

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, September 12, 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**

September 12, 2025

12:00 Noon

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 8-1-2025

COMMUNICATIONS:

NEW BUSINESS:

1. (25-3) Review a request from Tom Mueller of 1517 Prairie St to reduce the minimum interior living space requirements and permit up to five residential dwellings with approximately 416 square feet of interior living space each at 729 Center St.

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, August 1, 2025. The meeting can also be accessed by visiting the following link

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Board of Adjustment Agenda

August 1, 2025

12:00 Noon

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

APPROVAL OF AGENDA:

Baker made a motion to approve the agenda. Stoakes seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES: MINUTES FROM 12-1-2023

Dill noted an error in the minutes from 12-1-2023 and then made a motion to approve of the minutes with that correction to be made. Baker seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair. Baker nominated Burnell for Chair. Stoakes seconded the motion. The motion was approved unanimously. Stoakes nominated Baker for Vice Chair. Burnell seconded the motion. The motion was approved unanimously.
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.

Avis explained the request and the code sections that apply to a variance being needed.

Baker made a motion to approve the request, Stoakes seconded the motion, and the motion was approved unanimously.

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.

Avis explained the request and the code sections that apply to a variance being needed.

There were some clarification questions asked by John and Barbara McCulley that Avis answered.

Stoakes made a motion to approve the request, Baker seconded the motion, and the motion was approved unanimously with Dill abstaining.

ADJOURN: Dill moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12.41 p.m.

ATTEST:

Handwritten signature of Tyler Avis in black ink, written over a horizontal line.

TYLER AVIS, SECRETARY

MEMORANDUM TO THE BOARD OF ADJUSTMENT

9-12-2025

12:00 p.m.

OLD BUSINESS:

None

NEW BUSINESS:

1. (25-3) Review a request from Tom Mueller of 1517 Prairie St to reduce the minimum interior living space requirements and permit up to five residential dwellings with approximately 416 square feet of interior living space each at 729 Center St.

Tom Mueller, owner of 729 Center St, has a desire to construct a tiny home development and help create a new option for living within Grinnell. 729 Center St is an abnormal shaped property that is 15,913 sq ft in size and is zoned R-3: Multifamily Residential. Per Chapter 165.16, R-3 zoned lots must reserve 9,000 sq ft for the first two dwellings on a lot, and then each unit thereafter an additional 2,000 sq ft. The maximum units allowed to be constructed on this lot would be limited to 5 total units if the rest of the setback regulations are met.

The variance request is specifically related to the minimum interior living space requirement that is outlined in section 165.16.3, which states that the minimum ground floor area shall be not less than 700 square feet in one and one and a half-story dwellings. Tom has proposed constructing five 1 Bedroom 1 Bathroom units, each being about 416 square feet. The variance request is to consider approval of the reduction in the living space requirement.

Respectfully submitted,



Tyler Avis
Director of Building and Planning

APPEAL TO THE
BOARD OF ADJUSTMENT

Appeal # 25-3

Date: 9-12-2025

I (We), Tom & Nancy Mueller of 18729 Center St
Name Address 1517 Prairie St

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 Minimum Interior Living Space as required by Section ___ of the ordinance. 165.16.3

Remarks: We want to build 5 Tiny Homes
A request to construct five 450 sq ft single family homes

The premises affected are located at 729 Center St in Zone District R-3.

Legal description of property involved in this appeal: _____
WEST GRINNELL S OF RY LOTS 1 2 3 & 4 BLOCK 25

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? 300,000

Explanation of the use of the property as it is or will be: Tiny Home Community

- 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.

