



**BOARD OF ADJUSTMENT AGENDA
NORWALK CITY HALL
Wednesday, August 17, 2016
6:00 P.M.**

- I. Call meeting to order at 6:00 P.M.
- II. Approval of Agenda
- III. Approval of Minutes – August 11, 2015
- IV. Chairperson – Welcome of Guests
- V. Public Comment – 3 Minute Limit (No Action Taken)
- VI. NEW BUSINESS
 1. Public Hearing on variance request from Eagle Sign Company, on behalf of Dollar Tree, to increase the allowed building sign size from 5% of the building façade to 8.5% of the building façade
 2. Vote on variance request from Eagle Sign Company, on behalf of Dollar Tree, to increase the allowed building sign size from 5% of the building façade to 8.5% of the building façade
 3. Public Hearing on variance request from Ryan Wiederstein, Silverado JV15, to set front setbacks of lots 14, 18, and 19 of Silverado Ranch Estates to 50'
 4. Vote on variance request from Ryan Wiederstein, Silverado JV15, to set front setbacks of lots 14, 18, and 19 of Silverado Ranch Estates to 50'
- VIII. Adjournment

REGULAR BOARD OF ADJUSTMENT MEETING 08-11-2015

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, August 11, 2015 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Christin Grant called the meeting to order at 6:03 pm. Members present at roll call were: Chad Stevens, Brent Hinders, and Christin Grant. Absent: Rachel Parker and Dennis Cassady.

City Staff present were Wade Wagoner, Planning and Economic Development Director and Shelley Stravers, Development Services Assistant.

Approval of Agenda – 15-09

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

Approval of Minutes – 15-10

Motion by Hinders and seconded by Stevens to approve the minutes from the July 21, 2015 meeting. Approved 2-0; abstain - Grant.

Welcome of Guests

Chairperson Grant welcomed everyone and with no guests wishing to speak, the business portion of the meeting was opened.

Public Hearing and consideration for Variance Request from Alan Wille and Brandon Petersen to reduce setback for 1425 Misty Lane from 80' to 50' – 15-11

Mr. Wagoner presented to the Board the staff report. Staff received a variance application regarding property located at 1425 Misty Lane. The request was submitted by the owner of the property, Brandon Petersen and the builder, Alan Wille. The request is for a variance to reduce the front setbacks from 80' to 50' for the construction of a single family home. The property is currently zoned RE-1, Rural Estates Single Family Residential. The request is for a variance from the platted front setback line, which was set at 80', and reduce the front setback to the 50' required in the City Zoning Ordinance. Staff has researched and is not sure why this and one other home were platted with 80' when all the other houses in the subdivision have a 50' setback. Staff feels this request is consistent with the area and recommends approval.

Chairperson Grant opened the public hearing at 6:10 p.m.

Dave Hoadley, 1412 Misty Lane spoke to the Board. His house is two lots away from this lot. Hoadley does not think it would be good for them to build this house with the 80' setback because it would put it into a drainage area. His only concern is the drainage in the area and that they don't cause any problems with that when building on this lot.

Alan Wille, 28777 Hickory Ridge Drive, Van Meter, informed the Board that he is the general contractor for the home. Mr. Wille said he will work out the water and drainage issues, but will not be able to do anything on the lot between this one and Mr. Hoadley's lot, since he does not own that lot. The main reason for moving the setback is there is a big drainage area in the back and the house would be 15' into that swamp. This extra setback will make this more of a livable situation and will be structurally better for the owner.

The public hearing was closed at 6:15 p.m.

Mr. Wagoner will check on the grading plan for this area and make sure everything is the way it should be.

Motion by Hinders and seconded by Stevens to approve a variance request from Allan Wille and Brandon Petersen to reduce setbacks for 1425 Misty Lane from 80' to 50'. Approved 3-0.

Public hearing and consideration for special use permit request from Duane Wittstock to allow for an accessory structure that exceeds 1,500 square feet in area and 15 feet in height – 15-12

Mr. Wagoner presented the staff report to the Board. Staff received a special use permit regarding the property at 555 Beardsley Street. The permit was submitted by Duane Wittstock who is the property owner. Mr. Wittstock is requesting a special use permit to allow for the construction of an accessory structure great than 1,500 square feet and taller than 15'. Mr. Wittstock is proposing to build a structure that would not exceed 2,400 square feet and the gross square feet of the principal structure is 2,950. The accessory structure would be subordinate to the principal structure. The lot is 167,270 square feet and the requested accessory structure is less than 10% of the lot size. The rear yard is approximately 111,000 square feet and the proposed structure is less than 30% of the rear year.

The property is currently zoned RE-1, Single Family Rural Estates District and is surrounded by similar RE-1 uses to the east and west, and A-R uses to the south.

Through the special use permit process, the Planning & Zoning Commission has made a recommendation to the Board of Adjustment at their August 10, 2015 meeting. Landowners within 200 feet of the location were notified.

The neighboring properties have structures similar in size, so staff feels it would not have any undesirable effects on the public or nearby landowners and feels the lot is capable of handling a structure that size. Staff recommends approval.

Public hearing opened at 6:18 p.m.

Duane Wittstock, 555 Beardsley Street, thanked the Board for hearing his request. His neighbor to the west is sitting with him and does not have any adverse comments.

Neill Heitmann, 551 Beardsley Street, addressed the Board. He is the neighbor directly to the west of Duane. He and Duane have discussed Duane's intentions and he has two concerns. He does not want it to block his view to the lake and he does not want this to cause any drainage issues for him on his property. The property to the south of their lots has quite a bit of flowage across his lot onto Duane's lot. He is concerned with how this will be dispersed. He is confident that he and Duane can work out both of these issues and has no objections to the request.

