



Board of Adjustment

Meeting Minutes Wednesday, June 25, 2025

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 Formal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Brian Price, Chair	2026
	Sara Alden	2025
	Ron Hoover	2027
	Michael Martin	2029

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 the May 28, 2025, Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA:

PSE25-0001

SPECIAL EXCEPTION – FRONT YARD SETBACK

Brad Wylam presented the staff report.

The applicant is requesting a Special Exception from the 50-foot front yard setback requirement in the Agricultural (AG) zoning district. The applicant is proposing to construct an addition on the existing house that is 38 feet from the front property line. Therefore, the applicant is requesting 12 feet of relief from the front setback requirement. The house is currently located approximately 46' from the front property line at the closest point.

For parcels in the AG zoning district, the minimum front yard setback is 50 feet per Article VII, Section 107-132 § (e)(3)(a). A Special Exception may only be granted by the Board of Adjustment upon a finding that, due to special conditions, an enforcement of the provisions of the ordinance will result in a "practical difficulty" upon the applicant.

Staff recommends approval subject to the conditions of the staff report.

Motion by Martin to recommend approval of case PSE25-0001, subject to the conditions of the staff report. Second by Hoover.

Alden	Aye
Price	Aye
Hoover	Aye
Martin	Aye

OTHER BUSINESS:

BOARD COMMENTS:

STAFF COMMENTS:

Lientz addressed the Board.

Staff is proposing several text amendments to the Unified Development Code (UDC) due to recent State legislative changes. These state-level changes related to Variances/Special Exceptions and Accessory Dwelling Units. New proposed variance/special exception language requires an applicant to meet a practical difficulty standard for all requests for relief associated with area, dimensional, or other numerical limitations in the UDC. Staff is also using this update as an opportunity to streamline standards for approval for both variances and special exceptions, although the general intent and purpose of the standards will not change.

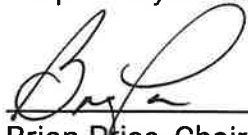
Proposed changes associated with Accessory Dwelling Units (ADU) include: revising language related to the allowed size of the ADU, which will now include a provision that the ADU shall not exceed 1200 square feet in floor area, or 50% of the size of the associated single-family detached dwelling, whichever is larger; removing the requirement that either the ADU or associated principal dwelling be owner occupied; and allowing a mobile/manufactured home to be used as an ADU in any zoning district where a single-family dwelling is allowed. The mobile/manufactured home must be on a permanent foundation and must assessed for real estate taxes.

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:22 p.m.

Respectfully submitted,



Brian Price, Chair



Sue Bennett, Recording Secretary