210-559-3308

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 8-28-2025; Date of hearing 9-12-2025

Fee paid (\$25.00) – Receipt No. yes

Decision of the Board of Adjustment _____

Reasons:

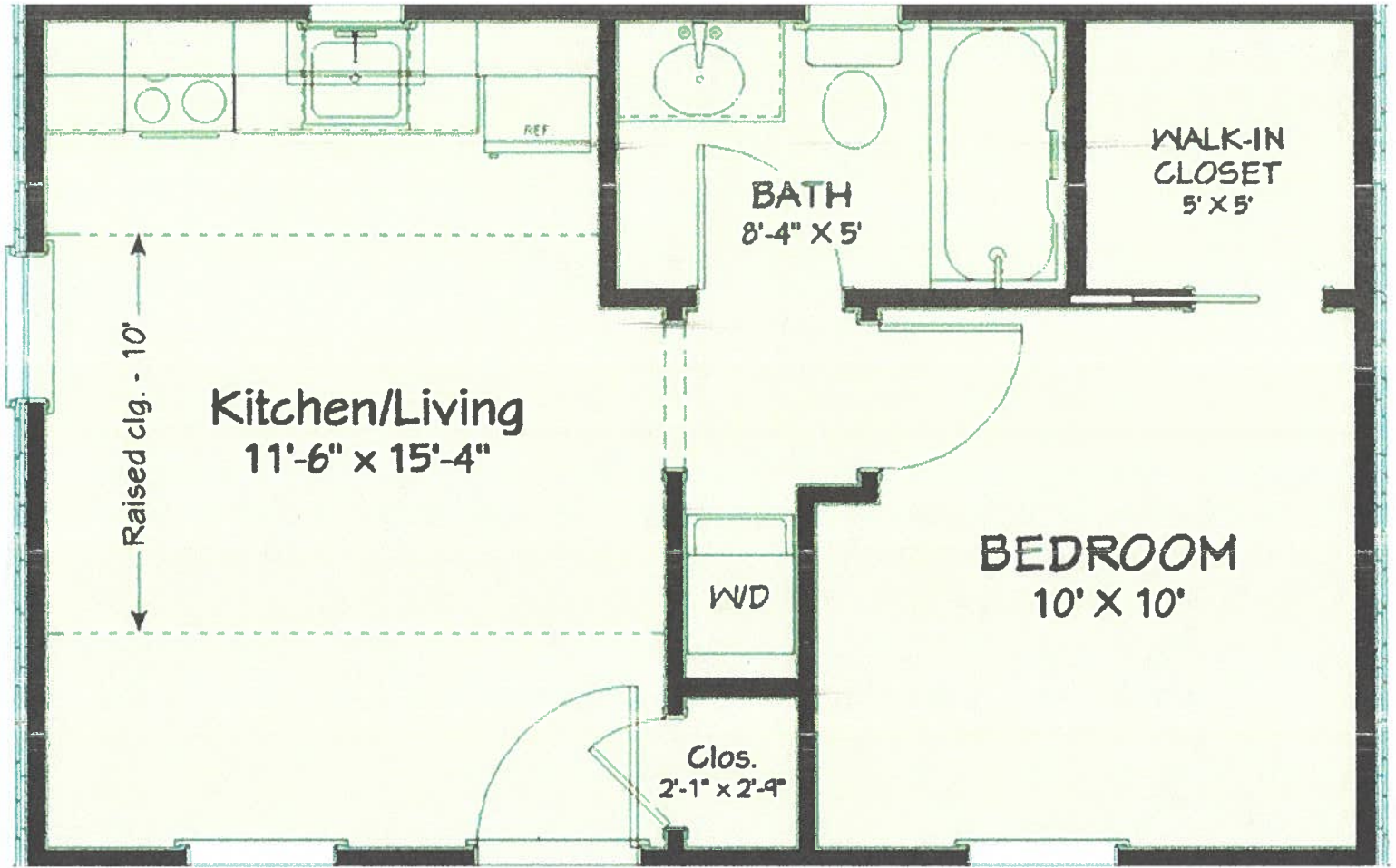
1. _____

Other remarks:

