

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/83175438344>*

**NOTICE OF A REGULAR MEETING
BONDURANT BOARD OF ADJUSTMENT
JUNE 16, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:00 PM on June 16, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Approval of Minutes
6. **Action Items**
 - a. Public Hearing - Consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.
 - b. BA - 260512-01 Case 107 - Consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.
 - c. Public Hearing - Consideration of a variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.
 - d. BA - 260616-03 Case 109 - Consideration of a variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.
7. Adjournment

City of Bondurant

Board of Adjustment
200 2nd St NE, PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: May 12, 2026

1. Call to Order 5:05 p.m.

Board Members and City Staff gave brief introductions.

Place Bondurant City Council Chambers (200 2nd St NE)

2. Roll Call

Members Present: Greg Hanson, Jon Klein, Matt Farver, Diane VanWyk

Members Absent: Jolita Uthee

City Officials Present: City Planner, Isaac Pezley

3. Perfecting and Approval of the Agenda

Motion by Member VanWyk, seconded by Member Farver to approve of the May 12, 2026, meeting agenda. Vote on Motion 4-0-0. Motion carried.

4. Approval of Minutes

Motion by Member Klein, seconded by Member VanWyk to approve of the December 12, 2025 meeting minutes. Vote on Motion 4-0-0. Motion carried.

5. Action Items

- A. Public Hearing– consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.

Public Hearing opened at 5:06.

Pezley provided the Board an overview of the requested variances. Pezley provided the Board with an overview of the background the variance request. Kent Sullivan, 206 Main Street SE, the applicant provided the board with why he is requesting the variance.

Derek Dove, 703 Cleveland Avenue SE, spoke to the Board. Dove asked if the storage container would be allowed to stay, or if the applicant would be required to construct an accessory structure. Pezley stated an accessory structure would be required, however the applicant has indicated they plan on constructing the accessory structure around the existing storage container.

Kristy Olesen, 100 3rd Street SE, spoke to the Board. Olesen stated she is for the variance request. Olesen stated the applicant has had a storage container in this same location and it has never caused any issues.

Public Hearing closed at 5:17.

- B. Resolution BA-260512-01– consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.

Board members discussed the variance request. Klein asked how far from the northern property line the accessory structure would be and how large the accessory structure is. Sullivan stated he is not sure how far from the northern property line the structure would be and there is enough room to walk between the existing storage container and the detached garage. Sullivan stated the accessory structure would not exceed 160 square feet.

The Board asked how much Sullivan is exceeding the maximum accessory structure allowance. Sullivan stated he believed the new accessory structure and the detached garage would not exceed the minimum requirement. Staff stated the addition of a 160 square foot accessory structure and the detached garage would take up approximately 11.6% of the property and Section 179.7(5)(A) allows 10%.

Farver asked for clarification on if the existing storage container would remain on the property. Pezley stated the storage container is considered outdoor storage and is not allowed within residential districts. However, the applicant has expressed interest in constructing a shell around the storage container. Veenstra & Kimm has confirmed that plan would be allowable, but would need to see further building details.

Hanson stated he would like the Board to consider each variance request individually. Klein expressed concern with a lack of information provided to the Board.

Motion by Member Klein, seconded by Member Farver, to approve the requested variance to Section 179.7(4).

Roll Call – Ayes:, Member Farver, Member Klein, , Nays: Member VanWyk. Absent: Member Uthee. Abstain: Member Hanson. Vote on Motion 2-1-1. Motion fails.

Motion by Member Klein, seconded by Member VanWyk to table Resolution BA-260512-01 until additional information can be presented to the Board.

Roll Call – Ayes:, Member Farver, Member Klein, Member VanWyk, Member Hanson
Nays:. Absent: Member Uthee. Abstain:. Vote on Motion 4-0-0. Motion passes,
Resolution BA-260512-01 is tabled.

