

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, August 1, 2025. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

**Board of Adjustment
Agenda**

August 1, 2025

12:00 Noon

Roll Call: Baker _____, Stoakes _____, Burnell _____, Hammen _____, Dill _____.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 12-1-2023

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair.
2. (25-1) Review a request from Revae Nelson Shults of 1904 Belmont Dr for a variance to reduce the required yard setback along Belmont Dr to 9-feet to allow the construction of an addition to the existing garage for an additional parking stall.
3. (25-2) Review a request from Michal Stoner of 302 2nd Avenue for a variance to reduce the required yard setback along Reed St to 15-feet from 18-feet to allow the construction of a detached garage for personal vehicle storage.

ADJOURN:

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, December 1, 2023. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

**Board of Adjustment
Agenda**

December 1, 2023

12:00 Noon

Roll Call: Baker P , Stoakes P , Burnell P , Hammen A , Dill P .

APPROVAL OF AGENDA:

Burnell made a motion to approve the agenda. Dill seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Baker noted two errors to be corrected then made a motion to approve the minutes from 2-24-2023, Dill seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. (23-3) Review a request from John Irwin of 1611 Summer St seeking a variance to permit the continued existence of a detached metal carport structure that is located partially in the front and side yards.

Avis explained the request and the code sections that apply to a variance being needed, also highlighting the work was completed without a permit being issued yet as the homeowner was unaware a permit was required.

Mr. Irwin explained that he would like it where it is to avoid conflict with the garage door and gas meter.

Baker expressed there are bigger issues with how the College uses their property adjoining Mr. Irwin's, and made a motion to permit the carport to be located partially in the front and side yards.

Stoakes asked if there could be an issue with setting a precedent for approving these types of things and what constitutes the reasoning for allowing it if it could be located elsewhere on the property and meet Grinnell's Code.

Avis explained that there should be a hardship present for why something can't be done per Grinnell's regulations, but the Board has generally been very lax in recent years if the neighbors aren't concerned.

Dill seconded the motion to approve. The roll call vote was as follows: Baker Yes , Stoakes No , Hammen Absent , Burnell Yes , Dill Yes . The motion passed 3-1.

ADJOURN: Dill moved to adjourn the meeting. Hatting seconded the motion. The motion passed unanimously at 1:07 p.m.

ATTEST:



TYLER AVIS, SECRETARY

MEMORANDUM TO THE BOARD OF ADJUSTMENT

8-1-2025

12:00 p.m.

OLD BUSINESS:

None

NEW BUSINESS:

1. Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair.
2. (25-1) Review a request from Revae Nelson Shults of 1904 Belmont Dr for a variance to reduce the required yard setback along Belmont Dr to 9-feet to allow the construction of an addition to the existing garage for an additional parking stall.

Homeowner requests a variance to construct an addition to the existing garage at 1904 Belmont Dr. At the property there is currently a single-family dwelling with an attached two-car garage. The garage is on the west side of the property and is located 24-feet from the property line, and 43-feet from the curb. The request involves a 15-foot addition to the existing garage to allow for an additional vehicle to be stored inside, which would reduce the current side yard from 24-feet, to 9-feet. If the addition were sited as such, it would be located no closer than 28-feet to the curb.

3. (25-2) Review a request from Michal Stoner of 302 2nd Avenue for a variance to reduce the required yard setback along Reed St to 15-feet from 18-feet to allow the construction of a detached garage for personal vehicle storage.

Homeowner requests a variance to construct a two-stall detached garage in the rear yard of 302 2nd Avenue. At the property there is currently a single-family dwelling. The dwelling is currently 18-feet from the west property line, and the request involves constructing a 30x30 detached garage on the south side of the dwelling. It is believed the dwelling is 8-feet from the east property line. To meet the zoning code as much as possible, the detached garage should be placed no closer than 5-feet to the east property line, which would result in the structure being 15 feet from the west property line, prompting a request to reduce the yard setback three additional feet, to 15-feet. If the garage were sited as such, it would be located no closer than 40-feet from the curb along Reed-Street.

Respectfully submitted,



Tyler Avis
Director of Building and Planning

APPEAL TO THE
BOARD OF ADJUSTMENTS

Appeal # _____
Date: July 10, 2025

I (We), Revae Nelson Shults of 1904 Belmont Dr.
Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on _____, 20 ____.

_____ It is an interpretation.

_____ It is an appeal for an interpretation of Section _____ of the ordinance or map.

_____ It is a special use permit required under Section _____ of the ordinance on which the Board of Adjustment is required to act.

It is a request for a variance relating to the _____ use, _____ area, _____ frontage, _____ yard or _____ as required by Section 165.14 of the ordinance.

Remarks: Request to add a 3rd stall on the west side of the existing garage, reducing the yard setback along Belmont Dr to 9-feet.

The premises affected are located at 1904 BELMONT in Zone District R1.
Legal description of property involved in this appeal: Belmont Park
lot # 24

Has any previous application or appeal been filed in connection with these premises? No

What is the applicant's interest in the premises affected? Own the
Property

What is the approximate cost of the work involved? \$33,250-

Explanation of purpose to which property will be put: GARAGE - 3RD STALL

Plat plan attached Yes _____ No.

Ground plan and elevations attached Yes _____ No. If no, explain: _____

A variance from the zoning chapter will not be granted unless: (Check Boxes)

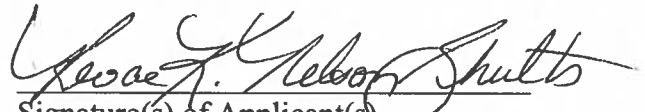
That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and

That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and

That the special conditions and circumstances do not result from the actions of the applicant; and

That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within 1 year(s) from said date; and that I am able from a financial, legal, and physical basis.


Signature(s) of Applicant(s)

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised _____; Date of hearing _____

Fee paid (\$25.00) – Receipt No. _____

Decision of the Board of Adjustment _____

Reasons:

1. _____

Other remarks:

BOARD OF ADJUSTMENT

Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

BY: _____
Secretary



BELMONT DR

37

15

33

28

9

15

Grinnell Corporate Limit

Date: 07/14/2025

Created by the City of Grinnell
Building and Planning Department

5

0 5 10 20 Feet





1904 BELMONT DRIVE
GARAGE ADDITION

1. MATCH EXISTING FLOOR ELEVATION
2. MATCH EXISTING ROOF LINE
3. MATCH EXISTING MATERIALS (SHINGLES AND SIDING)
4. 4" SLAB FLOOR - REINFORCED WITH FOOTINGS
5. 2" X 4" SIDEWALLS
6. 9' GARAGE DOOR - MATCH EXISTING DOOR
7. 3/10 WALK DOOR
8. ADD CONCRETE STOOP



NOTE:
THE GROUND FALLS AWAY, PILL
NEED AN APPROVED EXPOSED
FOOTING AT THIS CORNER

NOTE:
EXISTING CONCRETE
BLOCK FOOTINGS

REMOVE AND RE-
PLACE EXISTING
FOUNDATION

BELMONT DR.

