

April 29, 1999

The Zoning Board of Adjustment of Buffalo, Iowa, met on Thursday, April 29, 1999, at 6:00 p.m. at City Hall. Members present were Dick Abbott, Robin Guenther, Jeff Moore and Clarence Secord. Absent, Leota Buffington. Dick Abbott was chairman.

The reason for the meeting was a request from Larry Sexton who has purchased the previous Knights of Pythians building (also known as the V.F.W. Hall), at 229 Jefferson Street, for a variance to renovate the building to a three bedroom ranch style home using the existing first floor walls and foundation (or) a two apartment complex using the first and second floors of the existing walls and the foundation. The City Code states that if the building is renovated more than 50% of the value of the building, the builder must adhere to the City Code. This would require a setback from the existing foundation as this is a corner lot location.

The audience consisted of Tom Zuber, Jamie Brooks, Ray & Marilyn Farley, Dale Roe, Larry Sexton, Imogene Silvis, Bobby Richards, Ken Thiessen and Don Christ, Jr. Two written statements had been received at City Hall, one for the variance and against the variance. Several people had phoned to City Hall that they were against the variance. Several of the neighbors present stated they are against any apartments in that location, as the parking problem would be worse than it is now. Third Street that fronts on the North side of the property is an extremely narrow street, but has the potential of the regular sixty feet (60') width that would put it past the sidewalk and make the present building there already on City property.

Tom Zuber, as City Building Inspector, was asked if the foundation is solid enough for a new building on it? Zuber stated he is not qualified to state yes or no, and said an engineer would have to make that decision. He said the new building will have to be in line with other houses in that block, but back farther than it presently is. Dale Roe spoke for Larry Sexton that Sexton was wanting to put a house in there with a view of the river. As there is another house already on the one lot, and part of the other lot had been sold many years ago, the house could be situated on the lot and still meet city requirements. However, with two houses on the same lot, one cannot be sold without the purchaser buying both houses. They cannot be sold separately unless the lots are divided but still meet the required 5500 feet for each lot. As this property is located in the original "Town of Buffalo", it and others like it are located too close to the sidewalks and streets, but as houses are torn down, or demolished for any reason, the new buildings will have to meet the newer codes.

After much discussion, motion was made by Guenther and Abbott that the old foundation not be used and Sexton must locate the new house so it is line with the other houses in the block. Voting with the motion were Abbott, Guenther, Moore and Secord. There were no votes against the motion. Absent, Buffington. Motion carried. The meeting adjourned at 6:46 p.m.

Signed: Dick Abbott
Dick Abbott, Chairman
Zoning Board of Adjustment,
Buffalo, IA

Attest: Carol A. Bernauer
Carol A. Bernauer, City Clerk, Buffalo, IA