

Regular Spencer Zoning Board of Adjustment Meeting

Monday, June 1, 2026
8:15 AM
Council Chambers, City Hall
101 W. 5th Street
Spencer, Iowa

Agenda

Waller Mechler Schmidt Beneke McAlpine Storey Greenough

1. Pledge of Allegiance

2. Roll Call

3. Motion Adoption

A. Approve May 11, 2026 Zoning Board of Adjustment Minutes

4. Old Business

A. Adjust/Renew Request for Variance: David & Kirsten Doebel — 3219 W 3rdSt, Spencer, IA 51301

1. Renew / adjust an expired variance (approved org July 10, 2023) to construct a new 10'-0" W x 12'-0"L x less than 20'-0"H detached accessory building within a front yard.

At 3219 W 3rd St, Lot 3, Westfield by IGL First Addition 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. **Request for Variance:** Jarold & Donna Krogman - 1712 14th Ave W, Spencer, IA 51301

1. A variance to construct a new 10'-0" W x 12'-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

B. **Request for Variance:** Eric & Kristen Meeter - 201 E 5th St, Spencer, IA 51301

1. A variance to construct a 6 ft H privacy fence up to within 0 ft of the W property line.

At 201 E 5th St, 7 8 3RD RY ADD 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 Sign Variances:** Spencer Hospital - 1200 1st Ave E, Spencer, IA 51301

1. Brick Monument Sign

- a. A variance to construct a 32 SF (24 SF req) brick monument sign reading “Emergency”
- b. A variance to construct a brick monument sign reading “Emergency” to be placed up to within 6.5 ft (15 ft req) of N property line & up to within 11.7 ft (15 ft req) of W property line.

At SE corner of intersection of Hwy Blvd & E 12th St, BLK 26 G & A & VACATED STREET to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

D. 2. Brick Monument Sign

A Variance to construct a 32 SF (24SF req) brick monument sign reading "Emergency." **At 1018 Grand Ave, W 100' 5 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIV OF BLOCK 2 1ST RY ADD** to the city of Spencer, Clay County, Iowa

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

E. 3. Brick Monument Sign

A variance to construct a 32 SF (24 SF req) brick monument sign reading “Emergency”. **At NE corner of intersection of Hwy Blvd & E 10th St,2-3 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIVISION OF BLK 2 1ST RY ADD** 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

ZONING BOARD OF ADJUSTMENT
May 11, 2026
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Special Session on the 11th day of May, 2026, at 8:15 o'clock A.M., in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

The meeting was called to order by Chairperson Waller, and the roll being called, there were present:

PRESENT: Waller, Mechler, Schmidt, Beneke, McAlpine, Storey, Greenough
ABSENT: None

It was moved by Board Member McAlpine, seconded by Board Member Schmidt to approve the minutes of the Zoning Board of Adjustment meeting of March 23, 2026. The motion was carried when all Board Members present voted aye on voice call vote.

The Board received a request adjustment from **Donavon & Lisa Wunschel, 1304 15th Ave W, Spencer, IA 51301-2965**. Donavon Wunschel, 1304 15th Ave W, was present and spoke. Adam Severson, Planning Director, spoke. The request was for a variance to move the newly reconstructed 34.8 ft W x 63.4 ft L x 20 ft H storage building from the non-conforming /crossing property line location at N edge of property to a new location at the south end of the property up to within 25 ft of the W (front) property line and up to within 13 ft of the E (rear) property line at 4008 4th Ave W, TR 642' X 33' X 652' X 144' IN THE NW NW & SW NW W OF RR 31-97-36 L & I in the City of Spencer, Clay County Iowa. It was moved by Board Member Mechler, seconded by Board Member Beneke to approve request as presented.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Mechler, Schmidt, Beneke, McAlpine, Storey, Greenough
NAYS: None

The motion was declared carried.

Items for Future Agendas:

It was moved by Board Member Mechler, seconded by Board Member Beneke to adjourn the meeting of the Zoning Board of Adjustment at 8:21 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

Steve Waller, Chair

ATTEST:

Kellerie Burns, Deputy City Clerk

ZONING BOARD OF ADJUSTMENT
July 10, 2023
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 10th day of July, 2023, at 8:15 o'clock A.M., in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

The meeting was called to order by Chairperson Steve Waller, and the roll being called, there were present:

PRESENT: Waller, Prentice, Beneke, McAlpine

ABSENT: Mechler, Baxter

It was moved by Board Member McAlpine, seconded by Board Member Beneke to approve the minutes of the Zoning Board of Adjustment meeting of June 5, 2023. The motion was carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Beneke, seconded by Board Member McAlpine to elect Board Member Waller for Chairperson to serve through June 30, 2024. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Prentice, seconded by Board Member Beneke to elect Board Member McAlpine for Vice Chair to serve through June 30, 2024. The motion was declared carried when all Board Members present voted aye on voice call vote.

The Board received a variance request for **David & Kirsten Doebel, 1624 11th Ave N, Fort Dodge, IA 50501**. The request is for a variance to construct a new 13' -0" W x 26' -0" L x less than 20' -0"H detached accessory building within a front yard at 3219 3rd St. Lot 3, Westfield by IGL First Addition, Spencer, IA 51301. David Doebel, 1624 11th Ave N was present and spoke to explain the request. There were no other comments. It was moved by Board Member Beneke, seconded by Board Member McAlpine to **approve** the variance request with the hardship being two front yard setbacks on lot.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Prentice, Beneke, McAlpine

NAYS : None

The motion was declared carried.

The Board received a variance request for **Cheryl Woolery, 620 E 18th St, Spencer, IA 51301**. The request is for 1) A variance to construct a 40 ft W x 28 ft D x 15 ft 8 inches H (9 ft sidewalls) attached garage on the north side of the existing house up to within 18' -0"ft (25 ft required) from the West (front) property line. 2) A variance to construct a 40 ft W x 28 ft D x 15 ft 8 inches H (9 ft sidewalls) attached garage on the north side of the existing house up to within 12' -6" ft (25 ft required) from the North (rear) property line. Randy Wise, 620 E 18th St, Spencer, IA was present and spoke to explain the request. It was moved by Board Member McAlpine, seconded by

Board Member Beneke to **approve** variance request 1 & 2 with the hardship being the house was constructed prior to the current ordinance.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Prentice, Beneke, McAlpine

NAYS : None

The motion was declared carried.

Items for Future Agendas: None

It was moved by Board Member Beneke, seconded by Board Member McAlpine to adjourn the meeting of the Zoning Board of Adjustment at 8:25 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

ATTEST:

Steve Waller, Chair

Mary Beth Breidinger, Deputy City Clerk

CITY OF SPENCER
ZONING BOARD OF ADJUSTMENT

OFFICIAL NOTICE OF PUBLIC MEETING

8:15 o'clock A.M.

June 1, 2026

**Council Chambers, City Hall
101 West 5th Street, Spencer, Iowa**

TO WHOM IT MAY CONCERN:

You are hereby notified that **David & Kirsten Doebel** have re-filed an adjusted Variance request with the Zoning Board of Adjustment requesting:

1. Renew / adjust an expired variance (approved July 10, 2023) to construct a new 10'-0" W x 12'-0"L x less than 20'-0"H detached accessory building within a front yard.

