

Regular Spencer Zoning Board of Adjustment Meeting (Amended)

Monday, July 6, 2026
8:15 AM
Council Chambers, City Hall
101 W. 5th Street
Spencer, Iowa

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Motion Adoption**

- A. Approve June 1, 2026 Minutes

4. **Old Business**

- A. **A. Request for Variance (Public Hearing)** Jarold & Donna Krogman

1712 14th Ave W

Spencer, IA 51301

1. A variance to construct a new 8'-0" W x 10'-0"L x less than 20'-0"H detached accessory building up to within 0 ft of the N & 0 ft of the E property lines.

At 1712 14th Ave W, PT N 8B & S 32' 9B HALLETTS 4TH Y SUBDIV. LOT B to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

5. **New Business**

- A. Elect Chairperson and Vice Chair for 2026-2027

B. . Request for Variance (Public Hearing)

Joshua Long
1213 W 5th St

Spencer, IA 51301

1. A variance to construct an addition 8'-0" W x 26'-0" L x 1 story to the west side of the existing house up to within 3 ft of the west (side) property line.

At **1213 W 5th St, 23 4 WESTSHIRE** to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

C. Request for Variance (Public Hearing)

Ricky Allen & Kande Lee Petersen
529 E Park St

Spencer, IA 51301

1. A variance to construct a new 900 SF detached storage building on the lot immediately adjacent (contiguous) to their lot that would be 435 SF in excess of allotted 10% of lot area for detached buildings.

At **525 E Park St, PT 12 H W SMITH SUB PT 13 H W SMITH SUB** to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

6. Items for Future Agendas

7. Adjourn