

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, May 15, 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**

May 15, 2026

12:00 Noon

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: MINUTES FROM 4-10-2026

COMMUNICATIONS:

NEW BUSINESS:

1. 26-2: Review a request from Central Iowa Shelter & Services, owners of 623 Main St, to reduce the required side yard of a two-story structure by up to 5 ½ feet on both the north and south side of a proposed two-story duplex, located at 623 Main 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, 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  
Minutes**

April 10, 2026

12:00 Noon

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

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES: MINUTES FROM 10-10-2025**

Dill made a motion to approve the minutes. Hammen seconded the motion. The Minutes were approved unanimously.

**COMMUNICATIONS:** None.

**NEW BUSINESS:**

1. 1<sup>st</sup> Meeting of the year requires a vote for the chair and vice chair.
  - a. Hammen made a motion to nominate Stoakes as the Chair and Dill the Vice Chair. Burnell seconded the motion. Motion passed with Dill voting against.
  
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.
  - a. Avis went over the request and the reasoning for the variance per Grinnell's regulations. Rozendaal then explained his reasoning for the request, highlighting that he is a resident of downtown Grinnell, and seeks storage on a property he also owns that is close to his residence. Hammen motioned to approve the variance. Burnell seconded the motion. The motion was approved unanimously.

**ADJOURN:** Hammen moved to adjourn the meeting. Dill seconded the motion. The motion passed unanimously at 12:11 p.m.

ATTEST:



\_\_\_\_\_  
TYLER AVIS, SECRETARY

APPEAL TO THE  
BOARD OF ADJUSTMENT

Appeal # 26-2  
Date: 5-5-2026

I (We), Central Iowa Shelter Services of 1420 Mulberry St. Des Moines, IA 50309  
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 15 May, 20 26.

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. 165.16.4

Remarks: 1223 Main St. New Structure Impeads into  
City ordinance lot line Set back requirement of 8'  
We will be at 5'

The premises affected are located at 1223 Main St in Zone District 180.

Legal description of property involved in this appeal: Grinnell N 1/2 Lot 9  
Block 1

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

What is the applicant's interest in the premises affected? Build a duplex focused  
On FMR (Fair Market Rent).

What is the approximate cost of the work involved? N/A

Explanation of the use of the property as it is or will be: To build a duplex  
focused on affordable rent. Project is in part of  
IFA rolling Hills Development project.

- 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.

*Central Iowa Shelter Services Organization*

By: [Signature]  
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

623 MAIN ST, GRINNELL IA 50112

LEGAL DESCRIPTION: GRINNELL N 1/2 LOT 9 BLOCK 1

PARCEL # 0672200  
CLASS: R - Residential

LOT AREA: 0.14 Acres; 6,188 SF

Unit1: Standard Unit: 1,445 SF  
Unit 2: ADA Accessible Unit w/ Horn & Stobe: 1,245 SF  
Common Area: 480 SF

3-Bedroom Duplex x 2 Units: 6 Total Units  
3,170 SF Total Building Area

CIVIL	CIVIL PLACEHOLDER
C001	
CIVIL: 2	
LANDSCAPE	LANDSCAPE SITE LAYOUT
L101	
LANDSCAPE: 2	
STRUCTURAL	GENERAL NOTES
S001	
STRUCTURAL: 2	
05 - ARCHITECTURAL	
A100	SITE PLAN
A101	FOOTING & L1 PLAN
A102	L2 & ROOF PLAN
A121	REFLECTED FRAMING PLANS
A200	EXTERIOR ELEVATIONS
A300	WALL TYPES & SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A500	INTERIOR ELEVATIONS
A700	DOORS, WINDOWS, & GENERAL
05 - ARCHITECTURAL: 10	
06 - EQUIPMENT	
Q001	EQUIPMENT PLACEHOLDER
06 - EQUIPMENT: 1	



7811 Marilyn Drive  
Windsor Heights, IA 50324

Date

Issue/Revision/Submission

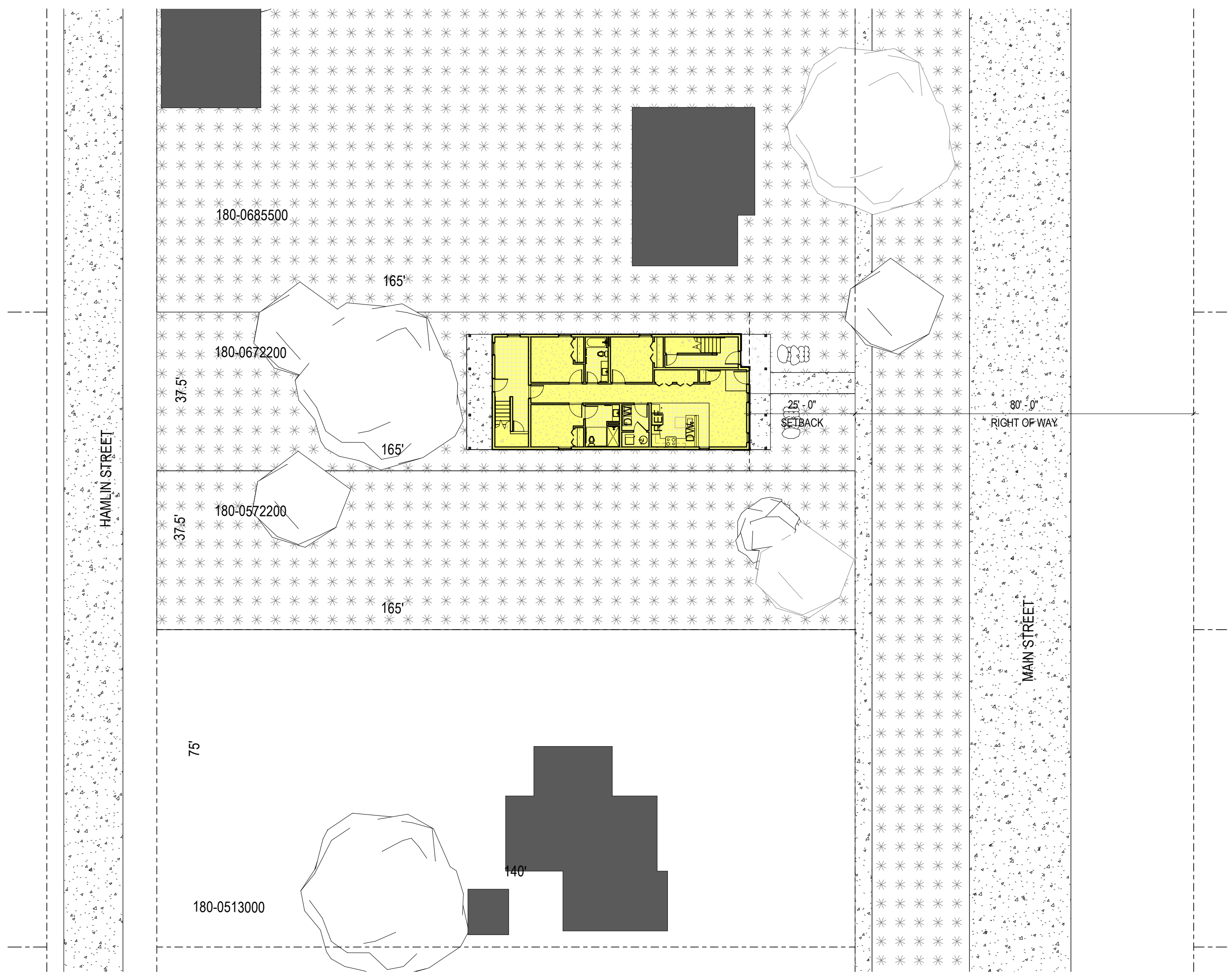
No.

Central Iowa Shelter & Services  
DUPLEX HOUSING  
623 Main Street, Grinnell, IA 50112  
INITIAL BID PACKAGE

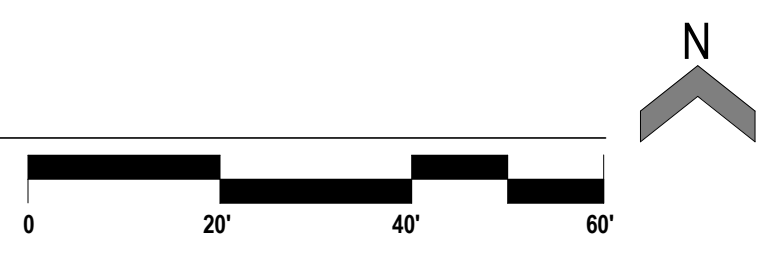
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Issue Date 2/26/2028  
Design Contact asap  
Sheet Name

