

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
MAY 1, 2012  
5:30 P.M.  
CITY HALL COUNCIL CHAMBERS**

**Present:** Larry Wolf, Jim Edgmond, Jane Reischauer, and Rochelle Conway.

**Excused:** George Fisher.

**Staff Present:** Steve Boka, Director of Community Development  
Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development.

Acting Chairperson Wolf called the meeting to order at 5:30 p.m. Wolf read the Mission Statement. He informed the appellants that there were only four members present and they could choose to table their case until June when more members may be present.

**Conditional Use Case No. 259, filed by Linda Pace for Trinity Hospital, filed by Linda Pace for Trinity Hospital, to construct an addition to the existing hospital.**

Luke Leyden of Heery Design, Iowa City, was present to discuss the request. Leyden stated that the hospital expansion is intended to provide better service to the community. The proposed addition will be single and two-story in design. The addition will not exceed the height of the existing buildings. He noted that the addition will be constructed where the existing emergency entrance is located. He further explained that the project will include increasing the size of the operating rooms, adding more emergency room space to include all private rooms, provide an interior drop off for the ambulances, and the MRI and bone density machines for radiology will be housed on site and mobile units will no longer be used. Construction is expected to be completed in 6-8 months. Boka noted that this request only deals with the addition that has been laid out. Mary Beveridge, 1416 Mulberry Avenue, asked if the hospital had looked into relocating instead of continually constructing additions on their campus. Linda Pace of Trinity Hospital replied that there was a study conducted in 2000 and it was found that a move was not financially feasible due to the cost of the initial investment. Ms. Beveridge complained that the lighting at the facility is similar to that of Menards. She noted that it was unpleasant and obtrusive. Edgmond asked Ms. Beveridge if lighting was her primary concern. She replied that it was, but she was also concerned about how more expansion could impact a residential area. Leyden responded that there will be no increased parking or overhead lighting with this project. The only lighting added will be along the sidewalks. Edgmond questioned if the traffic access would change. Leyden replied that it will be the same, just enclosed. Edgmond motioned to approve the request; seconded by Conway. All ayes, motion carried.

**Appeal Case No. 895, filed by William Leddy III, to remove the existing garage and construct a new one at 317 Pine Street.** Leddy was present to discuss his request. He explained that the existing garage is in poor condition and needs to be replaced. The layout and slope of the lot make it difficult to construct on the property. He indicated that he wants to house a glider in the new garage and that has caused the length required to increase. The proposed structure will be two stories high. Due to the slope of the yard, if

he was restricted to a single story garage the roof would be accessible to children to climb on. He is requesting a variance on the square footage allowed for accessory buildings because the second story essentially doubles the size. He noted that the ground floor would be 24x40 feet. Edgmond clarified with staff that the second floor would count toward the 1,440 square foot limit of accessory building allowed by City Code. Boka acknowledged that it did. Leddy also noted that while they were excavating for the new garage they intend to install geothermal wells under the proposed garage. The last variance request is the setback requirement to the alley. The proposed structure will be too close. Boka explained that Leddy could continue the building line of the existing garage but would prefer to replace it due to its deteriorated condition. The proposed garage will have the same setback from the alley as the existing garage. Boka noted that he had received two calls about the appeal. Kent Sissel, 203 West 3<sup>rd</sup> Street, called concerned about the adequacy of snow removal along the alley with the setback shown. Sissel was also concerned about the garage doors and snow if they were to face the alley. Boka informed him that the doors will face Pine Street and that his concerns would be forwarded on to the Board. Connie Cooling, 303 West 3<sup>rd</sup> Street, called in support of Leddy's request. Mike Miller, 217 West 3<sup>rd</sup> Street, indicated that he had a garage across from Leddy's property that may need to be replaced in the future. Miller encouraged Board members to support the improvements on the Hill. Edgmond asked Leddy what his hardship was to exceed the 1,440 square foot limit. Leddy responded that it would shorten the garage and he would not be able to store the glider trailer and park cars within the garage. Reischauer motioned to approve the request; seconded by Edgmond. All ayes, motion carried.

**Minutes:** Conway motioned to approve the minutes from the April 3, 2012, meeting; seconded by Edgmond. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary  
Director of Community Development

ATTEST:

Larry Wolf  
Acting Chairperson