

Zoning Board of Adjustment

Monday, May 4, 2026

1:00 p.m.

City Hall

Agenda

1. Call Meeting to Order
2. Public Hearing on Variance for 1001 W. Washington
3. Approval of Variance for 1001 W. Washington
4. Adjourn

Jason Fraser
City Administrator

NOTICE OF HEARING OF THE CENTERVILLE BOARD OF ADJUSTMENT

You are hereby notified that the Centerville Board of Adjustment will hold a hearing on Monday, May 4th at 1:00 p.m. at the Centerville City Hall Council Chambers, Centerville, Iowa, and via Zoom online meeting.

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 842 1347 7549

Password: 419997

Dial-in: (312) 626 - 6799

Meeting ID: 842 1347 7549

The purpose of the hearing is to consider the application from Bill McAfee for a Variance at the property at 1001 West Washington St, legally described as:

LOT 18 OF THE OAK PARK ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA.

This Variance Permit would allow for the property at 1001 West Washington to reduce the street-side yard setback by four feet for a total setback of 11 feet for new construction. The current zoning district for 1001 West Washington is R-2, which requires a minimum street-side setback of 15 feet per Chapter 17.08C.

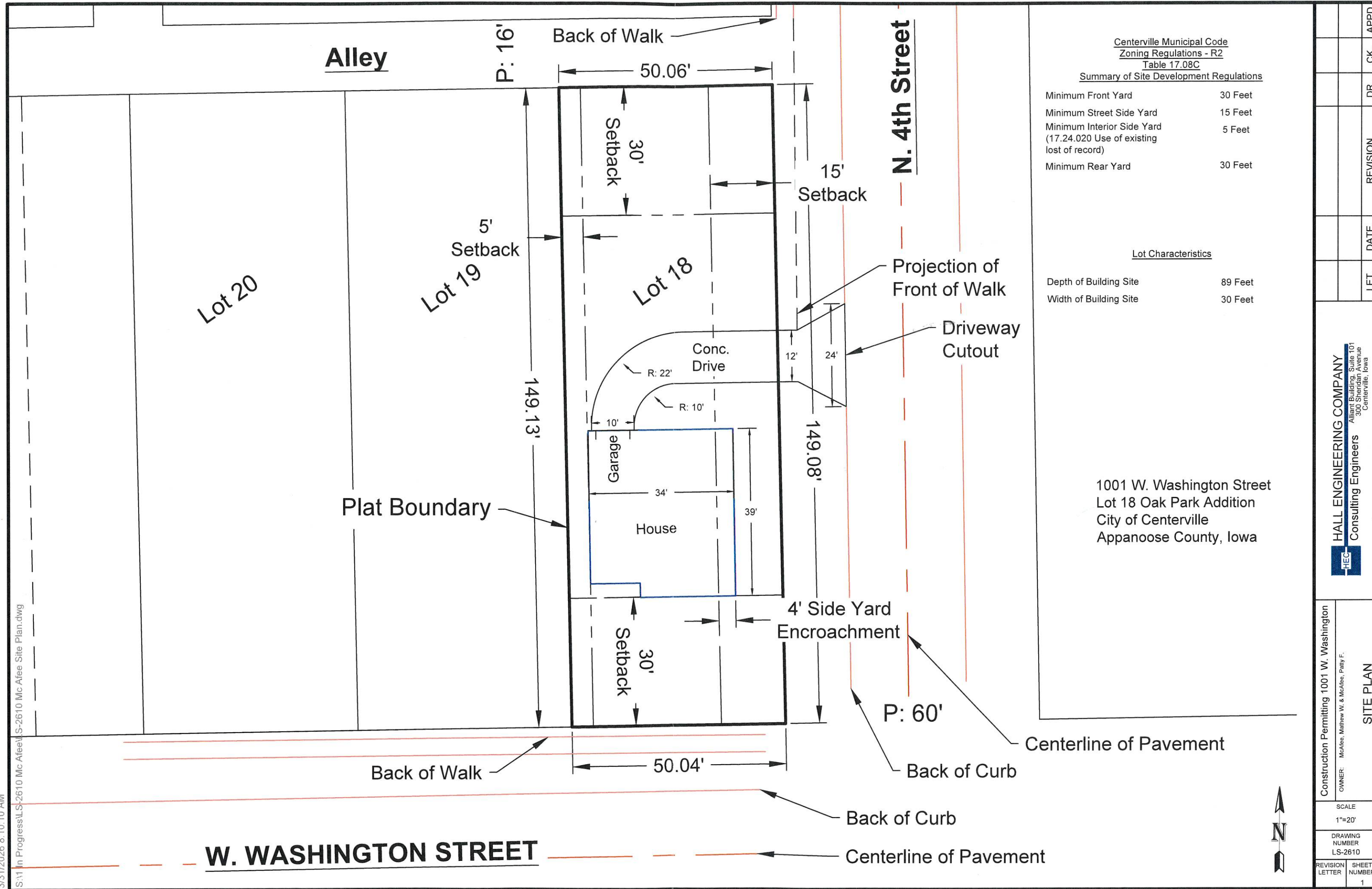
You may appear at the said hearing or file a written objection regarding this matter prior to the date of the hearing with the Centerville City Administrator, Centerville, Iowa 52544, stating why the proposed Variance should not be granted.