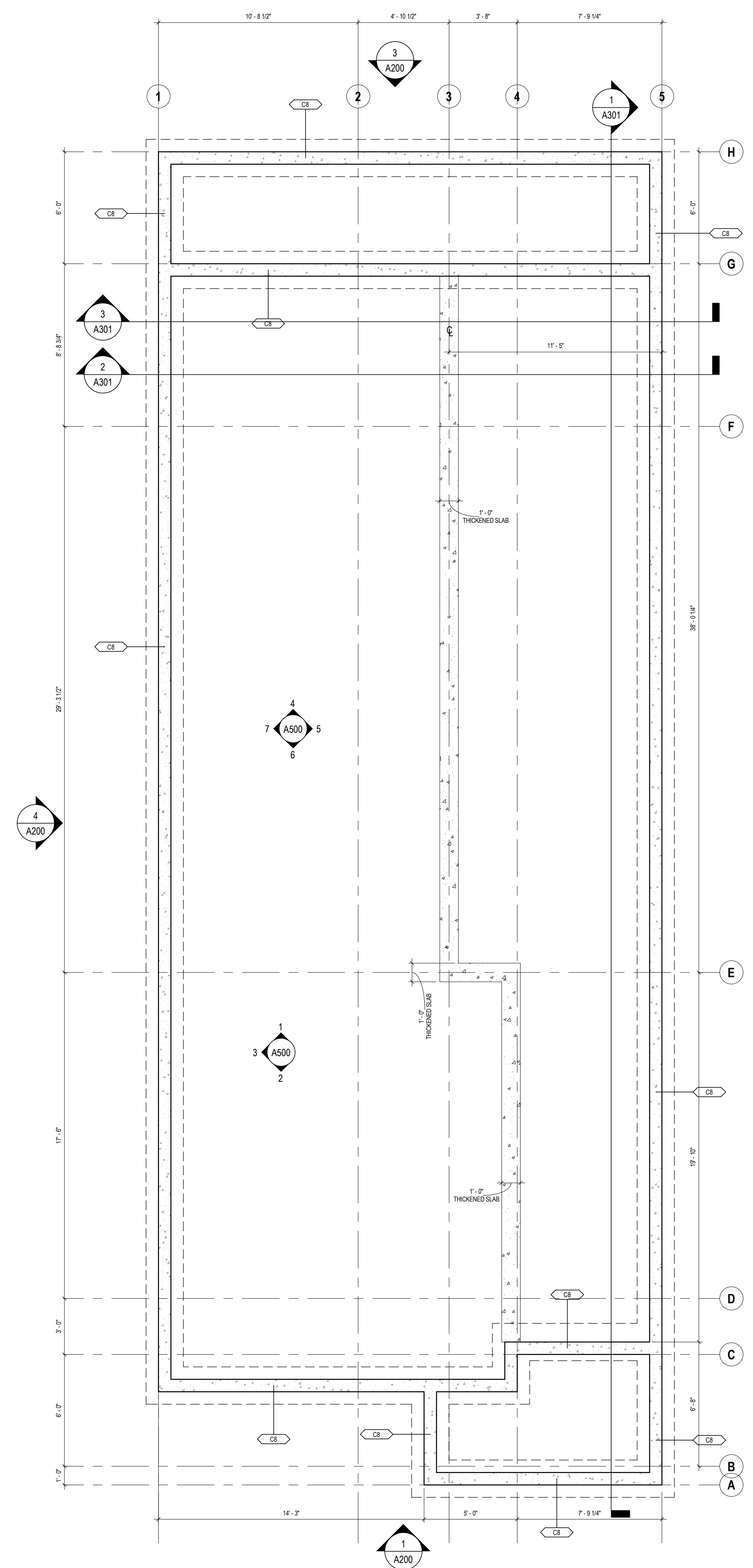
SITE PLAN

A100

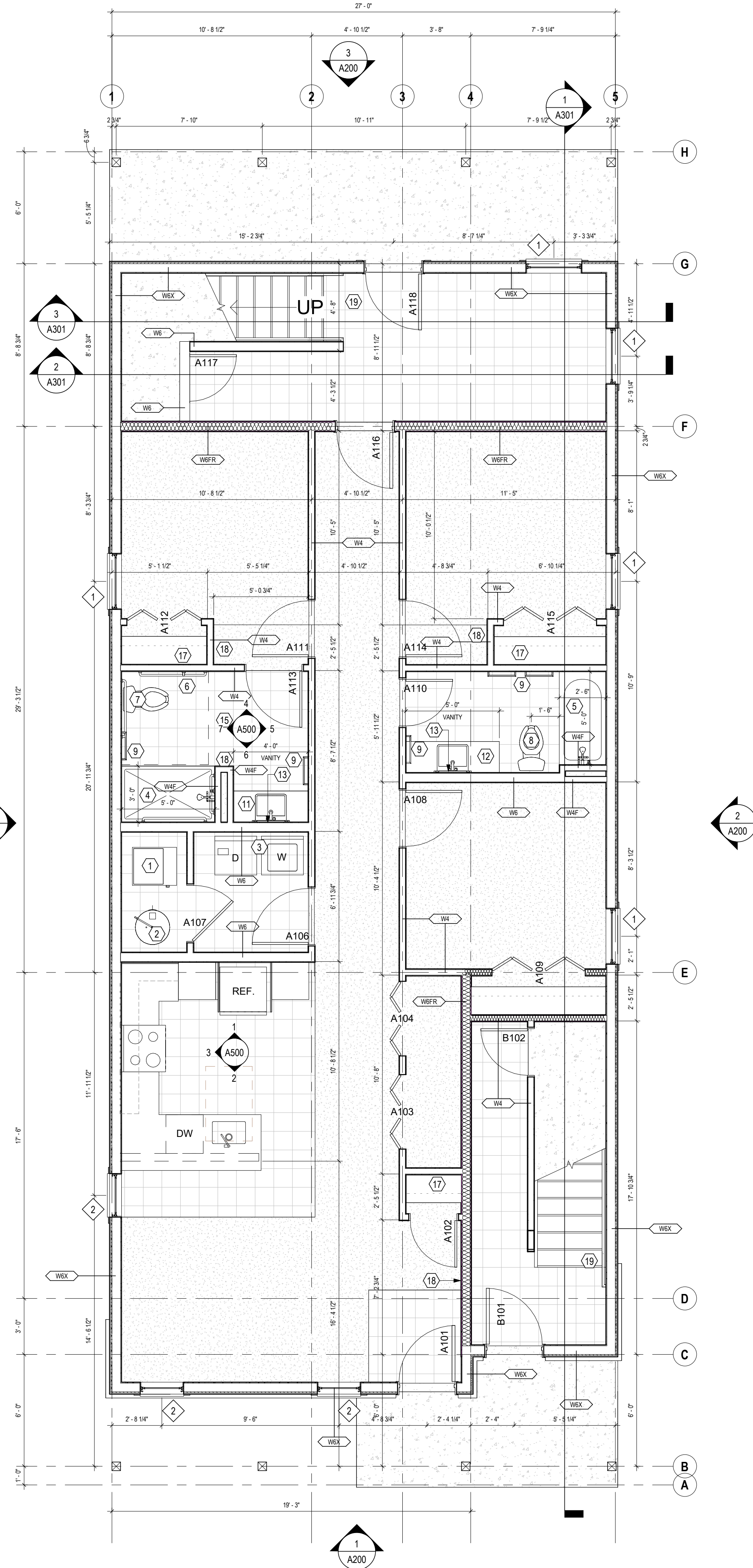


1 SITE PLAN  
1" = 20'-0"





**1 FOOTING & FOUNDATION PLAN**  
1/4" = 1'-0"  
0 4' 6' 8' 10'



**A1 L1 FLOOR PLAN**  
1/4" = 1'-0"  
0 4' 6' 8' 10'

**GENERAL DRAWING NOTES**

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION
- B. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
- C. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION
- D. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS
- E. PROVIDE BATT INSULATION AT EXTERIOR WALLS, DEMISING WALLS BETWEEN UNITS, AND SEPARATION WALLS BETWEEN RESTROOMS AND ADJACENT SPACES
- F. WOOD FLOOR POST - SEE STRUCTURAL DRAWINGS
- G. PROVIDE ADA HARDWARE AT ACCESSIBLE UNITS
- H. PROVIDE DUAL HEIGHT DOOR PEEP HOLES WITH INTERIOR COVER ON ENTRY DOOR TO ADA UNITS

- XX WINDOW TYPES:  
1. 36" W x 60" H WINDOW - SINGLE HUNG - PELLA IMPERVIA OR SIMILAR  
2. 28" W x 60" H WINDOW - SINGLE HUNG - PELLA IMPERVIA OR SIMILAR
- CONC → SEALED CONCRETE
- CPT-1 → CARPET
- VT-1 → LUXURY VINYL TILE

**CODED NOTES**

- 1. HVAC/AIR HANDLER UNIT
- 2. WATER HEATER
- 3. PROVIDE WASHER/DRYER HOOKUPS AND VENT AT THIS LOCATION
- 4. 36" x 60" ADA SHOWER BASE AND SURROUND - VERIFY SIZE AND FIT OF UNIT PRIOR TO FRAMING ENCLOSING WALL. ADJUST FRAMING AS REQUIRED - SEE KEYNOTE AND ASSOCIATED DIMENSION FOR ADJUSTMENT
- 5. 30" x 60" ONE PIECE TUB AND SURROUND - VERIFY SIZE AND FIT OF UNIT PRIOR TO FRAMING ENCLOSING WALL. ADJUST FRAMING AS REQUIRED - SEE KEYNOTE AND ASSOCIATED DIMENSION FOR ADJUSTMENT
- 6. PROVIDE ADA GRAB BARS & LOCATE CONTROLS IN ADA ACCESSIBLE LOCATIONS - SEE DIAGRAM PROVIDED - PROVIDE BACKING FOR GRAB BAR LOCATION AT REQUIRED HEIGHT
- 7. ADA HEIGHT TANK TOILET
- 8. STANDAR HEIGHT TANK TOILET
- 9. TOWEL BAR - PROVIDE SOLID BACKING AT REQUIRED HEIGHT
- 10. LINEN CABINET
- 11. ADA VANITY - OPEN BELOW FOR ROLL UNDER ACCESS - SEE PLAN FOR WIDTH
- 12. VANITY AND CABINET - SEE PLAN FOR WIDTH
- 13. FRAMED MIRROR / PROVIDE VANITY LIGHT ABOVE MIRROR
- 14. -
- 15. PROVIDE EXHAUST FAN/LIGHT COMBO
- 16. TOILET TISSUE DISPENSER
- 17. CLOSET SHELF & ROD COMBINATION
- 18. COAT / TOWEL HOOKS
- 19. PROVIDE CONTINUOUS WALL MOUNTED HANDRAIL AT STAIR
- 20. PROVIDE 42" HIGH GUARD RAIL AT THIS AREA, REMOVABLE SECTIONS IF INDICATED ON PLAN FOR FURNITURE MOVING
- 21. ASPHALT SHINGLES OVER 3/8" FELT ON MIN 7/16" OSB EXTERIOR ROOF SHEATHING OR BETTER, PROVIDE ICE/WATER SHIELD ALONG EAVES, PENETRATIONS, & VALLEYS, PROVIDE 3/2" X 1/2" DRIP EDGE TYPICAL
- 22. PROVIDE CULTURED STONE VENEER AS SHOWN ON PLAN, SEE WALL TYPE, INSTALL PER MANUFACTURER RECOMMENDATIONS
- 23. WOOD FLOOR JOIST SYSTEM W/ GYPSUM TOPPING AND FIRE RESISTANT GWB ON UNDERSIDE BETWEEN WHEN SEPARATE UNITS ARE IN A STACK CONFIGURATION
- 24. GWB CEILING OVER WOOD SUB-STRUCTURE



Issue/Revision/Submission  
Date  
No.

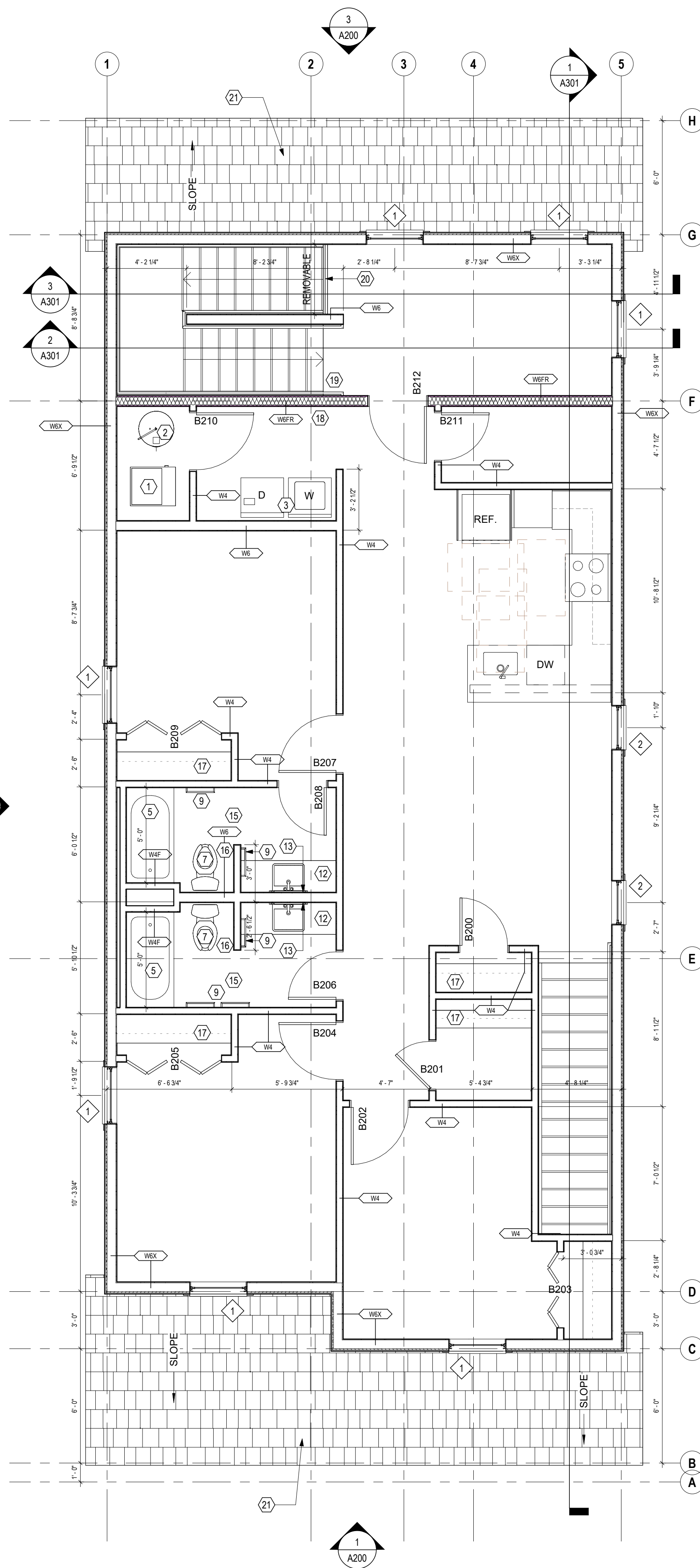
**Central Iowa Shelter & Services**  
**DUPLEX HOUSING**  
 623 Main Street, Grinnell, IA 50112