- C. Public Hearing– for interpretation of Section 177.3 of the City’s Zoning Code and for consideration of a variance request to Section 180.3(1)(D), regarding an access drive to a new industrial building to be constructed at 1120 2nd Street NE.

Public Hearing opened.

Pezley provided the Board of Adjustment an overview of the site plan review process. Pezley explained staff provided a comment requiring an upgrade paved drive from the entrance to the site off 2nd Street NE to the new building and any overhead doors. At the Planning and Zoning Commission meeting, Planning and Zoning Commission members determined the existing unpaved drive is not changing uses, and thus is not required to

be upgraded to meet the requirement of Section 180.3(1)(D). City Council reviewed and approved the site plan but requested the Board of Adjustment weigh in on whether or not the applicants lose their legal non-conformity, and if so the applicant is requesting a variance from Section 180.3(1)(D).

Board of Adjustment discussed the issue. Klein stated he is not seeing sufficient evidence that the use of the ground leading to the proposed building is changing. The current use is an access drive to the existing outdoor storage, and the access drive will remain. Farver disagreed, stating the building is a new structure and use, and any access drive leading to the building should meet current zoning requirements.

Public Hearing closed at 6:07.

- D. Resolution BA-260512-02– for consideration of a variance request to Section 180.3(1)(D) regarding an access drive to a new industrial building to be constructed at 1120 2nd Street NE.

Motion by Member Farver to determine 1120 2nd Street NE does not retain the legal non-conforming status and must meet the requirements of Section 180.3(1)(D). No second, motion fails.

Motion by Member VanWyk to determine 1120 2nd Street NE does retain their legal non-conforming status and is not require to meet the requirements of Section 180.3(1)(D), seconded by Member Klein.

Roll Call – Ayes: Member Klein, Member VanWyk, Member Hanson Nays: Member Farver. Absent: Member Uthee. Vote on Motion 3-1-0. Motion Carried.

8. Adjournment

Motion by Member Farver, seconded by Member Klein to adjourn the December 9, 2025, meeting. Vote on Motion 4-0-0. Motion carried.

Meeting adjourned at 5:09.



**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 6/16/2026
Public Hearing

TITLE: Public Hearing - Consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

The City has received a two-part variance request for the property located at 206 Main Street SE. The request pertains to Sections 179.7(4) and 179.7(5)(A) of the Zoning Code and includes: (1) a reduction of the minimum setback to allow an accessory structure to be located closer than five (5) feet from the northern property line, and (2) relief from the maximum cumulative accessory structure area requirement, which limits all accessory structures on the lot to no more than ten percent (10%) of the total lot area if such accessory structure is 120 SF or larger. The proposed accessory structure would be located between the existing detached garage and the northern property line and would encroach into the required side yard setback.

This agenda item is limited to consideration of the two-part variance request described above and does not include a determination of whether a shipping container qualifies as an accessory structure under the Zoning Code.



Kent Sullivan, property owner at 206 Main Street SE, is requesting two variances to allow for the construction of an accessory structure that will be located in the northwest corner of the property. The first variance is in regards to the required setback for accessory structures. The second variance is in regards to the total maximum cumulative accessory structure area requirement.

Section 179.07.04.B. states that accessory buildings and structures shall be set back 5-feet from side and rear property lines. The current large detached garage is located 12 feet 3 inches from the northern property line. Sullivan is proposing to place an accessory structure that is 7-feet 9 1/2 inches wide and 19-feet 10-inches deep. The proposed accessory structure will be placed approximately 3-feet from the northern property line. The proposed accessory structure will be located approximately 1-foot 4.6-inches north of the detached garage structure.

Section 179.07.05.A. states that accessory buildings shall not occupy more than ten (10) percent of the total lot area. The applicant is proposing to construct a 7-foot 9 1/2-inch wide by 19-feet 10-inch deep accessory structure for a total area of approximately 154.53 square feet. The applicant has an existing detached garage that is 864 square feet. The cumulative accessory structure area for the property would be 1,018.53 square feet, or approximately 11.54% percent of the total lot area. 206 Main Street SE total site square footage is 8,827, which would allow for 882.7 square feet of cumulative accessory structure.