BOARD OF ADJUSTMENT

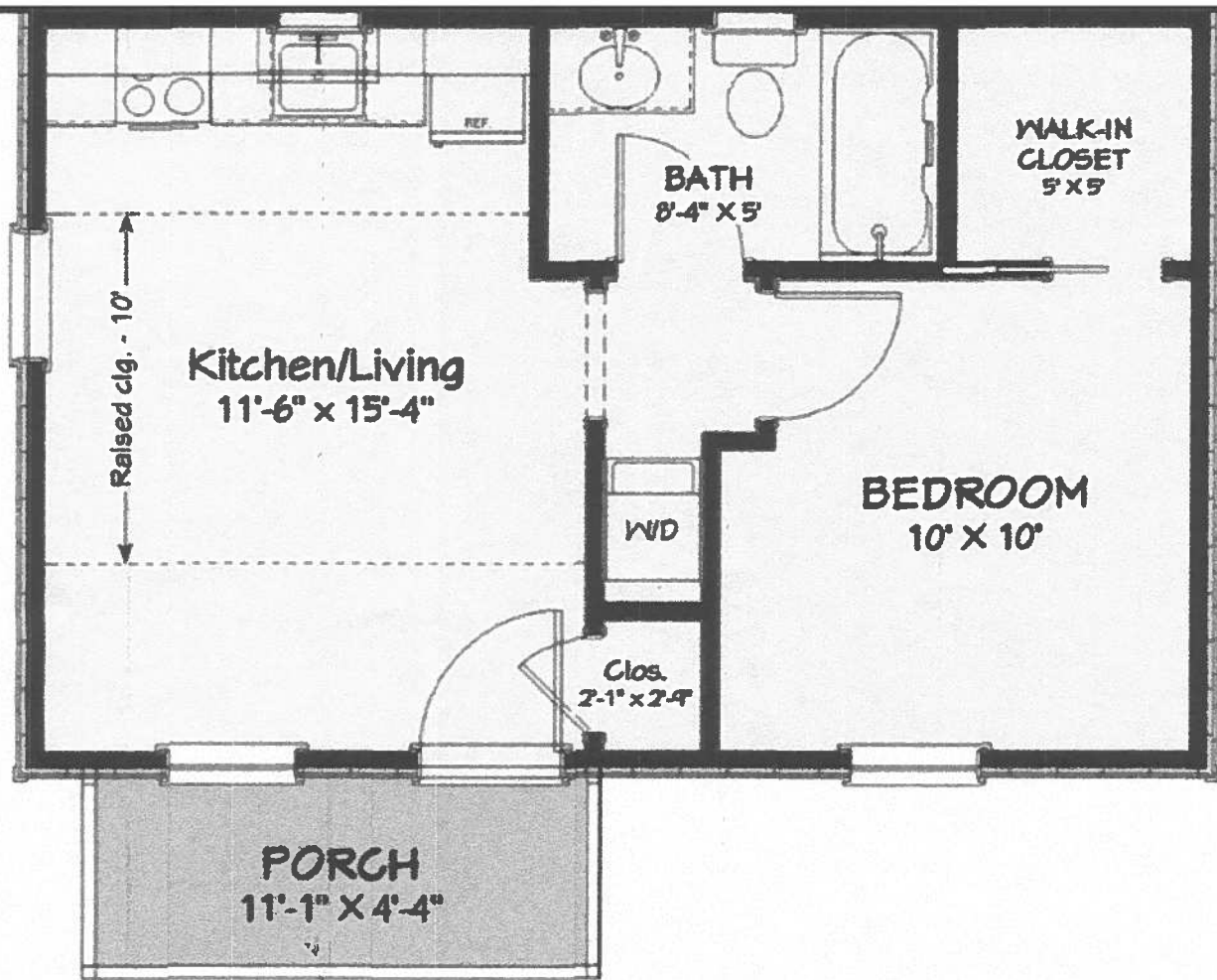
Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