Dated this 22nd day of April 2026

Jason Fraser
City Administrator
City of Centerville

3/31/2026 8:10:10 AM

S:\1 In Progress\LS-2610 Mc Afee\LS-2610 Mc Afee Site Plan.dwg



Centerville Municipal Code
 Zoning Regulations - R2
 Table 17.08C
 Summary of Site Development Regulations

| | |
|---|---------|
| Minimum Front Yard | 30 Feet |
| Minimum Street Side Yard | 15 Feet |
| Minimum Interior Side Yard (17.24.020 Use of existing lost of record) | 5 Feet |
| Minimum Rear Yard | 30 Feet |

Lot Characteristics

| | |
|------------------------|---------|
| Depth of Building Site | 89 Feet |
| Width of Building Site | 30 Feet |

1001 W. Washington Street
 Lot 18 Oak Park Addition
 City of Centerville
 Appanoose County, Iowa

HALL ENGINEERING COMPANY
 Consulting Engineers
 Alliant Building, Suite 101
 300 Sheridan Avenue
 Centerville, Iowa

Construction Permitting 1001 W. Washington
 OWNER: McAfee, Matthew W. & McAfee, Patty F.

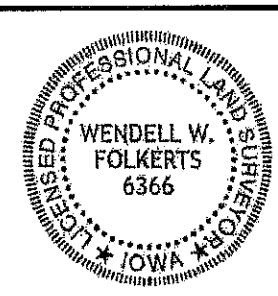
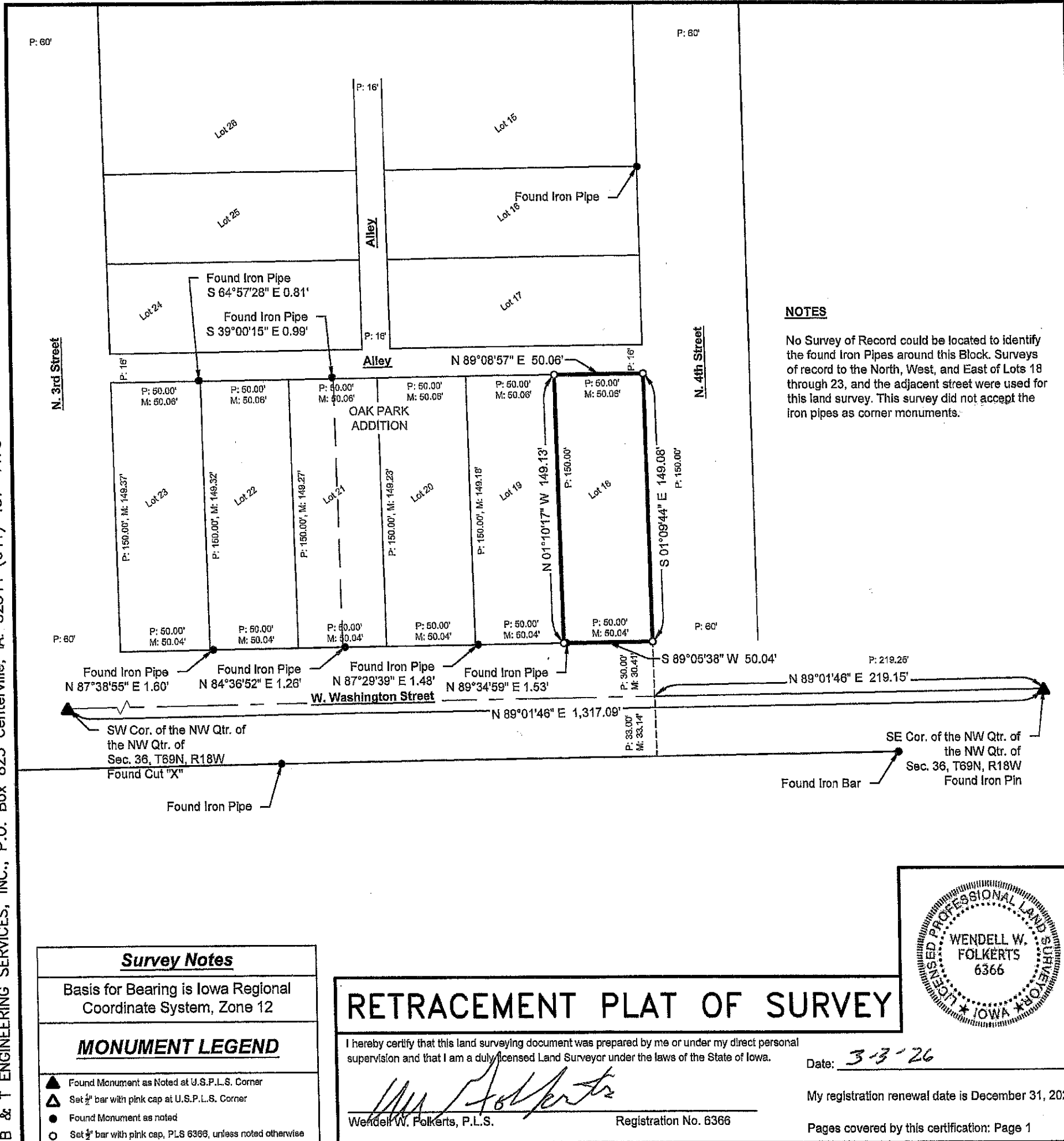
| | |
|-----------------|--------------|
| SCALE | 1"=20' |
| DRAWING NUMBER | LS-2610 |
| REVISION LETTER | SHEET NUMBER |
| | 1 |

| | | | | | |
|------|------|----------|-----|-----|------|
