



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
JULY 21, 2026, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Mark Eaton, Tammie Engle, Heidi Hogan, David Schulze, Kelli Thurston

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes From May 19th, 2026

BUSINESS

2. Consider Approval of a Variance Application for 507 E Anson Street

ADJOURNMENT

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

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HOUSING & COMMUNITY DEVELOPMENT

Mike Ladehoff, Mayor
Carol Webb, City Administrator
Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

Meeting Minutes - Board of Adjustment
Thursday, May 19, 2026, 5:00 pm
City Hall, City Council Chambers
10 West State Street, Marshalltown, IA 50158

Call to Order and Roll Call

Chair Kelli Thurston called the meeting of the City of Marshalltown Board of Adjustment to order at 5:00 p.m.

Members present: Thurston, Schultz, Hogan, Eaton, Engle.

Members absent:

Staff present: Clayton Ender and Deb Millizer

1. Approval of Minutes

The Board reviewed the minutes from the April 21, 2026 meeting.

No corrections were noted.

Motion by Schultz, second by Engle, to approve the April 21, 2026 meeting minutes.

Motion carried.

2. Public Hearing and Consideration of Approval for a Variance Application for Signage at 1315 West Main Street

Chair Thurston opened the public hearing and introduced the item.

Clayton Ender presented the staff report. He stated the request involved signage for Franklin Elementary and Franklin Field. The application was originally noticed as a variance request for sign area and sign height. Since notice was sent, the sign height issue had been resolved. The proposed sign height was reduced to 14 feet and would comply with code. The Board only needed to consider the sign area.

The property is zoned Public Institutional. The maximum permitted sign area for this type of sign is 48 square feet. The applicant requested 65.5 square feet. Staff stated the hardship was related to the sign spanning an existing driveway entrance, which determines the width of the sign and affects legibility. Staff mailed notice to property owners within 250 feet. Staff recommended approval.

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Public Comment

Diane Olson, 1312 West Main Street, spoke regarding concerns about the need for the sign, the purpose of the sign, possible lighting, and existing lighting at Franklin Field. She stated residents had concerns about light pollution and would have appreciated earlier communication from the school district.

Pat Kerner, 1308 West Main Street, spoke regarding concerns about lighting from Franklin Field and whether the sign was larger than necessary. She stated lights from the facility enter her front window and raised concerns about energy use and light pollution.

Applicant Comment

Adam Daters, representing Clapsaddle Garber Associates, spoke on behalf of the applicant. Eric Weeden, representing Marshalltown Community School District safety, security, and facilities, was also present.

Mr. Daters stated the sign was designed as a gateway feature spanning the entrance and was intended to reflect the historical character of the original Franklin Field sign. He stated the primary alternative would be to reduce the size of the sign, which would reduce legibility and move away from the intended historical design.

Mr. Daters stated the sign would assist with wayfinding, especially during athletic events. He stated no final lighting design had been selected. If lighting were used, he stated lighting would likely involve low lumen LED lighting directed at the sign, not ground mounted flood lighting or an internally lit sign.

Mr. Weeden stated lighting control options, including timers, were available if lighting were added. He also stated some existing lighting around the building serves safety and security purposes, including camera visibility.

Board Discussion

The Board discussed the sign size, historical design, wayfinding, safety, lighting, and neighbor concerns. The Board discussed the importance of controlling any future lighting for the sign so additional lighting would not operate when no event was occurring.

Motion by Thurston, second by Engle, to approve the variance application for signage at 1315 West Main Street, noting the height variance was no longer part of the request because the sign height had been reduced to 14 feet. The motion included a condition that any lighting added to the Franklin Field sign must have an on and off control and not operate only by photocell or dusk to dawn control.

Roll call vote:

Thurston, yes

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Schultz, yes

Eaton, yes

Hogan, yes

Engle, yes

Motion carried

2. Public Hearing and Consideration of Approval for a Special Use Permit Application for a Commercial Parking Lot at 1402 West State Street

Chair Thurston opened the public hearing and introduced the item.

