

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**June 18, 2013**

1. CALL TO ORDER.

The regular monthly meeting of the Marion Zoning Board of Adjustment was called to order at 7:00PM.

2. ROLL CALL.

Members Present: Kingery, Gibson, Kent, Sunderman

3. MINUTES.

Zoning Board of Adjustment – April 10, 2013

Motion by Kingery, seconded by Gibson to approve the April 10, 2013 meeting minutes as submitted.

All "ayes" motion approved.

5. CONSENT CALENDAR.

Motion to receive and file all correspondence from applicants and staff reports regarding variance requests on the June 18, 2013 Marion Zoning Board of Adjustment agenda.

Motion by Kingery, seconded by Gibson to receive and file all correspondence from applications and staff regarding the June 18, 2013 meeting.

All "ayes" motion approved

1. APPEALS -

- a. Andrea and David Velasquez, owners – 291 11<sup>th</sup> Street, Marion, Iowa- Requesting a variance from Section 176.13-3C of the Marion Code of Ordinances to allow the principal structure to be less than the required 25-foot front yard setback in the R-5, Moderate Density, Multiple-Family Residential Zoning District; and a variance from Section 176.32-10 of the Marion Code of Ordinances to allow the garage door to be less than the required 25-foot setback from the property line it faces.

ZBA Resolution No. 13-04 and 13-05 approving the variance request.  
ZBA Resolution No. 13-04 and 13-05 denying the variance request.

Billings presented the staff report and familiarized the Board with the existing conditions in the surrounding neighborhood.

Stefan Doerrfeld, the realtor for the applicant, addressed the Board and explained the difficulty they have had in the last year trying to sell the

house with the most frequent negative responses being that the lot was too small and there was no garage. He noted that the variance being requested was for a small single stall garage, but that it would allow the homeowner to have enclosed storage for one vehicle.

Gibson asked if staff had received any written or verbal correspondence regarding the case. Billings replied that staff received no phone calls, written correspondence or emails regarding the request.

Motion by Gibson, seconded by Sunderman to approve Resolution No. 13-04 **denying** the variance request from Section 176.13-3C of the Marion Code of Ordinances to allow the principal structure to be less than the required 25-foot front yard setback in the R-5, Moderate Density, Multiple-Family Residential Zoning District; and Resolution No. 13-05 **denying** the variance request from Section 176.32-10 of the Marion Code of Ordinances to allow the garage door to be less than the required 25-foot setback from the property line it faces based on the failure of the applicant to meet the standards for granting a variance.

Roll Call:

Sunderman – Yes

Gibson - Yes

Kingery – No

Kent – Yes

The requests were denied.

#### 4. ADJOURNMENT.

There being no further business before the Board the meeting was adjourned at 7:18PM

Respectfully Submitted,

Gordon Gibson, Secretary