

BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, March 16, 2023 6:00 PM
Eldridge City Hall 305 N 3rd Street

1. Call to Order
2. Consideration of approval of minutes from February 23, 2023.
3. Public Hearing:
Application for variance from Nick Urbain, 332 W. Doral Drive to build garage addition.
4. Consideration of Recommending Approval
5. Adjournment



**Eldridge Board of Adjustment
February 23, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 6:00 p.m. at Eldridge City Hall on February 23, 2023. Board members present were Karl Donaubaauer, Dean Ferguson, Paul Hayungs and Eric Gruenhagen. Bob Kuehl was absent. Also present were Jeff Martens and Bruce Cheek.

The minutes from the previous meeting were presented. Donaubaauer asked that the year be added after the dates listed in the minutes and noted a spelling correction. A motion was made by Hayungs to approve the minutes pending these changes, seconded by Ferguson. Motion carried 5-0 by voice vote.

Donaubaauer chose to forgo stating the ground rules of the public hearing process since no visitors were present.

Public Hearing opened at 6:03 p.m. Consideration of the Variance application submitted by the North Scott School District to use gravel for the rear driveway of the Innovation Center at 2205 S. 1st Street since it is not for public use. It will be constructed to city and fire code standards for emergency use.

No other comments were made by the public in person or in writing.

Martens gave an overview of the project and reviewed pertinent city code related to the project. He also updated the board that an ordinance was currently in process that would make this a Use on Review in a Public and Municipal District in the future. The public hearing closed at 6:08 p.m.

The Board briefly discussed the proposal and asked a few questions.

Hayungs made a motion to grant the variance approving the use gravel for the rear driveway of the Innovation Center. Gruenhagen seconded the motion. Motion carried 5-0 by voice vote.

Martens gave the board a brief update on the zoning code updates currently being made.

Motion to adjourn by Hayungs at 7:20 p.m. Second by Ferguson. Motion carried 5-0 by voice vote.

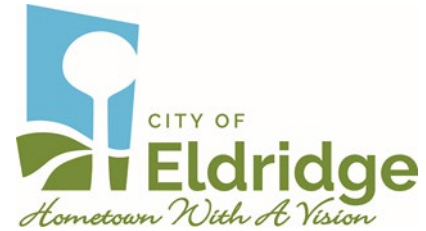
Respectfully submitted,
Jeff Martens
Assistant City Administrator

Eric Gruenhagen

Karl Donaubaauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

City of Eldridge MEMORANDIUM



To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: 332 W Doral Drive Variance Request
Date: 03/16/23

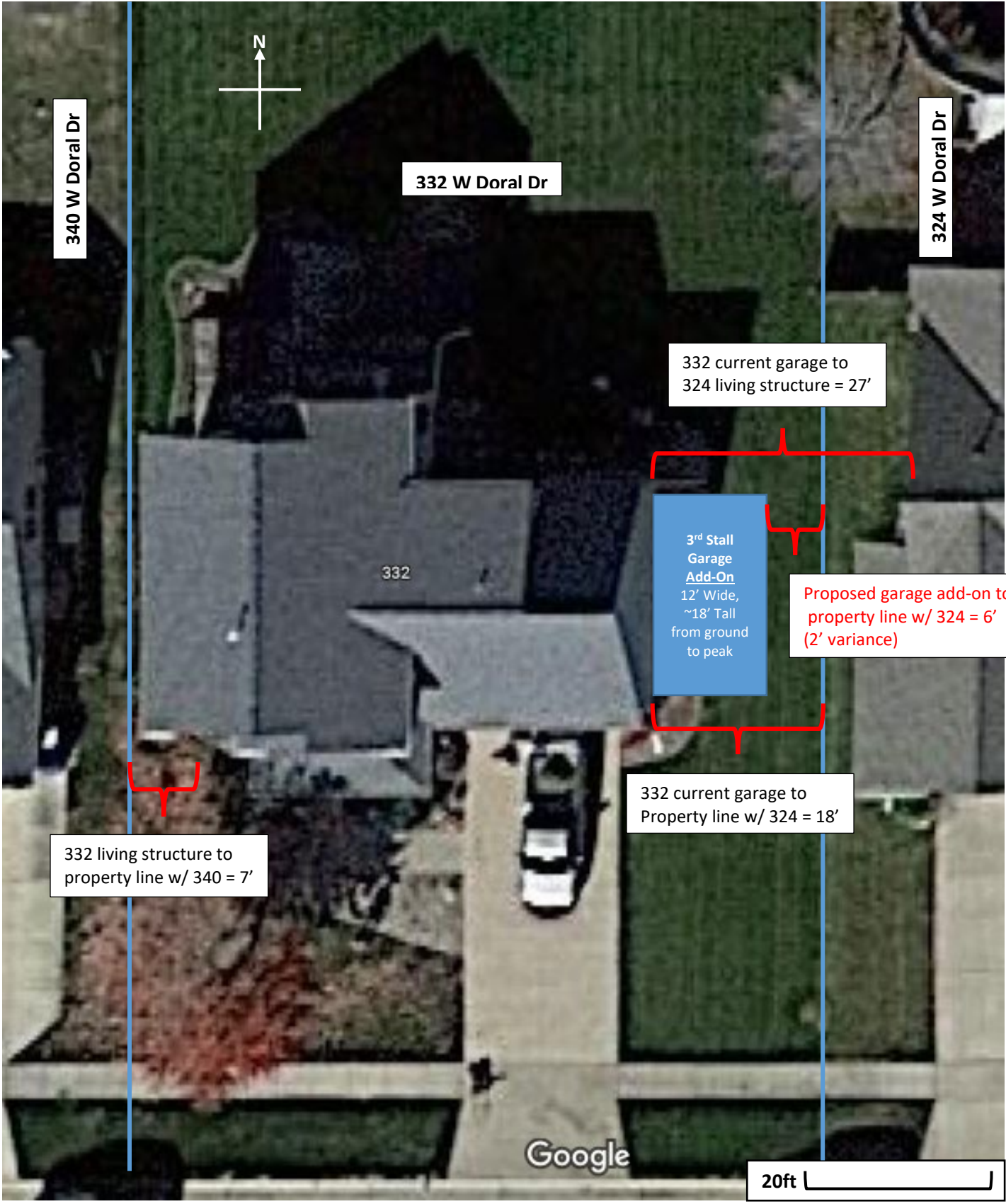
Nicholas Urbain, 332 W. Doral Drive, has submitted a variance application to construct a third bay on the garage at his residence that would extend past the allowed side-yard set back by 2'.