Clayton Ender presented the staff report. He stated the request was associated with Franklin Field and Franklin Elementary School. The property is located southwest of West State Street and North 14th Street and is zoned RM, Medium Density Residential. Since the proposed parking lot is not located on the same parcel as the primary use, the lot is classified as a commercial parking lot and requires special use permit approval.

Staff stated the proposed parking lot is intended as accessory parking for Franklin Field and Franklin Elementary School. Staff also stated adequate buffering was shown on the site plan, and a full site plan review would occur before construction. Staff recommended approval.

Board Questions and Discussion

The Board discussed whether the special use permit would remain with the property or ownership. Staff stated the standard approach is for the special use permit not to transfer unless the Board states otherwise.

The Board discussed future use of the parking lot, including whether the lot would be open to the public for events. Staff deferred to the school district.

The Board discussed parking requirements, existing parking, floodplain impacts, stormwater management, and buffering next to nearby residential property. Staff stated the parking lot slightly encroaches into the 100 year floodplain, but not the floodway. A floodplain development permit from Public Works would be required before land disturbing activity. Staff also stated stormwater management would be addressed through a basin and storm sewer tie in.

Tammy Engle raised concerns about the nearby homeowner at 606 North 14th Street, including buffering and possible impacts to future property sale. Staff stated the commercial parking standards require a Type B buffer between the parking lot and residential uses. The submitted plan generally showed compliance, and final compliance would be reviewed through site plan review.

Public Comment

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No public comment was provided.

Applicant Comment

Adam Daters and Eric Weeden spoke on behalf of the applicant.

Mr. Daters stated the additional parking is viewed by the school district as necessary to help reduce street parking and provide parking near the Franklin Field entrance. He stated the parking lot would be open to the public for events, including events at West End Park and the 13th Street District. He also discussed the floodplain area and stated a floodplain development permit would be submitted if the project moved forward.

The applicant stated lighting was planned for the parking lot. Mr. Daters stated the lighting design would meet spillover requirements and that a photometric plan would be submitted. Staff stated the City has outdoor lighting requirements, including downcast lighting and limits on light trespass.

Mr. Weeden stated the school district wants to be a good neighbor and avoid unnecessary lighting impacts.

Staff also noted the Planning and Zoning Commission reviewed the request and recommended approval.

Motion by Thurston, second by Hogan, to approve the special use permit application for a commercial parking lot at 1402 West State Street.

Roll call vote:

Thurston, yes

Hogan, yes

Engle, yes

Schultz, yes

Eaton, yes

Motion carried.

4. Consideration of Approval for a Special Use Permit for a Major Utility Located at 2114 East Nevada Street

Chair Thurston introduced the item.

Clayton Ender presented the staff report. He stated the request was submitted by Alliant Energy for a new power generation facility. The proposed facility would be a 750 megawatt, three

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turbine natural gas plant. The facility would be in addition to the existing generating station, which would remain.

Staff stated access would come from East Nevada Street, with no access from Main Street. The applicant provided a traffic study and sound study. Staff stated construction activity could cause traffic delays, particularly from exiting construction traffic, and staff would work with Public Works to mitigate impacts. Staff stated the sound study showed compliance with the City's noise ordinance at residential properties.

Staff stated the Planning and Zoning Commission reviewed the request and recommended approval. Notice was mailed to property owners within 250 feet. Staff stated a few people contacted him for information about the proposal, but no public comments were received.

Applicant Comment

Representatives of Alliant Energy spoke regarding the project. They stated the project is part of Alliant Energy's broader resource planning portfolio, which includes wind, solar, battery, and gas generation. The natural gas generation would help meet load demand and support reliability when renewable energy generation is not available.

The applicant stated the facility would serve Alliant's broader service territory and was not tied to one specific local development project. The applicant stated Alliant does not build on speculation.

Board Discussion

The Board asked about the reason for the project, data centers, nuclear power, traffic, jobs, construction timeline, emissions, natural gas supply, pipeline routing, and grid connection.

The applicant stated the project could add approximately six to ten permanent jobs, along with additional contract work. Staff noted the traffic study indicated peak construction activity could include approximately 450 construction workers on site.

