



NOTICE OF MEETING

Robins Board of Adjustment

Tuesday April 25th, 2023

6:00 P.M. @ ROBINS CITY HALL

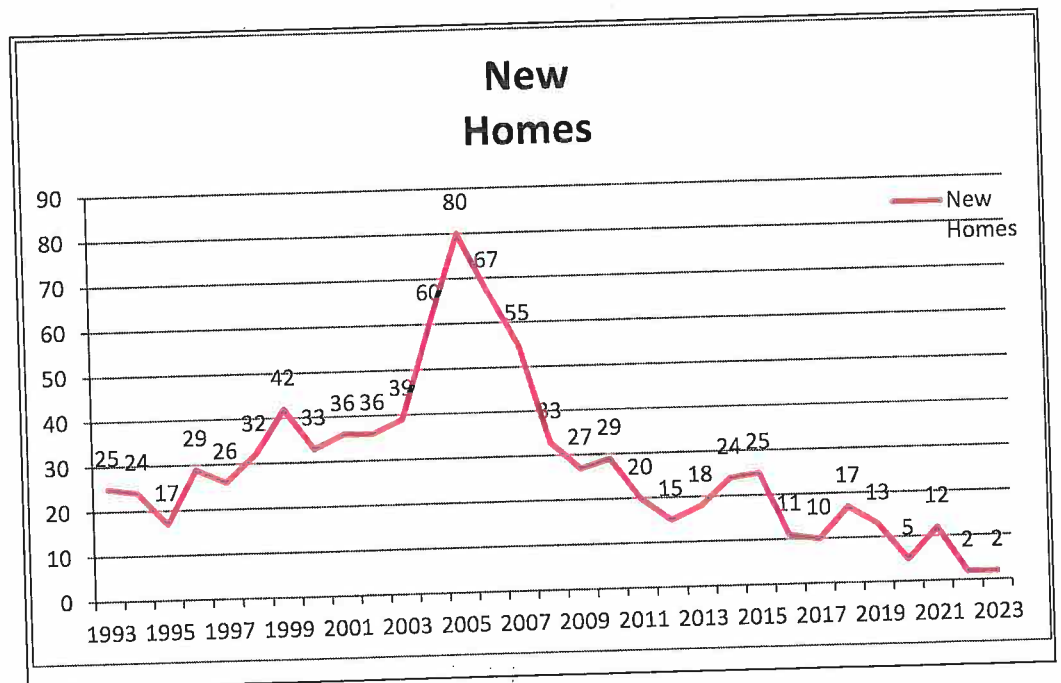
Agenda:

1. *Call the meeting to order*
2. *Roll Call*
3. *Chairperson and Planning and Zoning Administrator's reports*
4. *Minutes of the April 20th, 2022 meeting*
5. *Public Hearing to hear comments and concerns relating to the Variance Request of Chris Boespflug, 5 Sally Rae Avenue, to construct a 40' x 24' Accessory Building with Vertical Metal Siding in a Residential District.*
6. *Resolution No. 2023-1 approving Mr. Boespflug's variance request.*
7. *Public Hearing to hear comments and concerns for a Variance Request by Jay Olson to add a 24' x 40' addition to his existing accessory building.*
8. *Resolution No. 2023-2 approving said variance request.*
9. *Adjourn.*

Robins
Planning and Zoning Report
 March 31, 2023

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			
B23-001	03/30/23	New SFD Construction	Building	First Construction	3083	Arbury Ct			
BC23-001	03/03/23	ew Commercial Constructi	Building	FC Land LLC	3230	N. Ctr Pt. Rd #500			

FY2023 Permits Issued	
January	22
February	12
March	30
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	64





*ROBINS BOARD OF ADJUSTMENT
MINUTES OF THE APRIL 20TH, 2022 MEETING*

Vice-Chairperson Molly Iverson called the meeting to order at 5:30 p.m. in the Hoppe Safety Center. Roll call was taken with Dustin Arnold, Dawn Svenson-Holland and Molly Iverson present along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and two guests. Absent were Mark Wood and Brian Cohen.

