CITY OF RIVERSIDE
BOARD OF ADJUSTMENT
THURSDAY, APRIL 21, 2022, 6:00 p.m.

Chair Mike Schneider called the meeting to order at 6:02 p.m. Roll call: Kathy Lindhorst, LinMarie Eden, Mike Schneider present, Denny Bush absent, one position vacant.

Motion made by Lindhorst, second by Eden to open public hearing on the variance request from Chad Freeman on the property located at 71 S Washington, Riverside, Iowa. Roll call. All yes. Motion carried 3-0. Hearing opened at 6:04 p.m. Freeman explained his intent to remove the existing house on the lot that is beyond repair, and replace it with a two-story duplex, with a one stall garage per unit with an additional two spaces for off-street parking per unit. The combined width of the two new units will be thirty-two, with a thirty-foot front yard setback, ten-foot side yard setbacks, and a large back yard. The proposed project meets all the requirements in an R-2 district except for the width of the lot, which is seventy-five feet, and eighty feet is required for a two-story two-unit structure. Neighborhood residents in attendance expressed their concern over the height of the new construction, the change of the character of the property, concern over increased parking and traffic, and a preference for a single-family home versus a duplex unit. Freeman explained that the new structure will only be approximately two feet taller than the existing home on the lot.

As there were no new public comments, motion made by Eden, second by Lindhorst to close public hearing. Roll call. Motion carried 3-0. Public hearing closed at 6:40 p.m.

Motion made by Eden, second by Lindhorst to approve the variance request. Roll call. Motion carried 3-0 to approve the variance request.

Motion made by Eden, second by Lindhorst to adjourn the meeting. Motion carried 3-0. Meeting adjourned at 6:46 p.m.