

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, October 10, 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**

October 10, 2025

12:00 Noon

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 9-12-2025

COMMUNICATIONS:

NEW BUSINESS:

1. (25-4) Review a request from JR and Linda Paulson of 1332 Broad St for a height variance of 5-feet to permit the maximum height of a detached garage to be 30-feet in order for the structure to be constructed similarly to the dwelling.

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, September 12, 2025. The meeting can also be accessed by visiting the following link

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**Board of Adjustment
Minutes**

September 12, 2025

12:00 Noon

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

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 8-1-2025

Stoakes made a motion to approve the minutes. Baker seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS: 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.

Avis explained the request and the code sections that apply to a variance being needed, specifically outlining that the proposed development meets all current regulations, with the exception for the minimum required interior living space.

Stoakes and Baker had a discussion about feeling as if this Board feels like the improper authority to grant this type of development, and that this should be something that Planning and Zoning and City Council ultimately decides, possibly through a type of Planned Urban Development.

Stoakes, Baker, and Burnell all agreed that they do see a need for this type of alternative housing, but were not comfortable being the decision makers to permit it based on the immediate increased density it would bring to this specific neighborhood and felt this particular lot did not present a hardship.

Stoakes made a motion to deny the request, Burnell seconded the motion, and the motion was approved unanimously.

ADJOURN: Dill moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12.26 p.m.

ATTEST:



TYLER AVIS, SECRETARY

What is the approximate cost of the work involved? _____ \$120,000
estimate _____

Explanation of the use of the property as it is or will be: It will both function as a garage for 2 cars and have a storage or potential living space, office on the second floor.

-
- **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.**

Appeal to the Board of Adjustments – Page 2

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 _____ 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 10-2-2025; Date of hearing 10-10-2025

Fee paid (\$25.00) – Receipt No. paid

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





Broad St

9th Ave

NO
PARKING



SUBJECT SITE

BROAD ST

9TH AVE

**25-4: 1332 Broad St
Variance**



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



PUBLIC NOTICE

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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, October 10, 2025. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

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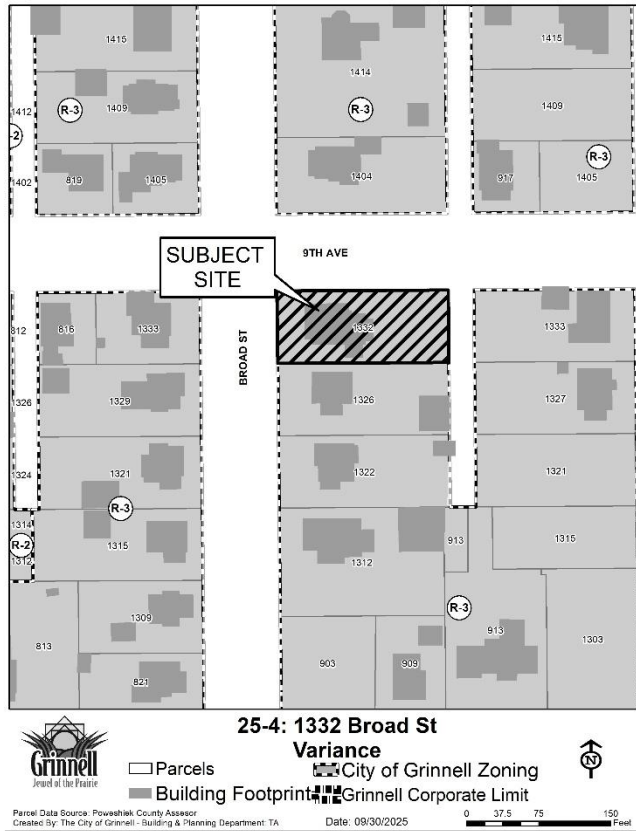
Meeting ID: 646 868 5281 Passcode: 12345

Insert 10/2/2025

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

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Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: 10/2/2025

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1321 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

819 9TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1322 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

917 9TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1312 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1333 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1315 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1333 PARK
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1414 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1404 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1409 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1405 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1329 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1332 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

415 WASHINGTON AVE
PELHAM NY 10803

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1327 PARK ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1326 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

733 BROAD ST
GRINNELL IA 50112

City of Grinnell
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Grinnell, IA 50112

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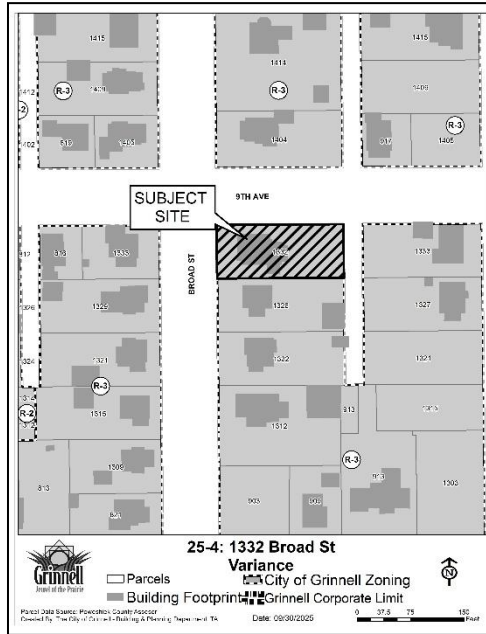
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Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



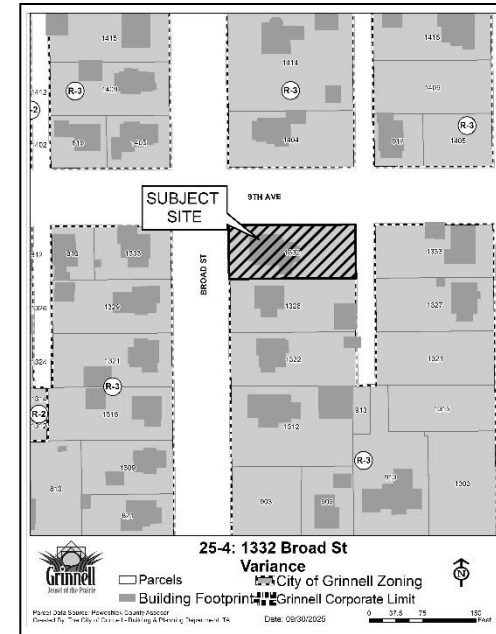
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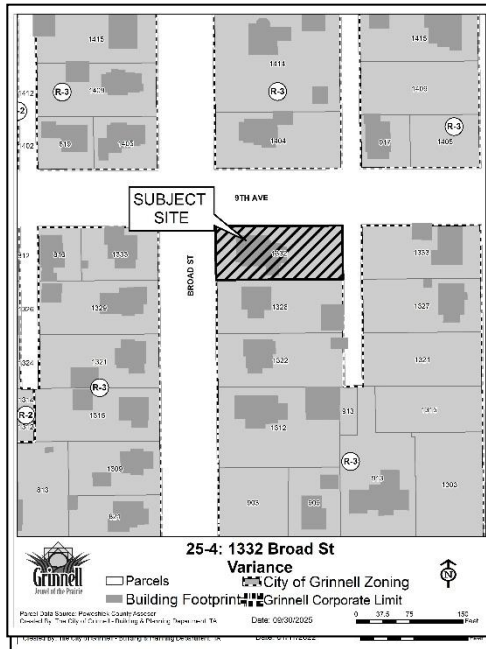
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