At **3219 W 3rd St, Lot 3, Westfield by IGL First Addition** to the City of Spencer, Clay County Iowa.

A public hearing will be held on the 1st day of June 2026 at 8:15 o'clock A.M. in person or through conference call. Any interested persons will be heard for or against said proposition at said time.

Mary Beth Breidinger, City Clerk
Secretary
Zoning Board of Adjustment

Posted on Property 5-22-2026

Sent to Applicant 5-22-2026

Sent to Adjacent
Property Owners 5-22-2026

OWNER:

David & Kirsten Doebel
3219 W 3rd St
Spencer, IA 51301

ABUTTING PROPERTIES:

Norman & Chelsey Kuhlman
3217 W 3rd St
Spencer, IA 51301-3333

Pamela Dunn
3221 W 3rd St
Spencer, IA 51301-3333



Anna Harmon <aharmon@spenceriowacity.com>

Re: BOA - renewal request - June 1

1 message

david doebel <daviddoebel801@gmail.com>
To: Anna Harmon <aharmon@spenceriowacity.com>
Cc: Adam Severson <aseverson@spenceriowacity.com>

Tue, May 12, 2026 at 3:36 PM

Anna,

The dimensions for the sidewalk & slab are correct.
The shed will be 10 ft by 12 ft and built off site. The shed is smaller then what I originally thought.
Thanks, dave

On Thu, May 7, 2026, 8:01 AM Anna Harmon <aharmon@spenceriowacity.com> wrote:

Good morning David -

Just a reminder to review and return prior to May 15.
See email sent April 28 with attachments.

Thanks!



Anna Harmon
Building Code Official
Planning Department | City of Spencer
712-580-7200
aharmon@spenceriowacity.com
spenceriowacity.com
[101 W 5th St, Spencer, IA 51301](#)

On Tue, Apr 28, 2026 at 9:32 AM Anna Harmon <aharmon@spenceriowacity.com> wrote:

Good morning David -

Attached is the information we have on file from the July 2023 variance request.

Please review your application and let me know if any adjustments need to be made for the renewal request scheduled for June 1, 2026. Please make any adjustments needed and send back to me no later than May 15. There will be no fee assessed for the renewal request.

The BOA meeting will be scheduled for 8:15am on Monday, June 1 in the Spencer City Council Chambers. Formal notices will be sent ahead of this meeting.

If you have questions, please let me know.

Sincerely -



Anna Harmon
Building Code Official
Planning Department | City of Spencer
712-580-7200

aharmon@spenceriowacity.com

spenceriowacity.com

101 W 5th St, Spencer, IA 51301

NOTICE: This email (including attachments) is covered by the Electronic Communications Privacy Act, 18 USC §§2510-2521. It is confidential and may be legally privileged. You are not authorized to retain, disseminate, distribute, or copy it if you are not the intended receiver. If you have received this email in error, please contact the sender by return email.

Email correspondence to and from this address may be subject to the Iowa Public Records Law, Code of Iowa Chapter 22, and may be disclosed to third parties.

3. Describe the hardships that would deny you rights on your property if the city's zoning code were literally applied to your property or building(s): THERE would Be no ACEA, where A shed or out Building could Be Constructed That would Be visually Appealing.
4. Give the reasons or presence of a hardship unique to you or your property/building which were not caused by your actions: The Lawns were designated AS Front Lawns prior To my purchase OF The property.
5. Please list or describe any other information that will be important to the Zoning Board of Adjustment when evaluating this variance application: The Cement Slab, will Be professionally Poured. The Construction OF The Shed will Be done with similar Aesthetic To The existing Home, in Compliance with HOA.

REQUIRED ATTACHMENT AND FEES

1. Complete the attached site plan page or provide other sketch or site plan drawings of the property. Such plan shall include at a minimum: lot lines, dimensions of the lot, easements, existing and proposed structures, distances from the proposed new building/structure to the property lines, and other pertinent information showing the requested variance.
2. This application shall be accompanied by a non-refundable fee of \$250 for Building Variances or a non-refundable fee of \$75 for a Fence or Sign Variance. Submitting an application does not guarantee approval; the Board considers the applicant's information and the attached criteria when reviewing a request.

The Board of Adjustment's power to grant variances does not require approval by the City Council. If the applicant disagrees with a decision of the Board, an appeal may be filed with District Court. Such petition of appeal shall be presented to the court within thirty (30) days after the filing of the decision with the Zoning Administrator.

ACKNOWLEDGEMENT & SIGNATURE

The applicant, by signature, acknowledges and agrees to the conditions of this variance; and that provisions of the building, fire, electrical, plumbing, accessibility, and energy codes may be applicable to the submitted project; and the building & zoning regulations outlined in the Spencer City Code. I hereby will defend, indemnify, protect and hold harmless the City of Spencer and its employees from any and all liability from any claim or cause of action which any person may claim to have by reason of any actual or alleged failure on the part of the undersigned applicant to comply with the terms and provisions thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true, and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified herein or not. I agree and will provide notification of any change prior to construction. The granting of this variance does not presume to give authority to violate or cancel the provision of any other state or local laws regulating construction or the performance of construction. The approved permit allows the construction of the building/structure as noted on this variance application and any submitted documentation. Any unauthorized change to approved plans or use of property as presented will render this variance null and void.

Signed:  Date: 06-10-23
 Property Owner

Signed: _____ Date: _____
 Contractor, Applicant, or other Authorized Representative (as applicable)

OFFICE USE ONLY

Board of Adjustment Criteria: (To be answered by BOA at the scheduled Hearing for official record)

1. If this variance is not granted, can this property yield a reasonable return under the current zoning requirements (development regulations allowed per zone)? Yes No

Comments:

2. Is the plight of the owner due to unique circumstances that are not general conditions of the neighborhood in which this property is located? Yes No

Comments:

3. Is this hardship self-created? Yes No

Comments:

4. Will granting this variance alter the essential character of the neighborhood? Yes No

Comments:

Reviewed by: _____ **Date:** _____

Building Code Official or Authorized City Representative

Variance Approved Variance Denied Conditional Approval - *conditions required:*

Book # _____ Page # _____



APPEAL TO THE SPENCER ZONING BOARD OF ADJUSTMENT ZONING VARIANCE APPLICATION

Ph: (712) 580-7200 101 W. 5th Street Spencer, Iowa 51301 Hours: 8am - 5pm www.spenceriowacity.com

For questions, contact Anna Harmon, Building Code Officer(x228) or Adam Severson, Planning Director (x217)

OFFICE USE ONLY

Date Issued:	Date Expired:	Date Paid: 5/7/2026	Date Inspected: 5-11-26
Variance #: 2026131	Zoning District: A	Proposed Hearing Date: June 1, 2026	
Subdivision (lot, block, subdivision name): Pt of NOB 532F 9B Halletts 4 th Subdivision Lot B.			