The applicant stated the expected in service dates for the three units would be April, June, and August 2029, with final commercial operation by the end of 2029.

The applicant stated an air permit application had been submitted to the Iowa Department of Natural Resources. The new facility would have its own emissions permit and would be modeled with other Alliant resources on the contiguous property.

The Board also discussed whether the project was a precursor to a data center or other large computing facility. Alliant representatives stated the project was not being built for a specific unnamed local project. Staff stated there were no current development applications for a data center, though the project could make the area more attractive to some types of development.

The Board discussed how data centers would be handled under current zoning. Staff stated the City Code does not currently have a specific line item for data centers, but staff would likely

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classify one as a major utility requiring special use permit review by the Planning and Zoning Commission and Board of Adjustment. Staff noted any code changes would be a legislative decision for the Planning and Zoning Commission and City Council.

Motion by Eaton, second by Engle, to approve the special use permit for a major utility located at 2114 East Nevada Street.

Roll call vote:

Eaton, yes

Engle, yes

Hogan, yes

Thurston, yes

Schultz, yes

Motion carried.

OTHER BUSINESS

Clayton Ender stated there were no additional agenda items. He noted one variance application had been received for the next meeting. The next anticipated Board of Adjustment meeting is June 16, 2026.

ADJOURNMENT

Chair Thurston adjourned the meeting at 6:00 p.m.

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HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: June 16th, 2026
RE: Consider Approval of a Variance Application for 507 E Anson Street

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	Timothy D Sletten POB 1771 Marshalltown IA 50158
Recommendation:	Staff recommends approval of the variance to allow for a fence with a height of up to 6 feet to maintain a setback along E Anson Street of five (5) feet and a setback of zero (0) feet along S 6 th Avenue. These varied setbacks would be in-lieu of the standard setbacks of twenty (20) feet along E Anson Street and ten (10) feet along S 6 th Avenue.
Comprehensive Plan:	The subject property is identified in the comprehensive plan with a future land use designation of Commercial which is defined as, "General commercial and businesses such as restaurants, retail, office, hotels, banks, etc." The proposed usage of the development site is consistent with the comprehensive plan.
Zoning District:	RM, Medium Density Residential Zoning District

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Review Criteria:

In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:

1. The administrative body has considered the recommendation of staff.

Staff recommends approval of the variance to allow for a fence with a height of up to 6 feet to maintain a setback along E Anson Street of five (5) feet and a setback of zero (0) feet along S 6th Avenue. These varied setbacks would be in-lieu of the standard setbacks of twenty (20) feet along E Anson Street and ten (10) feet along S 6th Avenue.

2. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.

The comprehensive plan does not address fencing standards. Granting or denial of this variance would not impair the implementation of the comprehensive plan.

The comprehensive plan does include a commercial goal to “Encourage the redevelopment of commercial sites that display building deterioration, obsolete site design, land use compatibility issues and a high level of vacancies.”

3. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.

§ 156.A.002(B)(1) “Protecting and enhancing the character and property values of all parts of the city”

§ 156.A.002(B)(3) “Improving the city’s appearance through the regulation of design, where such regulations are appropriate”

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§ 156.A.002(C)(3) “Enable retention and sensitive expansion of local businesses.”

§ 156.A.002(D)(5) “Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development”

§ 156.A.002(E)(1) “Promote contextually compatible redevelopment and infill development of vacant or underutilized properties”

§ 156.A.002(E)(3) “Facilitate orderly and harmonious development with the visual and historical character of Marshalltown.”

4. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

5. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.

Adjacent uses are primarily single-family dwellings. There is one commercial property located across the street at the northwest corner of E Anson Street and S 6th Avenue.

The request is compatible with adjacent land uses.

6. The granting of the variance is not based on a hardship which is self-imposed;

The need for the variance is based upon the site being originally developed in 1936, which is prior to implementation of the city’s zoning code. The original site design did not have the benefit of placing off-street parking site improvements to allow for fencing

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of the parking facilities in a manner compliant with today's zoning code.

