



# NOTICE OF MEETING

## Robins Board of Adjustment

*Tuesday, December 19th, 2023*

**5:30 P.M. @ ROBINS CITY HALL**

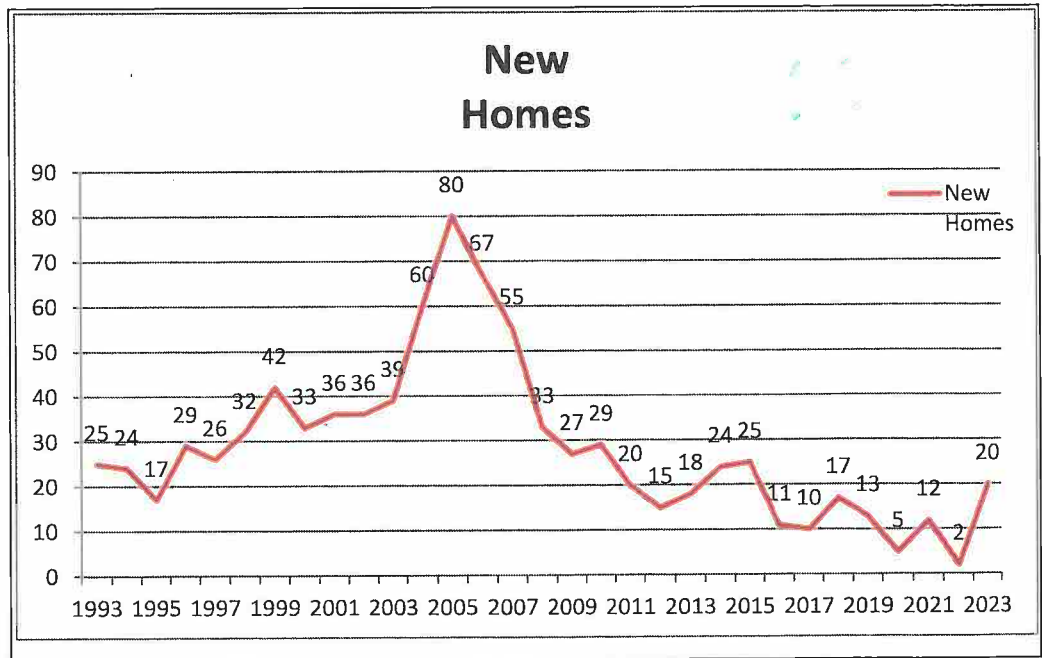
### **Agenda:**

- 1. Call the meeting to order.**
- 2. Roll Call**
- 3. Chairperson and Planning and Zoning Administrator's reports.**
- 4. Minutes of the October 24, 2023 meeting**
- 5. Public Hearing relating to the request of Dave Olsem, 975 E. Main St. in Robins, Iowa for a variance to the maximum size accessory building to allow construction of a 1,900 s/f (50' x 38') accessory building.2023-7.**
- 6. Motion on Resolution No. 2023-7 relating to the request.**
- 7. Motion to adjourn.**

**Robins**  
**Planning and Zoning Report**  
 November 30, 2023

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			
B22-002	09/08/23	Permit Re-New	Building	Kimberly Jauga	3078	Windsor Dr.			
B23-001	03/30/23	New SFD Construction	Building	First Construction	3083	Arbury Ct			
B23-001	04/07/23	New SFD Construction	Building	First Construction	3083	Arbury Ct			
B23-002	04/14/23	New SFD Construction	Building	Rosanne Donnelly	300	Dutch Dr.			
B23-003	04/20/23	New SFD Construction	Building	Tom Shey	1965	Kaylin Ct			
B23-005	05/08/23	New Duplex/Gargae	Building	Kenwood Homes, LLC	875	Miles St.			
B23-006	05/08/23	New Duplex/Gargae	Building	Kenwood Homes, LLC	901	Miles St.			
B23-007	06/07/23	New SFD Construction	Building	B. Hancock Construction	3084	Arbury Ct.			
B23-008	06/08/23	New SFD & Garage	Building	Matt Gangestad	3082	Arbury Ct			
B23-009	07/07/23	New SFD & Garage	Building	Will & Jenna Dible	3149	Windsor Dr.			
B23-010	08/08/23	New SFD & Garage	Building	Academy Homes	460	Dutch Dr.			
B23-011	08/08/23	New SFD & Garage	Building	le March & Katherine O'Br	3084	Brimley Pass			
B23-012		New SFD & Garage	Building	im Steinke & Kathy Norm	3067	Saxton Ln			
B23-013	09/22/23	New SFD & Garage	Building	Frey Homes	3089	Windsor Dr.			
B23-014	09/26/23	New SFD & Garage	Building	Tim Jacobs Homebuilders	3065	Saxton Ln			
B23-015	09/26/23	New SFD & Garage	Building	JP Homes	3081	Arbury Ln			
B23-016	10/09/23	New SFD	Building	Tom & Marilyn Cook	295	Northhaven Dr			
B23-017	10/17/23	New SFD & Garage	Building	McDaniel Construction	690	Kervin Ct.			
BC23-001	03/03/23	sw Commercial Constructi	Building	FC Land LLC	3230	N. Ctr Pt. Rd #500			
BC23-002	06/21/23	sw Commercial Constructi	Commercial	Andy Eicher	3201	Eagle View Ct.			
BC23-003	09/06/23	New 50'x80' Outbuilding	Building	Midwest Janitorial Service	2822	N. Center Point Rd			

FY2023 Permits Issued	
January	22
February	12
March	30
April	28
May	39
June	34
July	30
August	37
September	38
October	34
November	22
December	
<b>Total</b>	<b>326</b>





## ROBINS BOARD OF ADJUSTMENT MINUTES OF THE OCTOBER 24, 2023 MEETING

Chairperson Brian Cohen called the meeting to order at 5:30 p.m. in the Robins City Hall on Tuesday, October 24<sup>th</sup>, 2023. Attendees were Board Members Dustin Arnold, Brian Cohen, Mark Wood, Molly Iverson, Dawn Svenson-Holland, P&Z Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and three guests.