BY: _____
Secretary



$$16' \times 25' = 400$$

9 x 18 parking space



Raised clg. - 10'

Kitchen/Living
11'-6" x 15'-4"

BATH
8'-4" x 5'

WALK-IN CLOSET
5' x 5'

WD

BEDROOM
10' x 10'

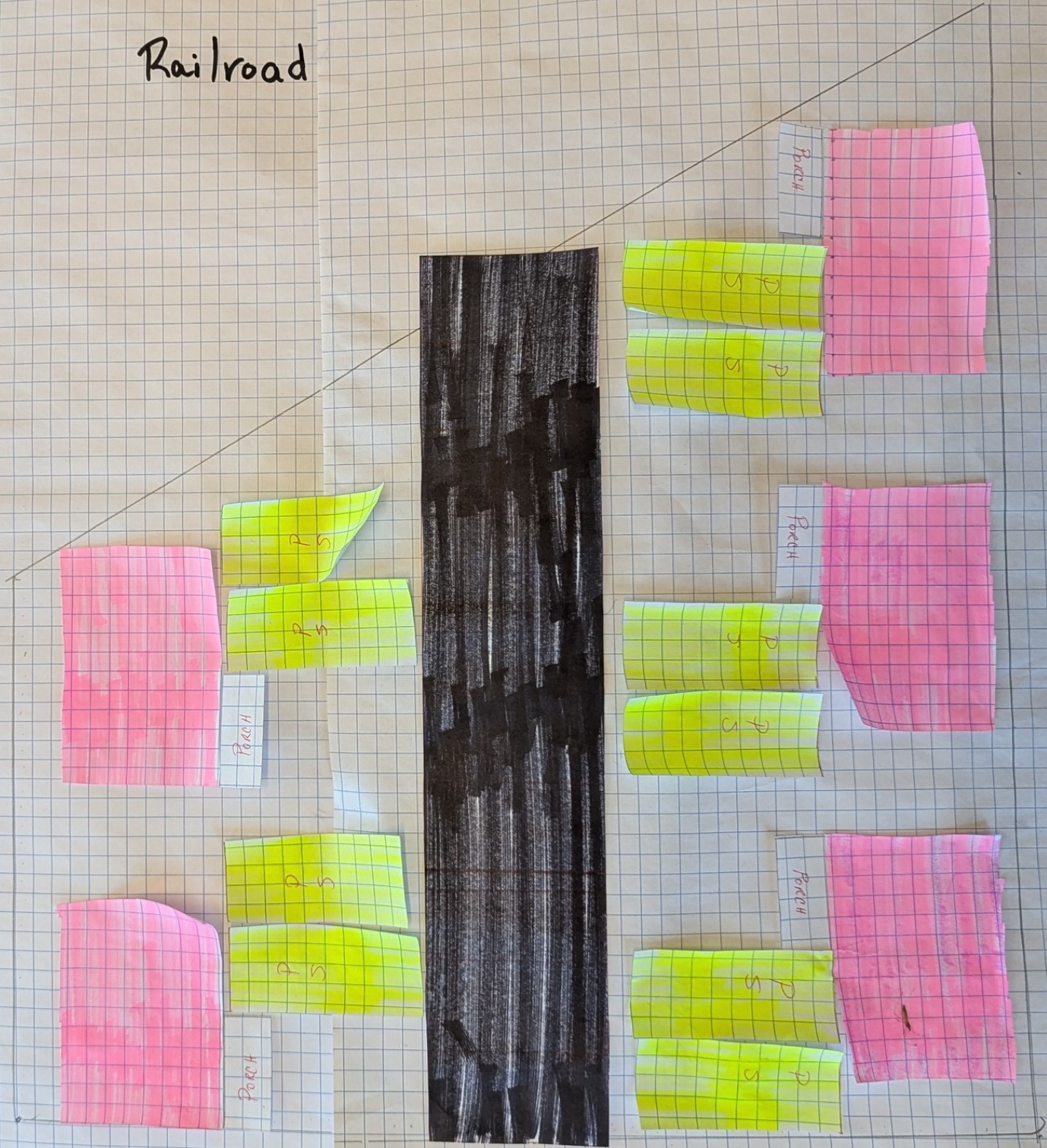
Clos.
2'-1" x 2'-4"