**INITIAL BID PACKAGE**

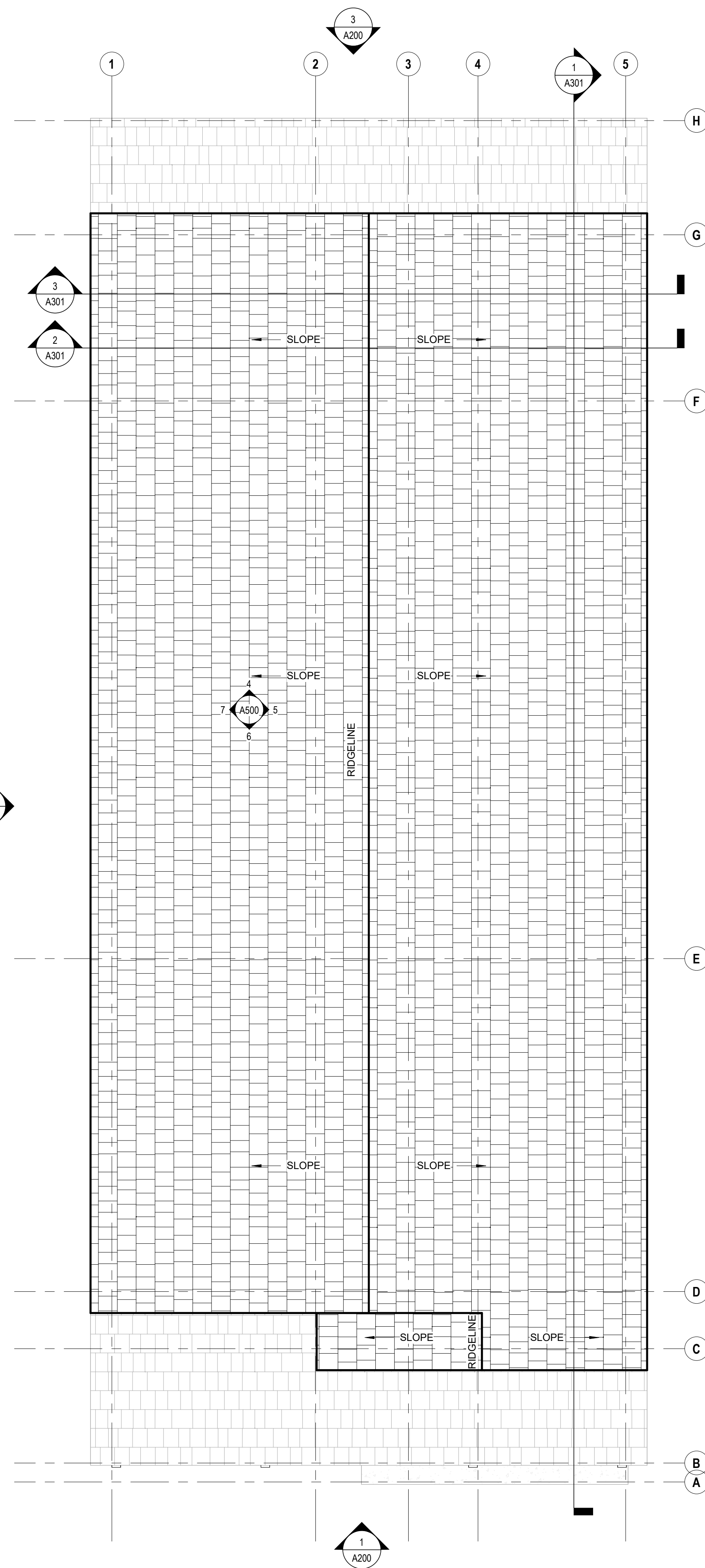
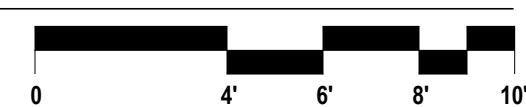
V# Proj. #  
 Issue Date 20260428  
 Design Contact aspp  
 Sheet Name

**FOOTING & L1 PLAN**

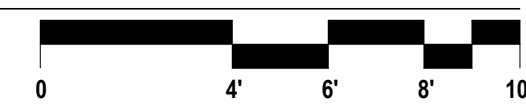
**A101**



**1 L2 FLOOR PLAN**  
1/4" = 1'-0"



**2 ROOF PLAN**  
1/4" = 1'-0"



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- 24. GWB CEILING OVER WOOD SUB-STRUCTURE



Date  
Issue/Revision/Submission  
No.

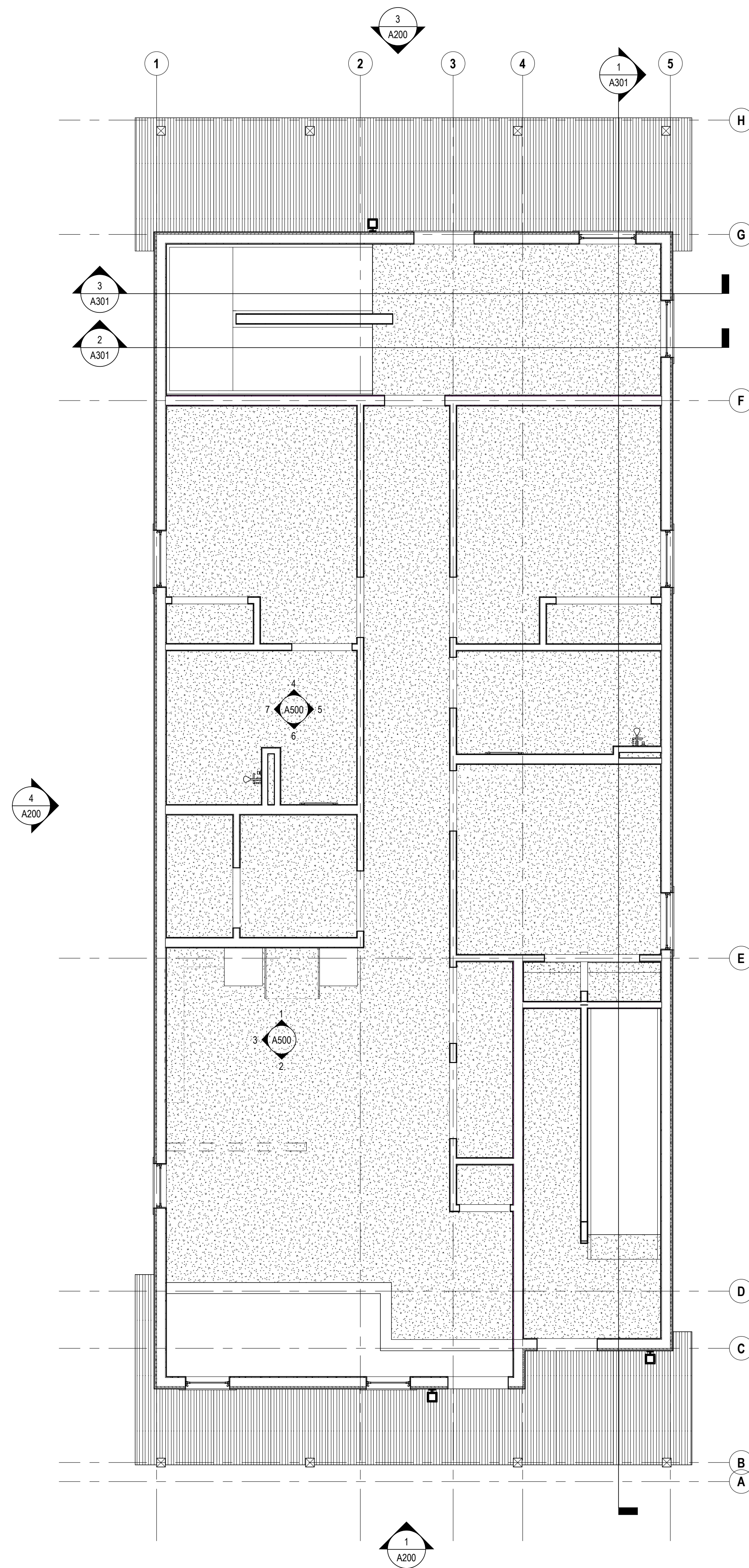
**INITIAL BID PACKAGE**

**Central Iowa Shelter & Services**  
**DUPLEX HOUSING**  
 623 Main Street, Grinnell, IA 50112

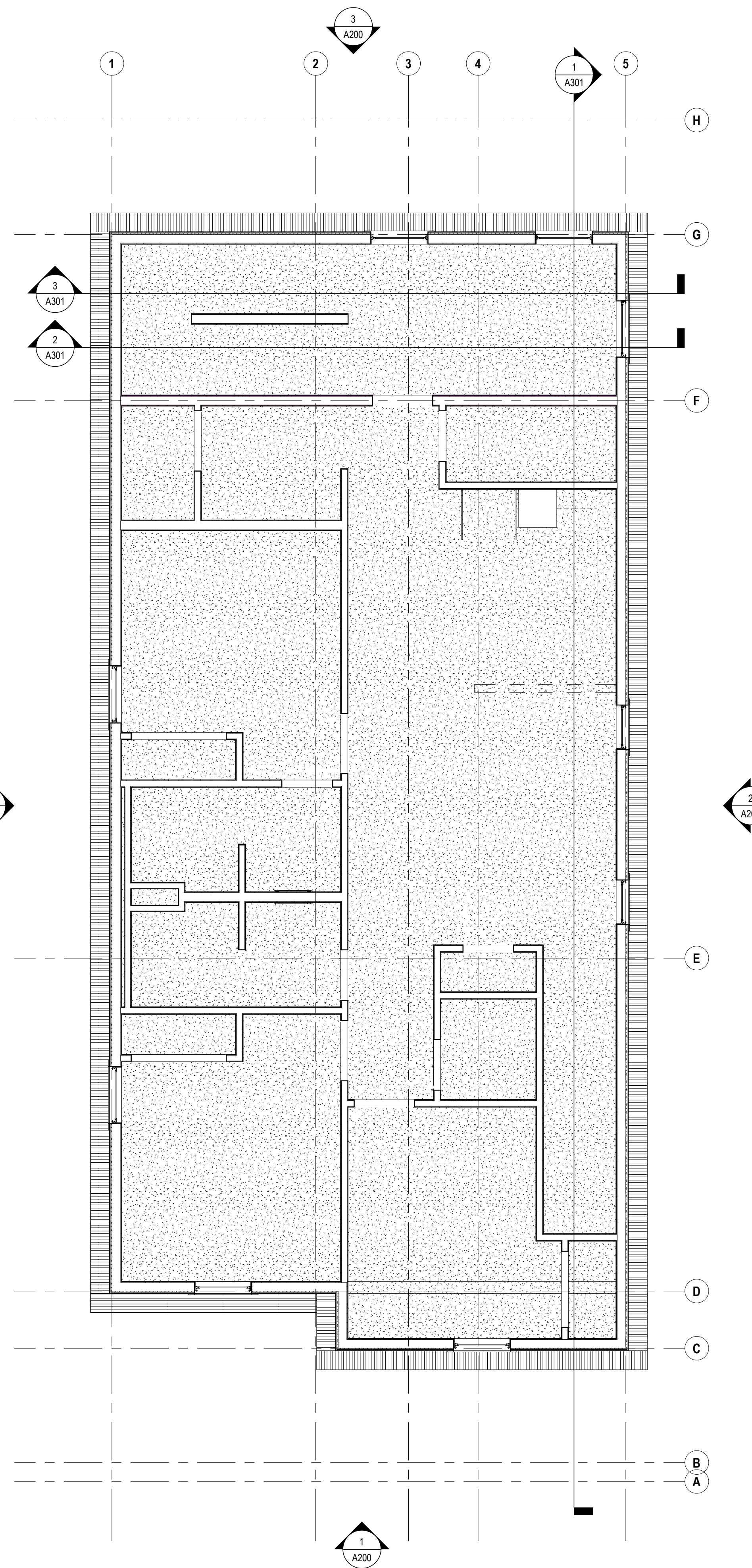
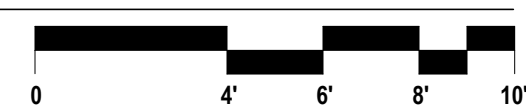
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 Issue Date 20260428  
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 Sheet Name

