

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON NOVEMBER 20, 2014

The meeting was called to order by Chairman Ken Hartman at 7:32 PM.

Roll call was taken: **Present: Mueller, Rippelmeyer, Boothman, Kaempfe, Loerch, Gibbs and Hartman.**

Chairman Hartman asked if there were any additions or corrections to the minutes of the October 16, 2014 meeting and there were none. A motion was made by Rippelmeyer and seconded by Gibbs to approve the minutes of the October 16, 2014 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none

PETITIONS:

Z-14-11-01 Review and Comment on Proposed Special Use Permit for a Multi-Family Residence in the B-3, Central Business District as permitted by Section 40-2-3(B) for property located at 110 South Market Street.

Mr. Larry Mertz, petitioner, was present to speak on behalf of this petition and presented his postal notification receipts to the Zoning Administrator. The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on November 5, 2014. Mr. Mertz is requesting a special use permit in order to allow residential usage for the property located at 110 South Market. Currently there is an apartment upstairs and one downstairs. The special use permit would allow for a third apartment in the commercial portion of the building. The building was originally a residence and part of the first floor was converted to a commercial space. A chiropractor operated a business for approximately eight years in the commercial portion of the building. Mr. Mertz stated that he has been trying to rent the commercial space for the past two year with no success. The Waterloo Chamber of Commerce was notified about this petition; as the Chamber typically would like the first floor of a building in a business zoned district to remain commercial. The Waterloo Chamber of Commerce was not opposed to the special use permit.

Motion was made by Rippelmeyer and seconded by Kaempfe to recommend approval on the Proposed Special Use Permit for a Multi-Family Residence in the B-3, Central Business District as permitted by Section 40-2-3(B) for property located at 110 South Market Street with the inclusion of the existing residential space.

**Members voted as follows: YES – Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.
Motion carried.**

Z-14-11-02 Review and Comment on Proposed Area Bulk Variances from the Front Yard Setback Requirements of Section 40-2-3(A) for Property Located 303 North Moore Street.

Ms. Julie Downs, petitioner, was present to speak on behalf of this petition and presented her postal notification receipts to the Zoning Administrator. The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on November 5, 2014. Ms. Down's parents are in poor health, and she would like to move them into her home. Her plan is to convert her carport into a living space and add a bay window to the front of this space. The variance is needed for the bay window which will extend approximately thirty-three inches into the front yard setback requirements. It was mentioned that work has already begun on this conversions. Ms. Downs explained that converting the carport into a living space will be done regardless if the petition is approved or not. She only needs the variance because of the extension of the proposed bay window she would like to have in this additional living space. Ms. Downs has access to her property via an alley and would remove the existing driveway in the front of the residence.

Motion was made by Rippelmeyer and seconded by Gibbs recommend approval the Proposed Area Bulk Variances from the Front Yard Setback Requirements of Section 40-2-3(A) for Property Located 303 North Moore Street.

**Members voted as follows: YES – Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.
Motion carried.**

NEW BUSINESS:

The Chairman asked if there was any additional new business. The Zoning Administrator mentioned that there would be a December Board of Appeals meeting.

COMMENTS:

The Chairman asked if there were any comments. There were none

**Motion to adjourn the meeting at 7:53 PM was made by Kaempfe and seconded by Boothman.
Motion carried.**

Minutes respectively submitted by Mechelle Childers.