PROPERTY
LINE

SINGLE CAR
ADDITION

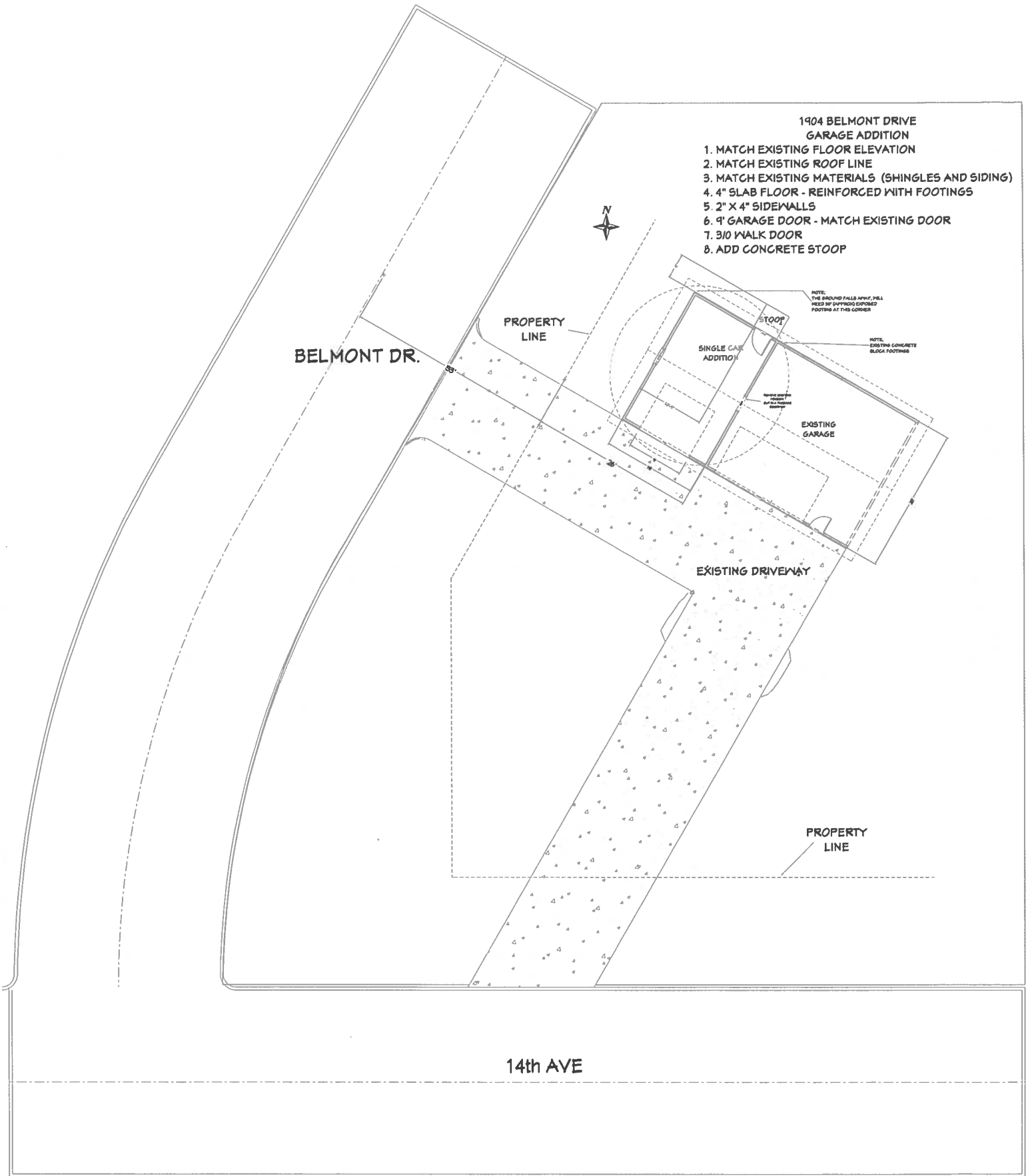
STOOP

EXISTING
GARAGE

EXISTING DRIVEWAY

PROPERTY
LINE

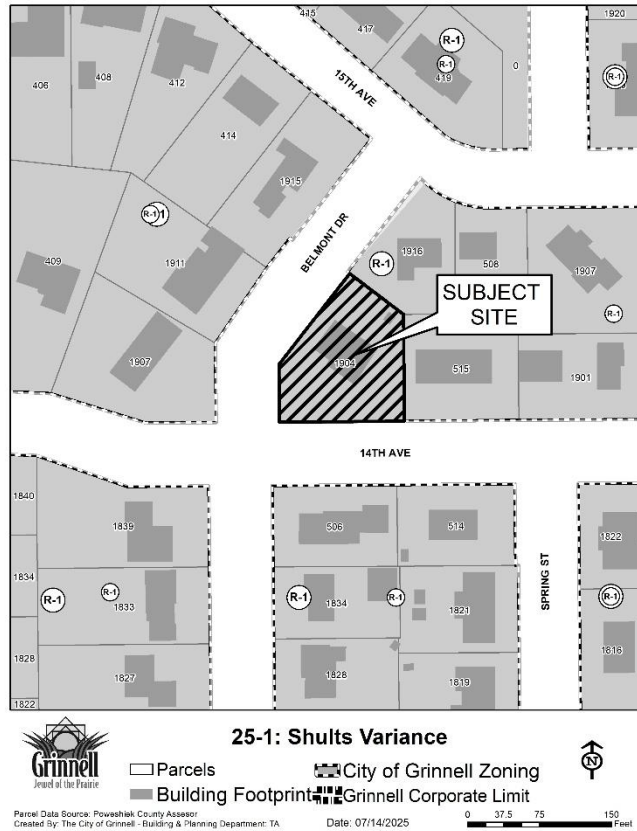
14th AVE



**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Board of Adjustment will review a request from Revae Nelson Shults for a variance to reduce the required yard setback along 1904 Belmont Dr to 9-feet to allow the construction of an addition to the existing garage for an additional parking stall.