The Board asked Mr. Wittstock what materials he would be using for this structure. He said he would be using a stucco material and it would be earth tones in color.

Public hearing closed at 6:25 p.m.

Motion by Hinders and seconded by Stevens to approve special use permit for Duane Wittstock to allow for an accessory structure that exceeds 1,500 square feet in area and 15 feet in height. Approved 3-0.

Public hearing and consideration for special use permit request from Britt Baker to allow for an accessory living quarters at 7900 Adams Street – 15-13

Mr. Wagoner presented the staff report to the Board. Staff received a special use permit regarding the property at 7900 Adams Street. The permit was submitted by Joel Templeman, Lillis O'Malley Olson Manning Pose Templeman LLP, on behalf of Britt Baker, property owner at 7900 Adams Street. Mr. Baker has constructed a horse arena on his property which includes the arena area, stable area, and a small finished second story. Mr. Baker is requesting a special use permit to allow for the 1,620 square foot finished second story to be used as an accessory living quarter.

The property is currently zoned A-R, Agricultural Reserve and is surrounded by similar A-R uses. An accessory living quarter is allowed in the A-R district through a special use permit.

Staff explained that the horse arena was constructed in accordance with all City Codes and Regulations and therefore an accessory living quarter in the structure would also meet the minimum requirements. Additionally, it is staff's opinion that the use of an accessory living quarter within an A-R district is compatible with the surrounding uses of land that are also within an A-R district. Staff does not feel this request would have any undesirable effects on the public or nearby landowners and recommends approval.

Public hearing opened at 6:30 p.m.

Joel Templeman, Lillis O'Malley Olson Manning Pose Templeman LLP, spoke to the Board representing Britt Baker. Mr. Templeman agrees with the staff recommendation and noted the Planning & Zoning recommendation made at their meeting the night before.

Public hearing closed at 6:32 p.m.

Motion by Hinders and seconded by Stevens to approve special use permit for Britt Baker to allow for an accessory living quarters at 7900 Adams Street. Approved 3-0.

Adjournment – 15-14

Motion by Stevens and seconded by Hinders to adjourn meeting at 6:33 p.m. Approved 3-0.

Christin Grant, Chairperson

Wade Wagoner, Planning & Economic
Development Director

CITY OF NORWALK
REPORT TO THE ZONING BOARD OF ADJUSTMENT

DATE: August 17, 2016

REQUEST: Request for variance of sign ordinance requirements.

LOCATION: 1120 Sunset Drive

APPLICANT: Dollar Tree; and,
Eagle Sign Company
5130 Park Avenue
Des Moines, Iowa 50321

ZONING: C-2, Community Commercial

ITEMS OF DISCUSSION:
Staff Review and Comments

ATTACHMENTS:
Attachment "A" – Staff Report
Attachment "B" – Sign Concepts

BOARD OF ADJUSTMENT STAFF REPORT
DOLLAR TREE SIGN SIZE – 1120 SUNSET DRIVE

ATTACHMENT "A"

INTRODUCTION

Staff received a variance application on July 27, 2016 regarding the size of a sign located on the façade of the building at 1120 Sunset Drive. The request was submitted by Eagle Sign Company on behalf of Dollar Tree.

The request is for a variance to allow the building sign to be larger than the allowed sign per code.

The property is currently zoned C-2, Community Commercial. The property is the building at 1120 Sunset Drive, which is owned by DJMA, Inc, who owns and operates the Ace Hardware located in a portion of the building.

The Board of Adjustment makes the final determination on approval/denial of the variance.

APPLICABLE CODE:

Zoning Ordinance 17.04.190 (D): Powers and Duties. The Board shall have the following powers and duties:

2. To grant a variation from the terms of this ordinance when a property owner can show that their property by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional site conditions, the strict application of the terms of this ordinance actually prohibits the use of their property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this ordinance would result in unnecessary hardship; provided, however, that all variations granted under this section shall be in harmony with the general purpose and intent of this ordinance.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this ordinance.

Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

17.70.080 Building Signs. The following standards and regulations shall be applied to Building Signs as permitted by use and zoning district:

- B. C-0, C-1, C-2, C-3, and C-4 Zoning Districts. Building Signs shall incorporate aesthetic features compatible with the overall character of the zoning district and neighborhoods. All building signs are encouraged to be composed of solid individual letters and logos or individual illuminated self-contained letters and logos attached to the building's exterior wall fascia. Open-channel neon signs are permitted provided the neon does not flash,

pulsate, or have a moving light. Panel signs with letters incorporated or painted upon a panel may be used on a building for one occupant, and shall be consistent in design. A uniform panel sign system to identify more than one occupant of a multi-tenant building may be permitted if approved by the City Council, upon receiving a recommendation by the Planning and Zoning Commission, and after a determination that the use of a uniform panel sign system maintains the aesthetic quality and character of the development, zoning district and neighborhood. Signs painted upon the building's exterior wall fascia shall be prohibited.

The following maximum building sign area requirements shall apply to the following uses within the C-0, C-1, C-2, C-3, and C-4 Zoning Districts:

1. Combined building signs not in excess of thirty (30) square feet per apartment complex, and for all other uses, except residential, combined wall signs not exceeding five (5) percent of the total square footage of each wall area of the principal building facing the street frontage.

REQUEST

The request is to vary from the required 5% of the building façade for the size of the sign. The proposed sign would be 8.5% of the front façade.

FACTS

Staff has reviewed the request and found the following facts important.

From the zoning ordinance:

- The zoning ordinance requires that a building sign be 5% of the façade area.

