

# LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center  
935 2<sup>nd</sup> Street SW, Cedar Rapids, Iowa

## MINUTES

Wednesday, JULY 25, 2018

### I. QUORUM DETERMINED:

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

**PRESENT:** Herb Stone, Chair                   12/31/18  
              Ron Hoover                        12/31/22  
              Pat Harstad, Vice Chair       12/31/19  
              Dave Machacek                 12/31/22  
              Sabrina Grace                 12/31/21

### ABSENT:

**STAFF:** Stephanie Lientz, Planner  
              Mike Tertinger, Planner  
              Heidi Carmer, Assistant County Attorney  
              Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

### II. OLD BUSINESS

### III. NEW BUSINESS

JC18-0007	Mike Tertinger	Laurie Renda, Owner	Conditional Use Home Occ - Window Tinting Business
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Tertinger presented the staff report.

The applicant is requesting a Conditional Home Occupation Permit to operate a window tinting and blinds installation business on a parcel of 5.4 acres. The applicant installs tinted window film and blinds for commercial and residential applications; the service is performed at the customer's location utilizing a small service van. The applicant is proposing to construct a 3,360 square foot accessory structure: 2,160 square feet for a horse barn and personal use, while the remaining 1,200 square feet will be for the home occupation business. The business area will include a small office, storage space for materials and inventory, and inside parking for the service van. An additional 300 square feet of the home occupation business will be used for outside storage of a small business trailer.

A Conditional Home Occupation allows the applicant up to 1,500 square feet to be used for a home occupation business on a parcel of 5.00 to 9.99 acres in size. A home occupation that uses part of an accessory structure for the business requires a Conditional Use Permit for a Home Occupation in the AG (Agricultural) zoning district. The proposal conforms to the standards for approval in Article VI, Section 107-113, § (h) of the Linn County Unified Development Code.

Staff recommends approval subject to the conditions of the staff report.

**Motion by Hoover to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use Home Occupation case JC18-0007, and to approve case J C18-0007. Second by Harstad.**

Hoover	Aye
Machacek	Aye
Harstad	Aye
Stone	Aye
Grace	Aye

#### **IV. OTHER BUSINESS**

#### **V. APPROVAL OF MINUTES**

The minutes of May 30, 2018 Board of Adjustment meeting were approved as submitted.

#### **VI. ADJOURNMENT**

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

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Herb Stone, Chair

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Sue Bennett, Recording Secretary