You are further notified that the time and place of the public hearing will be Friday, August 1, 2025 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:



<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: 7-24-2025

PUBLIC NOTICE

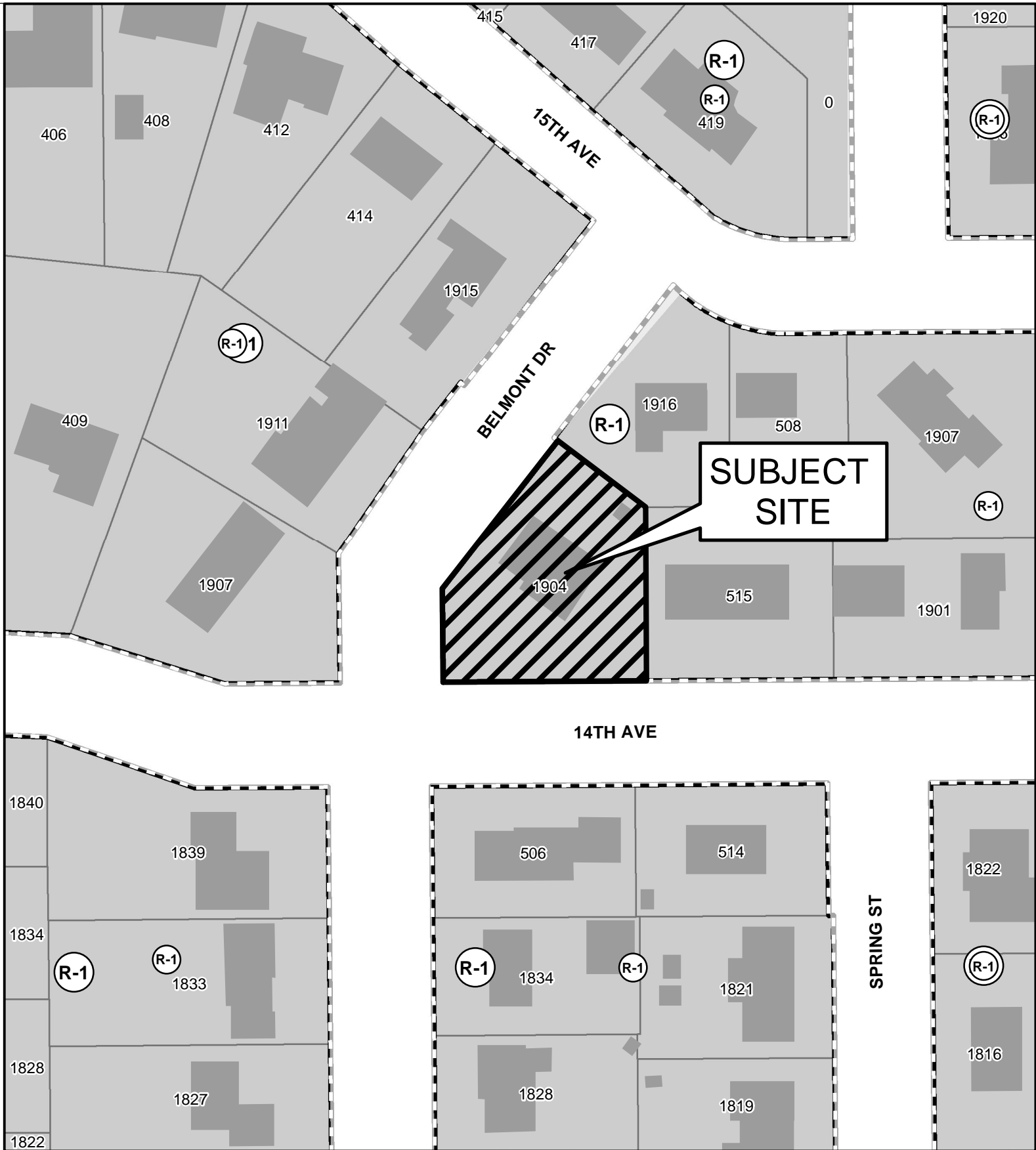
The Board of Adjustment of the City of Grinnell will meet on August 1, 2025 at 12:00 p.m. to review a request from Revae Nelson Shults for a variance to reduce the required yard setback along 1904 Belmont Dr to 9-feet to allow the construction of an addition to the existing garage for an additional parking stall.

You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, August 1, 2025. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

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Meeting ID: 646 868 5281 Passcode: 12345

Insert 7/24/2025



SUBJECT SITE

25-1: Shults Variance



▭ Parcels

▭ City of Grinnell Zoning

■ Building Footprint ■ Grinnell Corporate Limit

E

City of Grinnell
520 4th Ave
Grinnell, IA 50112

11125 RAVENNA RD
GIBBON NE 68840

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1821 SPRING
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1822 SPRING
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1833 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1834 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1839 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1901 SPRING
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1904 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1907 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1907 SPRING ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1911 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1915 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1916 BELMONT DR
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

414 15TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

419 15TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

508 15TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

514 14TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

515 14TH AVE
GRINNELL IA 50112

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Grinnell, IA 50112

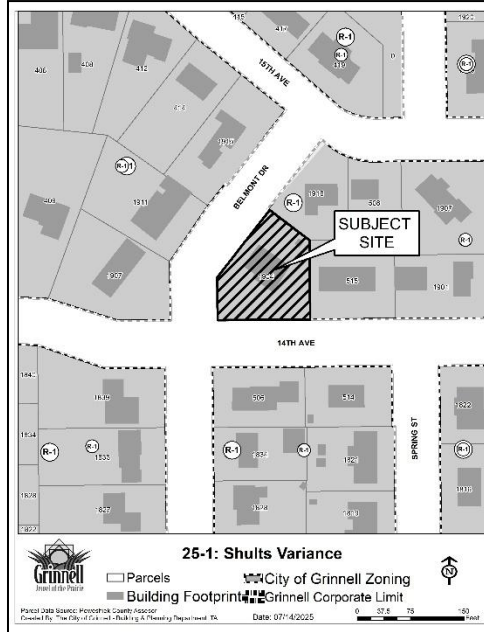
NOTICE OF PUBLIC HEARING

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To review a request from Revae Nelson Shults for a variance to reduce the required yard setback along Belmont Dr to 9-feet to allow the construction of an addition to the existing garage for an additional parking stall.

The meeting will also be available on Zoom;
Meeting ID: 646 868 5281.
Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