PORCH
11'-1" x 4'-4"

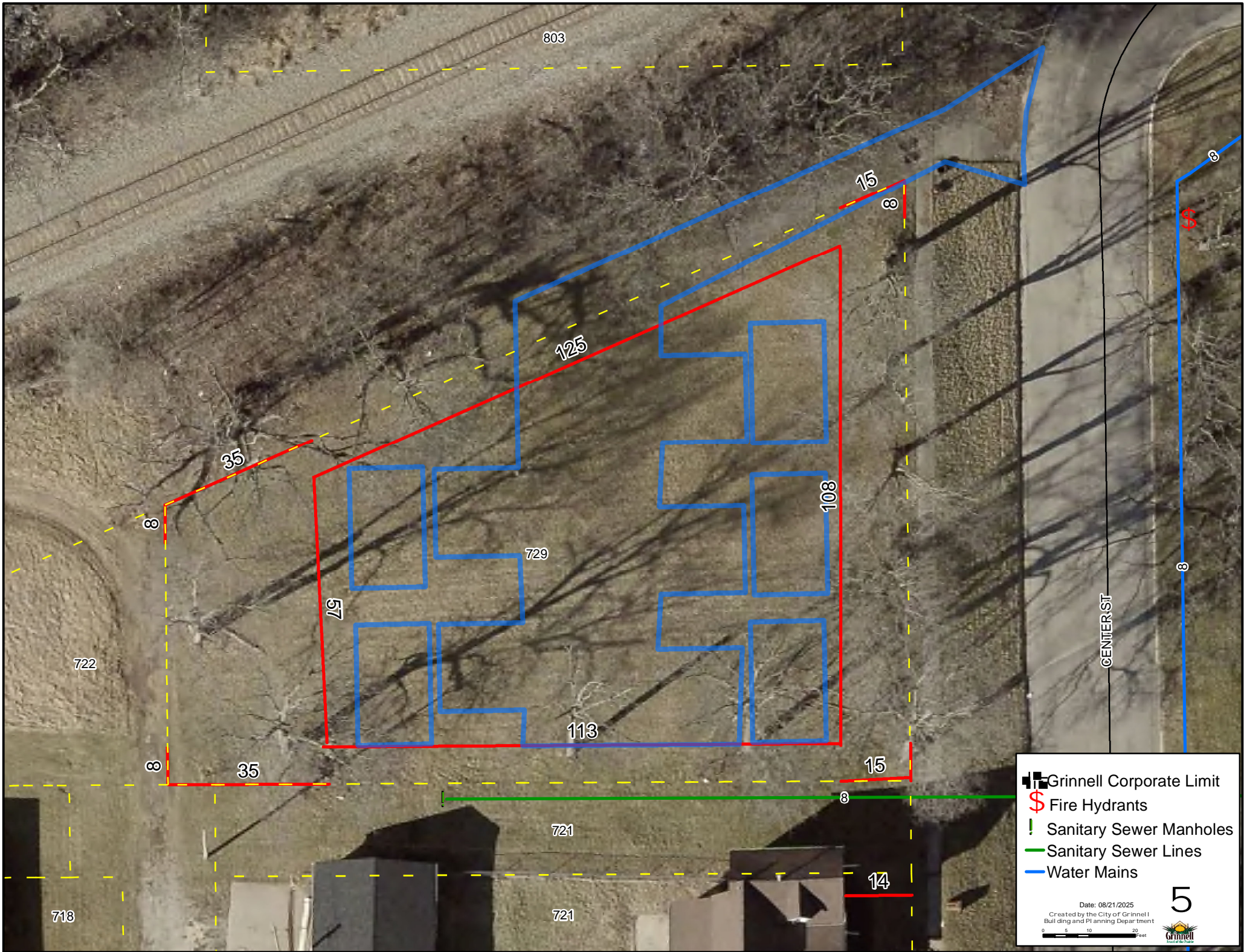







Railroad

ALLEY SIDE



STREET SIDE



-  Grinnell Corporate Limit
-  Fire Hydrants
-  Sanitary Sewer Manholes
-  Sanitary Sewer Lines
-  Water Mains