PROPERTY & OWNER INFORMATION

Owner (Legal) Name: Jarold Krogman	Phone #:
Owner (Legal) Address: 1712 14 th Ave W	Cell #: 712-232-0305
Site Address (if different than above):	Email:
City/State/Zip: Spencer IA 51301	

APPLICANT INFORMATION (if other than OWNER)

<input type="checkbox"/> Builder <input type="checkbox"/> Contractor <input type="checkbox"/> Design Professional <input type="checkbox"/> Other:		
Applicant Name (if other than owner):		
Applicant Business Name (if applicable):		
Address:		
City / State / Zip:		
Phone:	Cell:	Email:

JUSTIFICATION FOR THE REQUESTED VARIANCE

A variance is the changing of law in a specific instance in order to lessen a practical difficulty caused by the zoning regulations. Regulations for Variances can be found under *Section 9-12-2: Variance Procedure* in the Spencer Zoning Code. Applicants must include the following:

1. I wish to appeal to the Spencer Zoning Board of Adjustment by **requesting a variance for:**
I want to put a shed out to North & East property lines

(Detailed description of the variance requested)

2. Describe specifically what is **unique, special or different about your property** or building(s) that are not present in other buildings or properties in your zoning district: _____

3. Describe the **practical difficulty that would deny you rights** on your property if the city's zoning code were literally applied to your property or building(s). Describe **why your property value may be reduced or nullified** if you were not granted this variance: I would not be able to put a shed without this variance

4. Give the reasons or presence of a **practical difficulty** that is unique to your property/building which were **not caused by your actions**: The lot sits at an angle and the space is very small for a back yard, also by letting me build to the lot lines, it will keep me away from the city sewer that by this corner of my lot

5. Please list or describe any other information that will be important to the Zoning Board of Adjustment when evaluating this variance application: This will me to build a shed that can meet my needs, also it will keep it away from the house as well

REQUIRED ATTACHMENT AND FEES

1. Complete the attached site plan page or provide other sketch or site plan drawings of the property. Such plan shall include at a minimum: lot lines, dimensions of the lot, easements, existing and proposed structures, distances from the proposed new building/structure to the property lines, and other pertinent information showing the requested variance.

2. This application shall be accompanied by a non-refundable fee of **\$250 for Building Variances** or a non-refundable fee of \$75 for a Fence or Sign Variance. Submitting an application does not guarantee approval; the Board considers the applicant's information and the attached criteria when reviewing a request.

The Board of Adjustment's power to grant variances does not require approval by the City Council. If the applicant disagrees with a decision of the Board, an appeal may be filed with District Court. Such petition of appeal shall be presented to the court within thirty (30) days after the filing of the decision with the Zoning Administrator.

ACKNOWLEDGEMENT & SIGNATURE

The property owner, by signature, acknowledges and agrees to the conditions of this variance; and that provisions of the building, fire, electrical, plumbing, accessibility, and energy codes may be applicable to the submitted project; and the building & zoning regulations outlined in the Spencer City Code. I hereby will defend, indemnify, protect and hold harmless the City of Spencer and its employees from any and all liability from any claim or cause of action which any person may claim to have by reason of any actual or alleged failure on the part of the undersigned applicant to comply with the terms and provisions thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true, and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified herein or not. I agree and will provide notification of any change prior to construction. The granting of this variance does not presume to give authority to violate or cancel the provision of any other state or local laws regulating construction or the performance of construction. The approved permit allows the construction of the building/structure as noted on this variance application and any submitted documentation. Any unauthorized change to approved plans or use of property as presented will render this variance null and void.

Signed: Jardel Krogman **Date:** 5/6/21
Property Owner

Signed: _____ **Date:** _____
Contractor, Applicant, or other Authorized Representative (as applicable)

OFFICE USE ONLY

Board of Adjustment Criteria: (To be answered by BOA at the scheduled Hearing for official record)

1. If this variance is not granted, can this property yield a reasonable return under the current zoning requirements (development regulations allowed per zone)? Yes No

Comments:

2. Is the plight of the owner due to unique circumstances that are not general conditions of the neighborhood in which this property is located? Yes No

Comments:

3. Is this practical difficulty self-created? Yes No

Comments:

4. Will granting this variance alter the essential character of the neighborhood? Yes No

Comments:

Reviewed by: _____ **Date:** _____

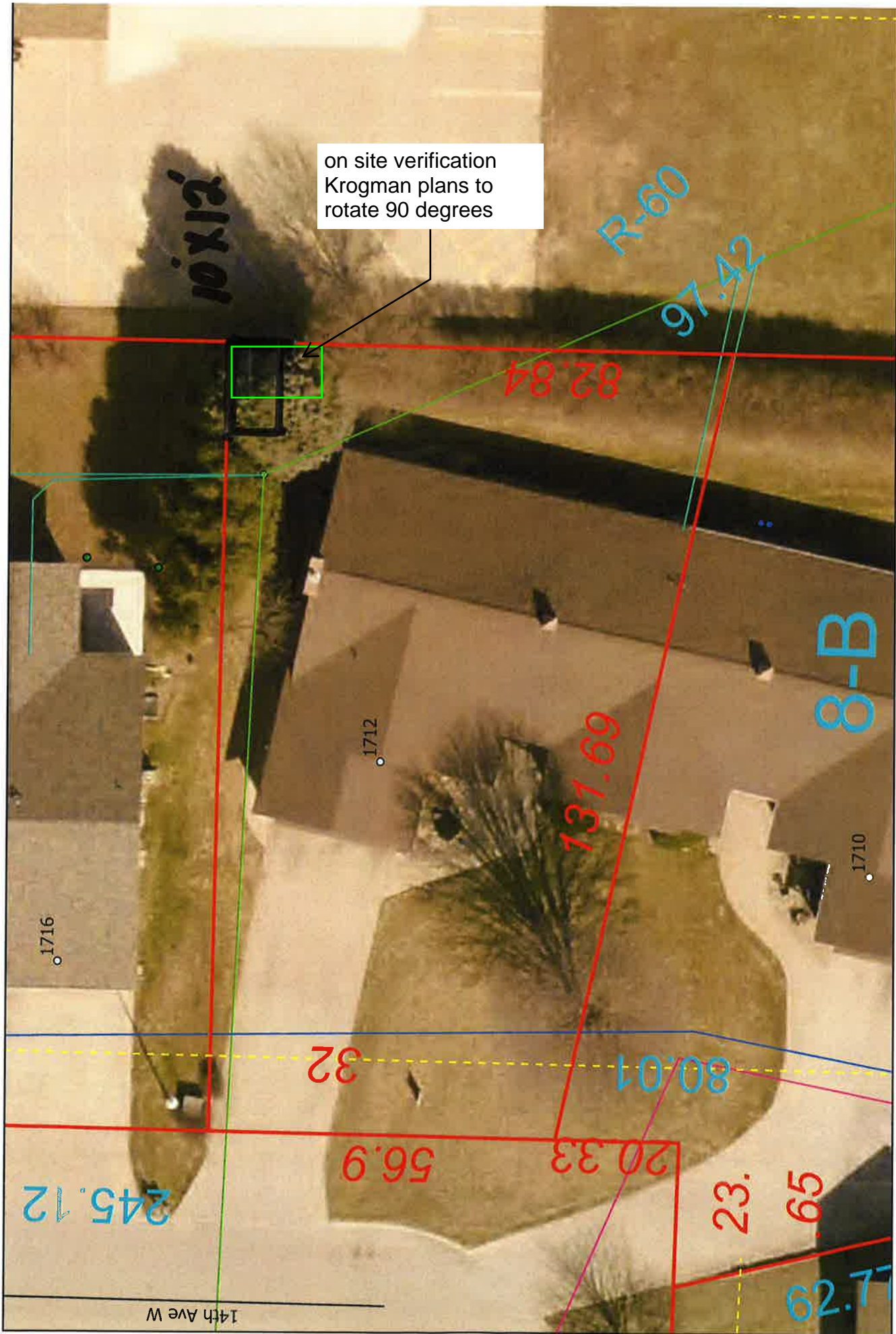
Building Code Official or Authorized City Representative

