

Due to a lack of a quorum during the April 3, 2026 scheduled meeting, 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 4<sup>th</sup> Avenue, Grinnell, Iowa 12:00 p.m. on Friday, April 10, 2026. 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**

April 10, 2026

12:00 Noon

Roll Call: Baker \_\_\_\_\_, Stoakes \_\_\_\_\_, Burnell \_\_\_\_\_, Hammen \_\_\_\_\_, Dill \_\_\_\_\_.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 10-10-2025

COMMUNICATIONS:

NEW BUSINESS:

1. 1<sup>st</sup> Meeting of the year requires a vote for the chair and vice chair.
2. 26-1: Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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 4<sup>th</sup> Avenue, Grinnell, Iowa 12:00 p.m. on Friday, April 3, 2026. 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**

April 3, 2026

12:00 Noon

Roll Call: Baker\_\_\_\_\_, Stoakes\_\_\_\_\_, Burnell\_\_\_\_\_, Hammen\_\_\_\_\_, Dill\_\_\_\_\_.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 10-10-2025

COMMUNICATIONS:

NEW BUSINESS:

1. 1<sup>st</sup> Meeting of the year requires a vote for the chair and vice chair.
2. 26-1: Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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, 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  
Minutes**

October 10, 2025

12:00 Noon

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

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES: MINUTES FROM 9-12-2025**

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

**COMMUNICATIONS:** None.

**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.

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

Stoakes asked for a clarification on the specific code language on maximum heights of accessory structures in relation to a dwelling.

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

**ADJOURN:** Stoakes moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12.09 p.m.

ATTEST:



---

TYLER AVIS, SECRETARY

APPEAL TO THE  
BOARD OF ADJUSTMENT

Appeal # 26-1  
Date: 3-13-26

I (We), William Rozenda of 831 1/2 Main Grinnell IA  
Name Address 50112

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on March 12, 2026.

- 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 \_\_\_\_\_ of the ordinance. 165.13.4

Remarks: Variance request to construct up to a 32x36 detached garage.

The premises affected are located at 709 Main St in Zone District R-3.  
Legal description of property involved in this appeal: Grinnell Lot 11 Block 2

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? \$20,000

Explanation of the use of the property as it is or will be: vehical garages and general storage

- 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 2 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 3/19/2026 ; Date of hearing 4/3/2026

Fee paid (\$25.00) – Receipt No. 00669592

Decision of the Board of Adjustment \_\_\_\_\_

Reasons:

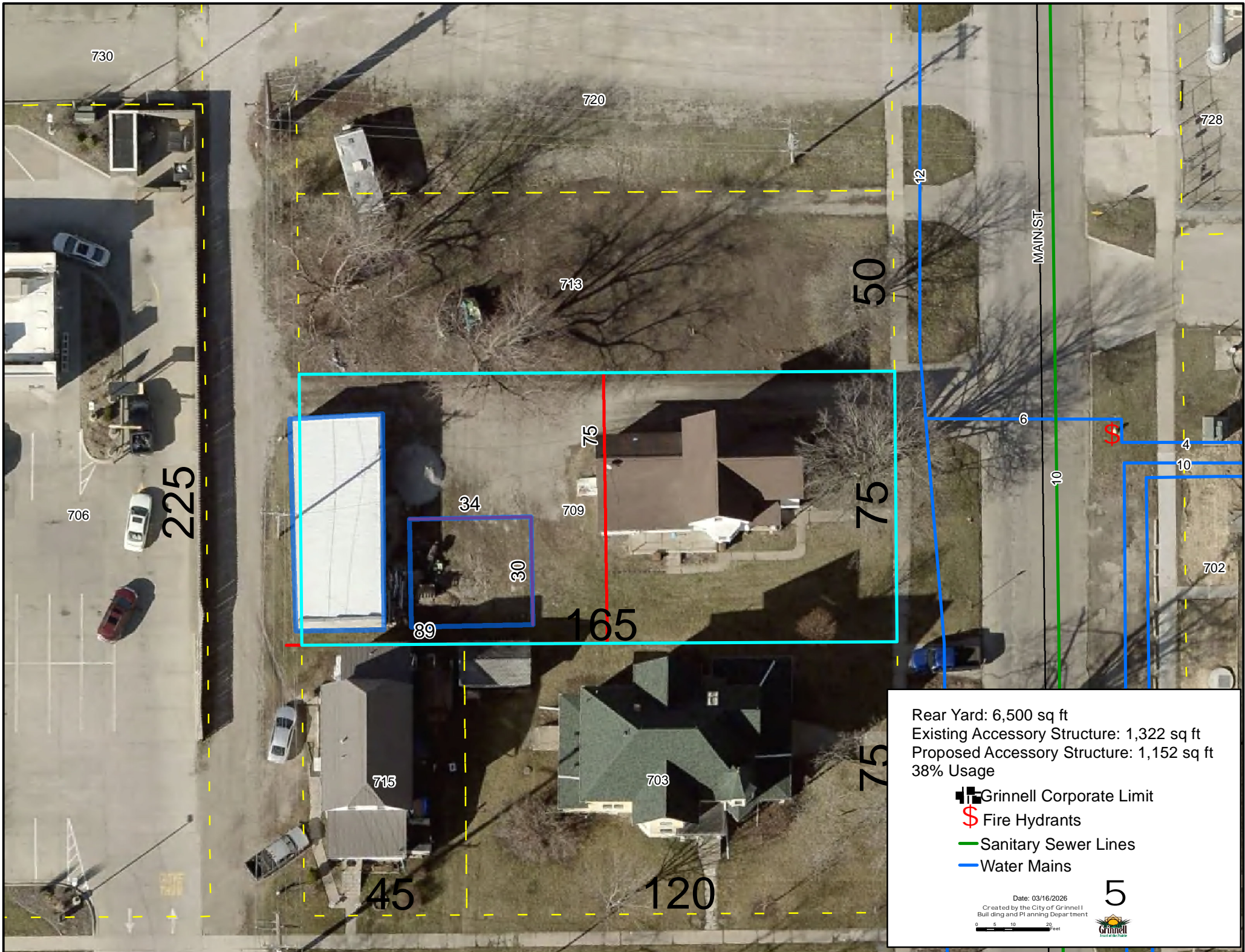
1. \_\_\_\_\_

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.

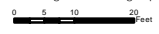
BY: \_\_\_\_\_  
Secretary

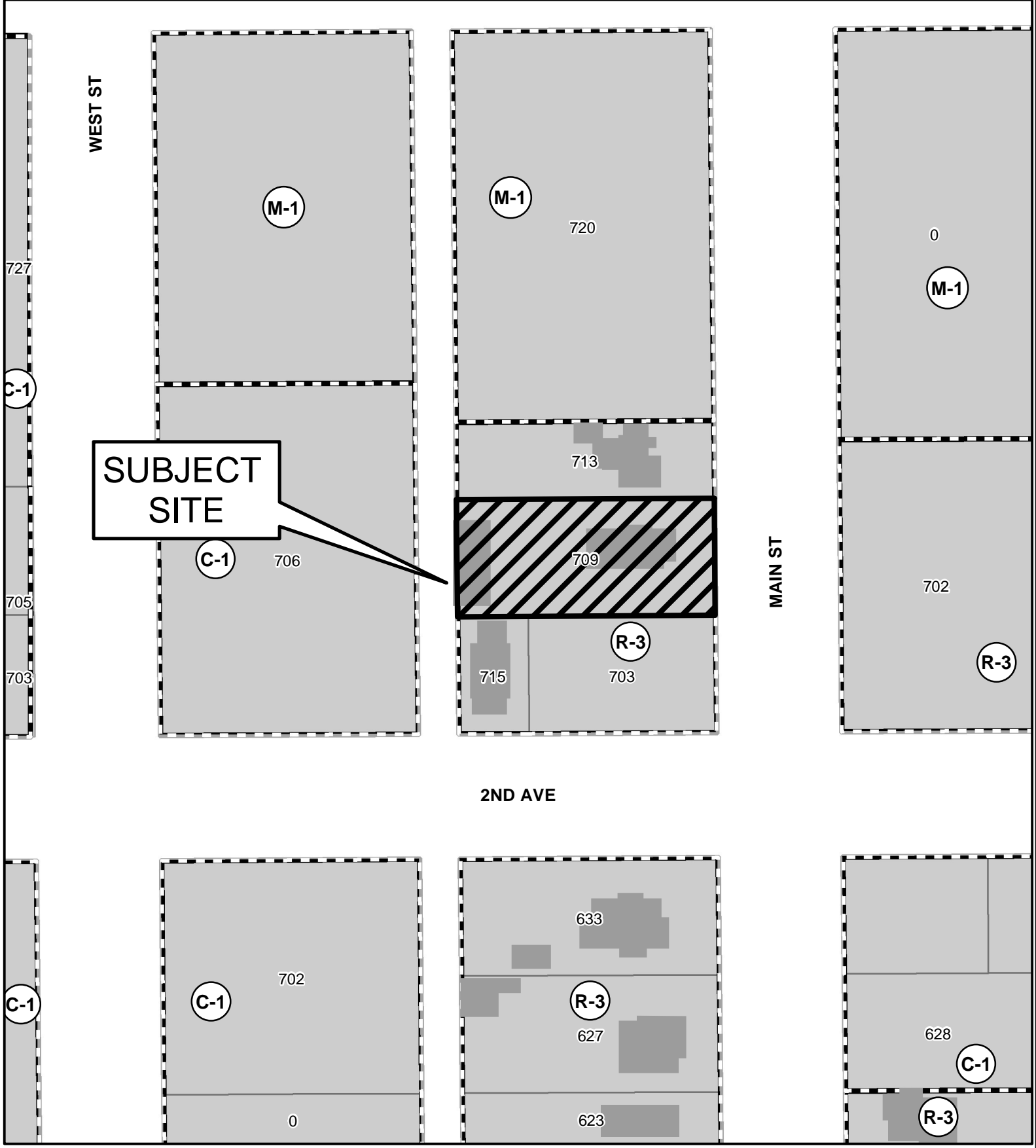


Rear Yard: 6,500 sq ft  
 Existing Accessory Structure: 1,322 sq ft  
 Proposed Accessory Structure: 1,152 sq ft  
 38% Usage