There was no Chairperson's report; the P&Z Administrator's report was included in the packet who noted there have been 19 structures built this calendar year to date in the City.

Cohen opened the Public Hearing to hear comments and concerns relating to the Variance Request of Richard Grimm, 470 Rogers Street, asking for a reduction on his side yard from the required 30' to 15' at 5:32 p.m. Mr. Grimm noted he would like to add one more stall on his two stall home.

- Russ Koenigsfeld, 455 Shannon Drive noted he has three concerns;
1. Safety - the addition to his house would block the view of coming off Rogers Street heading on to Shannon Drive which carries a lot of traffic.
  2. Currently the existing homes have a 30' setback which is very appealing when driving Shannon Drive. This would stick out and create an eyesore.
  3. This would set a presence throughout the City and strongly hope the request is turned down.

Board Member Mark Wood noted he agrees with Russ's comments. He noted he built the structure and agrees this would ruin the line of site and would create a vision problem. Mr. Grimm asked if he would be allowed to put in a solid fence. He was told he could, but it would have to be at an angle to avoid a visual problem on the corner and only 6' tall. The public hearing closed at 5:44 p.m.

Wood moved to deny the Variance request, Arnold seconded, and all voted aye.

Svenson-Holland moved to adjourn at 5:45 p.m., Iverson seconded, all voted aye.

Brian Cohen, Chairperson

Dean Helander, P&Z 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: Dave Olsem Filing Date: 11/29/2023  
Owner's Address: 975 East Main St. Phone #: 319-361-8214  
Business Name: NA Type of Business: NA

**ZONING AMENDMENT AND ALL PLAT APPLICATIONS** - provide the following:

Address and/or description of location:  
\_\_\_\_\_  
\_\_\_\_\_  
Present Zoning: R-2, Single-Family Residential Proposed Zoning: N/A

**SPECIAL USE - VARIANCE - APPEALS** - provide the following:

Address of location for request if different than owner or applicant:  
A variance to Chapter 165.75. to allow construction of a 50' x 38' garage in their back yard.

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

The purpose of the construction of the garage would be to store two boats, lawn mower, snow blower, lawn furniture, etc. We would like to keep everything stored in one unit. We don't want to have to store our personal property items outside our garage. We want our yard to be clean and not having to park these items outside and clutter up. We want to be respectful to our neighbors and the City of Robins. We need to keep our personal property items out of the weather and from animals that chew on wiring and seats. We have had this happened before with squirrels.

Dave Olsem  
Applicant's Signature

Fee Paid \$200.00  
Check #/Receipt # 3112

Rec'd By: [Signature]



Things to do

Transit

P Parking

Pharmacies

ATMs

Main St



Google

Date: 10/27/2023 - 11:58 AM

Design ID: 302059683130

Estimate ID: 46446

Estimated Price: \$22,411.95

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS'

# Design & Buy™ GARAGE

## How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 302059683130
4. Follow the on-screen purchasing instructions

## How to purchase your design at the store:

1. Enter Design ID: 302059683130 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN LOCAL CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



CITY OF ROBINS  
ZONING BOARD OF ADJUSTMENT

ZBA RESOLUTION No. 2023-7

DECISION AND NOTICE OF DISPOSITION REGARDING:  
VARIANCE REQUEST OF DAVE OLSEM,  
975 E. MAIN STREET, ROBINS, IOWA.

WHEREAS, Dave and Becky Olsem, have applied for a variance to Chapter 165, Robins Zoning Ordinance, Section 165.02 (75), to allow to allow construction to a new proposed 1,900 sq. ft. (50'x38') garage/accessory building at 975 E. Main Street.

WHEREAS, the Zoning Board of Adjustment held a public hearing on December 19<sup>th</sup>, 2023, at 5:30 p.m. 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: Dave and Becky Olsem are [ ] Granted/ [ ] Denied a Variance to Section 165.02 (75) to be allowed to construct a 1,900 sq. ft. garage/accessory building.
2. CONDITIONS:
  - a. This Variance shall apply only to this request as depicted in the site plan.
  - b. Mr. Olsem shall stay at least 5' from the side and rear property lines.
  - c. Mr. Olsem shall confirm this building will adhere to the Covenants of the subdivision.
  - d. The building shall match the color and type of siding of the principle building on the property.
  - e. Upon approval of this Variance by the Board of Adjustment, the applicant(s) signature(s) below shall indicate acceptance of the conditions listed on this Resolution. This notarized document shall be recorded with the Linn County Recorder.
3. APPEALS: Decision of the Board of Adjustment may be appealed to District Court within thirty days (30) by anyone objecting to this decision. No approval should be considered completely final until this period has passed.

Signed, this 19<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Brian Cohen, Chairperson

\_\_\_\_\_  
Dean Helander, Planning and Zoning  
Administrator

We agree to the above listed conditions. Signed: \_\_\_\_\_

\_\_\_\_\_  
Dave and Becky Olsem, Requestors  
December 19<sup>th</sup>, 2023