**L2 & ROOF PLAN**

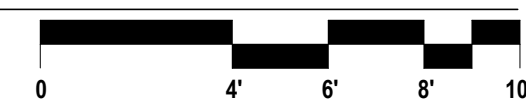
**A102**



**A1 L2 FRAMING PLAN**  
1/4" = 1'-0"



**1 TRUSS FRAMING PLAN**  
1/4" = 1'-0"



**GENERAL DRAWING NOTES**

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- B. PAINT DESIGNATED FOR EXPOSED OVERHEAD STRUCTURE IS TO INCLUDE ALL EXPOSED COMPONENTS INCLUDING (BUT NOT EXCLUSIVE TO) DECKING, STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL DELIVERY SYSTEMS, FIRE PROTECTION SYSTEMS (EXCLUDING SPRINKLER HEADS), AND ALL OTHER MISCELLANEOUS BUILDING SYSTEMS LOCATED OVERHEAD. EACH OF THE AFOREMENTIONED CATEGORIES IS TO INCLUDE ANY AND ALL ASSOCIATED SUPPORTS, FASTENERS, HANGERS, STRUTS, BRACES, BRACKETS, ETC.
- C. LIGHT FIXTURES SHOWN TO INDICATE PROPOSED FIXTURES & GENERAL DESIGN INTENT.
- D. FINISHED CEILING HEIGHTS ARE MARKED FROM TOP OF FINISH FLOOR (UNLESS NOTED OTHERWISE).
- E. COORDINATE LOCATION OF FIXTURES WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION AND TECHNOLOGY DRAWINGS. ANY CONFLICT BETWEEN TRADES, NOTIFY ARCHITECT PRIOR TO INSTALLATION.
- F. FACE OF BULKHEADS ARE TO ALIGN WITH FACE OF ADJACENT WALLS TO WHICH BULKHEADS ARE PARALLEL, UNLESS NOTED OTHERWISE OR DIMENSIONED.
- G. ALL GYPSUM BOARD SOFFITS & CEILINGS TO BE PAINTED FLAT CEILING WHITE (UNLESS NOTED OTHERWISE).
- H. ALL GYPSUM SOFFITS IN FOOD SERVICE AREAS TO BE PAINTED WITH A SATIN FINISH.
- I. PAINT DUCTWORK INSIDE AIR GRILLES FLAT BLACK.
- J. CEILING GRIDS ARE CENTERED ON ROOM, U.N.O. OR DIMENSIONED.
- K. WHERE EXIT SIGNS OCCUR OVER A DOOR OR PAIR OF DOORS, CENTER SIGN ON DOOR OPENING.
- L. ALL CEILING DEVICES TO BE CENTERED IN TILE, U.N.O.

**CODED NOTES**

- 1. ALIGN FEATURES
- 2. OPEN TO ABOVE
- 3. TBD
- 4. TBD
- 5. TBD

**VIZION**  
7811 Marilyn Drive  
Windsor Heights, IA 50324

Date \_\_\_\_\_  
Issue/Revision/Submission \_\_\_\_\_

No. \_\_\_\_\_

**Central Iowa Shelter & Services**  
**DUPLEX HOUSING**  
623 Main Street, Grinnell, IA 50112

**INITIAL BID PACKAGE**

V.# \_\_\_\_\_ Proj.# \_\_\_\_\_  
Issue Date 2/26/2028  
Design Contact asap  
Sheet Name \_\_\_\_\_

EXTERIOR ELEVATION NOTES

1. ASPHALT SHINGLES OVER 30LB FELT ON MIN 7/16" OSB EXTERIOR ROOF SHEATHING OR BETTER. PROVIDE ICE/WATER SHIELD ALONG EAVES, PENETRATIONS, & VALLEYS, PROVIDE 3 1/2" X 1 1/2" DRIP EDGE TYPICAL
2. EXTERIOR WALL W/ BATT INSULATION 1/2" (MIN.) EXTERIOR SHEATHING, 1" CONTINUOUS INSULATION AND EXTERIOR SIDING - INTERIOR FINISH TO BE 1/2" DRYWALL UNLESS NOTED OTHERWISE
3. PROVIDE CULTURED STONE VENEER AS SHOWN ON PLAN, SEE WALL TYPE, INSTALL PER MANUFACTURER RECOMMENDATIONS
4. PROVIDE CAP FLASHING/DRIP AWAY FROM BUILDING TO MATCH SIDING AT SIDING TO STONE VENEER TRANSITION
5. ALUMINUM FASCIA OVER 2X SUB-FASCIA BOARD
6. VENTED ALUMINUM SOFFIT TO MATCH FASCIA
7. PROVIDE POST WRAP TO MATCH FASCIA/SOFFIT
8. PROVIDE EXTERIOR LIGHT FIXTURE AS INDICATED

GENERAL DRAWING NOTES

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- B. SEE SHEET A300 FOR WALL TYPES
- C. SEE SHEET A700 FOR DOOR/WINDOW INFORMATION

VIZION

7811 Marilyn Drive  
Windsor Heights, IA 50324

No. Issue/Revision/Submission

Date

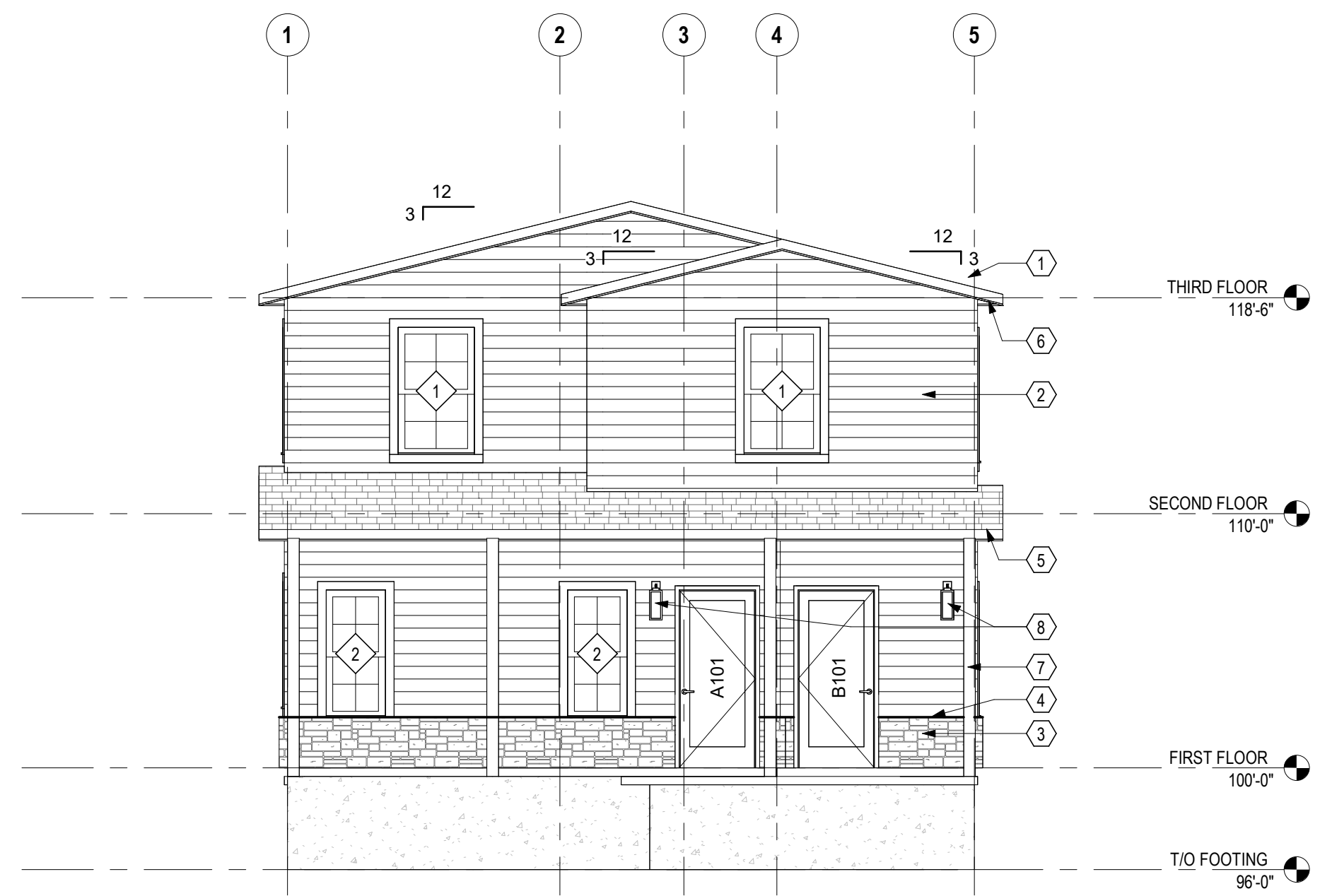
Central Iowa Shelter & Services  
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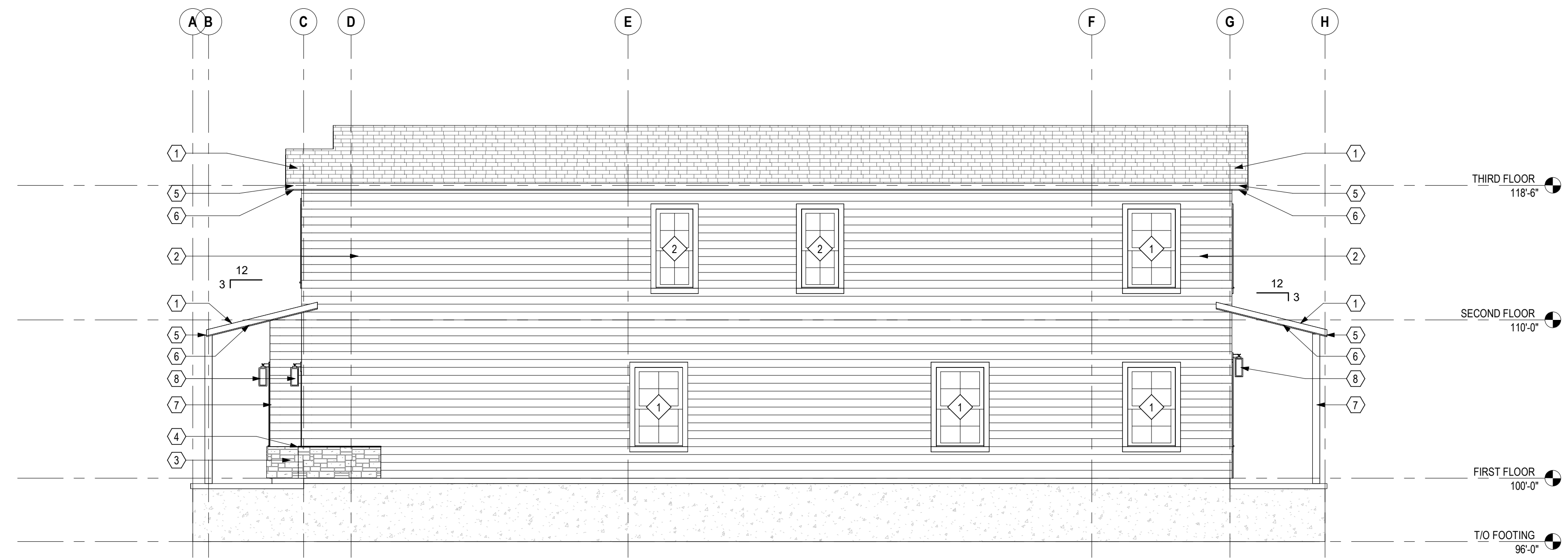
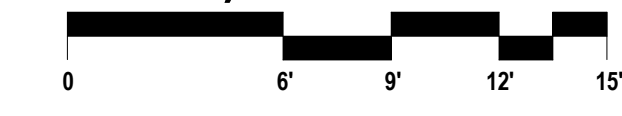
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Issue Date 2/26/2028  
Design Contact assp  
Sheet Name