- 7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;**

Due to the original site improvements being installed prior to adoption of the city's zoning code the only manner in which to have a compliant fence would be to reduce the capacity of the off-street parking facilities.

- 8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;**

In the opinion of staff, because commercial usage within this neighborhood is limited the factors to consider are unique in the neighborhood context. The predominate usage of the area is single-family detached residential with limited commercial properties present.

- 9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;**

The variance as requested would be the minimum necessary relief to install a security fence around the existing off-street parking facilities.

- 10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and**

While a literal interpretation of the ordinance would not deprive the applicant from continuing to use the off-street parking facilities it would reduce their ability to provide secure parking facilities for tenants of the building.

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11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

In the opinion of staff, granting a variance does not confer on the applicant a special privilege, due to the request being the minimal relief needed to create a secure off-street parking facility which was originally developed prior to adoption of the city's zoning code.

Attachments:

Findings of Fact Report
Aerial Vicinity Map
Variance Application

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Board of Adjustment Finding of Fact Report

Meeting Date: June 16, 2026	Application Type: Variance
Zoning District: RM, Medium Density Residential Zoning District	Comprehensive Plan Designation: Commercial
Property Address: 507 E Olive Street	
Property Owner: Timothy D Sletten PO Box 1771 Marshalltown IA 50158	

Request Description: The applicant is seeking a relief to §156.F.005(E)(2)(e) of the City of Marshalltown Zoning Ordinance.

§156.F.005(E)(2)(e) establishes that the maximum height of a fence or wall within a required front or corner side yard setback shall be four feet.

Hardship as stated in the application

The applicant states that the Due to the original site improvements being installed prior to adoption of the city's zoning code the only manner in which to have a compliant fence would be to reduce the capacity of the off-street parking facilities.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		Not Self Imposed. The granting of the Variance is not based on a hardship which is self-imposed? <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		Based on Cost. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property? <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		Unique Circumstances. The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties? <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		Commonly Enjoyed Rights. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		Not A Special Privilege. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No

Based on the Findings of Fact the following action occurred:

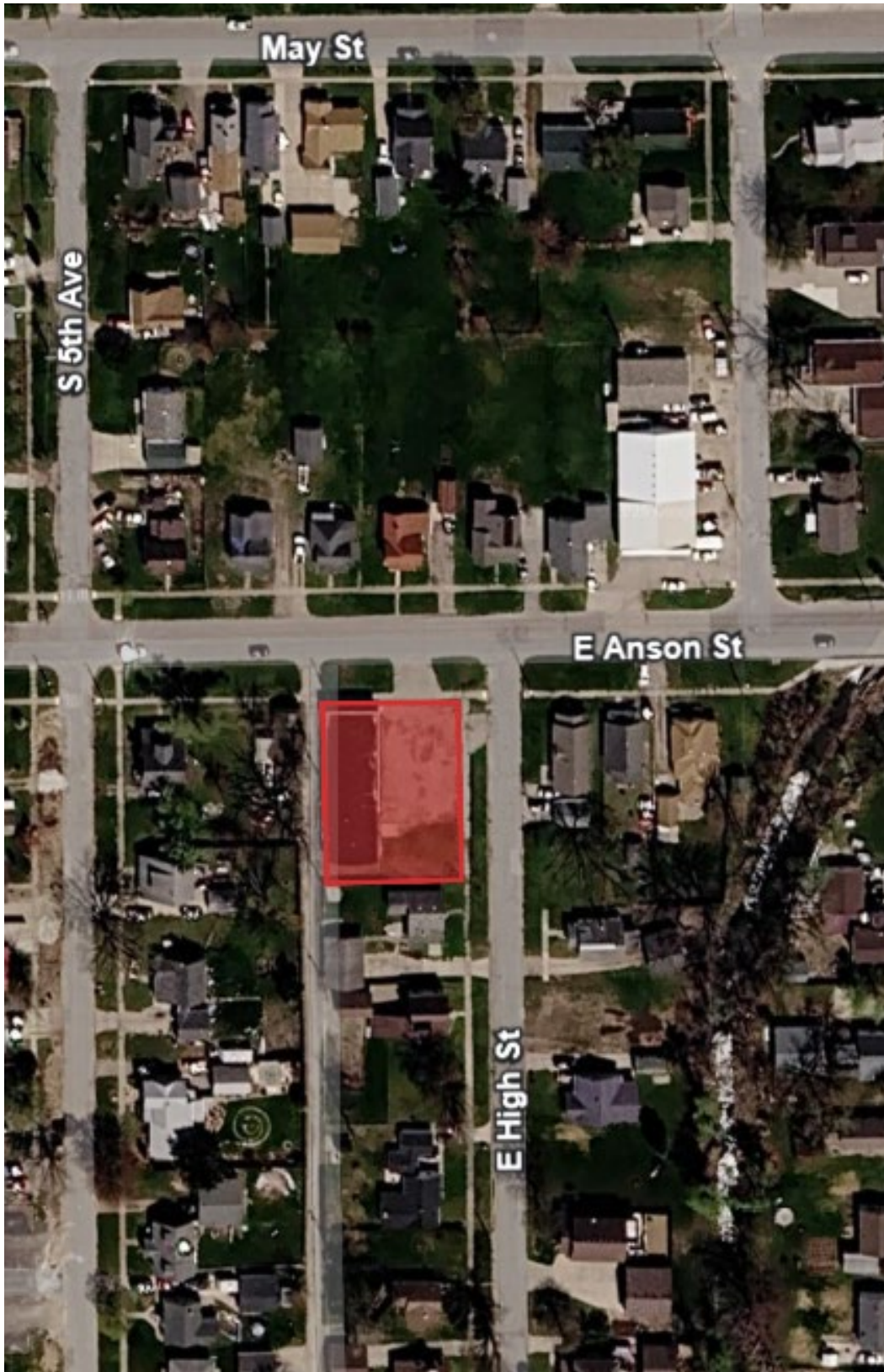
- ☐ Motion by _____ to APPROVE the variance request to allow for a fence with a height of up to 6 feet to maintain a setback along E Anson Street of five (5) feet and a setback of zero (0) feet along S 6th Avenue. Nothing within this variance relieves the requirement to maintain required height clearance within any required visibility triangle.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>Engle</i>				
<i>Eaton</i>				
<i>Sanchez</i>				
<i>Schulze</i>				
<i>Thurston</i>				

Aerial Vicinity Map



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HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

36 North Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

Variance Application Packet

Purpose: Zoning regulations include specific development standards. There are occasions, however, when the strict application of such standards may be inappropriate because of unique characteristics of the property. The variance procedure is designed to permit minor adjustment to the zoning regulations where there are unique or extraordinary circumstances applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning. Unique circumstances may include factors such as the size, shape, topography, vegetation, wetlands, or other unique characteristics of the land.

Pre-Application Meeting: The applicant is required to meet with the Zoning Administrator prior to submitting an application to discuss the feasibility of the request as well as any possible alternatives that may eliminate the need for a variance or improve the chance of the variance being granted. A preliminary site plan should be brought to this meeting to review the project design as it relates to the zoning requirements.

Application Packet: Applications will not be accepted unless complete. All required items must be submitted with the application. Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

Submission Deadline: The complete application with fee must be submitted by 4:30 p.m. three weeks prior to the scheduled meeting date to the Housing & Community Development Department Office, located at 36 N. Center Street.

Board Meetings: The Board of Adjustment considers the facts presented by the applicant in the application and testimony given at the public hearing, and makes the final decision, based on the standards in the Ordinance. The Board meetings are tentatively scheduled for 5:00 p.m. on the third Tuesday of each month in the City Council Chambers, second floor of City Hall, 10 W. State Street. Attendance at the meeting is required.

It is the burden of the property owner to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. The concurring vote of three (3) members of the Board is necessary to decide any issue before the board regardless of the number of members present at the meeting. The Board is a five (5)-member board. Appeals to the decision of the Board of Adjustment can be made in District Court.

Notifications: The City will place a sign on the property to notify the public that a variance request has been submitted. The sign includes the city's phone number so that concerned individuals will have an opportunity to learn about the proposal and can present information on this matter to the board at the public hearing. A notice of public hearing is also published in the newspaper.