For the case:

- The property at 1120 Sunset Drive contains space for two businesses. The front façade for each business is used to calculate the allowed sign size.
- The user of one retail space in the building is Ace Hardware. Ace Hardware applied for a sign permit and installed a sign that met the City requirement 5% size.
- The size of the Ace Hardware 83.67 square feet.
- The front façade of the Dollar Tree portion of the building is 1,503 square feet.
- The maximum sign allowed per the zoning ordinance is 75.16 square feet.
- The requested sign in the variance application is 129.06 square feet.
- The building façade is setback approximately 265 feet from Sunset Drive.
- The building and businesses located at 1120 Sunset Drive are proposing a shared monument sign near the street.

STAFF RECOMMENDATION

Staff has identified following point of emphasis for the variance request:

1. Does the distance from the street create an undue hardship related to the visibility of the sign and business?

After reviewing the request and facts, the Staff opinion on the points of emphasis is:

1. It is staff's opinion that the distance from the street does not constitute an unnecessary hardship for the following reasons:
 - a. The main purpose of the building sign is not to notify passing motorists of the presence of the business.
 - b. The businesses at 1120 Sunset Drive are proposing as shared monument sign that will serve to notify the passing motorists of the presence of the business.
 - c. The existing Ace Hardware business has a sign that meets the zoning code requirements and no concerns have been raised about visibility.

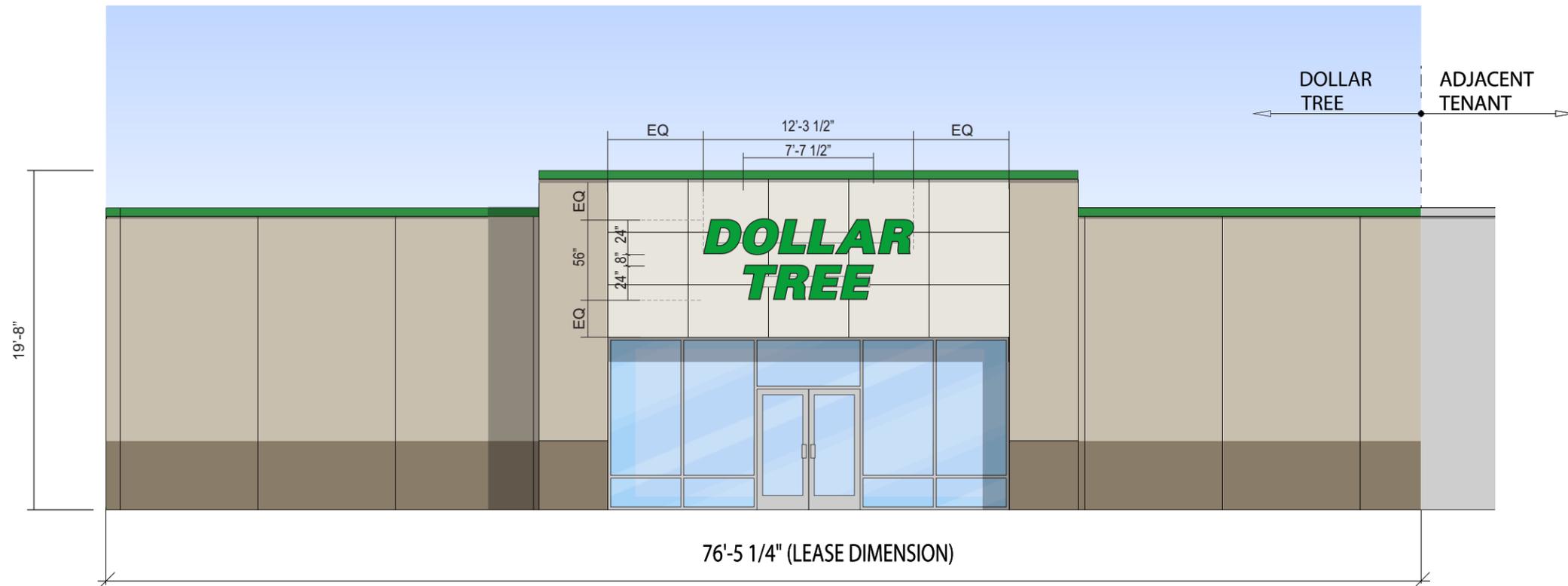
After review of the request and the facts of the case, it is staff opinion that an unnecessary hardship is not present in this case.

CL.1 24" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 57.36

ALLOWABLE SQUARE FOOTAGE: 75.16

OPTION #1- CODE COMPLIANT



EXTERIOR ELEVATION

PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'



SW ENVY



SW BALANCED BEIGE
/ STO SANDSTONE



SW AESTHETIC WHITE
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE

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JOB #: 217542-R0
DATE: 06.30.16
DESIGNER: H. MOLES
SALES REP: M. BJORKLUND
PROJ MGR: J. LAVINSKY

REV.	DATE	BY	DESCRIPTION
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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED <small>By Mike Behrle at 12:00 pm, Jun 30, 2016</small>

**DOLLAR
TREE**

EXTERIOR SIGNAGE
1120 SUNSET DR
NORWALK, IA 50211

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

1.0

CL.1 24" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 57.36

ALLOWABLE SQUARE FOOTAGE: 75.16

OPTION #1 - CODE COMPLIANT



PROPOSED ELEVATION

SCALE: N.T.S.