Variance Approved

Variance Denied

Conditional Approval - *conditions required:*

Book # _____ Page # _____



on site verification
Krogman plans to rotate 90 degrees



1712 14th Ave W



CITY OF SPENCER
ZONING BOARD OF ADJUSTMENT

OFFICIAL NOTICE OF PUBLIC MEETING

8:15 o'clock A.M.

June 1, 2026

**Council Chambers, City Hall
101 West 5th Street, Spencer, Iowa**

TO WHOM IT MAY CONCERN:

You are hereby notified that **Jarold & Donna Krogman** have filed a Variance request with the Zoning Board of Adjustment requesting:

1. A variance to construct a new 10'-0" W x 12'-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.

A public hearing will be held on the 1st day of June 2026 at 8:15 o'clock A.M. in person or through conference call. Any interested persons will be heard for or against said proposition at said time.

Mary Beth Breidinger, City Clerk
Secretary
Zoning Board of Adjustment

Posted on Property 5-22-2026

Sent to Applicant 5-22-2026

Sent to Adjacent
Property Owners 5-22-2026

OWNER:

Jarold & Donna Krogman
1712 14th Ave W
Spencer, IA 51301

ABUTTING PROPERTIES:

Robert & Kimberly Bates
2009 22nd Ave W
Spencer, IA 51301-2606

Roger & Shirley Westphal
1710 14th Ave W
Spencer, IA 51301-2856



**APPEAL TO THE SPENCER ZONING BOARD OF ADJUSTMENT
ZONING VARIANCE APPLICATION**

Ph: (712) 580-7200 101 W. 5th Street Spencer, Iowa 51301 Hours: 8am - 5pm www.spenceriowacity.com

For questions, contact Anna Harmon, Building Code Officer(x228) or Adam Severson, Planning Director (x217)

OFFICE USE ONLY

Date Issued:	Date Expired:	Date Paid: 5/14/26	Date Inspected:
Variance #: 1026/45	Zoning District: B	Proposed Hearing Date: 6/11/2026	
Subdivision (lot, block, subdivision name): Lot 7 Block B Chicago Milwaukee St Paul RR 3 rd			

PROPERTY & OWNER INFORMATION

Owner (Legal) Name: Eric Meeter	Phone #:
Owner (Legal) Address: 201 East 5th St.	Cell #: 712-260-4250
Site Address (if different than above):	Email:
City/State/Zip: Spencer / IA / 51301	Eric@pressedcollection.com

APPLICANT INFORMATION (if other than OWNER)

Builder Contractor Design Professional Other:

Applicant Name (if other than owner):

Applicant Business Name (if applicable):

Address:

City / State / Zip:

Phone: Cell: Email:

JUSTIFICATION FOR THE REQUESTED VARIANCE

A variance is the changing of law in a specific instance in order to lessen a practical difficulty caused by the zoning regulations. Regulations for Variances can be found under *Section 9-12-2: Variance Procedure* in the Spencer Zoning Code. Applicants must include the following:

1. I wish to appeal to the Spencer Zoning Board of Adjustment by requesting a variance for: a 6ft privacy fence along our 2nd Ave East lot line. The fence would begin in the back a setback of 15ft. from the alley, and toward 3rd st. East with a setback of 49 ft from the south lot line.

(Detailed description of the variance requested)

2. Describe specifically what is **unique, special or different about your property** or building(s) that are not present in other buildings or properties in your zoning district: Our lot is small on a corner and abutts a commercial district.

- Describe the practical difficulty that would deny you rights on your property if the city's zoning code were literally applied to your property or building(s). Describe why your property value may be reduced or nullified if you were not granted this variance: We are asking for this fence for the safety of our child given the commercial district abutting our property, as well as all the activity at the public lot directly to the west. The privacy would be a huge asset to our property's value
- Give the reasons or presence of a practical difficulty that is unique to your property/building which were not caused by your actions: Our lot is small and on a corner our neighbors to the west, North, and Southwest are commercial and public property.
- Please list or describe any other information that will be important to the Zoning Board of Adjustment when evaluating this variance application: With multiple businesses near our home there is a significant amount of traffic. This fence would give us privacy and security for our child and the majority of our backyard's green space.

REQUIRED ATTACHMENT AND FEES

- Complete the attached site plan page or provide other sketch or site plan drawings of the property. Such plan shall include at a minimum: lot lines, dimensions of the lot, easements, existing and proposed structures, distances from the proposed new building/structure to the property lines, and other pertinent information showing the requested variance.
- This application shall be accompanied by a non-refundable fee of \$250 for Building Variances or a non-refundable fee of \$75 for a Fence or Sign Variance. Submitting an application does not guarantee approval; the Board considers the applicant's information and the attached criteria when reviewing a request.

The Board of Adjustment's power to grant variances does not require approval by the City Council. If the applicant disagrees with a decision of the Board, an appeal may be filed with District Court. Such petition of appeal shall be presented to the court within thirty (30) days after the filing of the decision with the Zoning Administrator.

ACKNOWLEDGEMENT & SIGNATURE

The property owner, by signature, acknowledges and agrees to the conditions of this variance; and that provisions of the building, fire, electrical, plumbing, accessibility, and energy codes may be applicable to the submitted project; and the building & zoning regulations outlined in the Spencer City Code. I hereby will defend, indemnify, protect and hold harmless the City of Spencer and its employees from any and all liability from any claim or cause of action which any person may claim to have by reason of any actual or alleged failure on the part of the undersigned applicant to comply with the terms and provisions thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true, and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified herein or not. I agree and will provide notification of any change prior to construction. The granting of this variance does not presume to give authority to violate or cancel the provision of any other state or local laws regulating construction or the performance of construction. The approved permit allows the construction of the building/structure as noted on this variance application and any submitted documentation. Any unauthorized change to approved plans or use of property as presented will render this variance null and void.