| LET. | DATE | REVISION | DR. | CK. | APPD |
| | | | | | |

Number: 2026 408
 BK: 2026 PG: 408
 Recorded: 3/4/2026 at 8:31:36.0 AM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax: \$0.00
 Maegan Messamaker, RECORDER
 Appanoose County, Iowa

| | |
|----------------------|--|
| INDEX LEGEND | |
| Property Location: | Lot 18 Oak Park Addition Centerville, Appanoose County, Iowa |
| Surveyor / | Wendell Folkerts P.L.S. |
| Return Document to: | B&T Engineering Services P.O. Box 825, Centerville, IA 52544 |
| Survey Requested by: | Bill McAfee |
| Proprietor: | McAfee, Matthew W. & McAfee, Patty F. |
| Survey Date: | 3/3/2026 |

B & T ENGINEERING SERVICES, INC., P.O. Box 825 Centerville, IA 52544 (641) 437-4478



LEGAL DESCRIPTION

Quit Claim Deed
 Book 2025, Page 2447

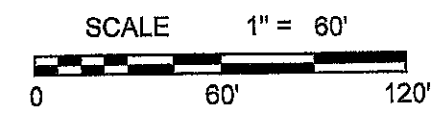
Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa.

NOTES

No Survey of Record could be located to identify the found iron pipes around this Block. Surveys of record to the North, West, and East of Lots 18 through 23, and the adjacent street were used for this land survey. This survey did not accept the iron pipes as corner monuments.