EVENING VIEW

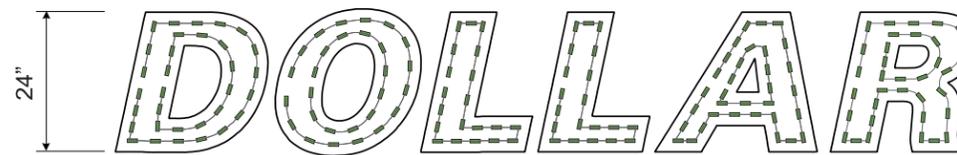
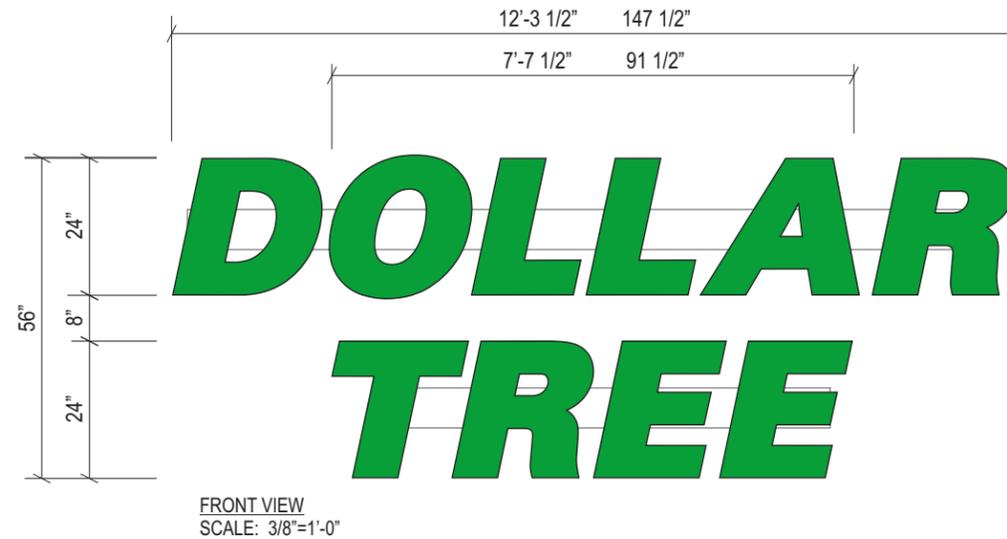
SCALE: N.T.S.

SPECIFICATIONS

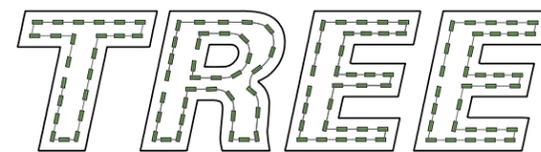
- FACES: **WHITE LEXAN W/ APPLIED VINYL AS SHOWN**
APPLIED 1ST SURFACE
- RETURNS / TRIMCAP: **DURANODIC BRONZE**
- ILLUMINATION: **GREEN L.E.D. MODULES FOR LETTERS**
- RACEWAY: **TO MATCH SW AESTHETIC WHITE / STO SMOKED PUTTY**

COLORS/FINISHES

- **V-2** ARLON #2500-156 VIVID GREEN
First Surface
- **BRONZE**
- **P-1** Returns and Trim Cap
- **P-2** SW AESTHETIC WHITE / STO SMOKED PUTTY
- **M-1** LEXAN
White Faces



D	O	L	L	A	R
32	28	20	20	33	34
9.6 w	8.4 w	6.0 w	6.0 w	9.9 w	10.2 w



T	R	E	E
23	35	32	32
6.9 w	10.5 w	9.6 w	9.6 w

289 Modules: .3 GREEN
86.7 Watts
2 Power Supply(s) 60w
 *Layout based on can depth no larger than 6".

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CL.3 36" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

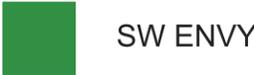
SQUARE FOOTAGE: 129.06
 ALLOWABLE SQUARE FOOTAGE: 75.16

OPTION #3- MAY REQUIRE VARIANCE



EXTERIOR ELEVATION

PROPOSED FRONT ELEVATION
 SCALE: 1/8"=1'



SW ENVY



SW BALANCED BEIGE
 / STO SANDSTONE



SW AESTHETIC WHITE
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**DOLLAR
 TREE**

EXTERIOR SIGNAGE
 1120 SUNSET DR
 NORWALK, IA 50211

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

3.0

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CL.3 36" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 129.06
ALLOWABLE SQUARE FOOTAGE: 75.16

OPTION #3- MAY REQUIRE VARIANCE



EXISTING ELEVATION

SCALE: N.T.S.



PROPOSED ELEVATION

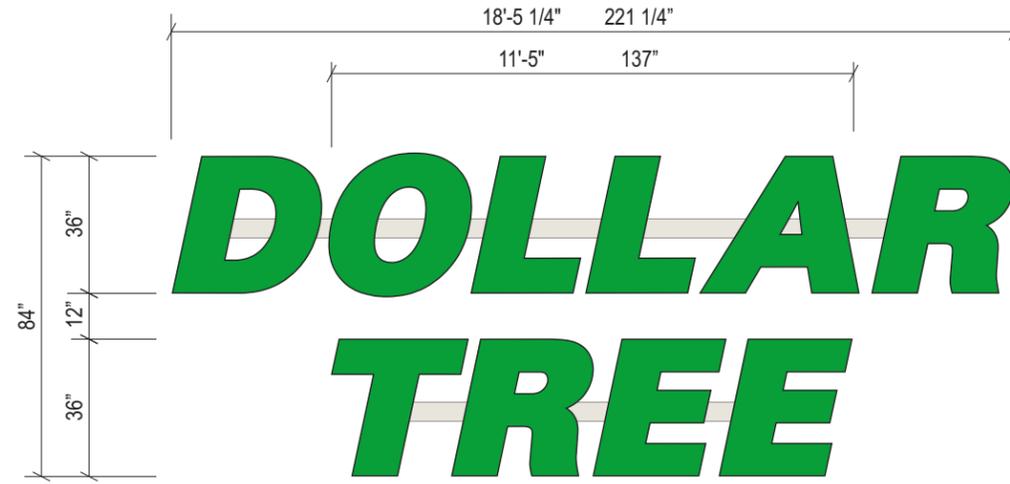
SCALE: N.T.S.