This property is in an R-1 Single Family Residential District. Side yard requirements for this district are 15' sum of width with a least side width of 6'. This project would have a side width of 7' on the west and 6' on the east making the sum of width 13'. This is a 2' less sum of width than what is required.



For a variance to be granted, a non-self-imposed hardship must be shown. Explain your hardship:

Current residential code requires a balance of 15' of space from structure to property boundary lines; the residence at 332 W Doral Dr, Eldridge, IA 52748 is currently 7' away on the west side and 18' on the east side. The current property width would not allow construction of a standard 12' wide third stall garage without approval of this proposed 2' variance on the east side of the property. The proposed addition would not impair an adequate supply of light and air to neighbor's property at 324 W Doral Dr, Eldridge, IA 52748 and there are no existing fences near the property line where construction would occur that would require temporary removal, nor would be at risk of damage. In addition to 332 W Doral Dr property value increasing, neighborhood property values should experience a slight increase due to the improvement. Furthermore, we have two children three year apart in age who are approaching driving age and the additional garage would allow for safe, secure, off the street parking for the imminent additional vehicles and storage for yard and sports & rec equipment out of sight from potential thieves and would help avoid additional street congestion for public workers and community.



340 W Doral Dr

332 W Doral Dr

324 W Doral Dr



332 current garage to 324 living structure = 27'

3rd Stall Garage Add-On
12' Wide, ~18' Tall from ground to peak

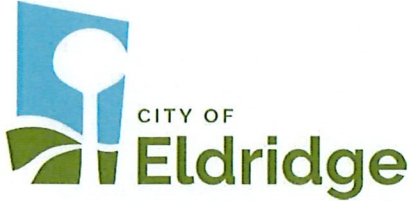
Proposed garage add-on to property line w/ 324 = 6' (2' variance)

332 living structure to property line w/ 340 = 7'

332 current garage to Property line w/ 324 = 18'

Google

20ft



BOARD OF ADJUSTMENT APPLICATION VARIANCE

Property Address 332 W Doral Dr, Eldridge, IA 52748

Variance Requested 2' on east side of property

For a variance to be granted, a non-self-imposed hardship must be shown. Explain your hardship:

Please see attachment

Applicant Name Nicholas Urbain
Address 332 W Doral Dr, Eldridge, IA 52748
Phone Number 563-505-8052
Email Address nurbain@hotmail.com

Title Holder's (If different than applicant)
Name _____
Address _____
Phone Number _____

Signature of Applicants (s) _____
Nicholas Urbain

Signature of Title Holder(s) _____
(if different than applicant) _____

- On 8 1/2" x 11" paper, please provide the following:
- a. A scale accurate drawing showing the property location and boundary lines
 - b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ 50 single family; \$200 all others	Date Filed	<u>02-24-2023</u>
Filing Fee Paid	<u>\$ 50</u>	Publication Date	<u>03-08-2023</u>
Payment Method	<u>Check</u>	Hearing Date	<u>03-16-2023</u>

PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The City of Eldridge Board of Adjustment will conduct a public hearing at 6:00 p.m., Thursday, March 16, 2023, at the Eldridge City Hall, 305 N 3rd Street, on the following matter:

Nick Urbain has submitted a variance application for his property at 332 W. Doral Drive. He is requesting to build a garage addition with a 2' variance to the side yard setback on the east side.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. February 23, 2023.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday March 8, 2023