EXTERIOR ELEVATIONS

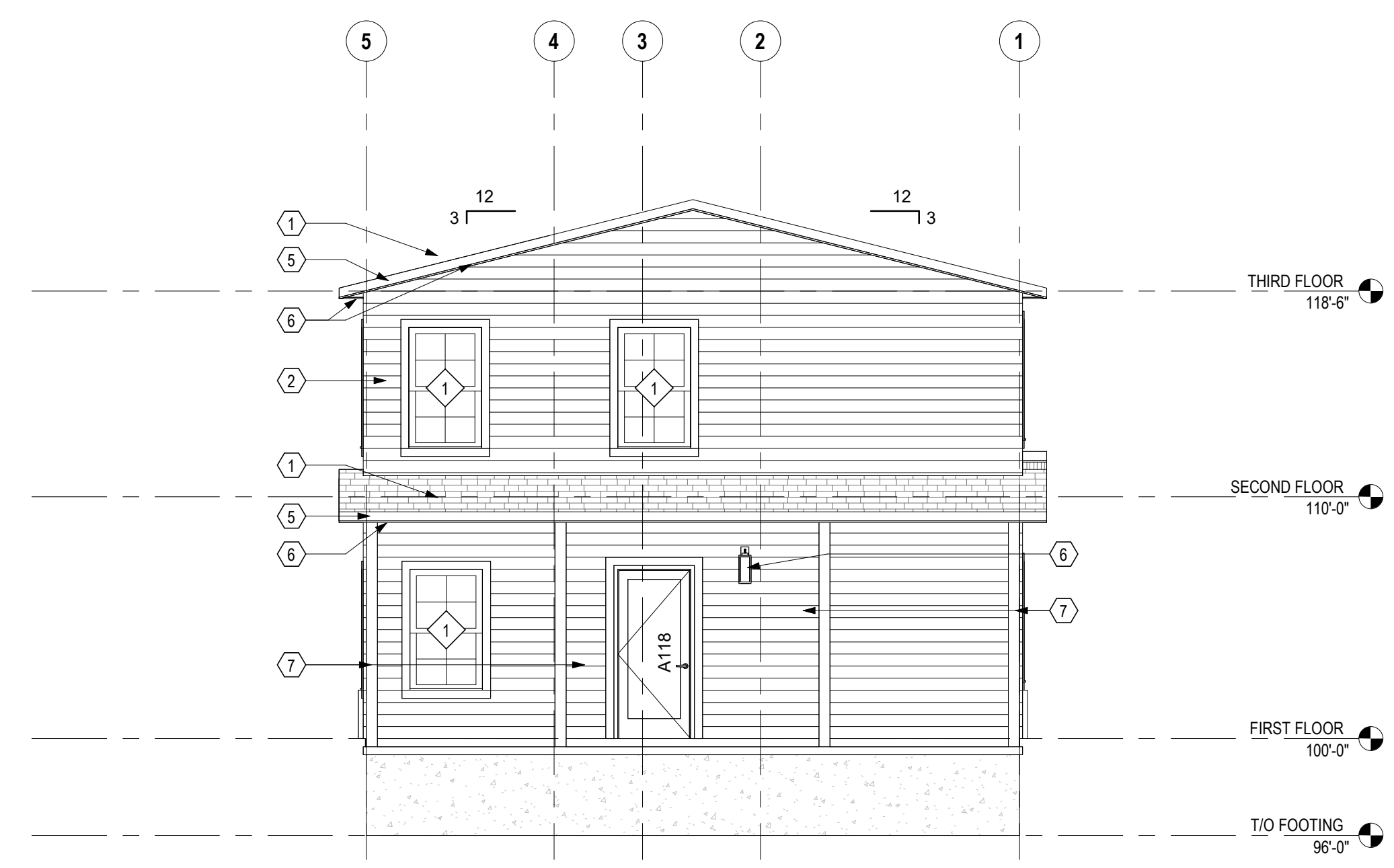
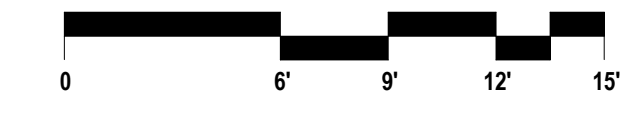
A200



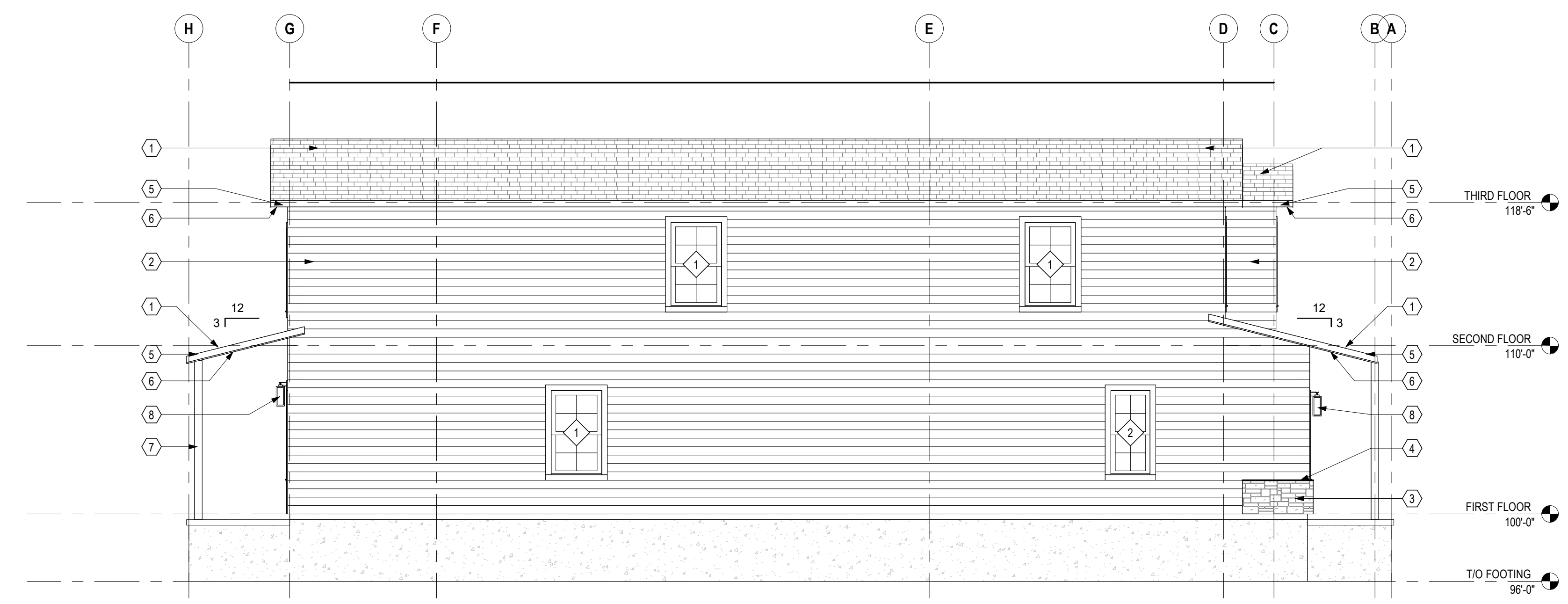
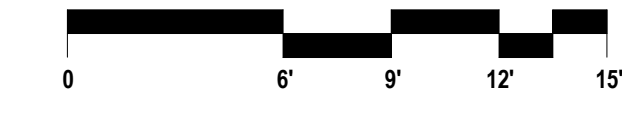
1 EAST (STREET ELEV)  
3/16" = 1'-0"



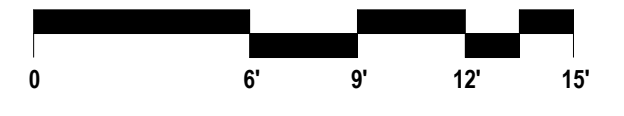
2 NORTH  
3/16" = 1'-0"



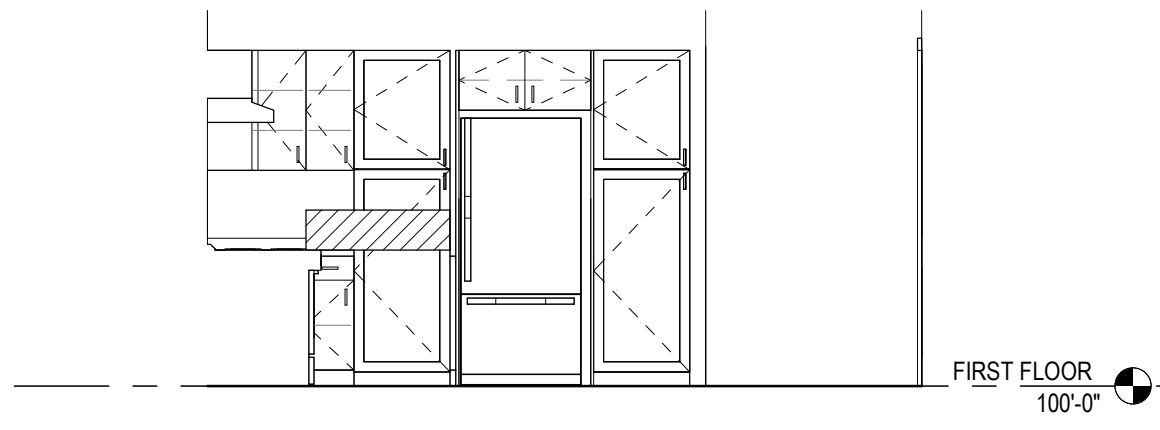
3 WEST  
3/16" = 1'-0"