There were no Chairperson or Zoning Administrator reports. Dawn moved to approve the minutes of the February 22nd, 2022 meeting, Dustin seconded and all voted aye.

Molly opened the public hearing to hear comments and concerns relating to the variance request of Donna Raftis for a reduction of the rear yard setback from 20' to 7' to allow installation of an awning over her existing patio.

Ms. Raftis noted she would like to have the awning to help keep snow off the patio in the winter and to provide shade in the summer so she can enjoy the patio. The public hearing closed at 5:38 p.m.

Dawn moved to approve Resolution No. 2022-3 approving the request, Dustin seconded and all voted aye.

Dawn moved to adjourn at 5:39 p.m., Dustin seconded and all voted aye.

Molly Iverson, Vice-Chairperson

Dean Helander, Planning and Zoning Administrator

CITY OF ROBINS
APPLICATION FORM FOR:

☐ Future Land Use/Zoning Amendment
☐ Submission Preliminary Plat*
☐ Submission Final Plat*

☒ Special Use
☐ Variance
☐ Appeal



Owner's Name:
Owner's Address:
Business Name:

Chris Buespfug
5 Sally Rae ave Robins 52328

Filing Date:

Phone #:

Type of Business:

319 536-5542

ZONING AMENDMENT AND ALL PLAT APPLICATIONS - provide the following:

Address and/or description of location:

5 Sally Rae ave Robins 52328

Present Zoning:

R-2

Proposed Zoning:

This application must be accompanied with copies of plats as prescribed in Chapter 166, Subdivision Ordinance, for subdivisions and Chapter 165, Section 11 for zoning amendments.

SPECIAL USE - VARIANCE - APPEALS - provide the following:

Address of location for request if different than owner or applicant:

STATEMENT OF REQUEST - Provide as much information as possible - This section must be completed for all applications:

Vertical metal siding panels similar to neighboring buildings surrounding my property

Chris Buespfug

Applicant's Signature

Fee Paid

\$2000

Check #/Receipt #

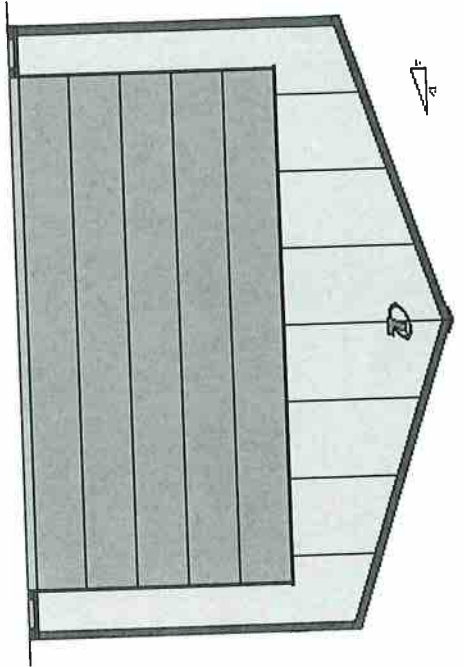
2336

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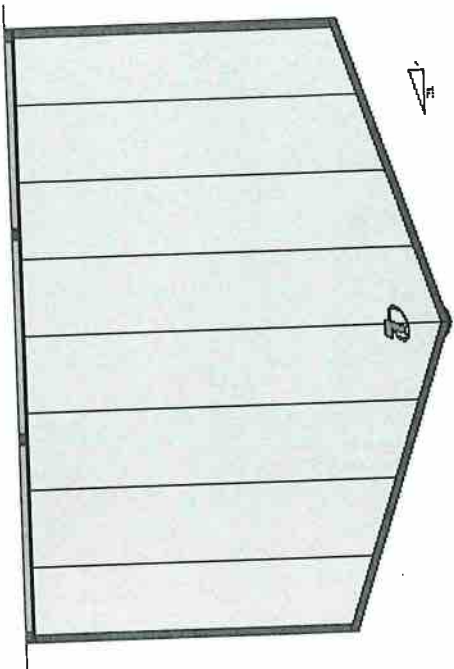
Date:

3/23/23

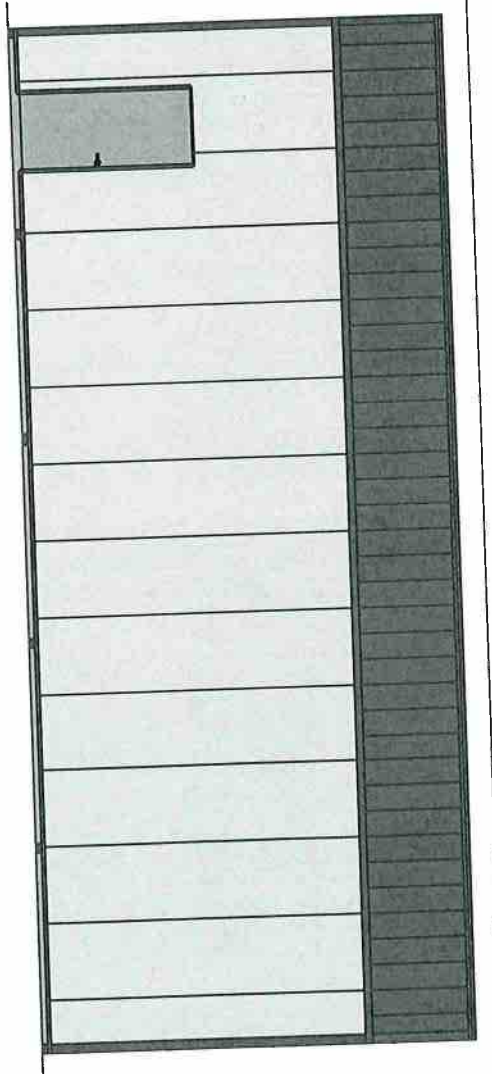
319-536-5542
Chris



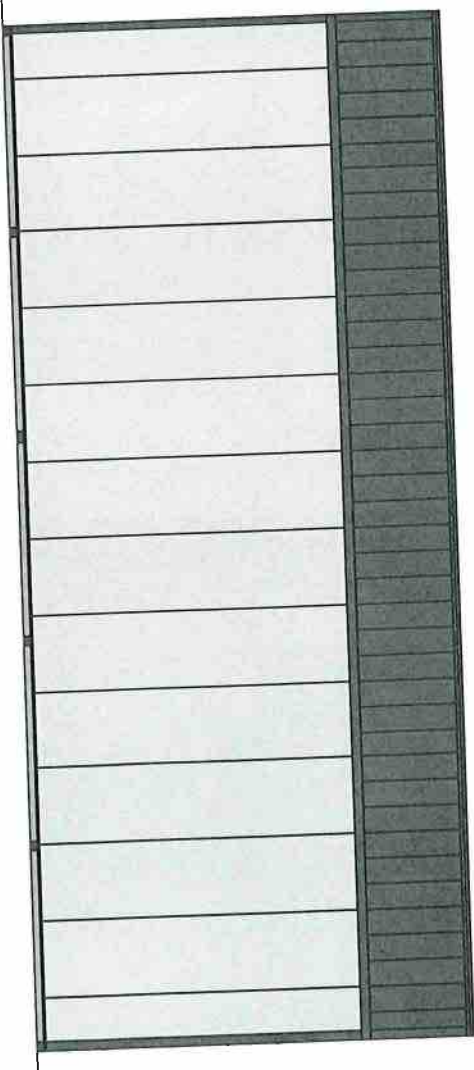
A2 ENDWALL 1 ELEVATION





C2 ENDWALL 2 ELEVATION



B2 SIDEWALL 1 ELEVATION



D2 SIDEWALL 2 ELEVATION

		DEALER INFO. Eastern Iowa Building Inc. 104 Williams Blvd Fairfield, IA 52228-9514		CUSTOMER INFO. Chris Boespflug 1111 2nd Ave Sess Robins, IA 52328		BUILDING DESCRIPTION 24'-0" x 40'-1" x 2'-0" Uni-Frame Embedded QP012623		Customer Approval _____ DATE _____		Bldg Direction 		PROPOSAL P21C-15845-06-00 PROPOSAL DRAWINGS ONLY The drawings shown are not to be used for construction without the approval of the architect. The drawings are for informational purposes only.	
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BOARD OF ADJUSTMENT FACTS AND FINDINGS

April 25, 2023

RE: Variance Request 5 Sally Rae Avenue, to allow construction of a 24' x 40' (960 s/f) accessory building at 5 Sally Rae Avenue with metal, vertical siding.

1. The property is owned by Chris Boespflug.
2. The definition of a Variance is located in Section 165.02, description No. 162 of the Robins Zoning Ordinance.
3. The condition governing application and procedures surrounding a Variance is located in Section 165.08 of the Robins Zoning Ordinance.
4. The property located at 5 Sally Rae Avenue is zoned R-2, Medium Density, Single-Family Residential.
5. The requirements for R-2 zoning district are defined in Section 165.22 of the Robins Zoning Ordinance.
6. The maximum height limitation for an accessory building in an R-2 zoning district is 20 feet, which the building will comply.
7. The exterior building material and color requirements is located in Chapter 165, Zoning Regulations, Subsection 07, bullet point "v3"
8. In accordance with Section 165.08 of the Robins Zoning Ordinance, the following requirements were met:
 - ◄ A written application was received from Chris Boespflug on March 23, 2023.
 - ◄ Notice was published in the Cedar Rapids Gazette on or about April 14th, 2023.
 - ◄ Signs were posted on or around April 14th, 2023.
 - ◄ Property owners within 200' of the property were notified of the request via letter on or around March 14, 2023.
9. This property is used as residential. The proposed structure is to be used to house the applicant's camper/personal belongings.
10. The neighboring properties are residential.