Date: 08/21/2025
 Created by the City of Grinnell
 Building and Planning Department

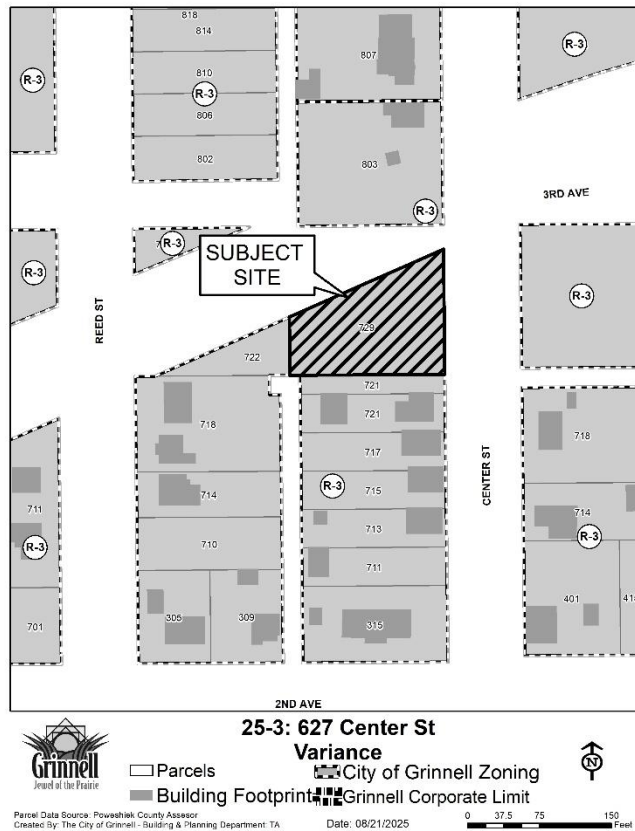
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BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment will review a request from Tom Mueller of 1517 Prairie St to reduce the minimum interior living space requirements and permit up to five residential dwellings with approximately 416 square feet of interior living space each at 729 Center St.

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



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Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: 8/28/2025

PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on September 12, 2025 at 12:00 p.m. to review a request from Tom Mueller of 1517 Prairie St to reduce the minimum interior living space requirements and permit up to five residential dwellings with approximately 416 square feet of interior living space each at 729 Center St.

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Insert 8/28/2025

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1411 3RD AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1835 9TH AVE
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

501 HIGH ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

616 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

627 REED ST
GRINNELL, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

717 CENTER ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

721 CENTER
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

803 CENTER
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 335
SULLY IA 50251

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 57
MONTEZUMA IA 50171

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 66
KELLOGG IA 50135

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**PO BOX 723597
ATLANTA GA 31139**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

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520 4th Ave
Grinnell, IA 50112

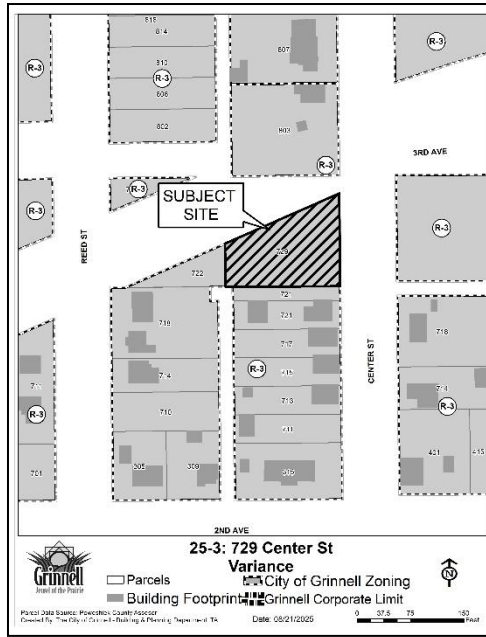
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The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