REFERENCE SURVEYS

- Plat of Survey prepared by Wendell W. Folkerts, P.L.S.#6366 recorded in Book 2005, Page 1600 in the Office of the Appanoose County Recorder.
- Plat of Survey prepared by Robert Buss, P.L.S.#2564 recorded as LS-9428 in the Office of Hall Engineering Company.
- Plat of Survey prepared by M.G. Hall recorded in Book 53M, Page 22 in the Office of Hall Engineering Company.
- Plat of Survey prepared by Wendell W. Folkerts, P.L.S.#6366 recorded as LS-0372 in the Office of Hall Engineering Company.



| | | |
|---|-------------|-----------------------------------|
| B & T ENGINEERING SERVICES, INC. | Scale | 1" = 60' |
| | Location | Centerville, Appanoose County, IA |
| | Page | 1 of 1 |
| | Date | 03/03/26 |
| | Project No. | LS-2610 |
| | Drawn By | D. Schofield |

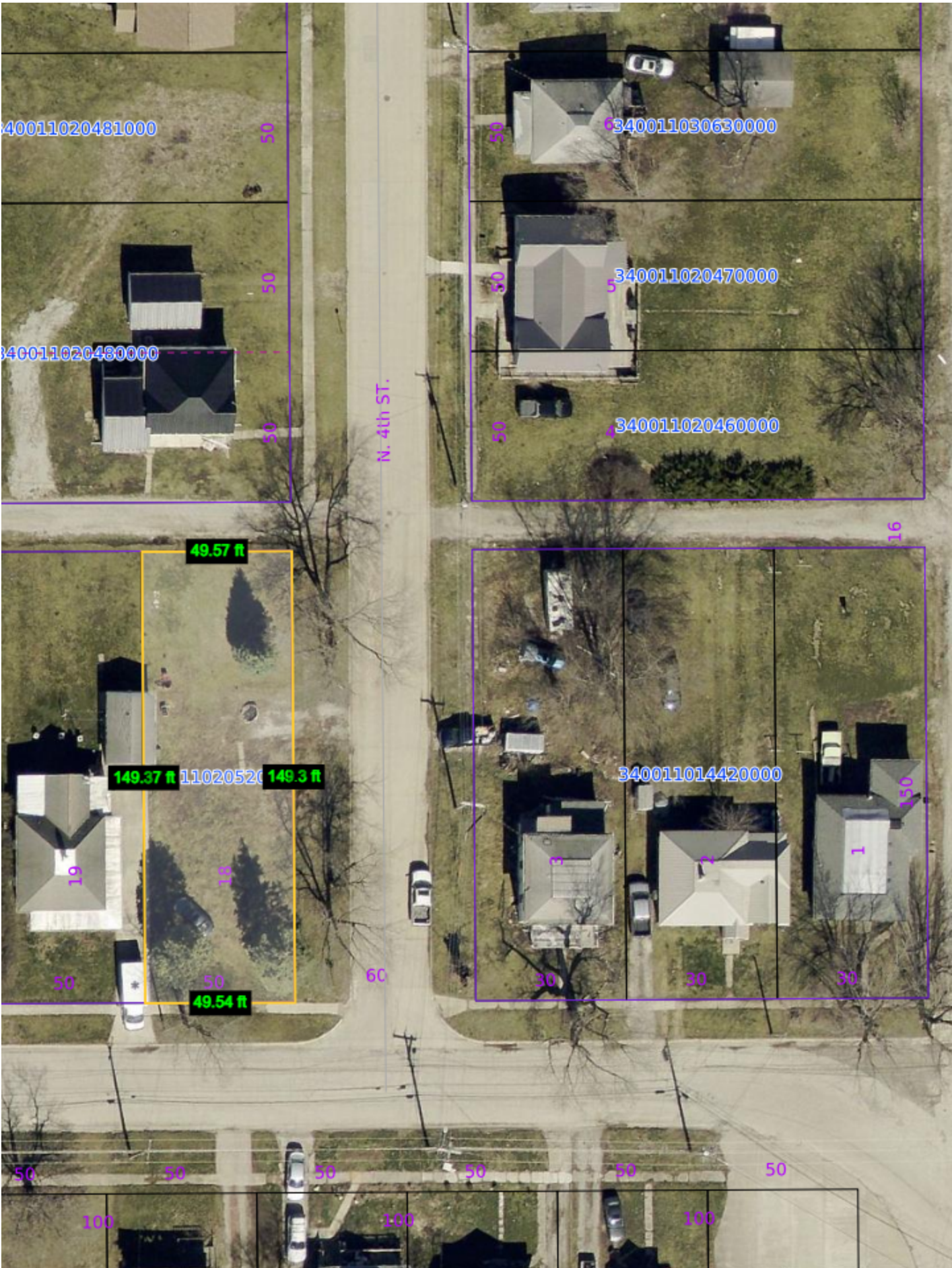


Table 17.08C

Summary of Site Development Regulations

| Regulator | AG | RR | R-1 | R-2 | R-3 | R-4 | UC | LC | CC | DC | GC | BP | LI | GI | Additional Regulations |
|--|----------------------|----------------------|---------------------|-------------------------------|----------------------------------|-----------------------|----------------------------------|----------------------------------|-----------------|--------------------|-----------------|--------|--------------|--------------|------------------------|
| Minimum lot area (square feet) | | | | | | | | | | | | | | | |
| One-family | 2 acres | 2 acres | 10,000 | 7,500 | 7,500 | See Chapter 17.22(G). | 7,500 | 7,200 | 10,000 | | | | | | |
| Duplex, townhouses Multi-family Other permitted uses | No Rqmt | | 10,000 | 12,000 12,000 | 8,750 12,000 12,000 | | 7,200 12,000 8,000 | 8,400 12,000 6,000 | 12,000 5,000 | No Rqmt No Rqmt | 12,000 6,000 | 12,000 | 5000 | 5000 | |
