra called the Board of Adjustment to order at 6:00 p.m. in the Public Safety Complex. Members present were: Kristi Kious, Jaci Nunnikhoven, Susan Reiter, Lyle Vander Meiden, Mike Vander Wert, and Corey Westra; absent: none. Staff present: Planning and Zoning Director Gerald Buydos, Zoning Analyst Jared Parker, and the Deputy City Clerk. One member of the public attended the meeting.

**CHAIRPERSON'S COMMENTS**

**Approval of the Tentative Agenda**

**Motion** by Reiter, second by Vander Meiden to approve the tentative agenda. Motion carried 6-0.

**APPROVAL OF MINUTES**

**Motion** by Kious, second by Nunnikhoven to approve the minutes from April 3, 2023. Motion carried 6-0.

**PUBLIC HEARINGS**

**Consider a Variance Request from Mike Van Steenwyk to Reduce the Rear Yard Setbacks of the Property Located at 1509 Edgewood Dr. to Construct an Addition**

Mike Van Steenwyk submitted a variance application for his property located at 1509 Edgewood Dr. The applicant has requested a variance to permit a 14' x 14' addition in the rear yard setback. City Code Table 165.12-2 indicates that all properties in the Low Density Single-Family Residential (R1) District have a 40-foot rear yard setback.

While staff understands the desire for the addition and the reasoning for it, staff does not believe the variance request meets all seven of the criteria required to approve the variance. Staff believes the request particularly fails to meet the requirements of criteria one, two, four, five, and seven; ergo, staff believes this request fails to justify a hardship and meet all seven criteria required in the City's zoning code and, therefore, recommended denial of the variance.

Convened **Public Hearing** on the variance request. No written comments were received. The applicant, Mike Van Steenwyk, was present to speak in favor of the variance and to answer questions from the Board. He explained that he and his wife would like to have a larger living space so that visitors have more space to sit inside.

**Motion** by Reiter, second by Kious to close the **Public Hearing** as no further comments were received. Motion carried 6-0.

**Motion** by Reiter, second by Vander Wert to approve the variance request with the condition that that the size of the addition permitted is no larger than 10' x 14' as it would just be replacing the current deck. Motion carried 6-0. Buydos stated the applicant could construct the addition along the entire length of the house to get the desired square footage, but it can only be 10 feet deep.

#### **Next Meeting Date**

The next meeting is scheduled for June 19, 2023.

Adjourned at 6:49 p.m.