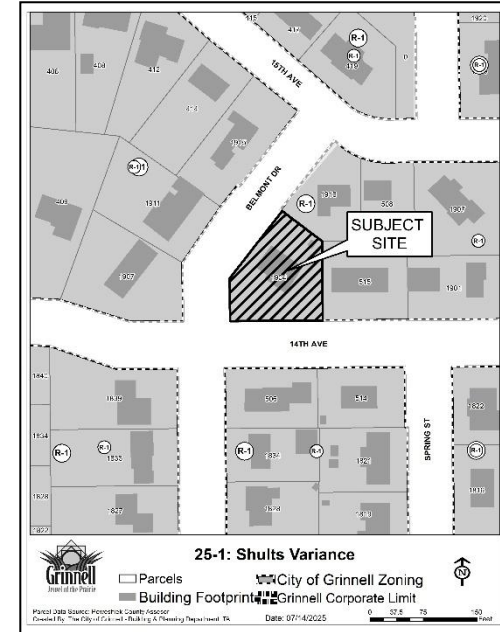
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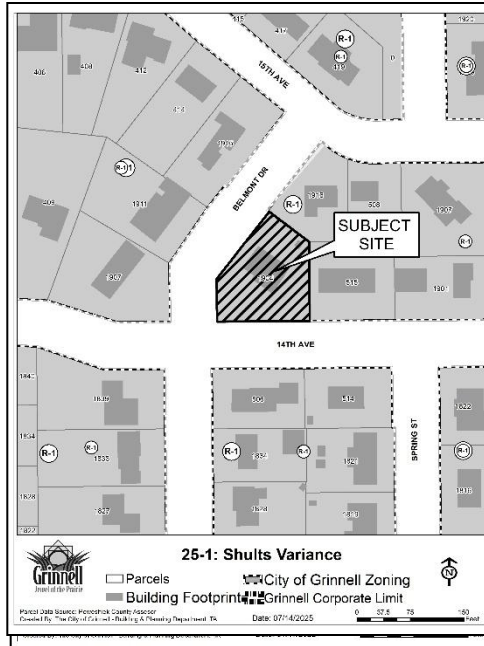
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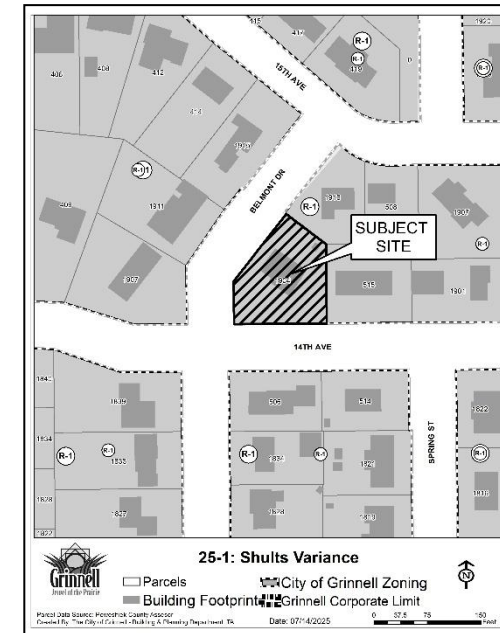
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Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600



APPEAL TO THE
BOARD OF ADJUSTMENT

Appeal # 25-2
Date: 7/23/2025

I (We), Michael Stoner of 302 2nd Ave
Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on 7/23, 20 25.

It is an interpretation.

It is an appeal for an interpretation of Section _____ of the ordinance or map.

It is a special use permit required under Section _____ of the ordinance on which the Board of Adjustment is required to act.

It is a request for a variance relating to the _____ use, _____ area, _____ frontage, side yard or _____ as required by Section 165.16 of the ordinance.

Remarks: Requesting a variance to use the side yard & 6th width for an attached garage
Reducing the yard setback along Reed St to 15-feet, from 18-feet currently.

The premises affected are located at 302 2ND AVENUE in Zone District R-3.

Legal description of property involved in this appeal: _____
WEST GRINNELL W 50' LOTS 16 17 & 18 BLOCK 32

Has any previous application or appeal been filed in connection with these premises? NO

What is the applicant's interest in the premises affected? OWNER

What is the approximate cost of the work involved? 41,775.10

Explanation of the use of the property as it is or will be: _____

CURRENTLY A SINGLE-FAMILY RESIDENCE, INTENT IS TO BUILD A DETACHED GARAGE TO STORE PERSONAL VEHICLES WITHIN, NO GARAGE CURRENTLY ON PROPERTY

- A fee of \$25.00 must be paid at the time of the submission of this request
 - On the next page, all the boxes must be checked to process the variance request.
- If the variance request is due to special conditions and circumstances resulting from the actions of the applicant, this request will not be processed.**

A variance from the zoning chapter will not be granted unless: (Check Boxes)

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and
- That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and
- That the special conditions and circumstances do not result from the actions of the applicant; and
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within 1 year(s) from said date; and that I am able from a financial, legal, and physical basis.


Signature(s) of Applicant(s)

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised _____; Date of hearing _____

Fee paid (\$25.00) – Receipt No. _____

Decision of the Board of Adjustment _____

Reasons:

1. _____

Other remarks:

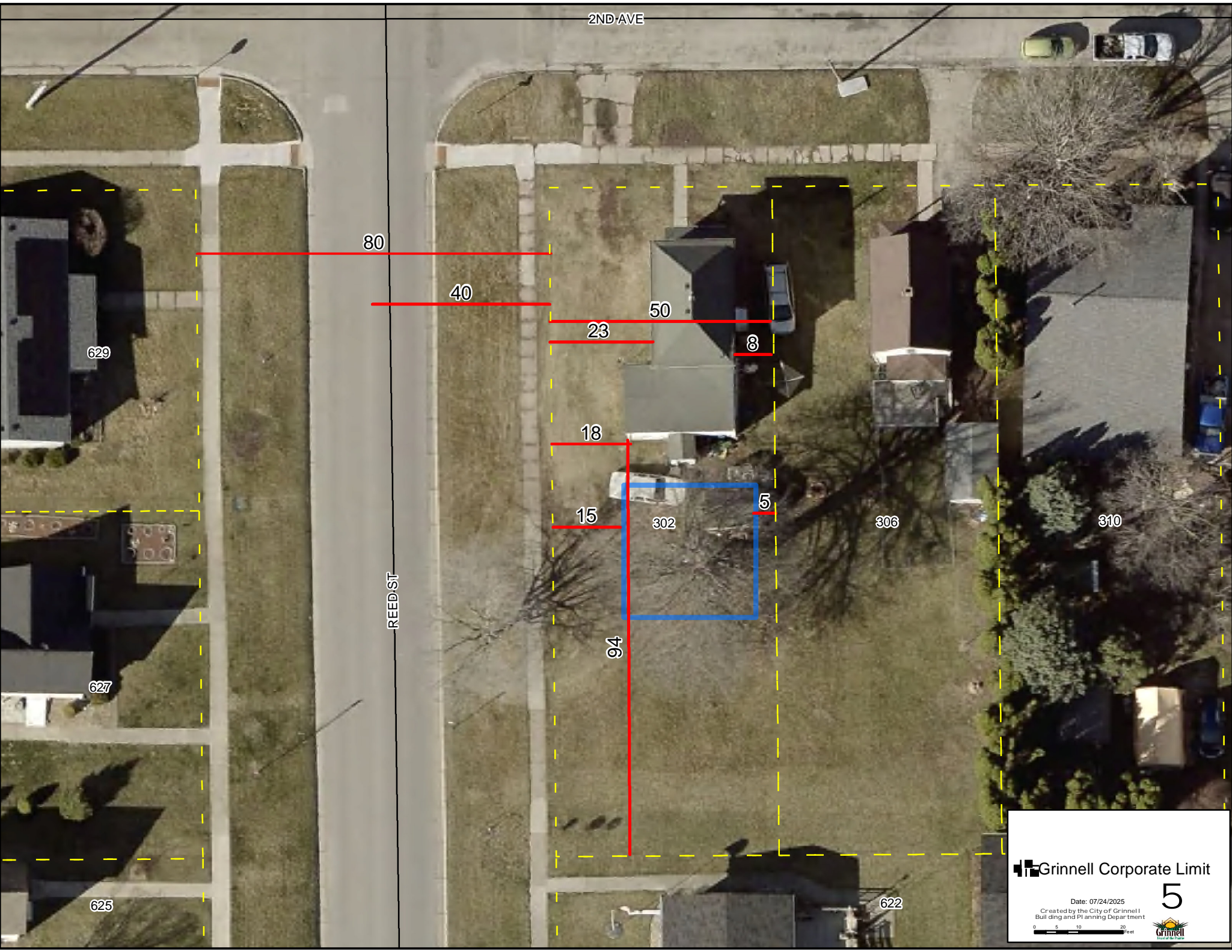
BOARD OF ADJUSTMENT

Note: In no way is this to imply
that the Board of Adjustment
will grant the variance, or special use asked for.