SPECIFICATIONS

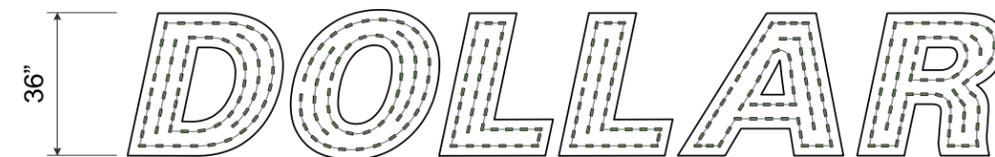
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APPLIED 1ST SURFACE
- RETURNS / TRIMCAP: **DURANODIC BRONZE**
- ILLUMINATION: GREEN L.E.D. MODULES FOR LETTERS
- RACEWAY: **TO MATCH SW AESTHETIC WHITE / STO SMOKED PUTTY**

COLORS/FINISHES

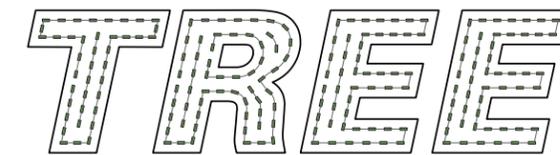
-  **V-2** ARLON #2500-156 VIVID GREEN
First Surface
-  **BRONZE**
P-1 Returns and Trim Cap
-  **P-2** SW AESTHETIC WHITE / STO SMOKED PUTTY
-  **M-1** LEXAN
White Faces



FRONT VIEW
SCALE: 1/4"=1'-0"



D	O	L	L	A	R
57	53	34	34	53	59
17.1 w	15.9 w	10.2 w	10.2 w	15.9 w	17.7 w



T	R	E	E
40	59	49	50
12.0 w	17.7 w	14.7 w	15.0 w

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CLIENT APPROVAL	DATE
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DOLLAR TREE

EXTERIOR SIGNAGE
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DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
3.1

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TO.1 ILLUM TENANT PANEL (Qty 2)

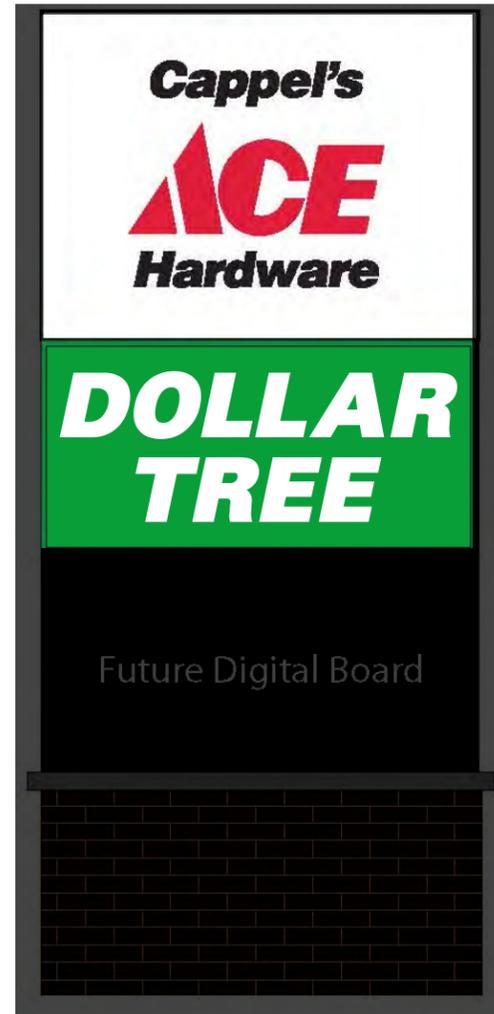
SQUARE FOOTAGE: T.B.D.

ALLOWABLE SQUARE FOOTAGE: N/A



PROPOSED ELEVATION

SCALE: N.T.S.



PROPOSED EVENING ELEVATION

SCALE: N.T.S.



FRONT VIEW
SCALE: TBD

SPECIFICATIONS

- INSTALL NEW WHITE LEXAN TENANT PANEL WITH 1ST SURFACE VINYL APPLIED TO FACE.

COLORS/FINISHES

- V-2 ARLON-2500-156 VIVID GREN

NOTE: Masonry base shown for illustration only, not engineered and not in Jones scope.

JONES SIGN Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 217542-R0 DATE: 06.30.16 DESIGNER: H. MOLES SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____	DOLLAR TREE	EXTERIOR SIGNAGE 1120 SUNSET DR NORWALK, IA 50211	SHEET NUMBER <h1>4.0</h1>
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CITY OF NORWALK
REPORT TO THE ZONING BOARD OF ADJUSTMENT

DATE: August 17, 2016

REQUEST: Request for variance of setback requirement.

