



City of Coralville
Board of Adjustment Meeting
January 17, 2022

Staff: Dave Johnson, Community Development Director
Collette Ledger, Administrative Assistant

Item 1: Meeting called to order 6:01 PM

Item 2: Members present: Wise, Nicola, Borde, and Praska

Item 3: Approval of January 17, 2022 Agenda

Motion to approve: Nicola

Motion 2nd: Praska

Motion carried: 4-0

Item 4: Approval of July 19, 2021 Minutes.

Motion to approve: Nicola

Motion 2nd: Borde

Motion carried: 4-0

Item 5: Election of Vice-Chairperson of 2022.

Russ Wise was welcomed as the Chairperson and Karla Praska was nominated for the Vice-Chairperson of 2022.

Motion to approve: Nicola

Motion 2nd: Borde

Motion carried: 4-0

Item 6: **Public Hearing** request by Bret and Valerie Crowley to approve a Variance from Chapter 165.21 of Coralville City Code to allow a side yard setback of 1.5' from the required 6' along the north property line and a rear yard setback of 25' from the required 30' along the east property line to construct an attached garage on the property located at 503 8th Avenue.

Bret Crowley stated he has a son with a disability and an attached garage would allow them to help their son into a vehicle in a climate-controlled environment. They have been residents for 28 years and their hope is to have their son continue to live in the residence for the duration of his life.

Public Hearing Open:

Staff Member Dave Johnson stated there were no written or verbal comments or objections submitted.

Applicant submitted a letter of support from an adjacent property owner.

Public Hearing Closed:

a) Consideration approval of Variance

Motion to consider approval: Nicola

Motion 2nd: Borde

Nicola commented on improvements to house and stated improvements to the garage would also improve the neighborhood. Wise asked if Variance would only affect garage and not other buildings on the lot. Borde questioned whether it would affect the fire code and create limitations for the neighbor to the north.

Staff Member Dave Johnson stated this is a Lot of Record and was platted in 1923. Building requirements have changed and this was not an uncommon or unreasonable request. The Variance would only cover the garage and it would not have an adverse effect or place limitations on the neighbor to the north or violate fire code. The north neighbor would also have the same privileges as the applicant for a Variance request.

Motion to approve the Variance: Nicola

Motion 2nd: Praska

Motion carried: 4-0

Item 7: Public Hearing: Request by Regent Investment Corporation to approve a variance from Chapter 165.28 of the Coralville Code of Ordinances to allow a front yard setback of 29' from the required 40' along the west property line at 2213 2nd Street.

Public Hearing Open:

Thomas Matovina, a representative of Regent Investment Corporation, stated there will be a 5,600 square foot addition on the back of the building; however, the Variance would not expand the footprint closer to 23rd Ave. The variance will bring the property into conformance with zoning code and all other setbacks would be met. The building would be remodeled and site redeveloped.

Public Hearing Closed:

a) Consideration approval of Variance

Motion to consider approval: Nicola

Motion 2nd: Borde

Staff member Dave Johnson stated the building was non-conforming and this variance would bring the property into conformance. Nicola commented that improvements to the building would benefit area. Wise questioned ability to rebuild if a fire or act of nature occurred. Staff member Dave Johnson explained the Variance would allow the building to be rebuilt in line with the variance. In response to a question, Staff stated the Board could place conditions on a Variance. The Board placed a condition on the Variance to limit it to the west facing wall of the existing building.

Motion to approve the Variance: Nicola

Motion 2nd: Borde

Motion carried: 4-0

Item 8: Adjourn Meeting

Motion to Adjourn: Praska

Motion 2nd: Nicola

Motion carried: 4-0 – Meeting adjourned @ 6:36 PM

Respectfully submitted,
Collette Ledger