| Minimum lot width (feet) | | | | | | | | | | None | 50 | 80 | 50 | 50 | |
| One-family Duplex Townhouses Multi-family Other permitted uses | 200 | 100 | 70 | 70 80 25 | 60 70 20 80 80 | 75 | 60 60 20 80 80 | 60 70 20 80 60 | 80 50 | 50 50 | 50 | | | | |
| Site area per housing unit (square feet) by type of residential | | | | | | | | | | | | | | | |
| Single-family Two-family, duplex Townhouse Multi-family | 10 acres | 2 acres | 10,000 | 8,500 5,000 4,000 NA | 7,500 4,200 2,500 2,000 | | 6,000 3,600 2,500 2,000 | 7,200 4,200 2,500 2,000 | 2,000 | 2,000 600 | NA | | | | |
| Minimum yards (feet) | | | | | | | | | | | | | | | |
| Front yard | 50 | 40 | 35 | 30 | 30 | See 17.22.030(G). | Note 3 | 25 | 25 | 0 | 25 | 35 | 25 | 25 | |
| Street side yard | 50 | 30 | 25 | 15 | 15 | See 17.22.030(G). | 15 | 15 | 15 | 0 | 15 | 25 | 25 | 25 | |
| Interior side yard (Note 2) 1 to 1.5 stories 2-3 stories More than 3 stories Nonresidential uses | 50 50 NA 50 | 15 20 NA 40 | 7 10 NA 40 | 7 10 NA 40 | 7 10 13 30 | See 17.22.030(G). | 7 10 13 | 7 10 10 | 0 0 0 | 7 10 10 | 7 10 10 | 10 | 25 | 25 | |
| Rear yard | 50 | 40 | 30 | 30 | 30 | See 17.22.030(G). | 25 | 25 | 25 Note 4 | 0 | 25 Note 4 | 35 | 25 Note 4 | 25 Note 4 | |
| Maximum height (feet) | no limit | 35 | 35 | 35 | 45 | 35 | 45 | 45 | 50 | 50 | 50 | 40 | 75 | no limit | |
| Maximum building coverage | NA | 20% | 35% | 45% | 55% | 40% | 50% | 50% | 60% | 100% | 70% | 60% | 70% | 70% | |
| Maximum impervious coverage | NA | 30% | 50% | 60% | 70% | 60% | 70% | 80% | 80% | 100% | 90% | 80% | 90% | 90% | |

Sections:

17.24.010 - Purpose.