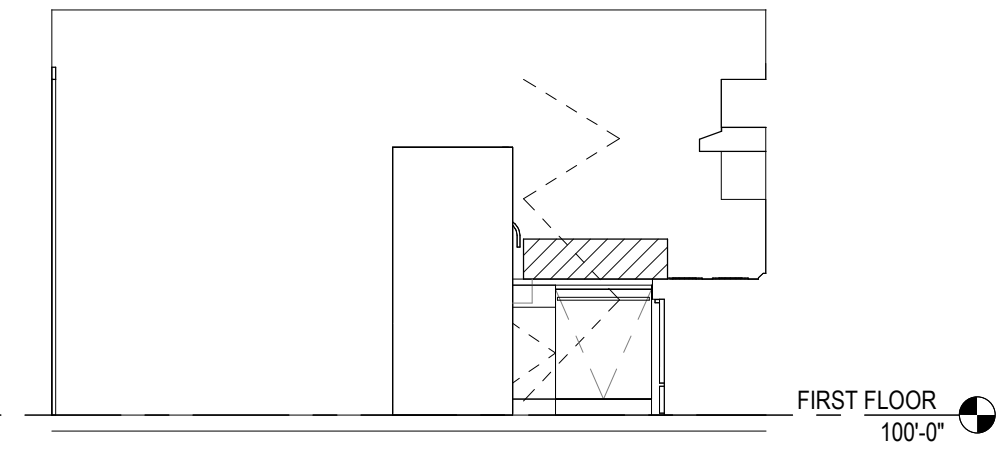
4 SOUTH  
3/16" = 1'-0"



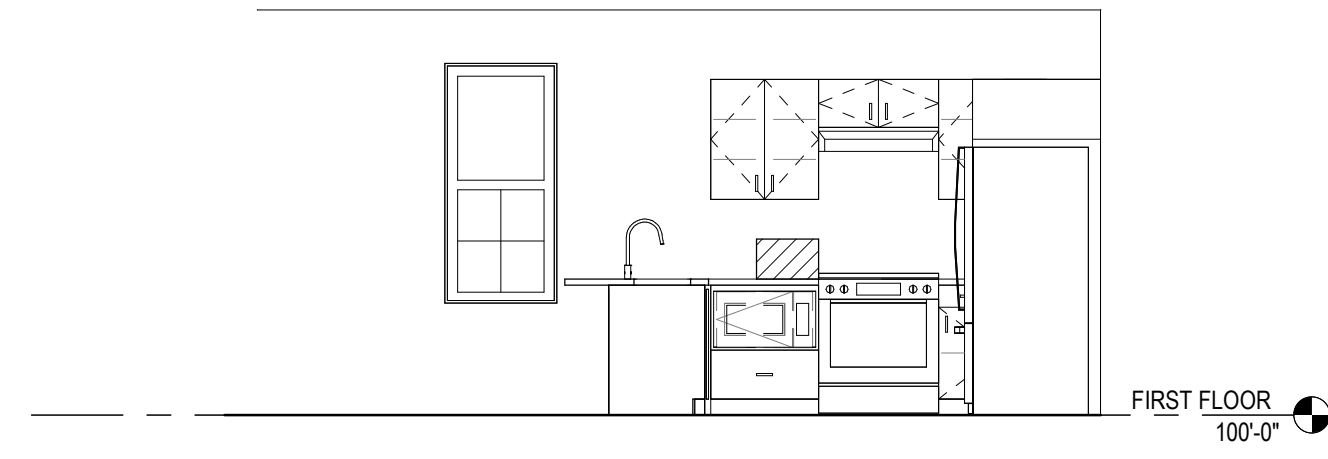




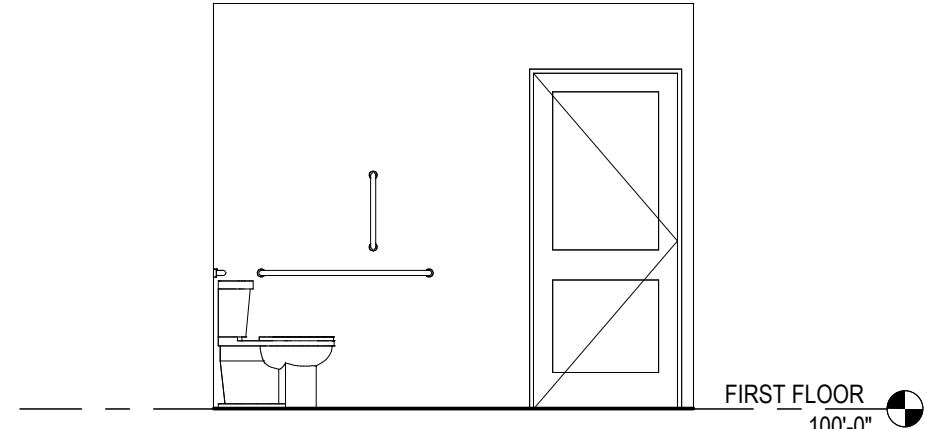
1 Elevation 1 - a  
1/4" = 1'-0"



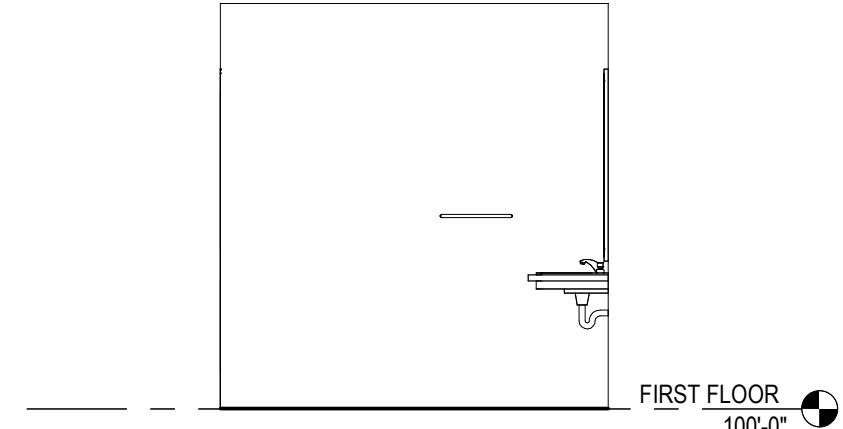
2 Elevation 1 - c  
1/4" = 1'-0"



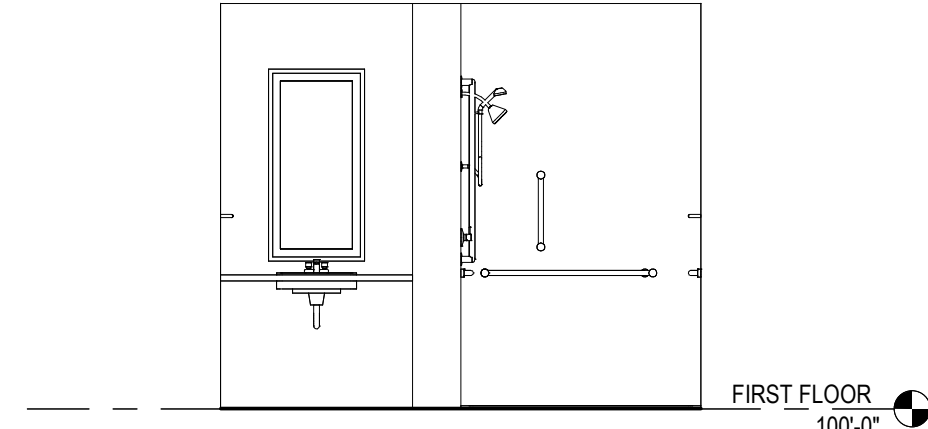
3 Elevation 1 - d  
1/4" = 1'-0"



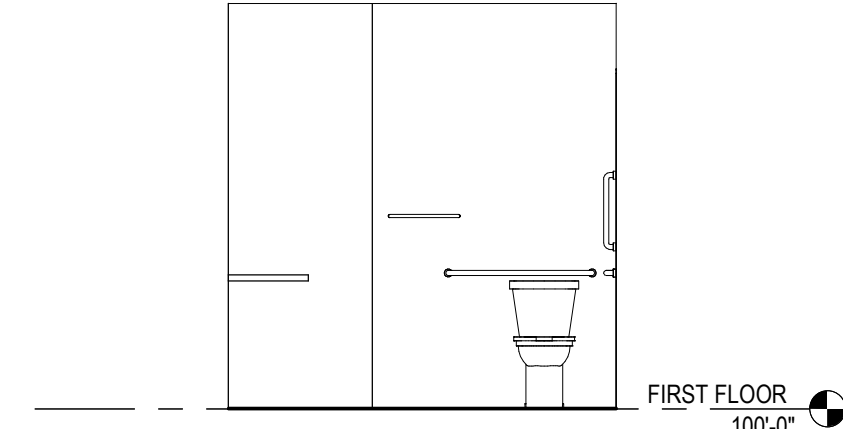
4 Elevation 2 - a  
1/4" = 1'-0"



5 Elevation 2 - b  
1/4" = 1'-0"



6 Elevation 2 - c  
1/4" = 1'-0"



7 Elevation 2 - d  
1/4" = 1'-0"



7811 Marilyn Drive  
Windsor Heights, IA 50324

Date

Issue/Revision/Submission

No.

Central Iowa Shelter & Services

DUPLEX HOUSING

623 Main Street, Grinnell, IA 50112

INITIAL BID PACKAGE

V #

Proj. #

Issue Date

20260428

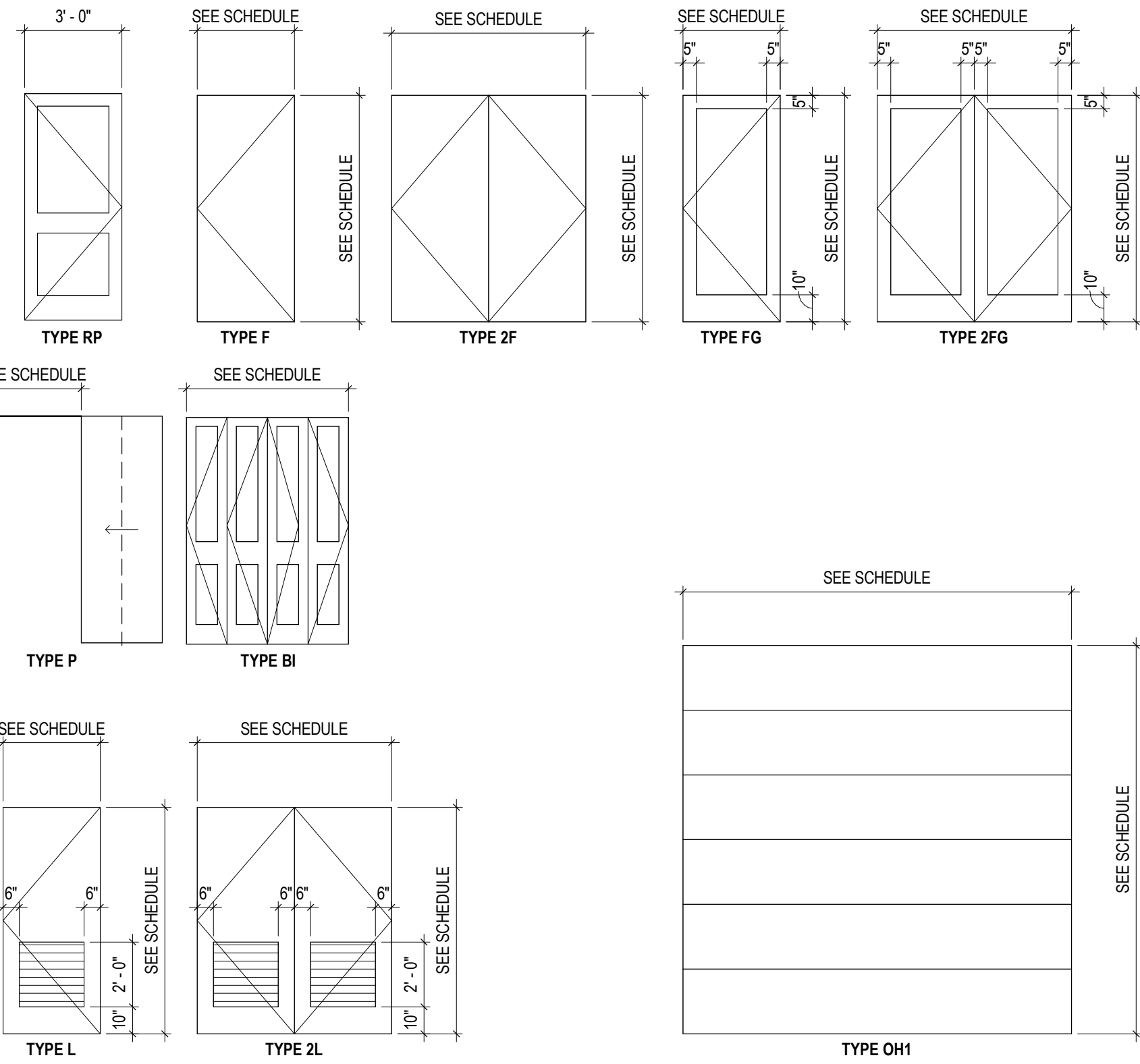
Design Contact

asap

Sheet Name

INTERIOR  
ELEVATIONS

A500



**DOOR PANEL TYPE LEGEND**

1/4" = 1'-0"