Date Submitted & Fee Paid: _____

Hearing Date: _____

Variance Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

☒ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**

- Dimensioned property lines indicating any easements;
- Location & identification of adjacent streets and alleys;
- Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
- Dimensioned driveways and parking areas; and
- Any other pertinent information necessary to fully understand the need for a variance.

Site photographs showing all views of the property, including any special features such as topography and existing and adjacent structures. **Please note:** Materials submitted with the application or presented as evidence during the public hearing will not be returned and must be kept as a part of the public record.

Completion of all of the following questions included in this application.

Legal description of the property. The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

Application fee. A fee of \$150 for owner-occupied residential properties and a fee of \$200 for any other property is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Please type or print legibly in ink.

Property Address: 507 E Anson St	
Owner: Tim Sletten	
Mailing Address: PO Box 1771 Marshalltown Ia 50158	
Phone: 515 520 0626	Fax: —
Email Address: tsletten.timothy@gmail.com	
Owner's Agent (if applicable):	
Agent Phone:	Agent Fax:

All of the following questions must be answered. The board will use this information to review your request. Additional information may be attached if necessary. Contact the Housing & Community Development Director at 641-754-5756 with any questions.

The applicant makes the following request:

Installing a 6 ft chainlink fence along the property lines

Please state your hardship.

It Existed before I purchased the Property it was not created by my own actions such as building without a permit or not doing due diligence before purchasing. In order to grant a variance, the Board of Adjustment must make a finding of unnecessary hardship. The hardship must be related to the physical aspects of the property and not a personal hardship. The granting of a variance should not merely serve as a convenience to the applicant. To support a finding of unnecessary hardship, the board must find, based upon your evidence, that all of the following are met:

1. The land in question cannot yield a reasonable return if used only for a purpose allowed in the district. State how you will lose all beneficial use and/or enjoyment of the property if the variance is not granted. You may include supporting evidence from a professional appraiser, real estate professional, or other professional. The Board may require documentation of loss of value in order to grant this variance.

Unusual location

making it impossible to use entire parcel lot

- The uniqueness of the lot restricts usage & Requiring a variance for ~~such~~ Proper use allow reasonable usage
2. This variance is required because of the unique circumstances of this property and not the general conditions of the neighborhood. The applicant must show that physical circumstances (such as an odd-shaped lot or difficult topography) on the property are unique to this property and unlike other properties in the vicinity. Also, the hardship should not be self-inflicted.

loss of use of the parcel lot

3. **The proposal will not alter the present character of the area or seriously affect any adjoining property.** The applicant must show that the proposal is compatible with the character of the surrounding area.

Current zoning allows 4-6 ft chainlink fence
Proposal will not destroy the character of the neighborhood
or hurt neighboring property values

4. **The variance will not be in contrary to the public interest.** The applicant must present information to indicate the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets or endanger public safety, nor will it devalue nearby property.

Proposal 6 ft chainlink fence is not air tight It allows
air to flow freely. It won't cause safety issues
or traffic problems.

5. **The general intent and purpose of the Zoning Ordinance is protected.** A variance must be consistent with the intent of the Zoning Ordinance and the Comprehensive Plan. Is there another option which you could pursue that would not require a variance? If alternatives exist which do not require a variance, the proposal would not be consistent with the intent of the Zoning Ordinance and Comprehensive Plan.

absolute minimum deviation needed to make
reasonable use of the property

Additional Comments and Information:

Attach additional information as necessary.

As evidenced by the signature(s) below, I (we) certify that I (we) have been denied a building/zoning permit, that I (we) have submitted all the required information to appeal for a variance, and that said information is factual.