17.24.020 - Use of existing lots of record.

17.24.030 - Setback adjustments.

17.24.040 - Height exceptions.

17.24.050 - Exceptions to site development regulations for creative subdivisions.

17.24.060 - Appeals.

17.24.010 - Purpose.

The supplemental site development regulations establish basic requirements for developable lots, including frontage requirements, recognize the existence of special conditions that cannot comply literally with the site development regulations set out for each zoning district. Therefore, these regulations qualify or modify the district regulations of this title and provide for specific areas of exception.

(Ord. 1332 § 1, May 20, 2019)

17.24.020 - Use of existing lots of record.

In any district where they are otherwise permitted, a single-family or two-family dwelling may be located on any lot or plot of official record as of the effective date of the ordinance codified in this title irrespective of the area or width of the lot or plat; provided, however, the interior side yard width of any such lot or plot shall not be less than five feet.

(Ord. 1332 § 1, May 20, 2019)

17.24.030 - Setback adjustments.

- (a) Lots Adjoining Alleys. In calculating the depth of a required side or rear yard setback for a lot adjoining a dedicated public alley, one-half of the alley may be credited as a portion of the yard. However, no residential structure may be nearer than five feet to the near side of the alley.
- (b) Encroachments on Required Yards. Every part of a required yard shall be open and unobstructed from finished grade upward, except as specified herein.
 - (1) Architectural projections, including roofs which cover porches, enclosed porches, window sills, belt courses, cornices, eaves, flues and chimneys, and ornamental features may project two feet into a required yard. Fire escapes, fireproof outside stairways, and balconies opening to fire towers may project a maximum of two feet into required yards, provided that they do not obstruct the light and ventilation of adjacent buildings.
 - (2) Terraces, patios, uncovered decks, and ornamental features which have no structural element more than two feet above or below the adjacent ground level may project ten feet into a required yard. However, all such projections must be set back at least three feet from an adjacent side lot line; or twenty feet from any street property line.
 - (3) The structural alteration of an existing porch within the exterior dimensions of said porch shall not be considered a nonconforming structure within the scope of this title, even though the setback requirements of the district in which it is located may not be met. This shall be interpreted to mean that the replacement, reconstruction, or enclosing of an existing porch with a porch of the same or lesser dimension shall be considered a conforming structure even though the front, side, or rear yard dimensions required in the district in which it is located may not be met. The requirements of this

section shall apply only to residential uses. For the purposes of this section a "porch" is defined as an open or enclosed covered entrance, entryway, or deck attached to and projecting from an exterior wall of an existing building.

- (4) For buildings constructed upon a front property line, a cornice may project into public right-of-way. Maximum projection is the smaller of three feet or five percent of the right-of-way width.
- (5) In commercial districts, a canopy may project into public right-of-way. Maximum projection is fifty percent of the right-of-way width and minimum vertical clearance is eight feet six inches.
- (6) Accessory structures are subject to all site development regulations of its zoning district, except as provided below:
 - (A) Side Yards. An accessory structure may be located a minimum of four feet from the interior side lot line of the property if it is located between the rear building line of the principal building and the rear property line.
 - (B) Front Yards. No accessory structure may be located between the front building line of the principal building and the front property line.
 - (C) Rear Yard. The minimum rear yard setback for accessory structures shall be five feet. This minimum rear yard setback shall be increased to fifteen feet if the accessory structure requires vehicular access from an alley. Double-frontage lots shall require front-yard setbacks along both street frontages as set forth in Table 17.08C. Easements may be incorporated into these required setbacks. No accessory structure shall be located within any easement or right-of-way along the rear property line.
 - (D) Street Yards. No accessory structure shall be located within twenty feet from any street right-of-way line.
 - (E) Height. In residential districts, the maximum height shall be twelve feet for any accessory structure. Maximum height for a detached garage and/or other accessory structure in a rural residential district shall be twenty feet.
 - (F) Separation from Other Buildings. No accessory structure shall be placed within ten feet of any other building on its own property or any adjacent properties.
 - (G) Maximum Size. An accessory structure which is not a part of the main building shall not occupy more than thirty percent of the rear; however, this regulation shall not be interpreted to prohibit the construction of a five hundred fifty square foot garage on a minimum rear yard.
 - (H) Attached Accessory structures. Any accessory structure physically attached to the principal building shall be considered part of the principal building and subject to the development regulations of its zoning district.
 - (I) Effect on Adjacent Properties. If an adjacent lot is built upon, the accessory structure must be entirely to the rear of the line of any principal building on such adjacent lot. No accessory structure shall damage adjacent property by obstructing views, inhibiting solar access, or hindering ventilation.
 - (J) No accessory structure shall be built upon a lot until the commencement of construction of the principal building on such lot has occurred.
- (7) Lamp posts with a maximum height of ten feet, and flag poles up to maximum height of base district may be located within required yards, provided they are set back at least five feet from property lines.