BY: _____
Secretary

2ND AVE

REED ST



629

627

625

80

40

23

18

15

94

50

8

302

5

306

310

622

Grinnell Corporate Limit

5

Date: 07/24/2025
Created by the City of Grinnell
Building and Planning Department

0 5 10 20 Feet



Date: 7/23/2025 - 2:11 PM
Design ID: 328459314810
Estimated Price: \$20,877.55

**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:

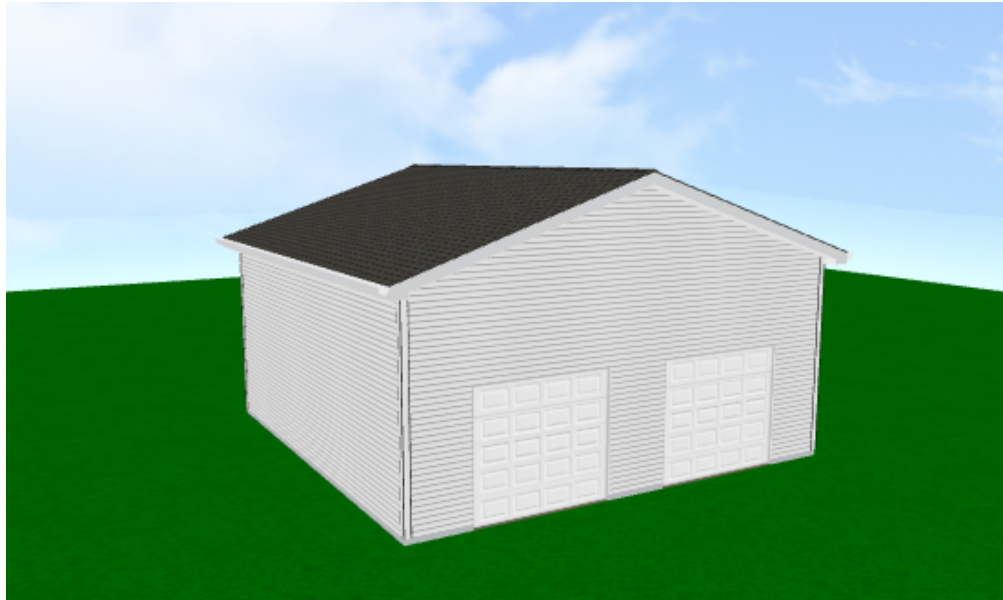


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 328459314810
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 328459314810 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 CUSTOMER 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 customer 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.

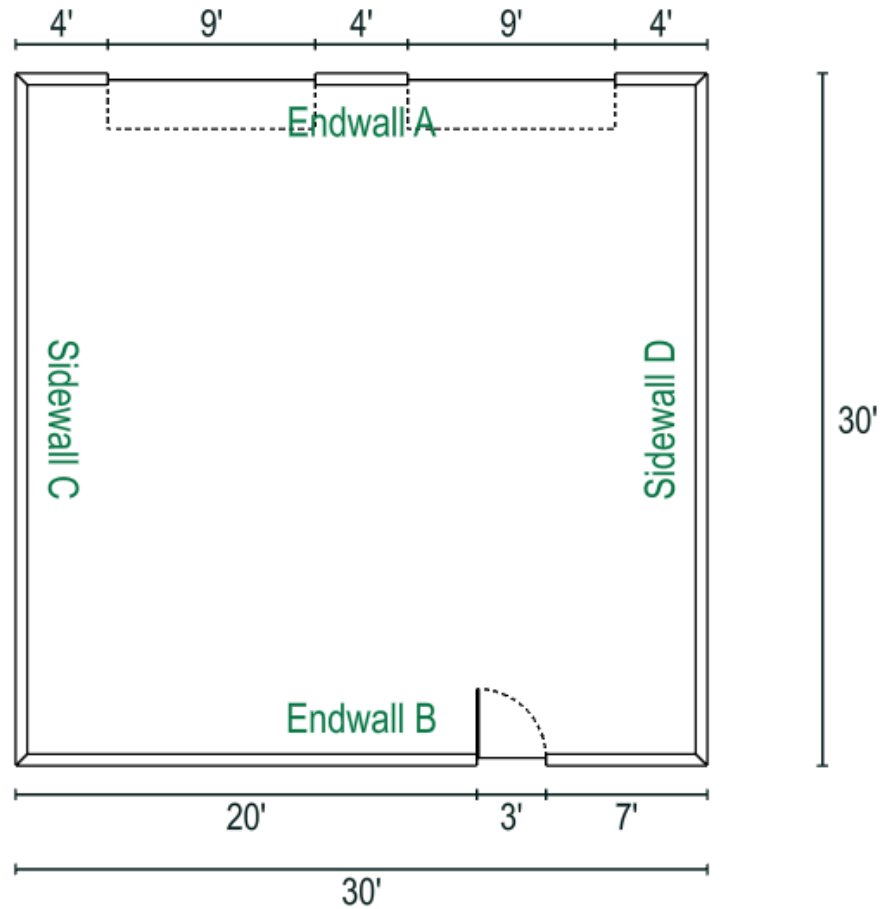
MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS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

Date: 7/23/2025 - 2:11 PM
Design ID: 328459314810
Estimated Price: \$20,877.55

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MENARDS®
Design & Buy™
GARAGE

Garage Image



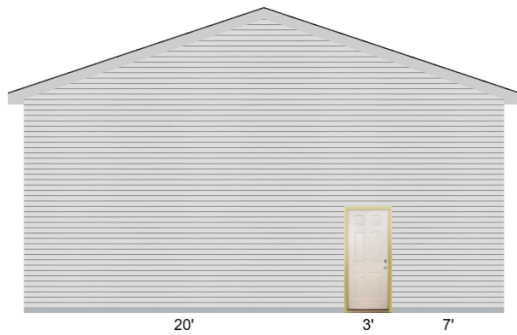
Date: 7/23/2025 - 2:11 PM
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Dimensions