**DOOR FRAME TYPE LEGEND**

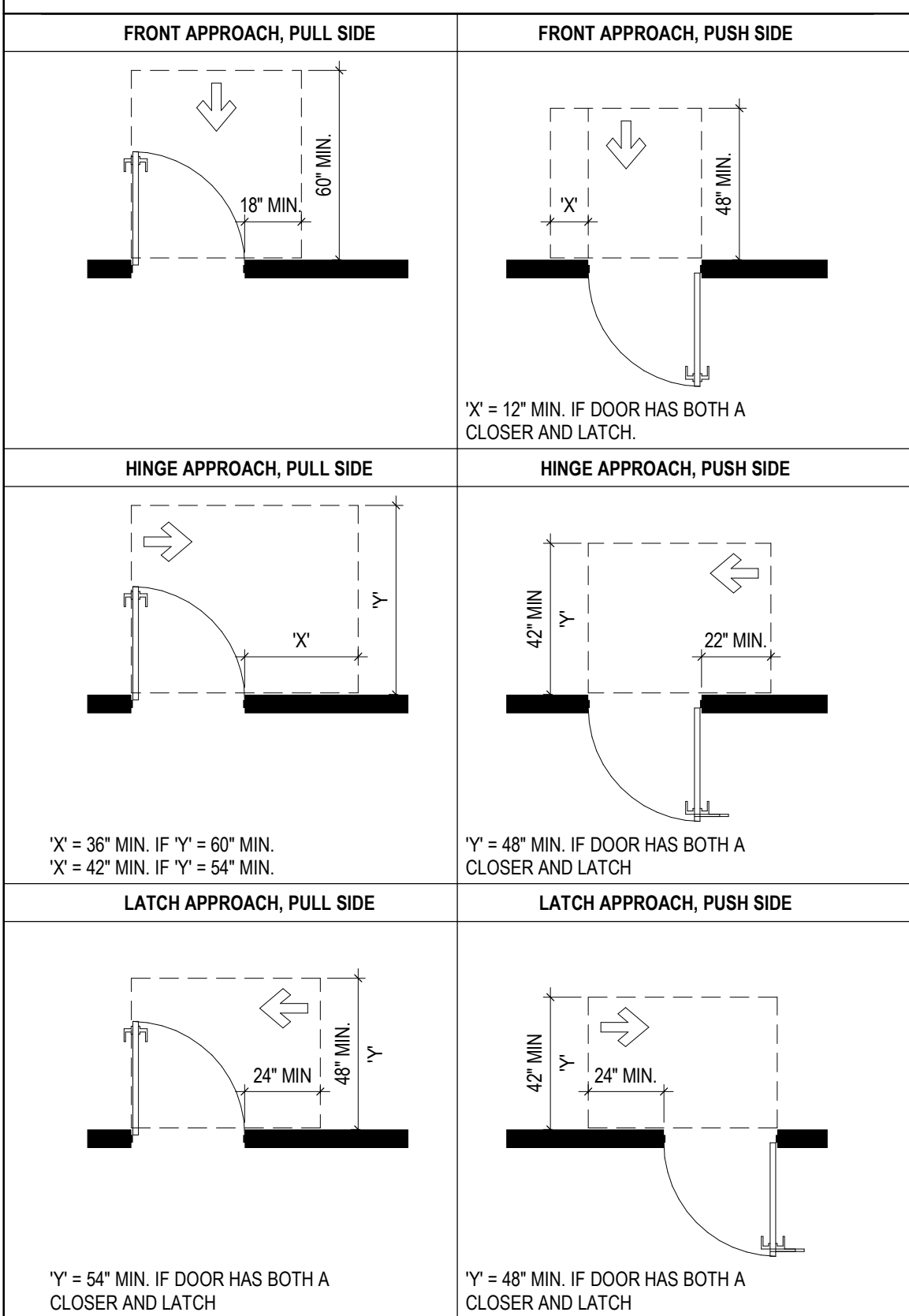
1/4" = 1'-0"

DOOR SCHEDULE						
NUMBER	DOOR		TYPE	FRAME TYPE	FIRE RATING	REMARKS
	WIDTH	HEIGHT				
A101	3'-0"	7'-0"	FG	1		
A102	2'-6"	7'-0"	RP	1		
A103	4'-0"	7'-0"	BI	1		
A104	4'-0"	7'-0"	BI	1		
A106	3'-0"	7'-0"	RP	1		
A107	3'-0"	7'-0"	RP	1		
A108	3'-0"	7'-0"	RP	1		
A109	5'-0"	7'-0"	BI	1		
A110	2'-6"	7'-0"	RP	1		
A111	3'-0"	7'-0"	RP	1		
A112	4'-0"	7'-0"	BI	1		
A113	3'-0"	7'-0"	RP	1		
A114	3'-0"	7'-0"	RP	1		
A115	5'-0"	7'-0"	BI	1		
A116	3'-0"	7'-0"	F	1	30	
A117	2'-6"	4'-0"	BI	1		
A118	3'-0"	7'-0"	FG	1		
B101	3'-0"	7'-0"	FG	1		
B102	2'-6"	5'-0"	RP	1		
B200	2'-6"	7'-0"		1		
B201	2'-6"	7'-0"	RP	1		
B202	3'-0"	7'-0"	RP	1		
B203	4'-0"	7'-0"	BI	1		
B204	3'-0"	7'-0"	RP	1		
B205	5'-0"	7'-0"	BI	1		
B206	2'-6"	7'-0"	RP	1		
B207	3'-0"	7'-0"	RP	1		
B208	2'-6"	7'-0"	RP	1		
B209	5'-0"	7'-0"	RP	1		
B210	3'-0"	7'-0"	RP	1		
B211	2'-6"	7'-0"	RP	1		
B212	3'-0"	7'-0"	F	1	30	

**GENERAL NOTES - MOUNTING HEIGHTS**

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE TOILET FIXTURE LOCATIONS WITH PLUMBING CONTRACTOR WITH RESPECT TO FLUSH VALVE HEIGHT AND HORIZONTAL LOCATION VS. GRAB BAR LOCATIONS.
- C. **NOTE:** GRAB BAR HEIGHT IS BASED ON ADAAG AND CANNOT BE CHANGED. TOP OF SEAT HEIGHT IS BASED ADAAG AND CANNOT BE CHANGED.
- D. ALL MOUNTING HEIGHTS ARE ABOVE FINISH FLOOR (CRITICAL FOR ADA COMPLIANCE)
- E. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL (CRITICAL FOR ADA COMPLIANCE)
- F. ALL DIMENSIONS TO CONTROLS ARE TO TOP OF BUTTON, LEVER OR KNOB
- G. PROVIDE ADA HARDWARE AT ALL ADA DESIGNATED UNITS

**DOOR CLEARANCES**

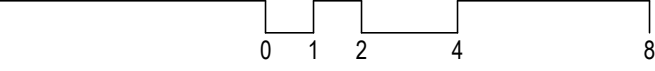


Category	Item	Mounting Height
FLOOR MOUNTED WC - HANDICAPPED	H.C. ADULT FLOOR MTD. WATER CLOSET / T.O. SEAT	42" MIN.
	H.C. ADULT TOILET PAPER DISPENSER	39"-41"
	H.C. ADULT SANITARY NAPKIN DISPOSAL	36" TO TOP
	H.C. ADULT GRAB BAR	39"-41"
FLOOR MOUNTED WC - STANDARD	H.C. ADULT FLOOR MTD. WATER CLOSET / T.O. SEAT	18" MIN.
	H.C. ADULT TOILET PAPER DISPENSER	48" MAX.
	H.C. ADULT SANITARY NAPKIN DISPOSAL	17"
	H.C. ADULT CLOTHES HOOK	64"
WC REAR WALL - HDCP	H.C. ADULT GRAB BAR	33"-36" TO TOP
	H.C. ADULT TOWEL BAR	48" MAX. TO TOP OF BAR
ACCESSORIES	STD. & H.C. ADULT TOWEL HOOK	48" MAX. TO TOP OF HOOK
	STD. ADULT FRAMED MIRROR	40" MAX.
WALL MTD LAVATORY - STD	STD. ADULT WALL HUNG LAVATORY	36"
	STD. ADULT MTD. SOAP DISPENSER	44"
WALL MTD LAV - HDCP	H.C. ADULT FRAMED MIRROR	36"
	H.C. ADULT WALL HUNG LAVATORY	34" MAX.
COUNTER MTD LAVATORY - STD	H.C. ADULT MTD. SOAP DISPENSER	44"-48"
	STD. ADULT FRAMED MIRROR	40" MAX. TO REF. SURFACE
COUNTER MTD LAVATORY - HDCP	H.C. ADULT MTD. SOAP DISPENSER	44"-48"
	H.C. ADULT MTD. LAVATORY	27" MIN. TO REF. SURFACE
MIRRORS	FULL LENGTH FRAMED MIRROR	60"
	STD. AND H.C. UNFRAMED MIRROR	36" MAX. TO REF. SURFACE

**ADULT FIXTURE MOUNTING HEIGHTS**

Category	Item	Mounting Height
JANITOR CLOSET ACCESSORIES	JANITOR CLOSET SHELVING	18", 12", 12", 12"
	MOP RACK	66"
ACCESS PANEL	JANITOR SINK	18"
	ACCESS PANEL	6"
FIRE EXTINGUISHERS	SURFACE MTD. FIRE EXTINGUISHER	48" MAX. TOP OF HANDLE
	CABINET MTD. FIRE EXTINGUISHER	48" MAX. TOP OF HANDLE
CLOSET ROD AND SHELF	H.C. COAT ROD & SHELF	40" TO TOP OF SHELF
	STD. COAT ROD & SHELF	62" TO TOP OF SHELF
32" x 60" MIN. HANDICAP ROLL-IN SHOWER (WITH FIXED SEAT)	TOP OF CONTROL RANGE SOAP DISH	48" MAX.
	H.C. SHOWER CONTROL	43"
END WALL VIEW OPTION	H.C. SHOWER CONTROL	33"-36" TO TOP
	H.C. SHOWER CONTROL	43"
32" x 60" MIN. HANDICAP ROLL-IN SHOWER (WITH PORTABLE SEAT)	H.C. SHOWER CONTROL	48" MAX.
	H.C. SHOWER CONTROL	43"
CONTROL WALL VIEW	H.C. SHOWER CONTROL	48" MAX.
	H.C. SHOWER CONTROL	43"
36" x 36" MIN. HANDICAP TRANSFER SHOWER	H.C. SHOWER CONTROL	48" MAX.
	H.C. SHOWER CONTROL	43"
36" x 36" MIN. STANDARD SHOWER	H.C. SHOWER CONTROL	48" MAX.
	H.C. SHOWER CONTROL	43"