LOCATION: 1033 Silverado Drive
1121 Silverado Drive
1127 Silverado Drive

APPLICANT: Ryan Wiederstein
Silverado JV15 LLC
987 Tulip Tree Lane
West Des Moines, Iowa 50266

ZONING: RE-1, Rural Estates Single Family District

ATTACHMENTS:
Attachment "A" – Staff Report
Attachment "B" – Grading Plan
Attachment "C" – Lot Dimension Plans

BOARD OF ADJUSTMENT STAFF REPORT
SILVERADO RANCH ESTATES PLAT 2 – LOTS 14, 18 & 19

ATTACHMENT "A"

INTRODUCTION

Staff received a setback variance application on August 3, 2016 regarding property located in the Silverado Ranch Estates Plat 2. The request was submitted by the owner of three lots, Ryan Wiederstein. The lots in the request are lot 14 (1033 Silverado Drive), lot 18 (1121 Silverado Drive), and lot 19 (1127 Silverado Drive).

The property is currently zoned RE-1, Rural Estates Single Family Residential.

The request is for a variance to reduce the front setbacks to 50' to for the construction of a single family homes on the lots. During the platting of the Silverado Ranch Estates Plat 2, several lots were identified as not meeting the minimum width requirement of 125' for the RE-1 district. The developer proposed increasing the setback on these lots to a point that would meet the minimum width. The setbacks established on the final plat are as follows:

Lot 14 (1033 Silverado Drive) – 110' front setback
Lot 18 (1121 Silverado Drive) – 79' front setback
Lot 19 (1127 Silverado Drive) – 88' front setback

The request is to reduce the front setback of these lots to 50 feet.

APPLICABLE CODE:

Zoning Ordinance 17.04.190 (D): Powers and Duties. The Board shall have the following powers and duties:

2. *To grant a variation from the terms of this ordinance when a property owner can show that their property by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional site conditions, the strict application of the terms of this ordinance actually prohibits the use of their property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this ordinance would result in unnecessary hardship; provided, however, that all variations granted under this section shall be in harmony with the general purpose and intent of this ordinance.*

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this ordinance.

Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Zoning Ordinance 17.10.020.6: Bulk Regulations. The following minimum bulk requirements shall be observed in the RE-1 District:

<i>Principal Use</i>	<i>Lot Area (sq ft)</i>	<i>Lot Width (Ft)</i>	<i>Front Setback (Ft)</i>	<i>Side Setback – Least width on any side</i>	<i>Sum of both Side Setbacks</i>	<i>Rear Setback</i>
<i>Dwellings</i>	<i>40,000</i>	<i>125'</i>	<i>50'</i>	<i>20'</i>	<i>40'</i>	<i>50'</i>

REQUEST

The request is to vary from the required front setbacks to allow for the construction of a home on the lot. The request is specifically for:

- A variance from the platted front setback line at 1033 Silverado Drive (lot 14), which was set at 110 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.
- A variance from the platted front setback line at 1121 Silverado Drive (lot 18), which was set at 79 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.
- A variance from the platted front setback line at 1127 Silverado Drive (lot 19), which was set at 88 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.

FACTS

Staff has reviewed the requests, the dimensions of the lot, and the proposed site plan. Staff found the following facts important.

From the zoning ordinance:

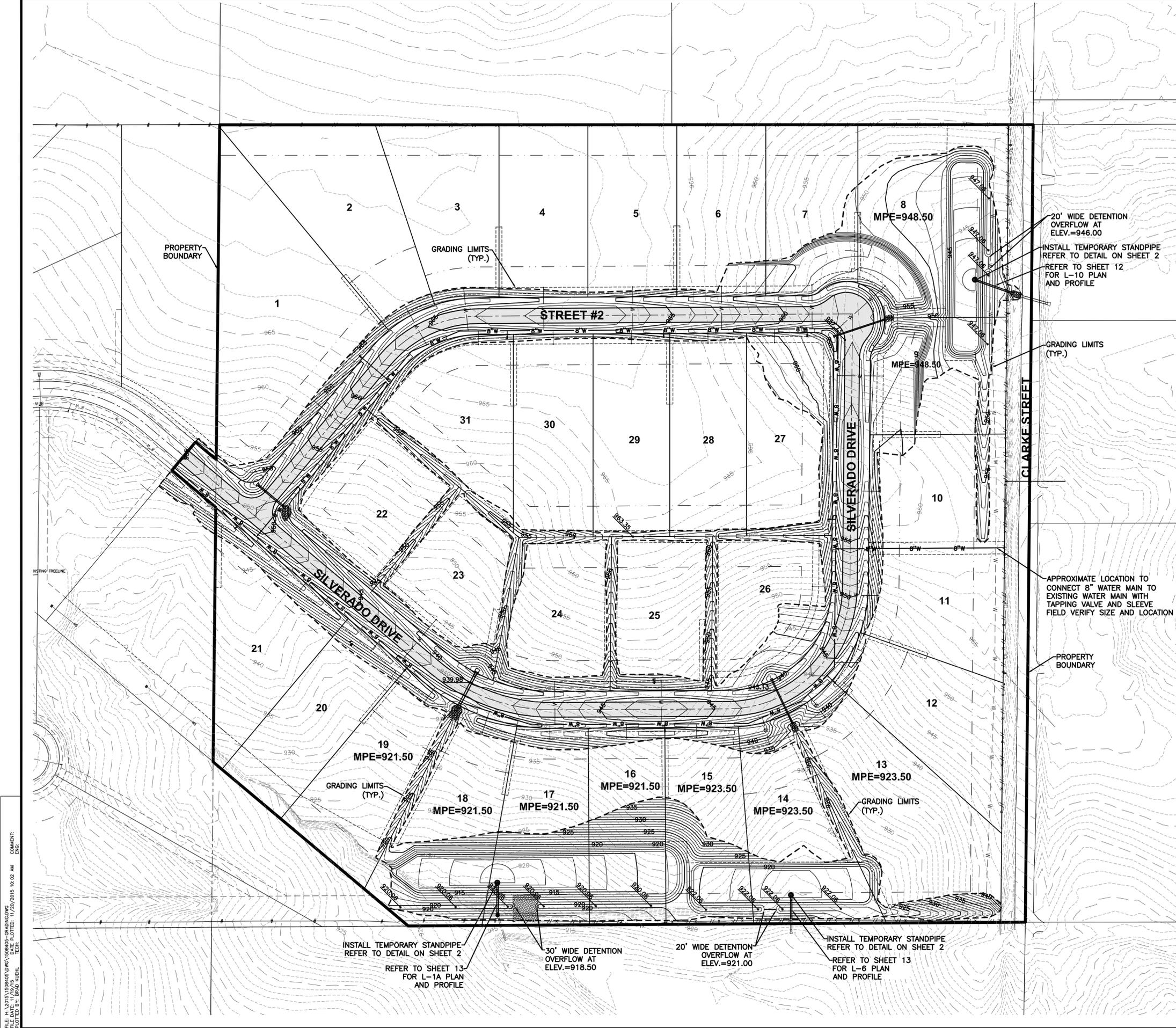
- The zoning ordinance requires a 50' front setback from all public right-of-way.
- The zoning ordinance requires a minimum lot width of 125' measured at the front setback line.

