

Board of Adjustment
May 12, 2014
7:30 A.M.

The Board of Adjustment met in regular session with Pro Tem Chairwoman Ward presiding. Members present were: Ward, Seemann, Scybert and Zoning Administrator Lund. Absent: Sonntag, Knudsen and City Council Liaison Stuart.

Chairwoman Ward called the meeting to order at 7:32 A.M.

Seemann moved, Scybert seconded, to approve the agenda as posted. Passed.

Scybert moved, Ward seconded, to approve the September 24, 2013 minutes. Passed.

Its newest member, Dick Scybert, was welcomed to the Board.

With the resignation of Chairman Winchell from the Board, elections were held for Chair and Vice-Chair. Scybert moved, Seemann seconded to elect Sonntag for the position of Chair. Passed. Ward opened nominations for Vice-Chair. Seemann moved, Ward seconded the election of Knudsen as Vice-Chair. Passed.

Chairwoman Ward moved on to clarifying permitted and prohibited uses in Article 19 "Home Occupations." The use in question was yoga instruction. Mrs. Sandy Hansen of 1207 Locust was present to explain her plans for instruction. Lund stated that the proposal was in line with all the stipulations required of a home occupation, it was just not outlined as permitted or prohibited. Of the two most similar uses, one was listed as permitted and one was listed as prohibited. Lund supported yoga instruction as a permitted use given the nature of the activity and Mrs. Hansen's compliance with all stipulations.

Scybert moved, Seemann seconded, to interpret yoga instruction as a permitted use. Passed unanimously.

Chairwoman Ward opened the floor for a public hearing for the variance application by Greg and Debra Williams, 6 East 12th Street, Atlantic, Iowa that would allow for an a residential home addition on a lot defined as nonconforming as stated in sections 18.020(2) and 6.050 of the Zoning Ordinance. The site of the addition would be 6 East 12th Street.

Lund stated that a written letter of support was received from Ray Armstrong of 5 East 12th.

Mr. Greg Williams was present to answer questions regarding his application. Chairwoman Ward recommended that the public hearing be closed. Ward moved, Seemann seconded, to close the public hearing. Passed.

Scybert moved, Seemann seconded, to grant the variance to Greg and Debra Williams from sections 18.020(2) and 6.050 of the Atlantic Zoning Ordinance regarding lot conformance due to minimum lot width for the lot located at 6 East 12th Street. Passed unanimously.

Chairwoman Ward opened the floor for a public hearing for the variance application by Greg and Debra Williams, 6 East 12th Street, Atlantic, Iowa that would allow for an addition to a principal residential property not conforming to yard requirements as stated in section 6.070 of the Zoning Ordinance. The site of the addition would be 6 East 12th Street.

Chairwoman Ward recommended that the public hearing be closed. Ward moved, Seemann seconded, to close the public hearing. Passed.

Scybert moved, Ward seconded, to grant the variance to Greg and Debra Williams that would allow for an addition to a principal residential property not conforming to yard requirements as stated in section 6.070 of the Zoning Ordinance, the property located at 6 East 12th Street. Passed unanimously.

Ward stated the next meeting of the Board of Adjustment would be June 9, 2014.

Having no further business before the Board, Ward moved, Seemann seconded, for adjournment. Passed. Meeting adjourned at 7:43 A.M.

Mary Ward
Pro Tem Chairwoman

Attest: John Lund
Secretary