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



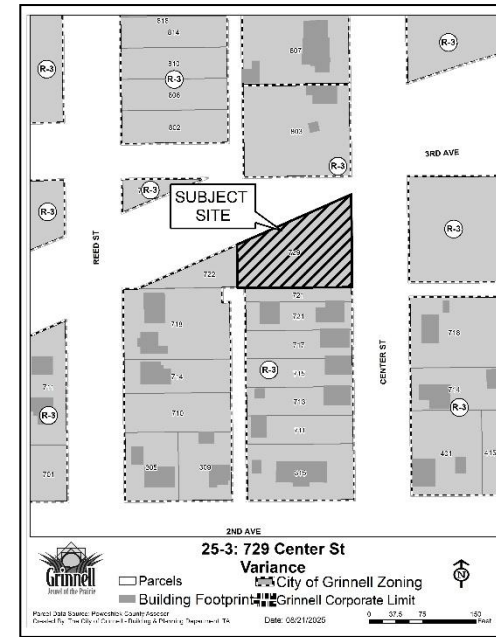
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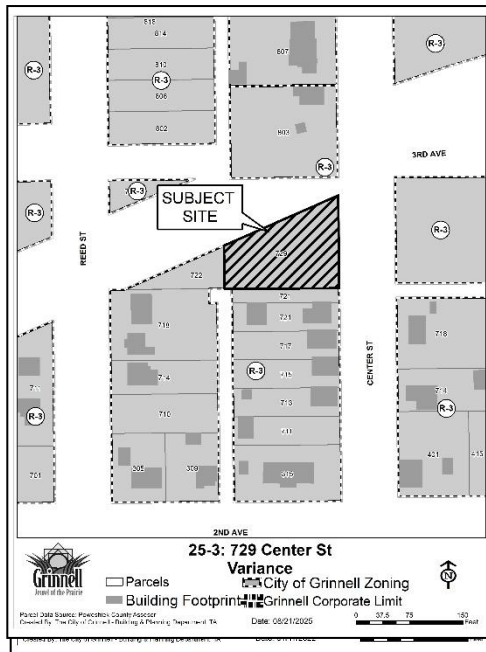
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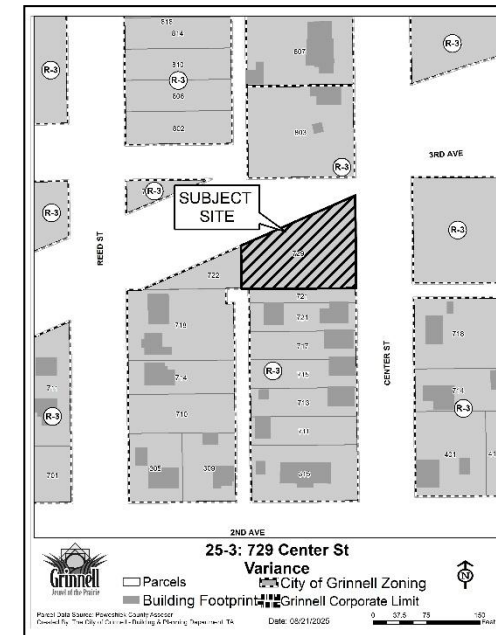