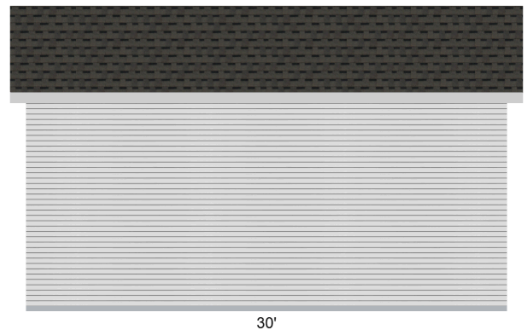
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Mastercraft® 36W x 80H Primed Steel 6-Panel



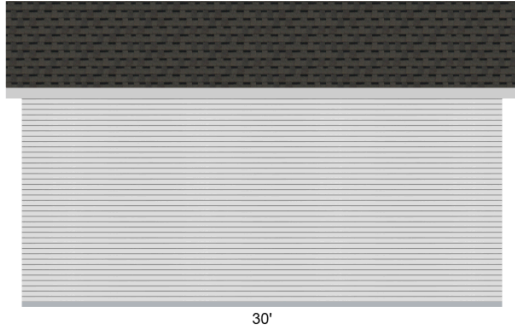
SIDEWALL D

Date: 7/23/2025 - 2:11 PM
Design ID: 328459314810
Estimated Price: \$20,877.55

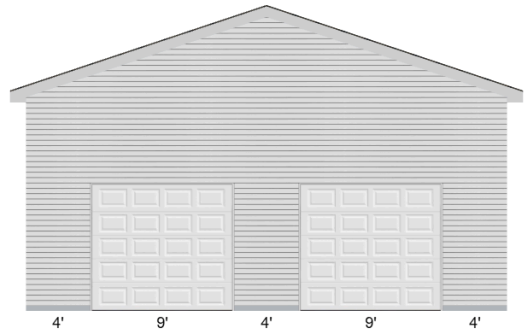
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MENARDS®

Design & Buy™ GARAGE



SIDEWALL C



ENDWALL A

9x8 White Raised Panel Plain EZ Set Torsion Spring (R-Value 6.5)
9x8 White Raised Panel Plain EZ Set Torsion Spring (R-Value 6.5)

Date: 7/23/2025 - 2:11 PM
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Materials

Building Type

Building Location Zip Code: 50112
Building Type: Gable
Framing Type: Stud Wall Framing

Building Info

Building Width: 30'
Building Length: 30'
Building Height: 12' (studs must be cut to length)
Wall Framing Stud: 2 x 6
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Spread Web Storage (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 12"
Gable Overhang: 12"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: White
Vinyl Corner Trim Color: White
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 1/2 x 4 x 8 4Ply Plywood
House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents: Novik® 12" x 12" Square Gable Vent, QTY: 1

Roof Info

Roof Sheathing: 1/2 x 4 x 8 4Ply Plywood

Date: 7/23/2025 - 2:11 PM
Design ID: 328459314810
Estimated Price: \$20,877.55

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MENARDS®
Design & Buy™
GARAGE

Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G 3' x 66.7' Granulated Self-Sealing Ice & Water Barrier (200 sq. ft.)
Fascia Material Type:	Vinyl Fascia
Fascia:	ABTCO® 8" x 12' 6" Vinyl Fascia, Color: White
Soffit Material Type:	Vinyl Soffit
Soffit:	ABTCO® 12" x 12' Vented Vinyl Soffit, Color: White
Roof Edge:	12' Aluminum Style D Roof Edging, Color: White
Gutter Material Type:	Steel
Gutter:	Pro-Steel 6 x 12' K-Style Steel Gutter
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	9x8 White Raised Panel Plain EZ Set Torsion Spring (R-Value 6.5)
Additional Information:	MDP38 EZ Set Torsion Spring
Overhead Door:	9x8 White Raised Panel Plain EZ Set Torsion Spring (R-Value 6.5)
Additional Information:	MDP38 EZ Set Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

Additional Options

Ceiling Insulation:	Blow-in Fiberglass
Ceiling Insulation R Value:	R13 EcoFill WX Fiberglass Blown-in Insulation
Wall Insulation:	R-19 Kraft Faced Fiberglass Insulation 6-1/4" x 15" x 39.2' - 48.96 sq ft
Ceiling Finish:	Cut to Length Pro-Rib® Steel Panel

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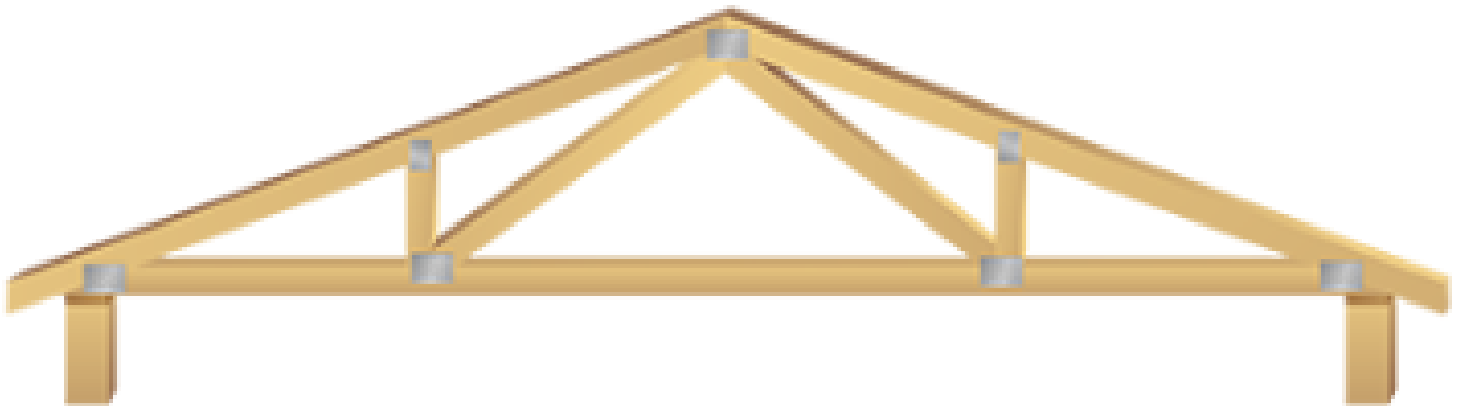
Wall Finish:	Cut to Length Pro-Rib® Steel Panel
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Spread Web Trusses** are engineered to allow storage of up to 25 pounds per square foot. The storage area is not meant for occupancy, and will be triangular in shape, and centered in the truss.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