Dean Helander
Planning and Zoning Administrator
4/25/23

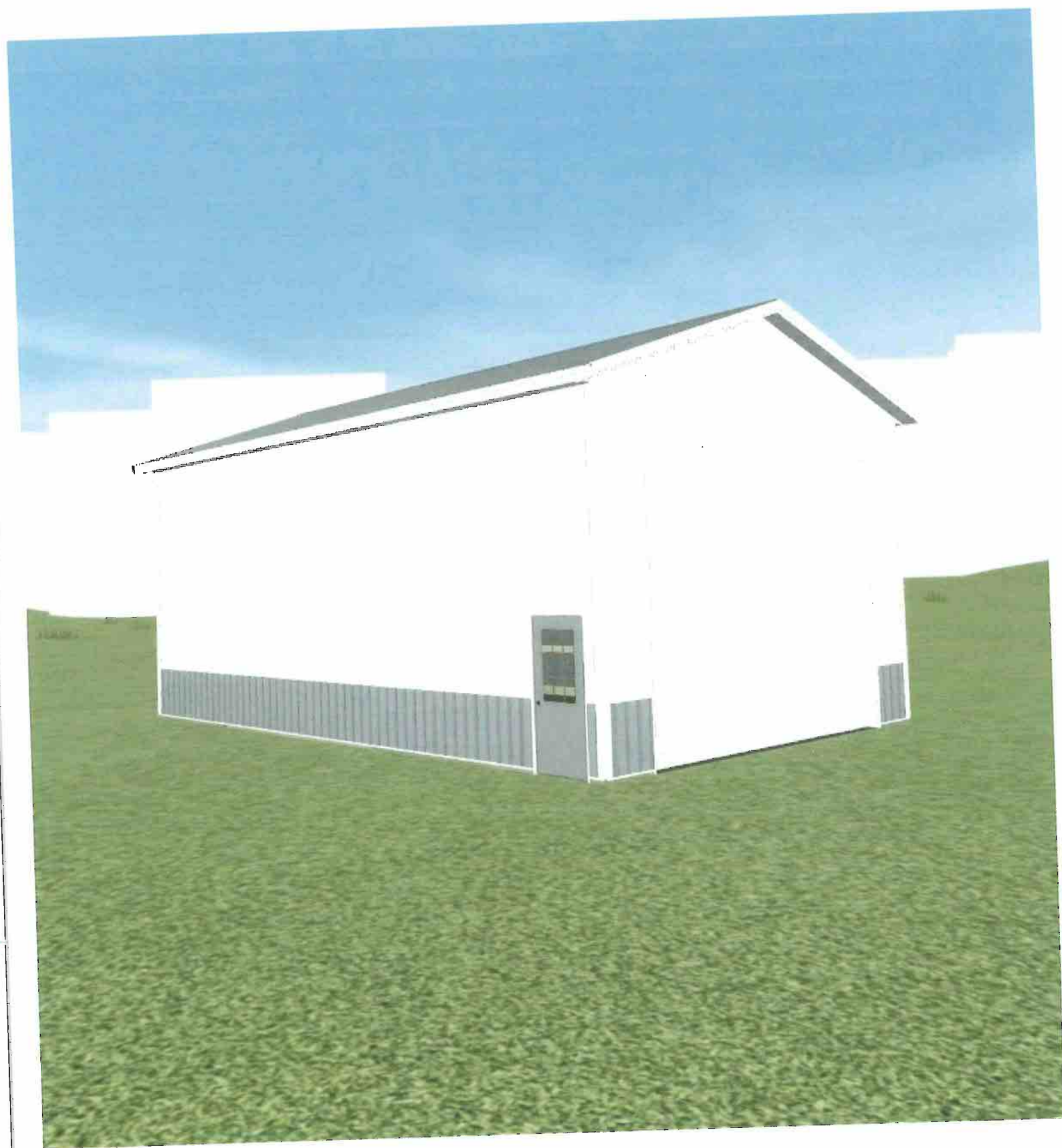


5. Fees. Any person who submits an application under the terms of this section shall be charged a fee in accordance with a schedule of fees established by resolution by the City Council. The denial of an appeal by the Board of Adjustment shall not be construed as any reason for refunding the fee to the applicant. A refund may be provided based on the approval of the appeal by the Board of Adjustment if deemed appropriate by the Board of Adjustment.

165.07 USE CATEGORIES. The purpose of this Section is to describe the different classifications of uses found in this Ordinance and to provide a systematic basis for assignment of present and future uses to zones. (Ordinance No. 2104, 8/2/21)

1. Classification of Uses. Uses shall be assigned to the category with the description and listing of uses most closely describing the nature of the Principal Use.
 - a. Developments with Multiple Principal Uses. When all the Principal Uses of a development fall within one Use Category, then the development is assigned to that Use Category. When the Principal Uses of a development fall within different Use Categories, each Principal Use is classified in the applicable category and is subject to the regulations for that category.
 - b. Accessory Uses. Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:
 - i. Accessory Uses are allowed by right in conjunction with a Principal Use;
 - ii. Accessory Uses are subject to the same regulations as the Principal Use except as otherwise indicated;
 - iii. All uses include parking for residents, customers or employees as an Accessory Use;
 - iv. Examples of common Accessory Uses are listed within the Use Categories;
 - v. Accessory Uses;
 1. Are clearly incidental and customary to and commonly associated with the operation of the Principal Use;
 2. Are operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;
 3. Do not include structures or structural features inconsistent with the Principal Use;
 4. May include the use a portion of a dwelling unit that is the primary residence of the property owner as limited Short-Term Rental (Home Share or Hosted Home Share).
 5. Do not include residential occupancy in conjunction with uses other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and
 6. Have a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all