For the case:

- The property at 1033 Silverado Drive (Lot 14) currently has 110' front setback
- The property at 1121 Silverado Drive (Lot 18) currently has 79' front setback
- The property at 1127 Silverado Drive (Lot 19) currently has 88' front setback
- 1425 Misty Lane was platted with a front setback of 80 feet.
- Other lots in the Silverado Estates subdivision are shown with a 50' front setback.
- The original reasoning for the greater than 50' setback was to achieve the minimum lot width measured at the front setback line.
- All three properties contain slopes that would require fill material to allow for the construction of houses on the lots.

STAFF OPINION

After reviewing the request and facts, the Staff opinion is that the platted front setback lines increase the difficulty of developing homes on the lots due to the need to level a spot for the house with the existing setbacks. It is also the Staff opinion that moving the setback forward would result in the lot not meeting the minimum width requirement when measured at the front setback line. Adjusting the front setback of these lots to 50' would match the setback of other lots in the development. Ultimately, the adjustment of the front setback is unlikely to cause the lots to be developed in a manner that is inconsistent with the general purpose of the RE-1 district.



NOTES

1. REFER TO THE SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE CLEARING WITH DEVELOPER ON SITE PRIOR TO CONSTRUCTION.

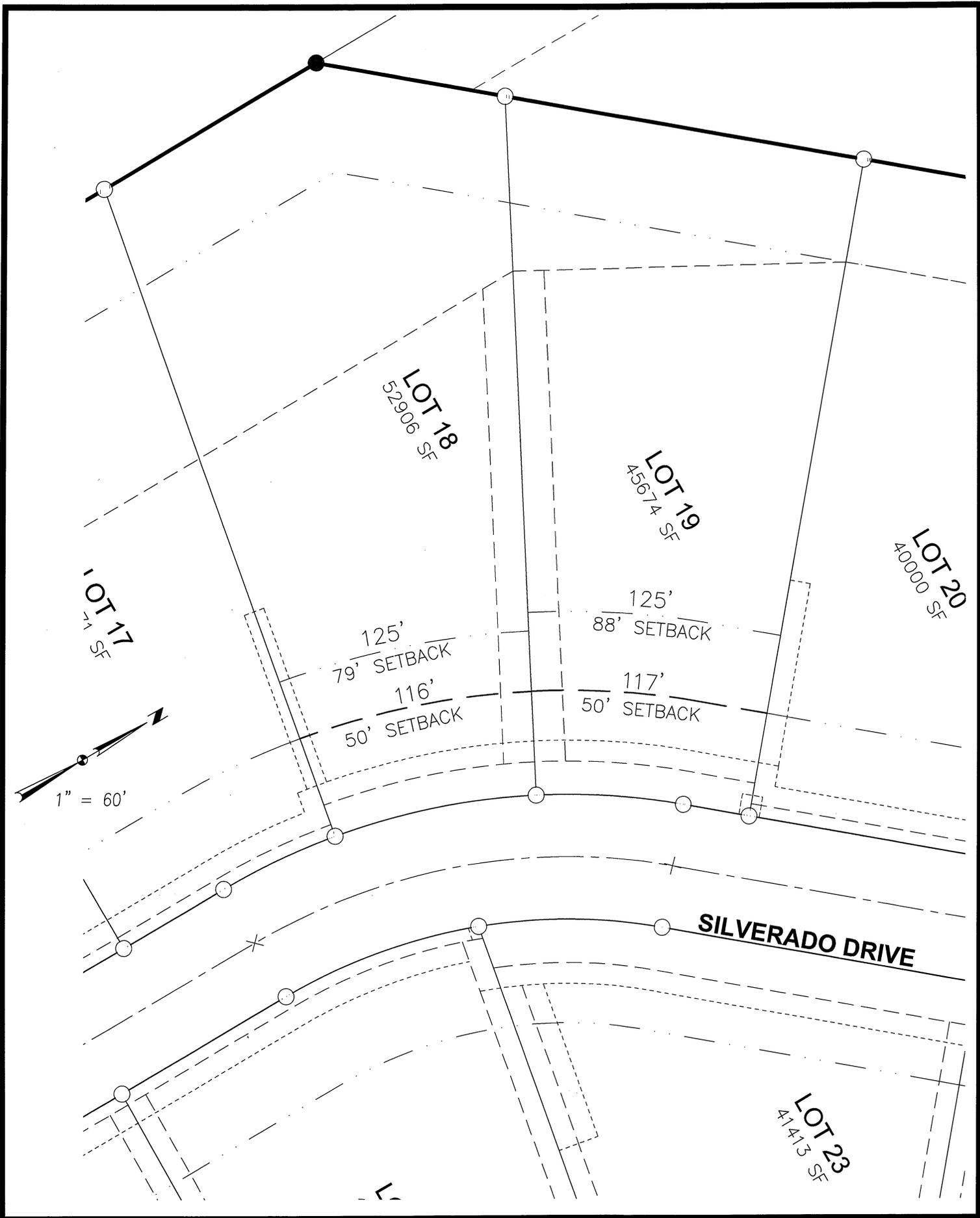
MINIMUM ENTRANCE CULVERT SIZES				
LOT NO.	15"	18"	24"	30"
1		X		
2	X			
3	X			
4	X			
5	X			
6	X			
7	X			
8		X		
9	X			
10	X			
11	X			
12	X			
13	X			
14	X			
15	X			
16	X			
17	X			
18	X			
19	X			
20	X			
21	X			
22 (NE)	X			
22 (NW)			X	
23				X
24	X			
25	X			
26 (S)	X			
26 (W)	X			
27 (S)	X			
27 (E)	X			
28	X			
29	X			
30	X			
31	X			

