



AGENDA

Zoning Board of Adjustment

7:00 PM - Tuesday, May 18, 2021

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion.

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 858 8688 1222. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and entering the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the question or comment to the Planning Division by 4:00 p.m. on Tuesday, May 18th via phone at 319-743-6320 or email at abartlett@cityofmarion.org. Comments can also be heard during the meeting by clicking the Q&A option and entering your comment. All comments will be acknowledged during the meeting.

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CALL TO ORDER

ROLL CALL

CONSENT AGENDA

Motion to approve the consent agenda as follows:

1. Minutes from the April 20, 2021 meeting.
2. Receive and file all correspondence from applicants and staff.

REGULAR AGENDA

1. Conditional Use - Watchman's Quarters - Garman
 - a. Public Hearing regarding a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC) 3 - 11
[Agenda Memo - AM-21-517 - Pdf](#)
 - b. ZBA Resolution No. 20-08 approving a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC) 12
[Agenda Memo - AM-21-595 - Pdf](#)
2. Conditional Use - Garage over 900 sq ft - Young
 - a. Public hearing regarding a conditional use requested by Tyler Young pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 1014 Welcome Lane, Marion, Iowa. 13 - 20
[Agenda Memo - AM-21-614 - Pdf](#)

- b. ZBA Resolution No. 20-09 regarding a conditional use request pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 1014 Welcome Lane, Marion, Iowa. (Tyler Young) 21
[Agenda Memo - AM-21-615 - Pdf](#)
- 3. Conditional Use - Garage over 900 sq ft - Martin
 - a. Public hearing regarding a conditional use requested by Javan Martin pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 4310 Indian Creek, Marion, Iowa. 22 - 29
[Agenda Memo - AM-21-612 - Pdf](#)
 - b. ZBA Resolution No. 20-10 regarding a conditional use request pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 4310 Indian Creek, Marion, Iowa. (Javan Martin) 30
[Agenda Memo - AM-21-613 - Pdf](#)
- 4. Conditional Use - Gas Station - Kwik Star
 - a. Public Hearing regarding a conditional use request to permit a gas station within the UC-1, Urban Commercial zoning district for property located at 3025 7th Avenue, Marion, Iowa (Kwik Trip) 31 - 45
[Agenda Memo - AM-21-602 - Pdf](#)
 - b. ZBA Resolution No. 20-11 approving a conditional use request to permit a gas station within the UC-1, Urban Commercial zoning district for property located at 3025 7th Avenue, Marion, Iowa (Kwik Trip) 46
[Agenda Memo - AM-21-604 - Pdf](#)
- 5. Variance - Side yard setback - Cox
 - a. Public hearing regarding a variance from Section 176.32-2A for a detached accessory structure to be located less than the required setback from the side property line for property located at 441 9th Avenue (Shirley Cox). 47 - 56
[Agenda Memo - AM-21-601 - Pdf](#)
 - b. ZBA Resolution No. 20-12 approving a variance from Section 176.32-2A for a detached accessory structure to be located less than the required setback from the side property line for property located at 441 9th Avenue (Shirley Cox). 57
[Agenda Memo - AM-21-600 - Pdf](#)

OTHER BUSINESS

ADJOURN