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

Date: 03/16/2026  
 Created by the City of Grinnell  
 Building and Planning Department





**SUBJECT SITE**

**26-1: 709 Main St -**

**Rear Yard / Accessory Structure Variance**

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

**E**



## PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on April 3, 2026 at 12:00 p.m. to review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

**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, April 3, 2026. 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 3/19/2026**

# BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment will review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

You are further notified that the time and place of the public hearing will be Friday, April 3, 2026 at 12:00 p.m. in the Council Chambers at City Hall, 520 4<sup>th</sup> 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: 3/19/2026

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

PO BOX 187  
LYNNVILLE IA 50153

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

715 2ND AVE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

703 MAIN ST APT 1  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1022 E ADAMS ST  
SPRINGFIELD IL 62703

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

720 3RD AVE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

PO BOX 1025  
ANKENY IA 50021

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

831 1/2 MAIN ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

633 MAIN  
GRINNELL IA 50112

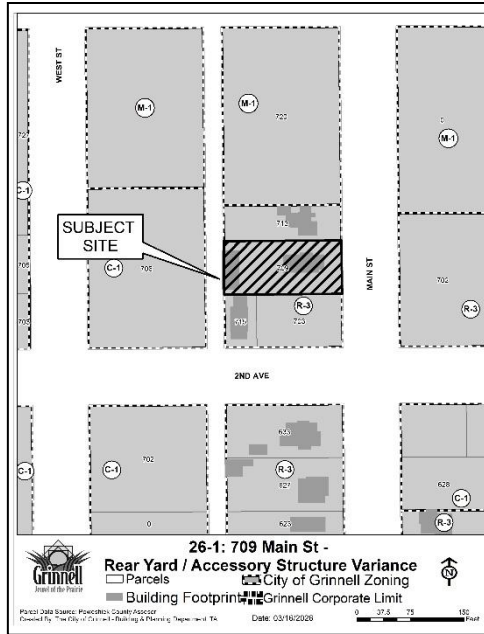
## NOTICE OF PUBLIC HEARING

On **April 3, 2026 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4<sup>th</sup> Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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.



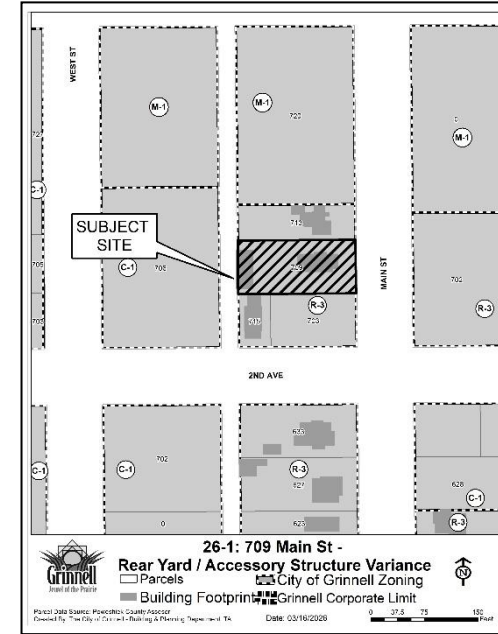
## NOTICE OF PUBLIC HEARING

On **April 3, 2026 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4<sup>th</sup> Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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



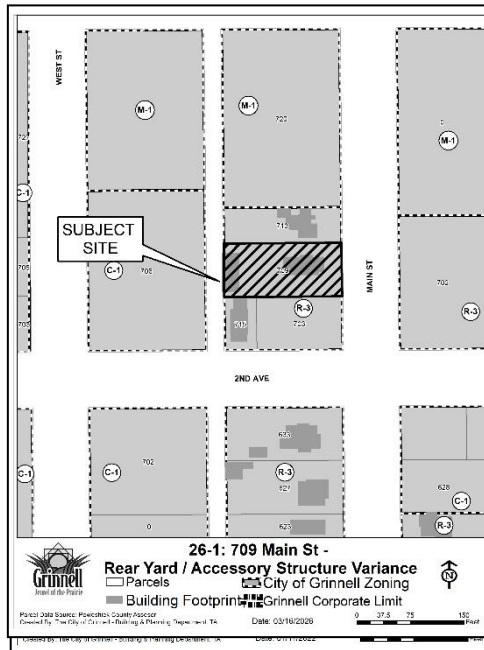
## NOTICE OF PUBLIC HEARING

On **April 3, 2026 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4<sup>th</sup> Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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



## NOTICE OF PUBLIC HEARING

On **April 3, 2026 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4<sup>th</sup> Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review a request from Bill Rozendaal of 709 Main St to permit the total area of accessory structures to occupy up to 38 % of the rear yard at 709 Main St, a variance from 30%, to accommodate an additional garage to be constructed.

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