CITY OF ROBINS
ZONING BOARD OF ADJUSTMENT

ZBA RESOLUTION NO. 2023-1

DECISION AND NOTICE OF DISPOSITION REGARDING:
VARIANCE REQUEST OF CHRIS BOESPFLUG,
5 SALLY RAE AVENUE, ROBINS, IOWA.

WHEREAS, Chris Boespflug, has applied for a variance to Chapter 165, Robins Zoning Ordinance, Section 165.07(3), to allow siding on a new proposed accessory building to be vertical metal siding which is inconsistent with the principal use.

WHEREAS, the Zoning Board of Adjustment held a public hearing on April 25, 2023, to consider said request, and has reviewed said request in terms of the standards of review as set forth in the Code of Iowa and the Robins Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT OF ROBINS, IOWA, AS FOLLOWS:

1. DECISION: Chris Boespflug is [] Granted/ [] Denied a Variance to Section 165.07 (3) to be allowed to use metal vertical siding on a future accessory building.
2. CONDITIONS:
 - a. The applicant shall provide a notarized letter of agreement for the conditions specified within 7 days of the Board of Adjustment meeting, approving this variance. The letter of agreement shall be recorded with the Resolution.
3. APPEALS: Decision of the Board of Adjustment may be appealed to District Court within thirty days (30) by anyone objection to this decision. No approval should be considered completely final until this period has passed.

Signed, this 25th day of April 2023.

Brian Cohen, Chairperson

Dean Helander, Planning and Zoning
Administrator

We agree to the above listed conditions. Signed: _____

Chris Boespflug
April 25, 2023

CITY OF ROBINS
APPLICATION FORM FOR:

☐ Future Land Use/Zoning Amendment
☐ Submission Preliminary Plat*
☐ Submission Final Plat*

☐ Special Use
☐ Variance
☐ Appeal



Owner's Name:
Owner's Address:
Business Name:

J OLSON
500 E MAIN ST Robins

Filing Date:

Phone #:

Type of Business:

319-270-4371

ZONING AMENDMENT AND ALL PLAT APPLICATIONS - provide the following:

Address and/or description of location:

Present Zoning: _____ Proposed Zoning: _____

This application must be accompanied with copies of plats as prescribed in Chapter 166, Subdivision Ordinance, for subdivisions and Chapter 165, Section 11 for zoning amendments.

SPECIAL USE - VARIANCE - APPEALS - provide the following:
Address of location for request if different than owner or applicant:

STATEMENT OF REQUEST - Provide as much information as possible - This section must be completed for all applications:

Propose to add 24' Extension to South side of existing Building on NW corner of Property. Constructed of same materials as existing to match, same width as existing, with 12' high door. Main use is to keep our Travel trailer inside and boat. Additional shrubs will be planted around perimeter to match existing.

Applicant's Signature

Fee Paid

200.00

Check #/Receipt #

3/29/23

Rec'd By:

Date:

3/29/23

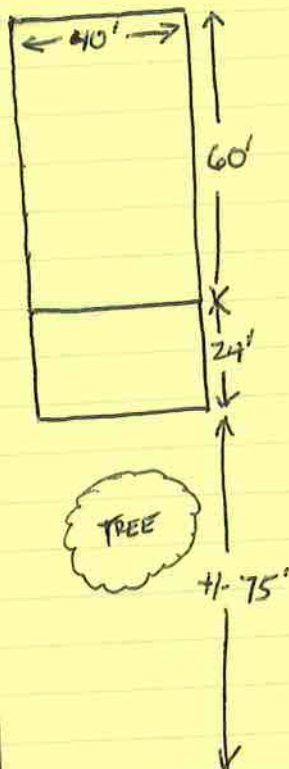
R# 2195

Property Line

Property line
→



3' setback
matching
existing barn



Property line

Addition of 24' to South
side of existing building.
Width remains the same as current.
Property setback remains same
as existing building.
Addition will be built using same
materials and colors as existing
building. 1 overhead door on
same side as existing. Proposed
addition does not interfere with
right of way, septic, or field.