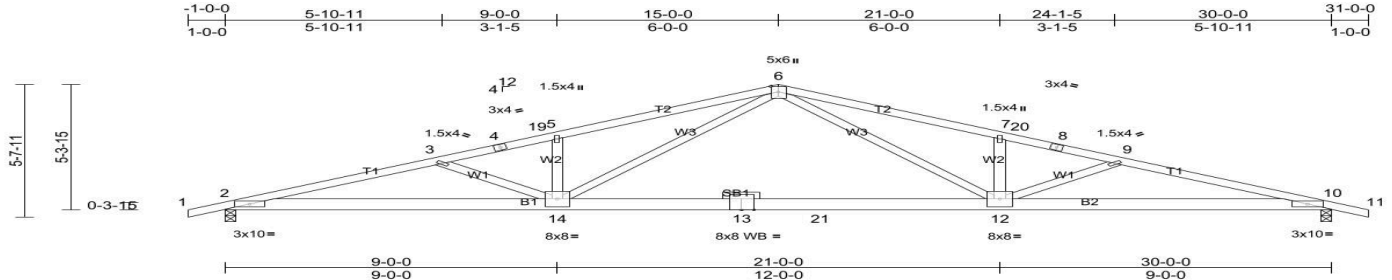
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Design & Buy™ GARAGE

Job QTREC0833249	Truss SW1	Truss Type COMMON	Qty 19	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI		Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MITek Industries, Inc. Sun Feb 25 17:31:33			Page: 1
ID:PC4a6Q7U10u882EvxH7veNzhX8x-Mskf5wMPZrHRvzBcYnrPvN?WH10RiAVYZC4DtzhX8e					



Scale = 1:56.8

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.83	Vert(LL)	-0.52	12-14	>680	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.45	Vert(CT)	-0.73	12-14	>486	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.47	Horz(CT)	0.08	10	n/a	n/a		
BCLL	25.0*	Code	IRC2015/TPI2014	Matrix-MS								
BCDL	10.0											Weight: 141 lb FT = 15%

LUMBER		BRACING	
TOP CHORD	2x4 SPF 1650F 1.5E	TOP CHORD	Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD	2x6 SP 2400F 2.0E	BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	2x4 SPF Stud "Except" W3:2x4 SPF No.2		MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.
OTHERS	2x4 SPF No.2		
REACTIONS	(lb/size)		
	2=1408/0-3-8, (min. 0-1-8), 10=1408/0-3-8, (min. 0-1-8)		
	Max Horiz 2=70 (LC 14)		
	Max Uplift 2=-144 (LC 10), 10=-144 (LC 11)		
	Max Grav 2=-1830 (LC 3), 10=-1830 (LC 3)		
FORCES	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.		
TOP CHORD	2-3=-4475/497, 3-4=-4216/420, 4-19=-4161/427, 5-19=-4161/428, 5-6=-4245/492, 6-7=-4246/492, 7-20=-4162/428,		
	8-20=-4163/427, 8-9=-4217/420, 9-10=-4476/497		
BOT CHORD	2-14=-407/4216, 13-14=-208/2588, 13-21=-208/2588, 12-21=-208/2588, 10-12=-407/4217		
WEBS	6-14=-127/1910, 6-12=-127/1912, 3-14=-326/116, 5-14=-505/151, 7-12=-505/151, 9-12=-326/116		

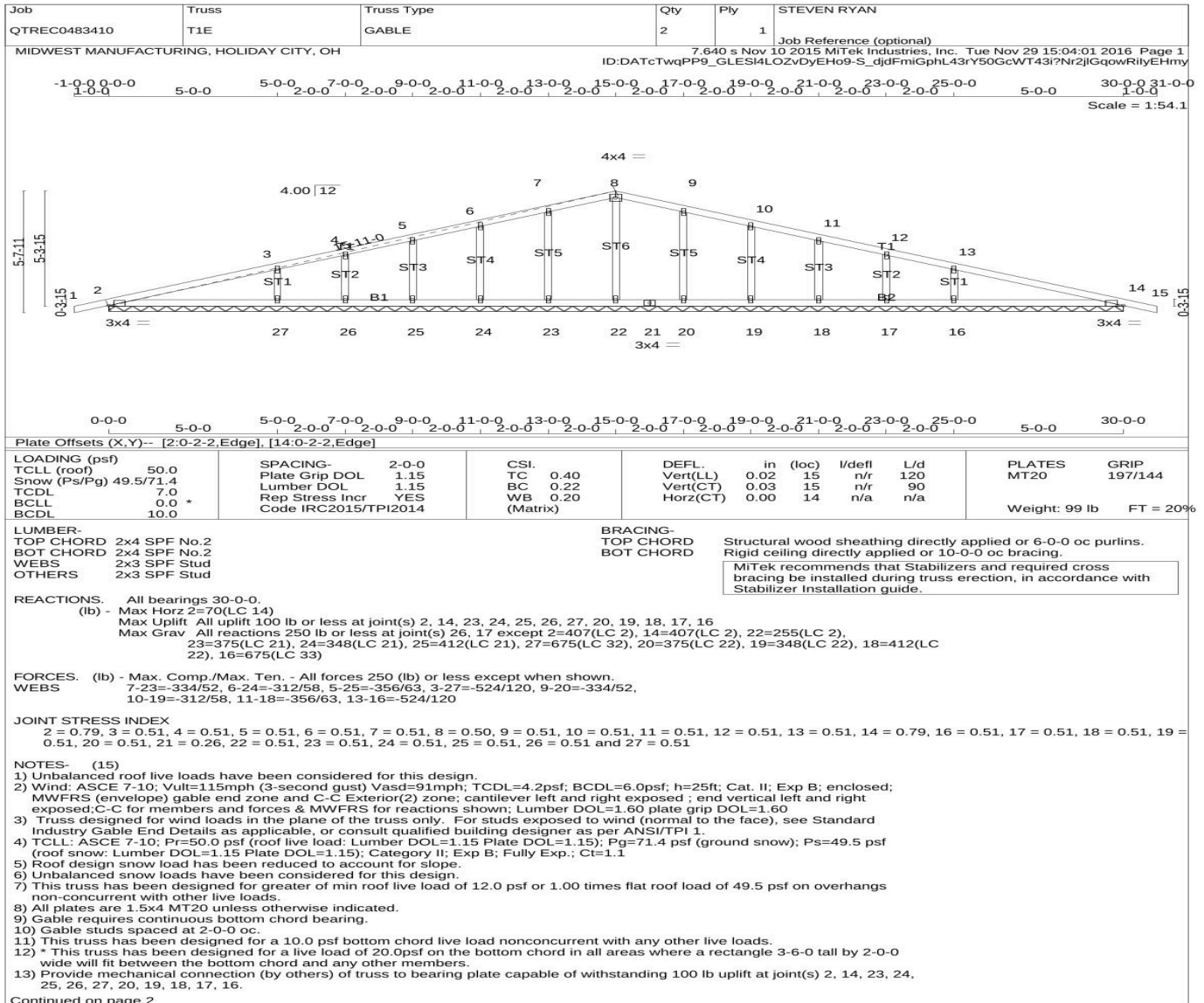
- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed: MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCCL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1, 10
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 144 lb uplift at joint 2 and 144 lb uplift at joint 10.
- LOAD CASE(S)** Standard