- (8) Garage Setbacks. Any garage that fronts on a public street must be set back at least twenty feet from such street, regardless of the setback requirement within the zoning district.
- (c) Corner Lots.
- (1) For corner lots platted or of record after August 14, 1961, the street side yard regulation shall apply to each street side of the corner lot.
- (2) On corner lots platted or of record prior to August 14, 1961, the side yard regulation shall apply to the longer street side of the lot except in the case of reverse frontage where the corner lot faces an intersecting street. In this case, there shall be a side yard on the longer street side of the corner lot of not less than fifty percent of the front yard required on the lots to the rear of such corner lot, and no accessory structure on said corner lot shall project beyond the setback line of the lots in the rear; provided further, that this regulation shall not be interpreted to reduce the buildable width of the corner lot facing an intersecting street and of record prior to August 14, 1961, to less than twenty-eight feet nor to prohibit the erection of an accessory structure.
- (3) Required setbacks shall not reduce the buildable width of any corner lot to less than twenty-four feet. Appropriate setback adjustments shall be allowed to maintain this minimum width.
- (d) Mixed Use Yard Requirements. In instances where buildings are erected containing two or more uses housed vertically, the required side yards for the first floor use shall control.
- (e) Rear Yard Exceptions-Residential Uses. When an irregular lot is used for residential purposes, the rear yard may be measured as the average horizontal distance between the building and rear lot line, provided that the minimum setback shall not be less than sixty percent of the rear yard required by the zoning district.
- (f) Double Frontage Lots. Residentially zoned double frontage lots on a major street, and with no access to that street may have a twenty-five-foot minimum front yard setback along said street. All other double frontage lots must provide full front yard setbacks from each adjacent street.
- (g) Satellite Antennas.
- (1) Each lot shall have no more than one satellite antenna.
- (2) Antennas with a surface area over a two-foot diameter that are accessory to a primary use and are designed to receive and transmit electromagnetic signals, or to receive signals from satellites, shall not be located within any front yard of the primary use.
- (3) Antennas with a surface area of over a two-foot diameter are subject to the following additional regulations:
- (A) Such antennas shall be located no less than ten feet from the property line of an adjacent property line.
- (B) The maximum height shall be fifteen feet and the maximum diameter shall be eleven feet.
- (C) Each antenna shall be screened by a six-foot-high wood or masonry fence, or by natural plants or trees of equal minimum height.
- (h) Visibility Triangles. No structure, including a fence, shall be built to a height of more than thirty inches above the established curb grade on the part of the lot bounded by the street lines of the streets which intersect and a line connecting a point on each of such lines forty feet from their point of intersection. No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection.

(Ord. 1332 § 1, May 20, 2019)

17.34.080 - Zoning board of adjustment.

(a) Establishment.

- (1) A zoning board of adjustment is established. The board shall consist of five regular members.
- (2) Each member shall be appointed by the city council for terms as provided by [Chapter 414](#), Code of Iowa and is removable for cause by the city council upon written charges and after public hearings. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.
- (3) The zoning board of adjustment shall adopt rules and regulations as authorized or required by this title and the Code of Iowa. Meetings shall be held at the call of the Chairman and at such other times as the board may determine. Such chairman, or, in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings and records shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact. The board shall keep a record of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record. The presence of three members of the board shall constitute a quorum for the transaction of business.

