

LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center
935 2nd Street SW, Cedar Rapids, Iowa

MINUTES

Wednesday, October 30, 2024

CALL TO ORDER

The Linn County Board of Adjustment meeting was called to order at 6:00 p.m. by Chair, Brian Price. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT:	Sara Alden	12/31/25
	Brian Price, Chair	12/31/26
	Brandy Meisheid, Vice-Chair	12/31/28
	Ron Hoover	12/31/27
	Michael Martin	12/31/24

ABSENT:

STAFF: Stephanie Lientz, Planning & Zoning Division Manager
Brad Wylam, Planner II
Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of September 25, 2024 Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA

PSE24-0007	Brad Wylam	Paul & Debora Trumblee, Owners	Special Exception from Front Yard Setbacks
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The applicant is requesting 17 feet of relief from the required 50' front yard setback in the RR1 (Rural Residential 1-Acre) zoning district. The applicant is proposing a 768 square foot detached garage.

The new accessory structure is proposed to be located east of the existing dwelling, 33 feet from the front property line.

A demonstration of a practical difficulty appears to have been shown in this case due to site constraints including: natural drainageways and topography to the north of the proposed building site, septic location, and existing dwelling location.

Staff recommends approval of this application, as it appears that a practical difficulty has been demonstrated.

Paul Trumblee, 1318 Gabriel Ct, applicant, explained that he needed the garage for additional storage space.

Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Special Exception PSE24-0007, and to approve case PSE24-0007. Second by Hoover.

Alden	Aye
Price	Aye
Meisheid	Aye
Hoover	Aye
Martin	Aye

OTHER BUSINESS

1. Discussion and Resolution to adopt the updated Rules of Procedure for the Board of Adjustment.
Motion by Martin to adopt the updated Rules of Procedure. Second by Meisheid.

Alden	Aye
Price	Aye
Meisheid	Aye
Hoover	Aye
Martin	Aye

2. Lientz discussed Floodplain Variances and gave a presentation showing the impact of flooding, both economic and environmental, and stressed the importance of Floodplain regulations.

BOARD COMMENTS

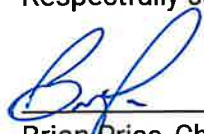
STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:24 p.m.

Respectfully submitted,



Brian Price, Chair



Sue Bennett, Recording Secretary