FILE: H:\2015\1508405\DWG\1508405-GRADING.DWG
 DATE: 11/20/2015 10:02 AM
 PLOTTED BY: BRAD KUEHL
 SCALE:

REVISIONS	DATE
FIRST SUBMITTAL	11/19/15
SECOND SUBMITTAL	10/26/15

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JAT
 E.I. NEM





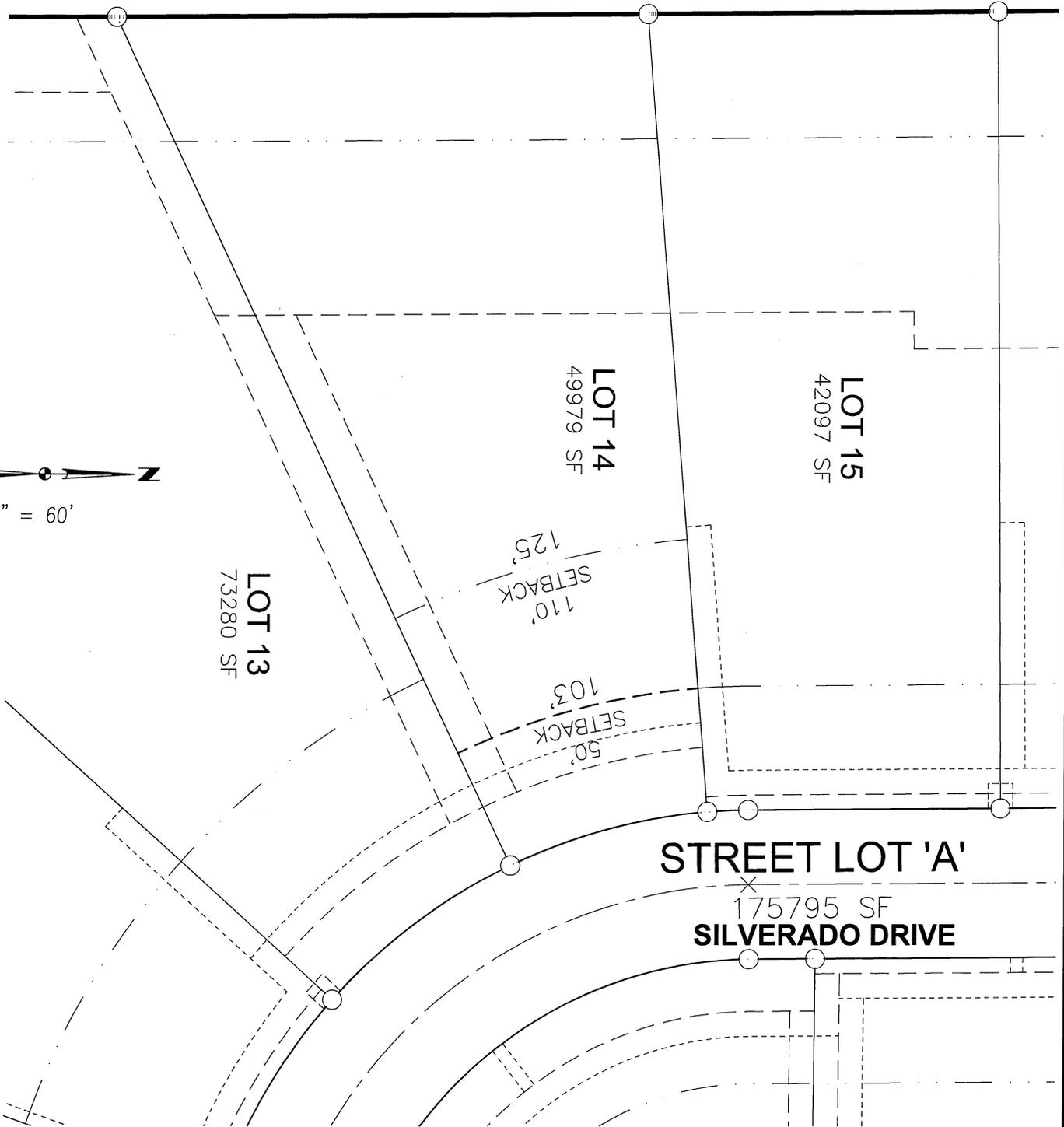
**SILVERADO RANCH ESTATES
SETBACK VARIANCE
LOTS 18 AND 19**

NORWALK, IOWA



3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:





1" = 60'