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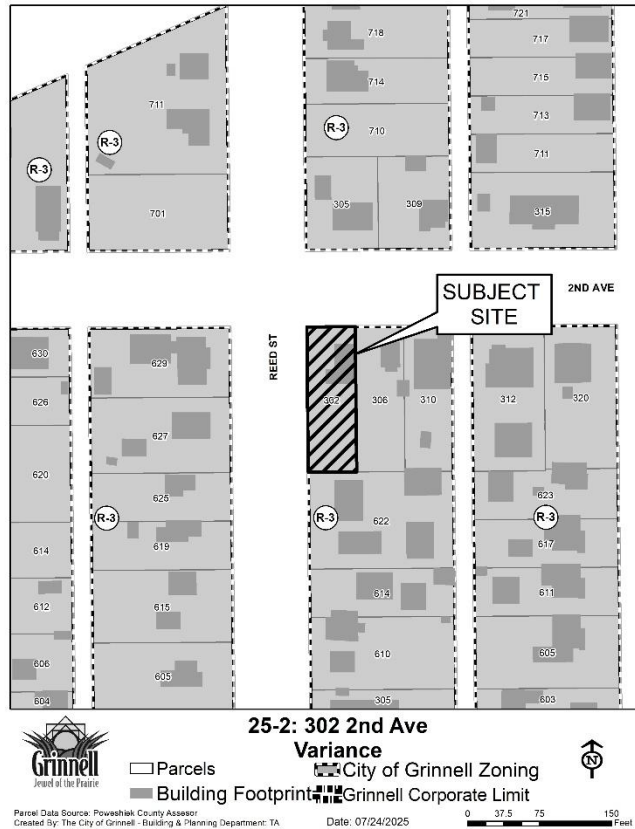
GARAGE

Job	Truss	Truss Type	Qty	Ply	STEVEN RYAN
QTREC0483410	T1E	GABLE	2	1	
MIDWEST MANUFACTURING, HOLIDAY CITY, OH					
NOTES- (15)					
14) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.					
LOAD CASE(S) Standard					

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment will review a request from Michal Stoner of 302 2nd Avenue for a variance to reduce the required yard setback along Reed St to 15-feet from 18-feet to allow the construction of a detached garage for personal vehicle storage.

You are further notified that the time and place of the public hearing will be Friday, August 1, 2025 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:



<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJTVCckxaQT09>

Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: 7-28-2025

PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on August 1, 2025 at 12:00 p.m. to review a request from Michal Stoner of 302 2nd Avenue for a variance to reduce the required yard setback along Reed St to 15-feet from 18-feet to allow the construction of a detached garage for personal vehicle storage.

You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, August 1, 2025. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Meeting ID: 646 868 5281 Passcode: 12345

Insert 7/28/2025

City of Grinnell
520 4th Ave
Grinnell, IA 50112

202 HWY T14
PELLA IA 50219

City of Grinnell
520 4th Ave
Grinnell, IA 50112

627 REED ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 157
LYNNVILLE IA 50153

City of Grinnell
520 4th Ave
Grinnell, IA 50112

320 2ND AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**611 CENTER
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**305 2ND AVE
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**605 CENTER
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**622 REED
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

310 2ND AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1426 WEST ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

629 REED ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

4182 SHADY LANE DR
BROOKLYN IA 52211

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1810 SPENCER ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

831 1/2 MAIN ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

404 WEST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 11
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

422 5TH ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

617 CENTER
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

610 REED
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

623 CENTER ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

315 2ND AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 275
MONTEZUMA IA 50171

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

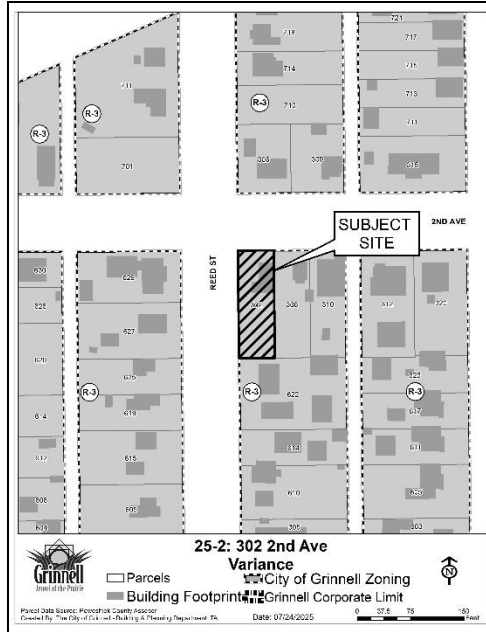
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The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



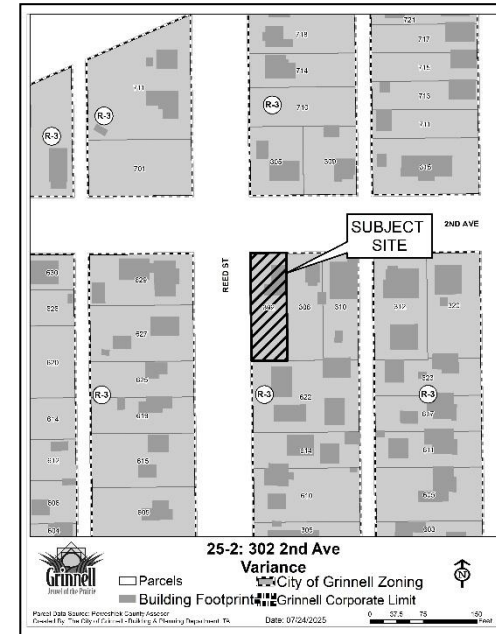
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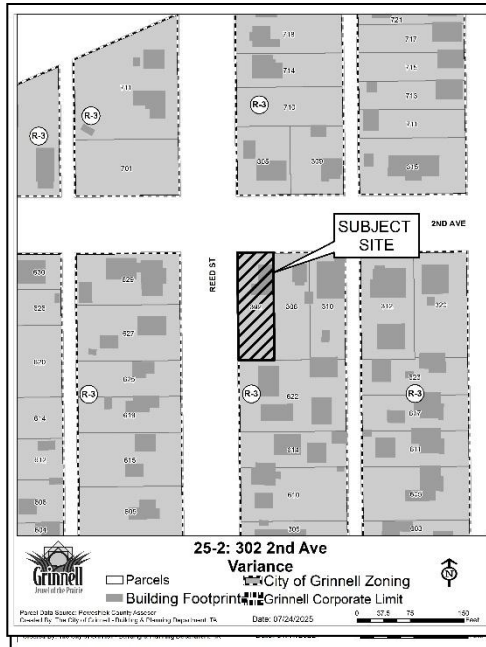
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