Signed: [Signature]
Property Owner

Date: 05/13/26

Signed: _____
Contractor, Applicant, or other Authorized Representative (as applicable)

Date: _____

OFFICE USE ONLY

Board of Adjustment Criteria: (To be answered by BOA at the scheduled Hearing for official record)

1. If this variance is not granted, can this property yield a reasonable return under the current zoning requirements (development regulations allowed per zone)? Yes No

Comments:

2. Is the plight of the owner due to unique circumstances that are not general conditions of the neighborhood in which this property is located? Yes No

Comments:

3. Is this practical difficulty self-created? Yes No

Comments:

4. Will granting this variance alter the essential character of the neighborhood? Yes No

Comments:

Reviewed by: _____ **Date:** _____

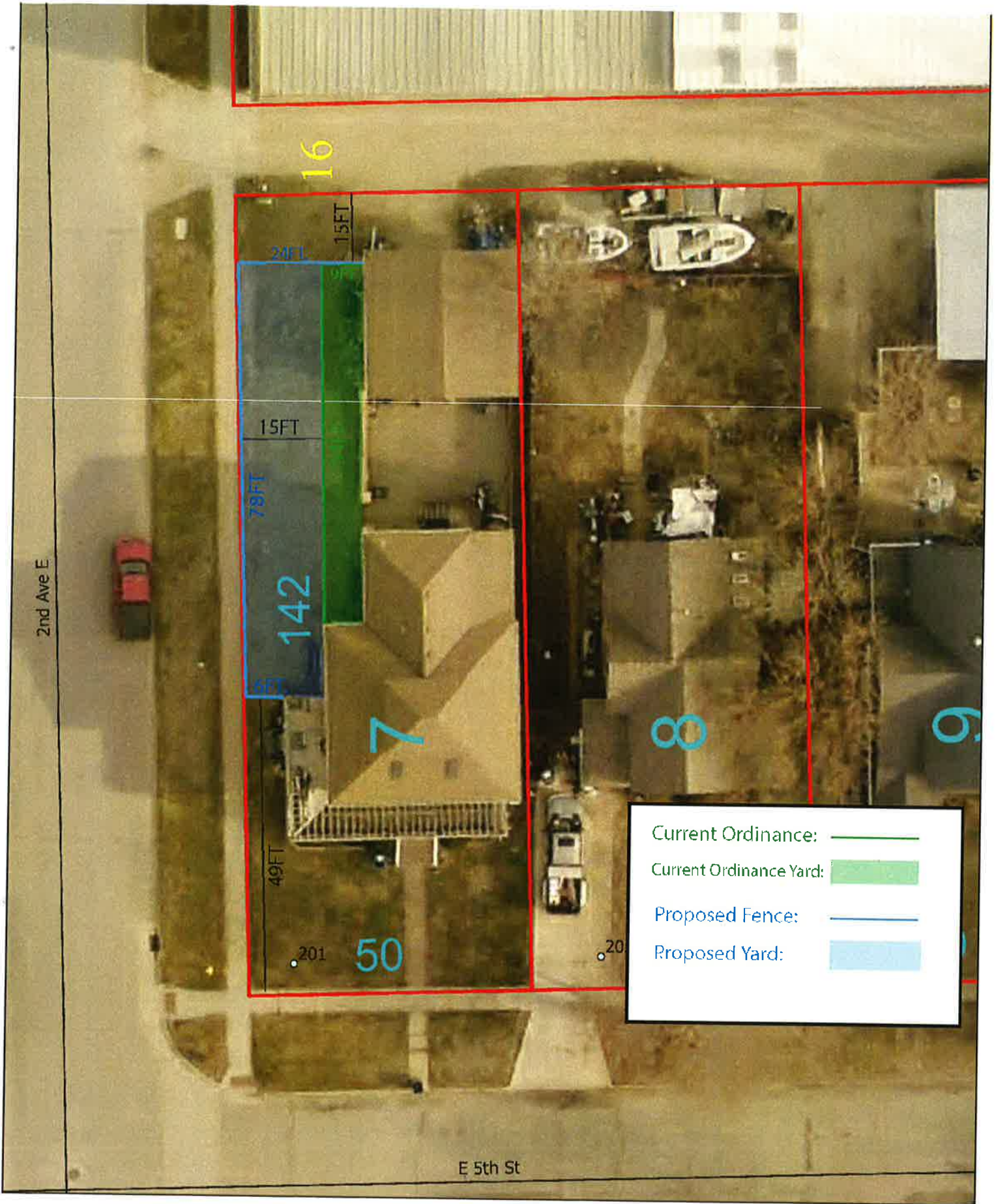
Building Code Official or Authorized City Representative

Variance Approved

Variance Denied





Conditional Approval - *conditions required:*

Book # _____ Page # _____



2nd Ave E

E 5th St

Current Ordinance:	
Current Ordinance Yard:	
Proposed Fence:	
Proposed Yard:	



201 E 5th St Eric + Kristen Meeter

CITY OF SPENCER
ZONING BOARD OF ADJUSTMENT

OFFICIAL NOTICE OF PUBLIC MEETING

8:15 o'clock A.M.

June 1, 2026

**Council Chambers, City Hall
101 West 5th Street, Spencer, Iowa**

TO WHOM IT MAY CONCERN:

You are hereby notified that **Eric & Kristen Meeter** have filed a Variance request with the Zoning Board of Adjustment requesting:

1. A variance to construct a 6 ft H privacy fence up to within 0 ft of the W property line.

At **201 E 5th St, 7 8 3RD RY ADD** to the City of Spencer, Clay County Iowa.

A public hearing will be held on the 1st day of June 2026 at 8:15 o'clock A.M. in person or through conference call. Any interested persons will be heard for or against said proposition at said time.

Mary Beth Breidinger, City Clerk
Secretary
Zoning Board of Adjustment

Posted on Property 5-22-2026

Sent to Applicant 5-22-2026

Sent to Adjacent
Property Owners 5-22-2026

OWNER:

Eric & Kristen Meeter
201 E 5th St
Spencer, IA 51301

ABUTTING PROPERTIES:

Todd & Stacie Huckfelt
205 E 5th St
Spencer, IA 51301



APPEAL TO THE SPENCER ZONING BOARD OF ADJUSTMENT

ZONING VARIANCE APPLICATION

Ph: (712) 580-7200 101 W. 5th Street Spencer, Iowa 51301 Hours: 8am - 5pm www.spenceriowacity.com

For questions, contact Anna Harmon, Building Code Officer(x228) or Adam Severson, Planning Director (x217)

OFFICE USE ONLY

Date Issued:	Date Expired:	Date Paid:	Date Inspected:
Variance #: <u>2026148</u>	Zoning District: <u>A</u>	Proposed Hearing Date: <u>6-1-2026</u>	
Subdivision (lot, block, subdivision name): <u>1. Blk 26 Griffith & Adams</u> <u>2. W 100th Lot 5 Block 2 Claypool Messenger Reservoir</u> <u>3. Lot 2-3 Block 2 Alder Claypool Messenger Reservoir</u>			

PROPERTY & OWNER INFORMATION

Owner (Legal) Name: <u>Spencer Municipal Hospital</u>	Phone #: <u>712-264-6198</u>
Owner (Legal) Address: <u>1200 1st ave E</u>	Cell #: <u>712-260-8321</u>
Site Address (if different than above): <u>Corners of E12th, E11th, E10th</u>	Email: <u>joel.wassom@spencerhospital.org</u>
City/State/Zip: <u>Spencer, IA 51301</u>	

