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BOARD OF ADJUSTMENT MINUTES  
10:00 A.M. TUESDAY, AUGUST 13, 2019

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The Board of Adjustment met in regular session at Nevada City Hall, Conference Room, 1209 6<sup>th</sup> Street, Nevada, Iowa. The agenda was posted on the official bulletin board on August 6, 2019 in compliance with the open-meeting law.

Chair Adam Egeland presided and the meeting convened at 10:00 a.m. on Tuesday, August 13, 2019. The roll was called indicating that the following named board members were present and absent. Present: Sharon Johnson, Greg Madsen, Adam Egeland, Dianna Haley, Fred Samuelson. Absent: None.

Others attending were as follows: Shawn Cole, Kerin Wright Christine Heintz and Shane Heintz.

Motion by Greg Madsen, seconded by Dianna Haley, to *approve the agenda* as posted. The roll being called the members voted as follows. Ayes: Madsen, Haley, Egeland, Johnson, Samuelson. Nays: None. Chair Egeland declared the motion carried.

Motion by Sharon Johnson, seconded by Greg Madsen, to *approve the minutes of the April 9, 2019* meeting as presented. The roll being called, the members voted as follows: Ayes: Johnson, Madsen, Egeland, Haley, Samuelson, Johnson. Nays: None. Whereupon Chair Egeland declared the motion carried.

Request for variance by Shane & Christine Heintz to construct a street level residential unit on their property at 1325 6<sup>th</sup> Street within the DC District, Nevada. The zoning ordinance permits above street level only in the DC District except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval by the Board of Adjustment

1. Public Hearing was opened at 10:00 a.m. to the public as published in the August 1, 2019, Nevada Journal.

After due consideration and discussion, Dianna Haley introduced and moved the adoption of Resolution No. 01 (2019/2020): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING A STREET LEVEL RESIDENTIAL UNIT WITHIN THE DC DISTRICT, TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1325 6<sup>TH</sup> STREET, NEVADA, IOWA** which embodied the Board's decision.

Motion by Dianna Haley, seconded by Sharon Johnson. The roll being called, the members voted as follows. Ayes: Haley, Johnson, Madsen, Egeland, Samuelson. Nays: None. Chair

Egeland declared the motion carried. He signed his approval to the resolution.

Request for variance by Shane & Christine Heintz to construct a Downtown Residential unit in the DC District on street level for their property at 1325 6<sup>th</sup> Street, Nevada, the zoning ordinance requires Downtown Residential uses permitted in DC District on levels above street only except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval by the Board of Adjustment.

Review Proposed Rules and Changes for the Board of Adjustment Procedures.

After due consideration and discussion, Dianna Haley introduced and moved the adoption of Resolution No. 02 (2019/2020): **A RESOLUTION APPROVING THE PROPOSED RULE CHANGES AS PRESENTED** which embodied the Board's decision.

Motion by Dianna Haley, seconded by Sharon Johnson. The roll being called, the members voted as follows. Ayes: Haley, Johnson, Madsen, Egeland, Samuelson. Nays: None. Chair Egeland declared the motion carried. He signed his approval to the resolution.

There being no further business to come before the meeting it was moved by Greg Madsen, seconded by Fred Samuelson to adjourn the meeting. Following voice vote, Chair Egeland declared the motion carried and at 10:25 a.m. adjourned the meeting.

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Adam Egeland, Chair

ATTEST:

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Kerin Wright, Secretary