The proposed accessory structure would be located in the rear yard of 206 Main Street SE between the existing detached garage and northern property line. The applicant has indicated there is approximately 10-feet between the existing detached garage and the northern property line. Currently, a storage container is located in this area. Storage containers are not recognized as accessory structure and instead recognized as

outdoor storage. Outdoor storage is not an allowable use in a residential district, and use variances are not allowed per Iowa Code.

The applicant had previously located two storage containers on the property in question to provide storage for an ongoing construction project at this location. A storage container previously located in the driveway was used for storage of construction related materials. The storage container currently located north of the detached garage was used for personal storage. The applicant met with City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray, Mayor Doug Elrod, and Board of Adjustment Chair Greg Hanson in January of 2025. At that time, staff allowed the temporary placement of the containers until the associated building permit was closed, but emphasized that both containers would need to be removed upon permit completion. Staff specifically encouraged the applicant to prioritize removal of the container in the driveway, which has since been completed. However, staff also advised that the remaining container would not be permitted to stay long-term, as it constitutes outdoor storage, and that enforcement action could occur if complaints were received.

Sullivan indicated he wished to keep the storage container located on the north side of the detached garage. Staff told Sullivan this would not be possible as the storage container is considered outdoor storage and is not allowed in residential districts. Sullivan then began the exploration of pursuing a variance request to place an accessory structure in place of the storage container. Staff agreed to allow the storage container to remain on the property until the variance request was heard by the Board of Adjustment.

Above, and included in the application packet, are aerial photos showing 206 Main Street SE. The applicant has highlighted the existing storage container, where the proposed accessory structure is located.

Analysis:

Chapter 27.02 of the City Code provides the required review criteria by the Board of Adjustment for variance requests. The City Code notes that a variance cannot be granted unless the Board finds that all of the following five questions can be answered favorably for this request. These review criteria are referred to as Findings of Fact. **If a board member cannot answer all of these findings favorably for the request, then the board member must vote for denial of the variance.** Below is a summary of staff's comments on the required findings of fact relative to this request. Uploaded as an attachment is the applicant's statements on these findings relative to this request.

1. How would strict application of the zoning ordinance create practical difficulties in making a reasonable use of the property?

The land in question would still yield a reasonable return if the variance was not granted. The applicant has an existing, large detached garage (accessory structure) that is 864 square feet. This garage appears to be meeting current setback and bulk

regulation requirements for accessory structures. The inability to place an additional structure that does not meet setback and size requirements does not prevent reasonable use of the property. The proposed accessory structure requires the approval of a variance because of the size of the existing accessory structure.

2. What unique conditions of your property create these practical difficulties, and how are they not self-created?

Staff finds that special conditions or circumstances do not exist that are unique to the property to justify the requested variance. While the lot is a corner lot with a width of approximately 66 feet and is served by an alley, these conditions are not uncommon and still allow for the reasonable placement of accessory structures in compliance with the Zoning Code. The property currently contains an 864 square foot detached garage, which appears to provide substantial space for typical residential accessory needs. However, the size and placement of this existing structure are the primary factors creating the desire for the requested variance, as any additional accessory structure cannot reasonably meet the required setbacks and, if over 120 square feet, would cause the total accessory structure area to exceed the allowable lot coverage. Although this garage was constructed prior to the current property owner's purchase in 2020, it was an existing condition at the time of acquisition. As such, the constraints associated with the size and placement of the existing structure were known or should have been reasonably anticipated by the applicant.