APPLICANT INFORMATION (if other than OWNER)

Builder Contractor Design Professional Other:

Applicant Name (if other than owner): _____

Applicant Business Name (if applicable): _____

Address: _____

City / State / Zip: _____

Phone: _____	Cell: _____	Email: _____
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JUSTIFICATION FOR THE REQUESTED VARIANCE

A variance is the changing of law in a specific instance in order to lessen a practical difficulty caused by the zoning regulations. Regulations for Variances can be found under *Section 9-12-2: Variance Procedure* in the Spencer Zoning Code. Applicants must include the following:

1. I wish to appeal to the Spencer Zoning Board of Adjustment by **requesting a variance for:** Signage square footage from 24 square feet to 32 square feet. On three signs designating the Hospital on E12th, the Emergency entrance on E11th and the medical clinic on E10th st. all adjacent to Grand ave. On E12th set back would need to be adjusted to 10ft from Grand and 5ft from E 12th all other rules would be met.

(Detailed description of the variance requested)

2. Describe specifically what is **unique, special or different about your property** or building(s) that are not present in other buildings or properties in your zoning district: To have the signs be visible for the public to find access to the correct Hospital service. The design is trying to stay with the historical district and be visible to those that need the hospital services.

3. Describe **the practical difficulty that would deny you rights** on your property if the city's zoning code were literally applied to your property or building(s). Describe **why your property value may be reduced or nullified** if you were not granted this variance: Visability to the public.

4. Give the reasons or presence of a **practical difficulty** that is unique to your property/building which were **not caused by your actions**: All properties are Healthcare related

5. Please list or describe any other information that will be important to the Zoning Board of Adjustment when evaluating this variance application: _____

REQUIRED ATTACHMENT AND FEES

1. Complete the attached site plan page or provide other sketch or site plan drawings of the property. Such plan shall include at a minimum: lot lines, dimensions of the lot, easements, existing and proposed structures, distances from the proposed new building/structure to the property lines, and other pertinent information showing the requested variance.
2. This application shall be accompanied by a non-refundable fee of \$250 for Building Variances or a non-refundable fee of \$75 for a Fence or Sign Variance. Submitting an application does not guarantee approval; the Board considers the applicant's information and the attached criteria when reviewing a request.

The Board of Adjustment's power to grant variances does not require approval by the City Council. If the applicant disagrees with a decision of the Board, an appeal may be filed with District Court. Such petition of appeal shall be presented to the court within thirty (30) days after the filing of the decision with the Zoning Administrator.

ACKNOWLEDGEMENT & SIGNATURE

The property owner, by signature, acknowledges and agrees to the conditions of this variance; and that provisions of the building, fire, electrical, plumbing, accessibility, and energy codes may be applicable to the submitted project; and the building & zoning regulations outlined in the Spencer City Code. I hereby will defend, indemnify, protect and hold harmless the City of Spencer and its employees from any and all liability from any claim or cause of action which any person may claim to have by reason of any actual or alleged failure on the part of the undersigned applicant to comply with the terms and provisions thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true, and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified herein or not. I agree and will provide notification of any change prior to construction. The granting of this variance does not presume to give authority to violate or cancel the provision of any other state or local laws regulating construction or the performance of construction. The approved permit allows the construction of the building/structure as noted on this variance application and any submitted documentation. Any unauthorized change to approved plans or use of property as presented will render this variance null and void.

Signed: _____ Date: _____
Property Owner

Signed:  Date: 5/15/26
Contractor, Applicant, or other Authorized Representative (as applicable)

OFFICE USE ONLY

Board of Adjustment Criteria: (To be answered by BOA at the scheduled Hearing for official record)

1. If this variance is not granted, can this property yield a reasonable return under the current zoning requirements (development regulations allowed per zone)? Yes No

Comments:

2. Is the plight of the owner due to unique circumstances that are not general conditions of the neighborhood in which this property is located? Yes No

Comments:

3. Is this practical difficulty self-created? Yes No

Comments:

4. Will granting this variance alter the essential character of the neighborhood? Yes No

Comments:

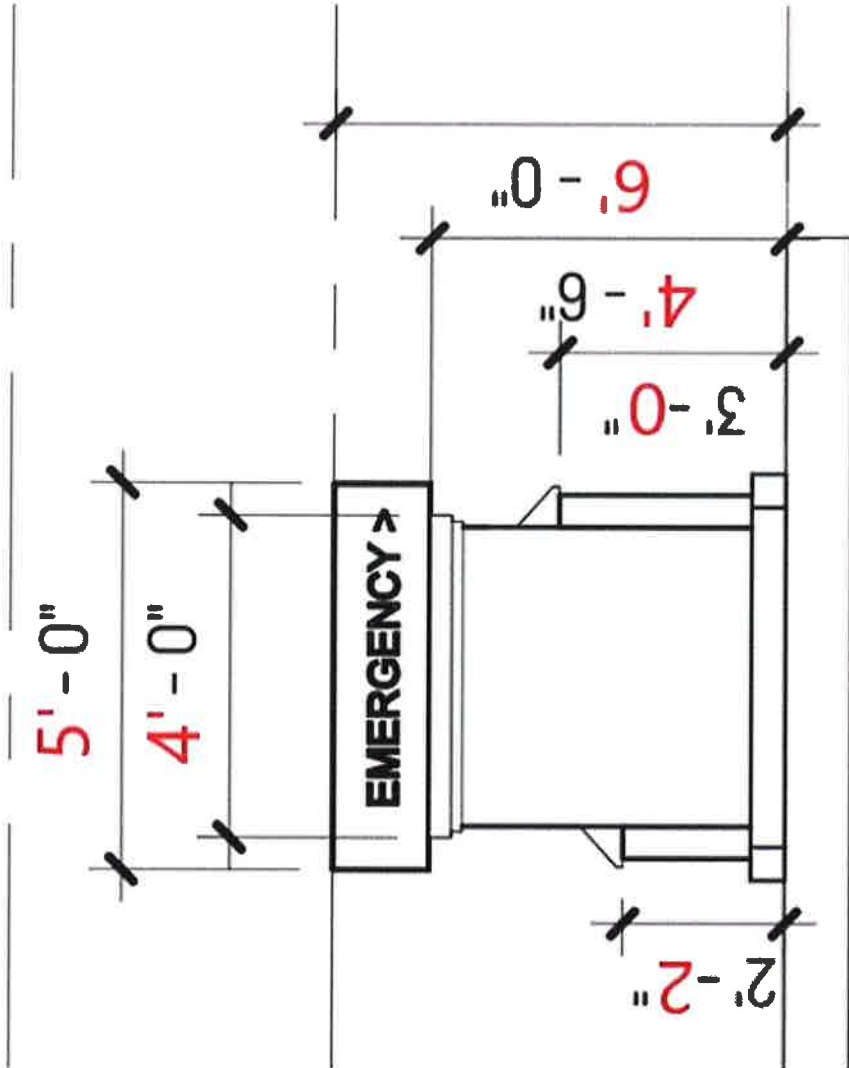
Reviewed by: _____ **Date:** _____
Building Code Official or Authorized City Representative