(b) Procedure for Appeals.

- (1) Appeals shall be made to the zoning board of adjustment through the office of the zoning administrator in written form as determined by the zoning administrator. The board shall fix a reasonable time for the hearing of the appeal and shall decide the appeal within thirty days of the date of the public hearing. An appeal stays all proceedings in furtherance of the action, unless the zoning administrator certifies to the Board that by reason of the facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property.
- (2) The board shall provide a minimum of ten days' notice of a public hearing on any question before it. Notice of the hearing shall be posted in a conspicuous place on or near the property on which the application has been made; by publication in a newspaper of general circulation in the city; and by written notice to the appealing party.
- (3) Upon the public hearing, any party may appear in person or by agent or attorney. The concurring vote of three out of five members of such board as so composed shall be necessary to reverse any order, requirement, decision or determination of the zoning administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under any zoning ordinance, or to effect any variation in such ordinance.
- (4) An appeal stays all proceedings in furtherance of the action appealed from, unless the zoning administrator certifies to the board that a stay would, in his/her opinion, cause imminent danger to life, property, or the public safety. In such a case, the proceedings shall be stayed only by a restraining order granted by the board or by a court of record on application, on notice to the zoning administrator.

(Ord. 1332 § 1, May 20, 2019)

17.34.090 - Powers and duties of the zoning board of adjustment.

The zoning board of adjustment shall have only the following powers and duties:

- (a) **Administrative Review.** To hear and decide appeals where it is alleged there is error in any order, requirement, decisions or determination made by the zoning administrator, or his/her designee in the enforcement of this title or any regulation relating to the location or sound-ness of structures.
- (b) **Interpretation of Zoning Map.** To hear and decide, in accordance with the provisions of any zoning regulation, requests for interpretation of any map.
- (c) **Variances to Relieve Hardships Relating to Property.** To authorize, upon appeal, variances from the strict application of this title where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the zoning regulations; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property.
 - (1) **Requirements for Grant of a Variance.** No such variance shall be authorized by the Board unless it finds that:
 - (A) Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title;
 - (B) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity;
 - (C) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance;
 - (D) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice;
 - (E) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this title;
 - (F) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution.
 - (2) **Findings by Board.** The zoning board of adjustment shall make findings that the requirements of this subsection have been met by the applicant for a variance.
 - (3) **Conditions for Grant of Variance.**
 - (A) In granting any variance, the zoning board of adjustment may prescribe appropriate conditions and safeguards in conformity with this title. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this title and punishable under Section 17.34.120.
 - (B) Under no circumstances shall the zoning board of adjustment grant a variance to allow a use not permissible under the terms of this title in the district involved, or any

use expressly or by implication prohibited by the terms of this title in said district.

- (C) No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- (d) Board has Powers of Zoning Administrator on Appeals-Reversing Decisions of Zoning Administrator.
 - (1) In exercising the above-mentioned powers, the zoning board of adjustment may, so long as such action is in conformity with the terms of this title, reverse or affirm, wholly or partly, or may modify the order, requirement, decisions, or determination as ought to be made, and to that end shall have the powers of the zoning administrator from whom the appeal is taken.
 - (2) The concurring vote of three members of the board shall be necessary to reverse any order, requirements, decision, or determination of the zoning administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to effect any variation in the application of this title.
- (e) Conditional Use Permits. To hear and decide the approval of applications for conditional use permits, as provided by this title. Procedures for conditional use permits are established in Section 17.34.030.

(Ord. 1332 § 1, May 20, 2019)

17.34.100 - Appeals from the zoning board of adjustment.

Any person or persons, or any board, taxpayer, officer, department, board or bureau of the city aggrieved by any decision of the zoning board of adjustment may seek review of such decision by a court of record in the manner provided by the laws of the state and particularly by [Chapter 414](#), Code of Iowa.

(Ord. 1332 § 1, May 20, 2019)