Owner Signature: 	Date: May 14, 2026
-OR- Agent Signature:	Date:

(N)

E Anson St

grass

— Sidewalk —

grass

5ft set Back from sidewalk

Proposed Fence
chainlink 6ft

Building 507 E Anson St

grass

grass

grass

grass

— Sidewalk —

Proposed fence chainlink 6ft on property line

Proposed fence
6ft chainlink
on property line

Proposed
6ft chain
link fence
on property
line

905 S 6th Ave Property

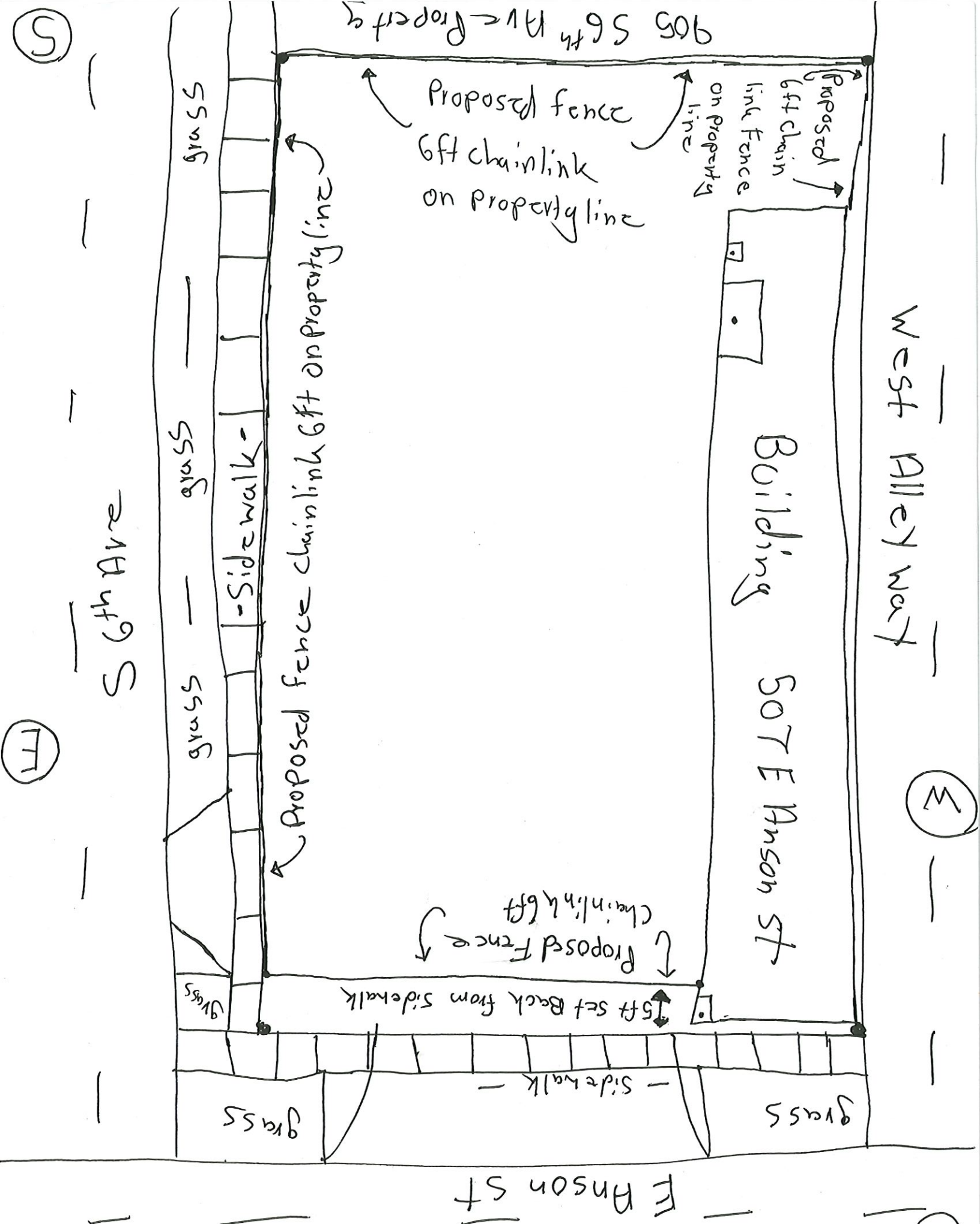
S 6th Ave

(E)

(W)

West Alley Way

(S)



(S)

(E)

(W)

(N)