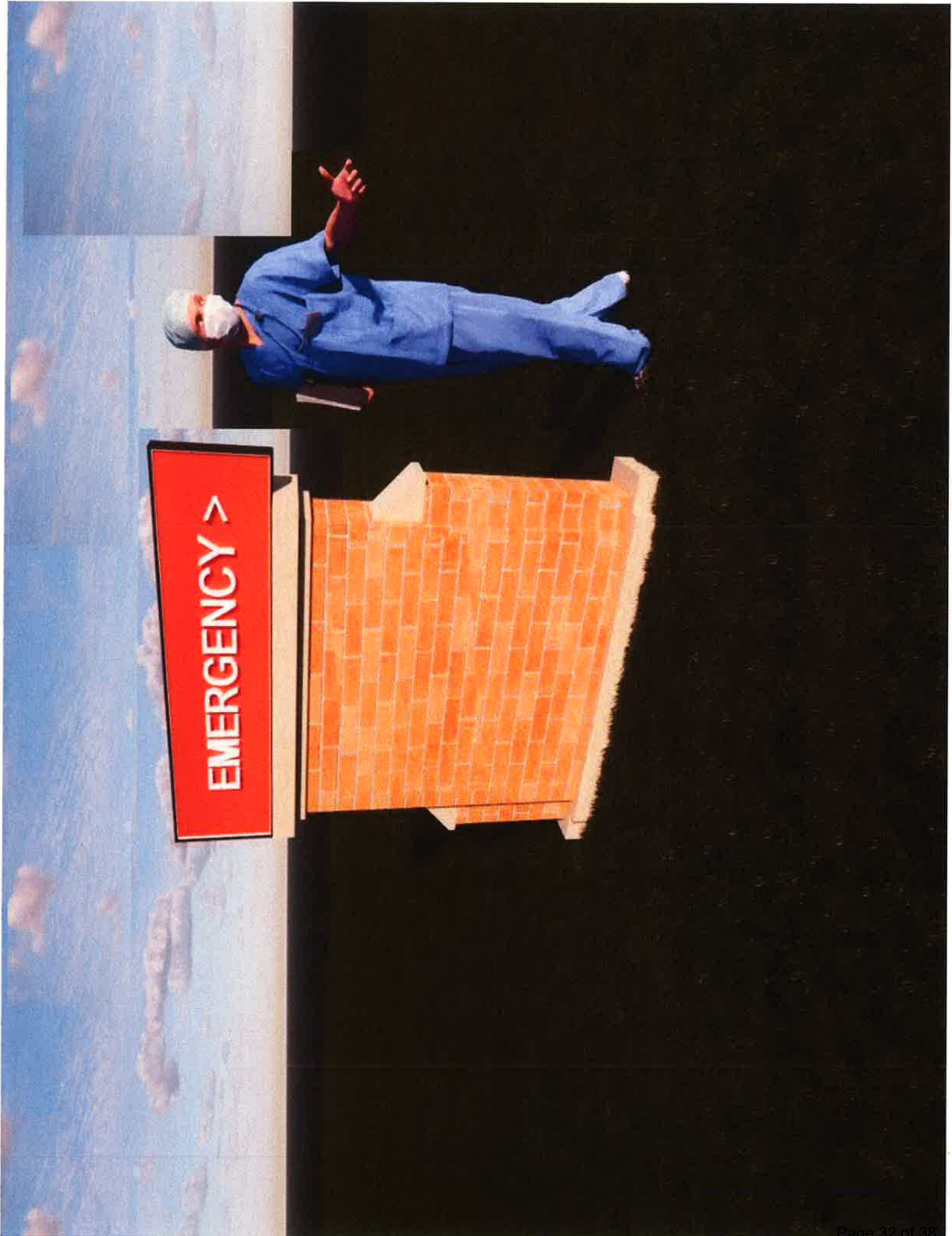
Variance Approved

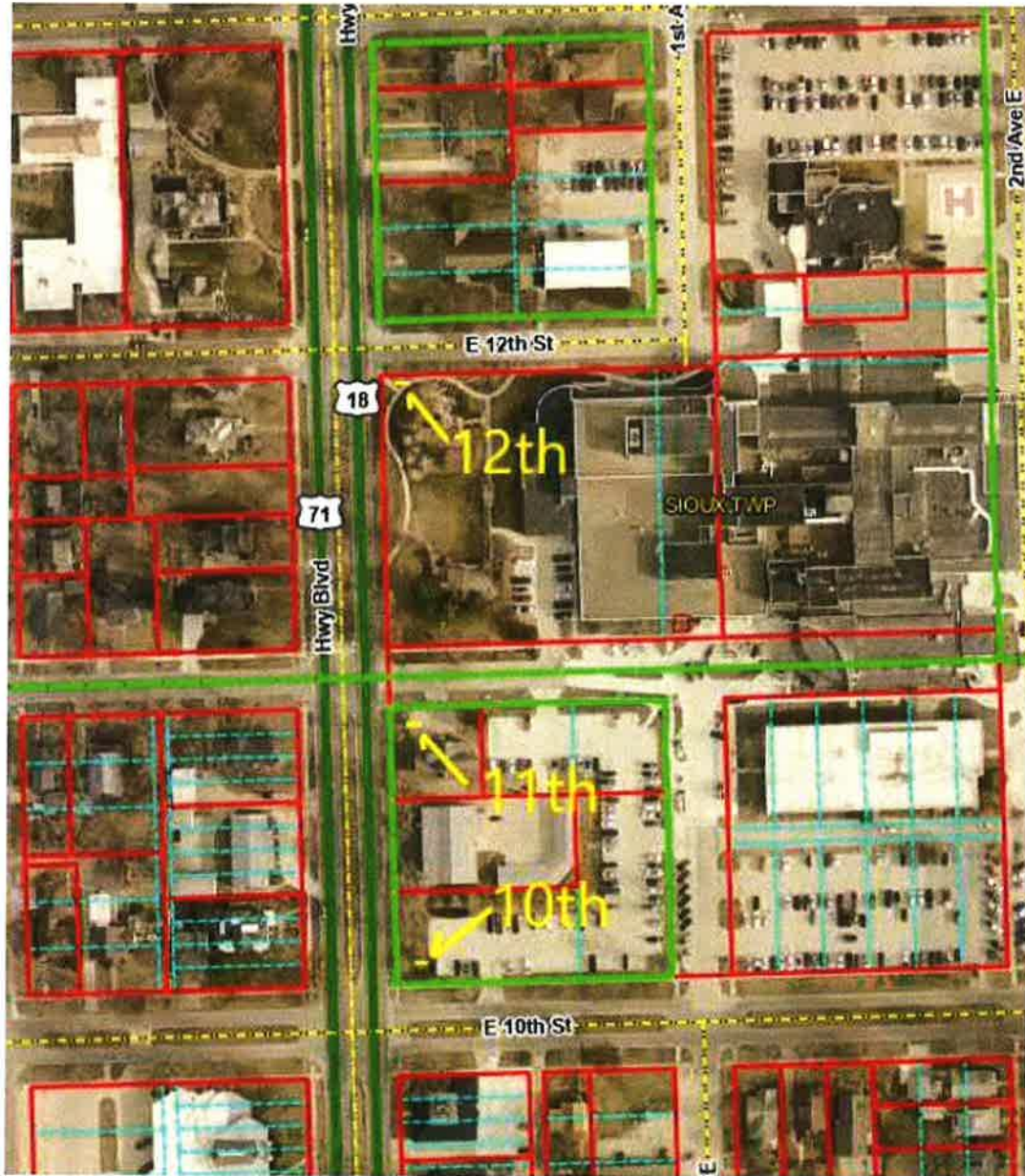
Variance Denied

Conditional Approval - *conditions required:*

Book # _____ Page # _____







1. SE corner of intersection of Hwy Blvd and E12th St

E 12th St

Hwy Blvd

18

Clear

6531
1177

SIOUTXIA

650
650

2. 1018 Grand Ave

15.11

15.11

SIoux TWP

HWY BVD

18

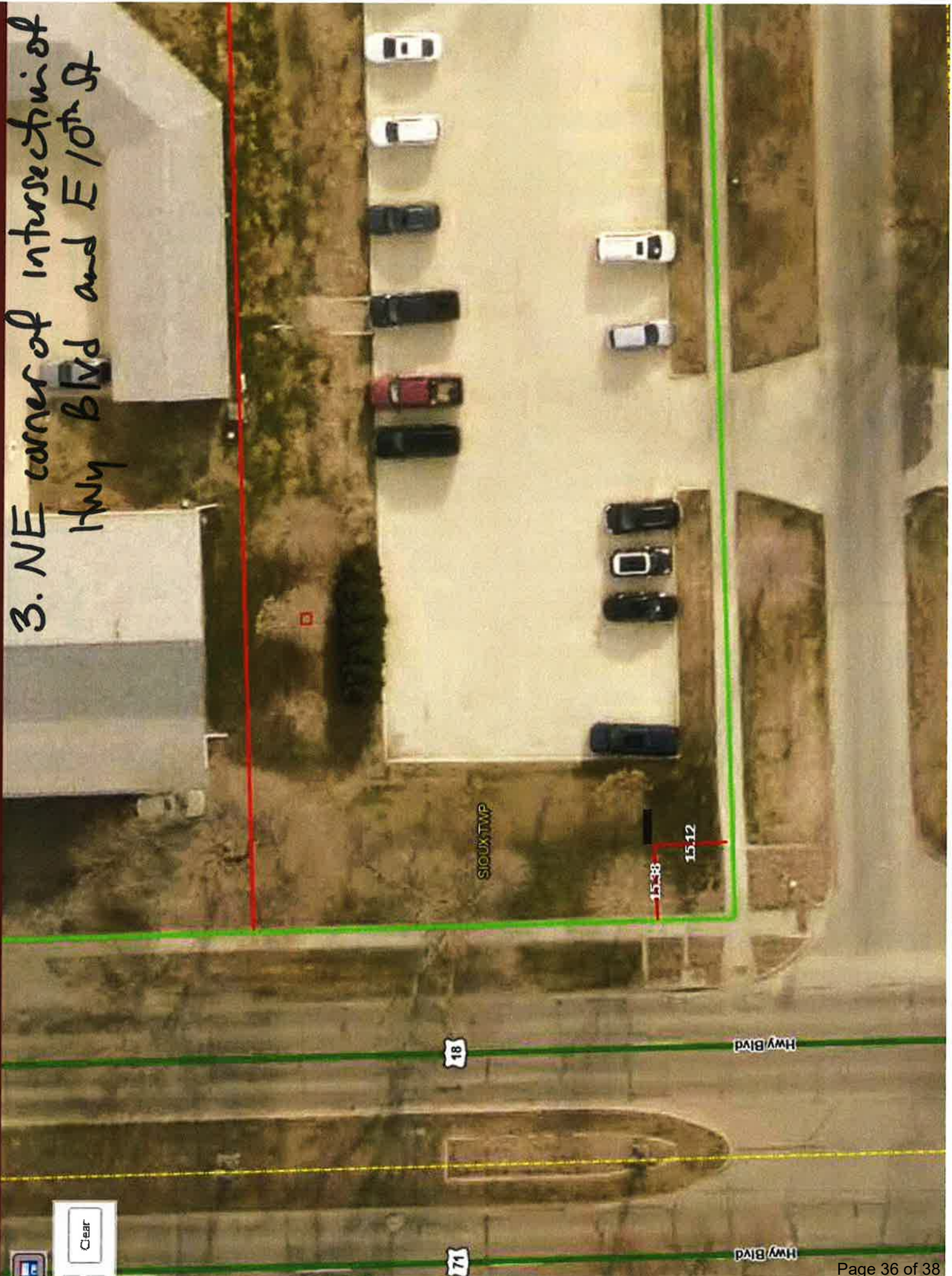
HWY BVD

71

22 feet
4.1 sq ft

Clear

3. NE corner of intersection of Hwy Blvd and E 10th St



CITY OF SPENCER
ZONING BOARD OF ADJUSTMENT

OFFICIAL NOTICE OF PUBLIC MEETING

8:15 o'clock A.M.

June 1, 2026

**Council Chambers, City Hall
101 West 5th Street, Spencer, Iowa**

TO WHOM IT MAY CONCERN:

You are hereby notified that **Spencer Hospital** has filed a Variance request with the Zoning Board of Adjustment requesting:

1. Brick Monument Sign
 - a. A variance to construct a 32 SF (24 SF req) brick monument sign reading "Emergency"
 - b. A variance to construct a brick monument sign reading "Emergency" to be placed up to within 6.5 ft (15 ft req) of N property line & up to within 11.7 ft (15 ft req) of W property line.

At SE corner of intersection of Hwy Blvd & E 12th St, BLK 26 G & A & VACATED STREET to the City of Spencer, Clay County Iowa.

2. Brick Monument Sign
 - a. A variance to construct a 32 SF (24 SF req) brick monument sign reading "Emergency".

At 1018 Grand Ave, W 100' 5 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIV OF BLOCK 2 1ST RY ADD to the City of Spencer, Clay County Iowa.

3. Brick Mounument Sign
 - b. A variance to construct a 32 SF (24 SF req) brick monument sign reading "Emergency".

At NE corner of intersection of Hwy Blvd & E 10th St, 2-3 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIVISION OF BLK 2 1ST RY ADD to the City of Spencer, Clay County Iowa.

A public hearing will be held on the 1st day of June 2026 at 8:15 o'clock A.M. in person or through conference call. Any interested persons will be heard for or against said proposition at said time.

Mary Beth Breidinger, City Clerk
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OWNER:

Spencer Hospital
1200 1st Ave E
Spencer, IA 51301

ABUTTING PROPERTIES:

None