**MISCELLANEOUS MOUNTING HEIGHTS**



7811 Marilyn Drive  
Windsor Heights, IA 50324

No. \_\_\_\_\_  
Issue/Revision/Submission

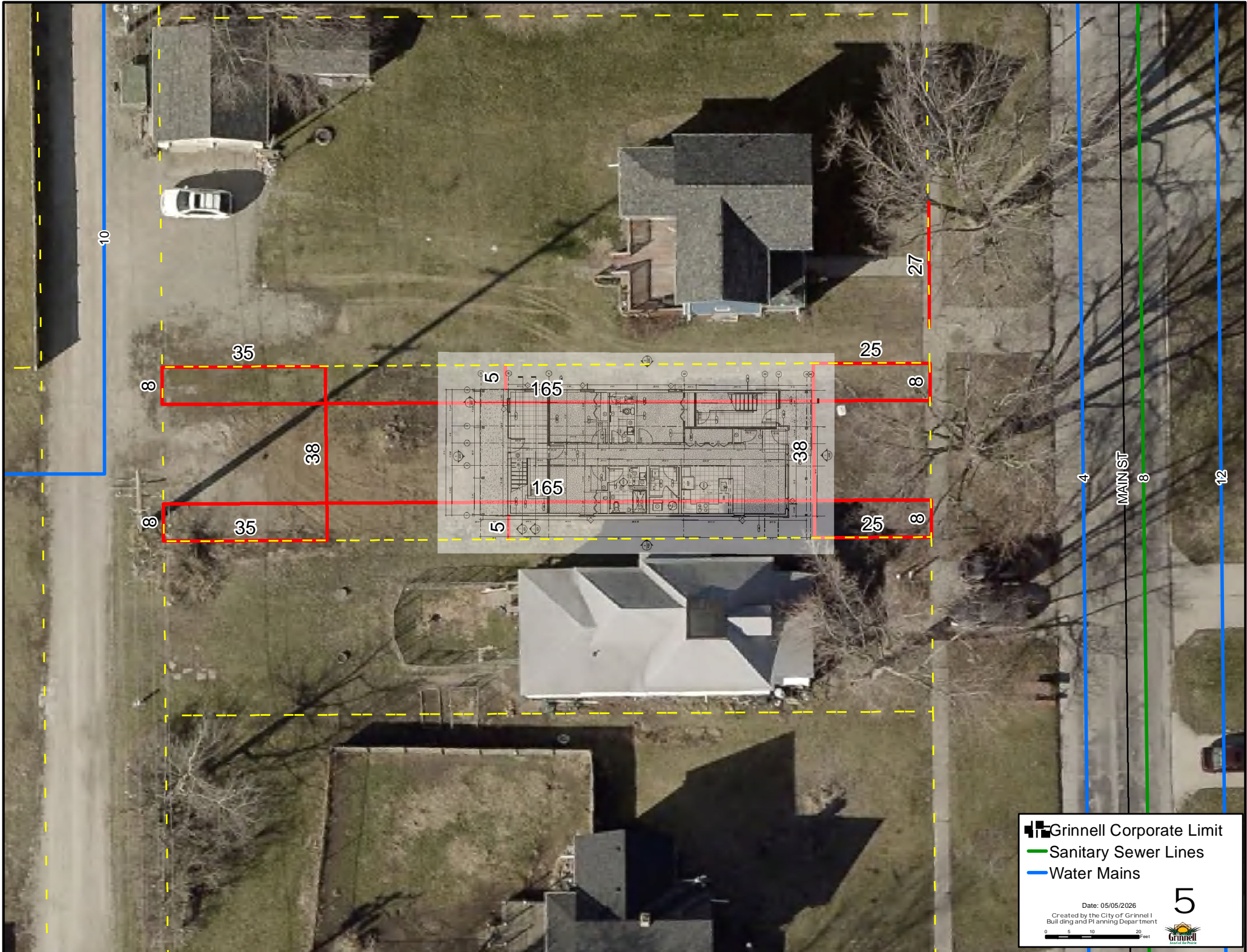
**INITIAL BID PACKAGE**




**Central Iowa Shelter & Services**  
DUPLEX HOUSING  
623 Main Street, Grinnell, IA 50112

V # \_\_\_\_\_  
Issue Date 2/26/2028  
Design Contact asap  
Sheet Name

**DOORS, WINDOWS, & GENERAL**

**A700**



-  Grinnell Corporate Limit
-  Sanitary Sewer Lines
-  Water Mains

Date: 05/05/2026  
 Created by the City of Grinnell  
 Building and Planning Department





**SUBJECT SITE**

## 26-2: 623 Main St Side Yard Variance



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



## PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on May 15, 2026 at 12:00 p.m. to review a request from Central Iowa Shelter & Services, owners of 623 Main St, to reduce the required side yard of a two-story structure by up to 5 ½ feet on both the north and south side of a proposed two-story duplex, located at 623 Main St.

**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>**

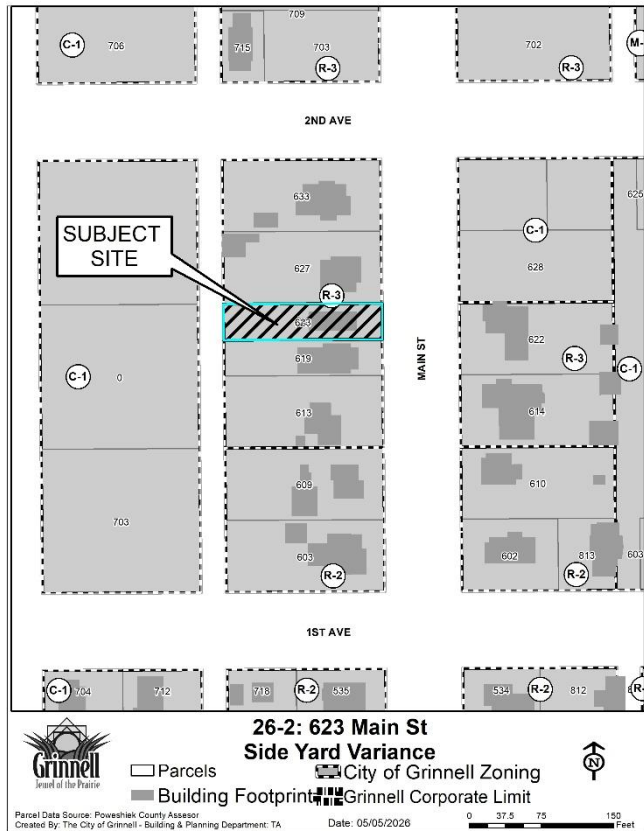
**Meeting ID: 646 868 5281 Passcode: 12345**

**Insert 5/7/2026**

# BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment will review a request from Central Iowa Shelter & Services, owners of 623 Main St, to reduce the required side yard of a two-story structure by up to 5 ½ feet on both the north and south side of a proposed two-story duplex, located at 623 Main St.

You are further notified that the time and place of the public hearing will be Friday, May 15, 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=US9qR0drckNRc2dZM0RJTVCckxaQT09>

Meeting ID: 646 868 5281  
Passcode: 12345

Tyler Avis  
Building and Planning Director

Legal Notice  
Publish: 5/7/2026

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

603 MAIN  
GRINNELL IA 50112

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

609 MAIN  
GRINNELL IA 50112

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

PO BOX 744  
GRINNELL IA 50112

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

614 MAIN ST  
GRINNELL IA 50112

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

417 HIGH ST  
GRINNELL IA 50112

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

622 MAIN  
GRINNELL IA 50112

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

1021 PEARL ST  
GRINNELL IA 50112

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

627 MAIN  
GRINNELL IA 50112

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

616 BROAD ST  
GRINNELL IA 50112

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

633 MAIN  
GRINNELL IA 50112

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

505 W PENN ST  
WILLIAMSBURG IA 52361

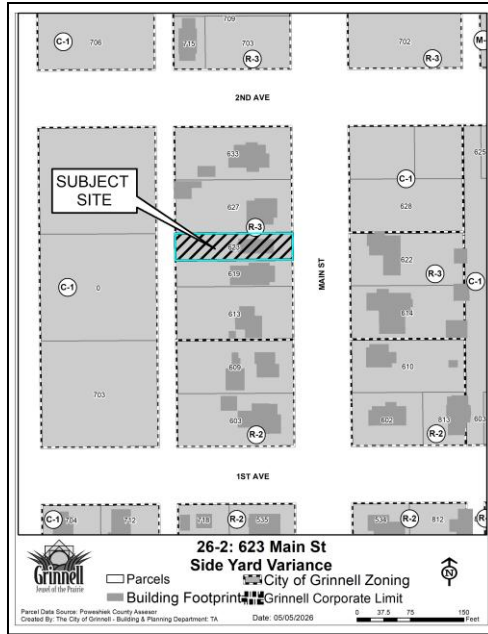
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26-2: Review a request from Central Iowa Shelter & Services, owners of 623 Main St, to reduce the required side yard of a two-story structure by up to 5 ½ feet on both the north and south side of a proposed two-story duplex, located at 623 Main St.

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.



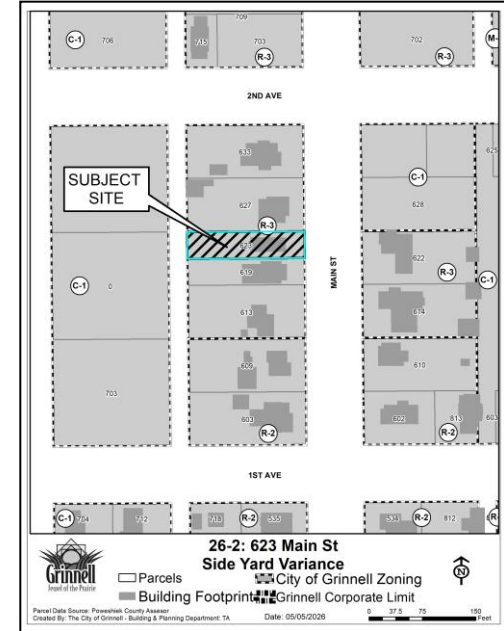
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Tyler Avis  
Building and Planning Director  
For additional information, call 641-236-2600



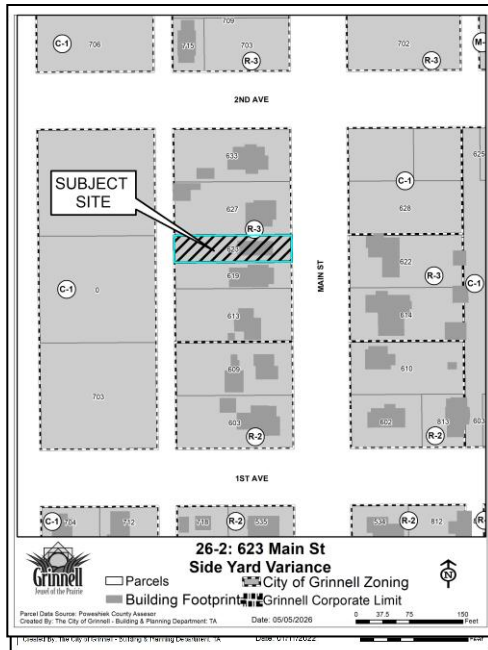
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Tyler Avis  
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