

## REGULAR BOARD OF ADJUSTMENT MEETING 07-21-2015

### **Call to order**

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, July 21, 2015 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Vice-Chairperson Brent Hinders called the meeting to order at 6:00 pm. Members present at roll call were: Chad Stevens, Rachel Parker and Brent Hinders. Absent: Christin Grant and Dennis Cassidy.

City Staff present were Luke Parris, City Planner and Wade Wagoner, Planning and Economic Development Director.

### **Approval of Agenda – 15-05**

Motion by Hinders and seconded by Parker to approve the agenda. Approved 3-0.

### **Approval of Minutes – 15-06**

Motion by Stevens and seconded by Parker to approve the minutes from the May 13, 2015 meeting. Approved 3-0.

### **Welcome of Guests**

Vice Chairperson Hinders welcomed everyone and with no guests present to speak, the business portion of the meeting was opened.

### **Public Hearing for Variance Request from Corner/Advance Investments LLC to reduce setback for Norwalk Business Center Plat 5 Lot 2 from 50' to 10'**

Vice Chairperson Hinders opened the Public Hearing at 6:02 p.m.

Mr. Parris reported to the Board that the City received a setback variance application on June 15, 2015 regarding Norwalk Business Center Plat 5 Lot 2 located on Hakes Drive. Mr. Parris provided a map showing the property. The request was submitted by the owner of the property, Herb Eckhouse, with Corner/Advance LLC Investments. Mr. Eckhouse was present at the meeting. Mr. Eckhouse and Corner/Advance LLC Investments also own the lot immediately to the east, 400 Hakes Drive, the current location of La Quercia, LLC.

Mr. Eckhouse is requesting a variance to reduce the front setbacks from 50' to 10' to allow for expansion of the La Quercia facility onto Norwalk Business Center Plat 5 Lot 2. Mr. Parris noted that the property is currently zoned M-1, General Industrial District.

The adjoin landowner of the identified property has been notified of the requests and a notice of the public hearing was published in the Des Moines Register.

Mr. Parris presented two maps that showed the building envelope with and without the requested variance. He indicated that staff felt that the curve of Hakes Drive, and the application of a 50' setback along the entire curve significantly limited the building envelope and created a hardship for Mr. Eckhouse. Mr. Parris recommended approval of the variance.

Mr. Eckhouse informed the Board he spoke with Steve Rowe, the most affected nearby property owner and he was in support of the request. Mr. Parris indicated that he also had spoken with Rowe and heard similarly. Mr. Eckhouse indicated his desire to expand and stay in Norwalk.

Vice Chairperson Hinders closed the Public Hearing at 6:09 p.m.

Mr. Stevens asked about the rear yard setback. Mr. Parris indicated that staff viewed the other setbacks as side yard setbacks as shown on the second map. Eckhouse said that he had actually taken steps to tie the parcels together (in which case there would have to be 10' between the structures).

**Vote on Variance Request from Corner/Advance Investments LLC to reduce setback for Norwalk Business Center Plat 5 Lot 2 from 50' to 10' – 15-07**

Motion by Stevens and seconded by Parker to approve variance request from Corner/Advance Investments LLC to reduce setback for Norwalk Business Center Plat 5 Lot 2 from 50' to 10' based on the hardship created by the curved street. Approved 3-0.

**Adjournment – 15-08**

Motion by Stevens and seconded by Parker to adjourn meeting at 6:13 p.m. Approved 3-0.

---

Brent Hinders, Vice Chairperson

---

Luke Parris, City Planner