

LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center
935 2nd Street SW, Cedar Rapids, Iowa

MINUTES

Wednesday, January 31, 2018

I. QUORUM DETERMINED:

The Linn County Board of Adjustment meeting was called to order at 6:30 p.m. by Chair, Veronica Cerka. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT: Herb Stone, Vice Chair 12/31/2018
Veronica Cerka, Chair 12/31/2020
Pat Harstad 12/31/2019

ABSENT: Dave Machacek 12/31/2020

STAFF: Stephanie Lientz, Planner II
Mike Tertinger, Planner I
Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

Election of 2018 Officers was postponed until the February 2018 meeting.

**JSE18-0001 Mike Tertinger Austin & Jeanna Edaburn , Special Exception -
Owners Front yard setback**

Tertinger presented the staff report.

The applicant has requested a special exception to permit construction of a twenty-two (22) foot by eight (8) foot covered porch on the front of an existing dwelling in approximately the same footprint as an existing covered concrete patio. Currently, the dwelling is forty (40) feet from the front property line. A fifty (50) foot setback is required in the AG (Agricultural) zoning district. The proposed covered porch will also begin forty (40) feet from the front property line, and will not encroach any further into the front yard than the existing dwelling. The applicant will remove the existing concrete patio and replace it with a deck flooring at the height of the front door. The applicant will also raise the porch roof height as to allow the front storm door to properly open.

A demonstration of a practical difficulty appears to have been shown in this case due to the existing floor plan of the dwelling, the height of the roof over the covered patio, and location of the dwelling in proximity to the front property line.

Staff recommends approval of this application as it appears that a practical difficulty has been demonstrated.

Motion by Stone to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Special Exception JSE18-0001, and to approve case JSE1 8-0001, Second by Harstad.

Cerka	Aye
Machacek	Absent
Harstad	Aye
Stone	Aye

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

The minutes of November 29, 2017 Board of Adjustment meeting were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Veronica Cerka, Chair

Sue Bennett, Recording Secretary