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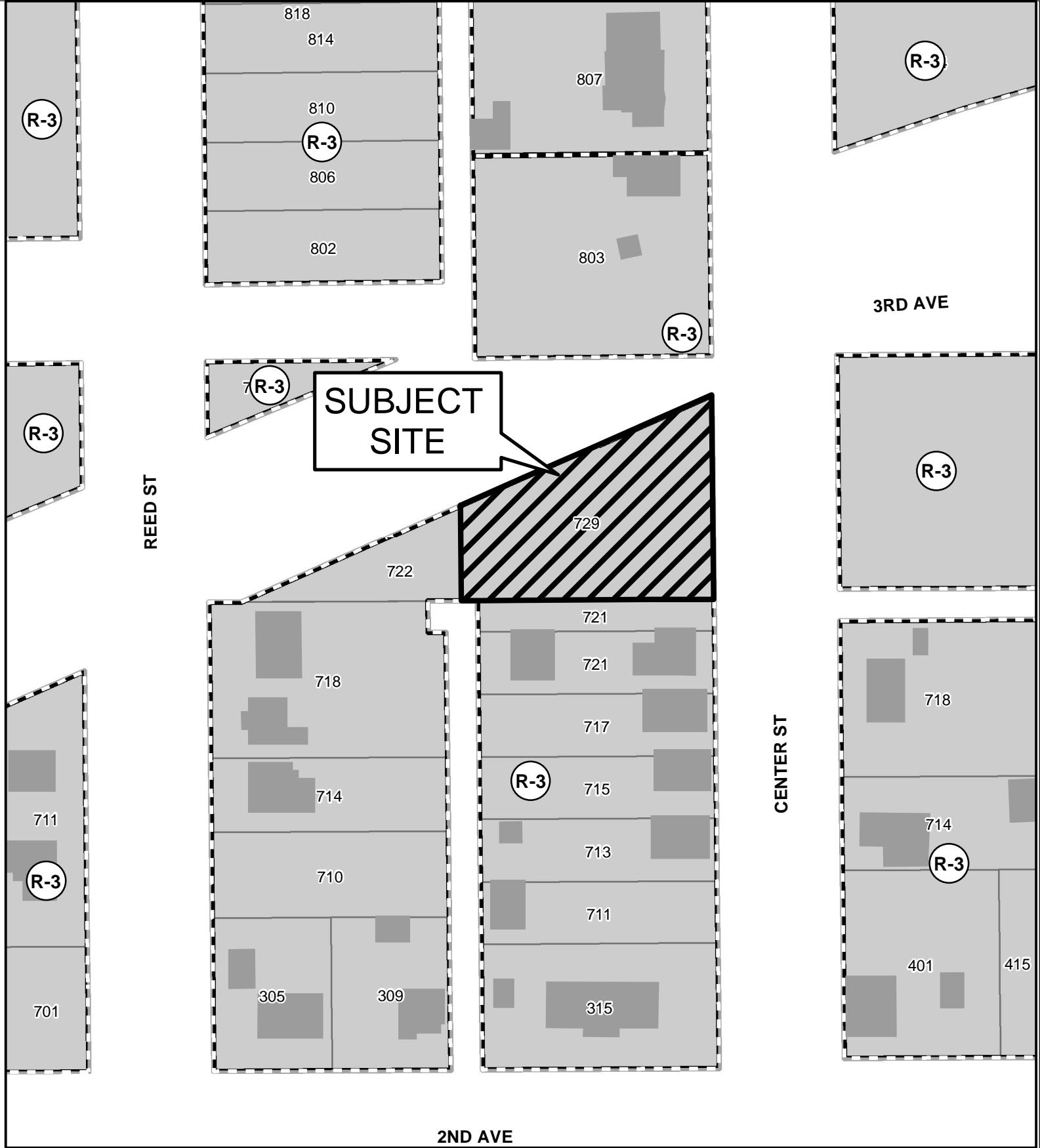
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25-3: 729 Center St Variance



- Parcels
- City of Grinnell Zoning
- Building Footprint
- Grinnell Corporate Limit