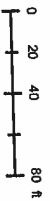
BOARD OF ADJUSTMENT FACTS AND FINDINGS

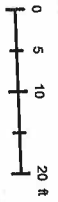
April 14, 2023

RE: Variance Request 500 E. Main Street, to allow construction of a 24' x 40' (960 s/f) addition to his current accessory (2,400 s/f) building at 500 E. Main Street.

1. The property is owned by Jay Olson.
 2. The definition of a Variance is located in Section 165.02, description No. 162 of the Robins Zoning Ordinance.
 3. The condition governing application and procedures surrounding a Variance is located in Section 165.08 of the Robins Zoning Ordinance.
 4. The property located at 500 E Main St. is zoned R-2, Medium Density, Single-Family Residential.
 5. The requirements for R-2 zoning district are defined in Section 165.22 of the Robins Zoning Ordinance.
 6. The maximum height limitation for an accessory building in an R-2 zoning district is 20 feet, which the building will comply.
 7. The maximum size for accessory buildings is 1,250 sq.ft.
 8. In accordance with Section 165.08 of the Robins Zoning Ordinance, the following requirements were met:
 - ◄ A written application was received from Jay Olson on March 29, 2023.
 - ◄ Notice was published in the Cedar Rapids Gazette on or about April 14th, 2023.
 - ◄ Signs were posted on or around April 14th, 2023.
 - ◄ Property owners within 200' of the property were notified of the request via letter on or around March 14, 2023.
 9. This property is used as residential. The proposed structure is to be used to house the applicant's camper/personal belongings.
- The neighboring properties are residential.

Dean Helander
Planning and Zoning Administrator
4/25/23





Linn County, Iowa GIS, Cedar Rapids, Iowa GIS, Linn County, Iowa GIS, Mapbox, Microsoft



CITY OF ROBINS
ZONING BOARD OF ADJUSTMENT

ZBA RESOLUTION No. 2023-2

DECISION AND NOTICE OF DISPOSITION REGARDING:
VARIANCE REQUEST OF JAY OLSON,
500E. MAIN STREET, ROBINS, IOWA.

WHEREAS, Joy Olson, has applied for a variance to Chapter 165, Robins Zoning Ordinance, Section 165.07, to allow a 24' x 40' addition to his current existing accessory building at 500 E, Main Street making the total building over the allowed 1,250 square feet.

WHEREAS, the Zoning Board of Adjustment held a public hearing on April 25, 2023, to consider said request, and has reviewed said request in terms of the standards of review as set forth in the Code of Iowa and the Robins Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT OF ROBINS, IOWA, AS FOLLOWS:

1. DECISION: Jay Olson is [] Granted/ [] Denied a Variance to Section 165.07 to be allowed to extend his existing accessory building an additional 24' x 40',
2. CONDITIONS:
 - a. The applicant shall provide a notarized letter of agreement for the conditions specified within 7 days of the Board of Adjustment meeting, approving this variance. The letter of agreement shall be recorded with the Resolution.
3. APPEALS: Decision of the Board of Adjustment may be appealed to District Court within thirty days (30) by anyone objection to this decision. No approval should be considered completely final until this period has passed.

Signed, this 25th day of April 2023.

Brian Cohen, Chairperson

Dean Helander, Planning and Zoning
Administrator

We agree to the above listed conditions. Signed: _____

Jay Olson
April 25, 2023