3. Will granting this variance significantly alter the essential character of the surrounding neighborhood?

Granting the variance could alter the character of the neighborhood by allowing a greater concentration of accessory structures and reduced setbacks beyond what is typical. Approval may also set a precedent suggesting that similarly sized residential lots are entitled to accessory structures exceeding 864 SF, which is not consistent with the established development pattern. As a frame of reference, an 864 SF detached garage can accommodate 3 or 4 vehicles, depending on the layout and vehicle size. The proposed deviations from both setback and lot coverage standards could negatively impact the visual and spatial character of the area.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Sullivan Variance Application
2. Variance Responses
3. Chief Kreuder Comments 2
4. Sullivan - Dimensions Map

5. Accessory Structure Rendering



City of Bondurant
 Planning and Community Development
 200 2nd St NE, Bondurant, Iowa 50035
 (515) 967-2418 • planning@cityofbondurant.com

BOARD OF ADJUSTMENT APPLICATION

Property Owner

Full Name Rent Sullivan
 Address 206 Main St SE
 City Bondurant State Ia Zip 50035
 Phone 515-250-9399 Email KSquaredServices@msn.com

Applicant (if not Property Owner)

Full Name _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ Email _____

CONDITIONAL USE PERMIT

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered.

Property Address or Parcel ID Number: _____

Completed Application _____

Filing Fee: \$350

Written narrative indicating the conditional use sought and response to criteria outlined for said conditional use.

Legal Description of Subject Parcel(s) _____

Other information as required _____

VARIANCE

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered.

Property Address or Parcel ID Number: _____

206 Main St SE

Completed Application _____

Filing Fee: \$350

Site plan and Elevations (when applicable) _____

Written narrative indicating justification for the proposed variance in relation to findings of fact outlined in the City of Bondurant's Code of Ordinances in Section 27.02.2. (see page 2)

Legal Description of Subject Parcel(s) LOT 8 BLK 9 TOWN

Other information as required AS BONDURANT

The undersigned hereby certifies that all information provided is complete and accurate to the best of the undersigned's knowledge, and that all information required by this application or by the Board's staff on its behalf has been provided.

Signature

Date

3/27/26

FOR OFFICE USE ONLY

Received Date

Case No.

BOA Agenda Date



City of Bondurant
 Planning and Community Development
 200 2nd St NE, Bondurant, Iowa 50035
 (515) 967-2418 • planning@cityofbondurant.com

BOARD OF ADJUSTMENT APPLICATION

CONDITIONAL USE PERMITS

Conditional uses require closer scrutiny and analysis to the subject property and its surroundings due to the special impacts or uniqueness of these types of developments. Each conditional use may have specific requirements for the type of use proposed. Please review your zoning districts permitted conditional use section within the city of Bondurant's Code of Ordinances under Chapter 178 'District Regulations'.

Notifications

Notice of a public hearing is provided to the owner of the property via mail or email and to the public through a publication in a local newspaper. Properties within two-hundred (200) feet will receive a mailing from the city.

VARIANCES

A variance is not a zoning change, but instead a project-specific change in requirements allowed on a specific property. Variances do not involve the establishment of new codes, regulations, or policies. Instead, a variance allows a deviation from certain provisions of the zoning code and its standards due to specific circumstances.

Notifications

Notice of a public hearing is provided to the owner of the property via mail or email and to the public through a publication in a local newspaper. Properties within two-hundred (200) feet will receive a mailing from the city.

Findings of Fact

The following questions must be answered and submitted by the applicant as part of a submittal for a variance. A variance cannot be granted unless all findings of fact can be answered favorably for the request.

1. Can the land in question still yield a reasonable return if the variance was not granted?

This asks whether the property owner could establish any beneficial use on their property without a variance.

2. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved?

Special conditions or platting features peculiar to the lot itself must be precluding the applicant from complying with the zoning code. This may include physical features such as steep slopes or floodplains. These conditions and circumstances must be unique to the parcel in question.

3. Do the special conditions and circumstances of Question 2 result from the actions of the applicant, or are they beyond the applicant's control?

Provide evidence that the hardship is not self-imposed.

4. Will granting the variance confer on the applicant any special privilege that is denied to other lands, structures, or buildings relative to the property?

Explain how the variance is not advocating for rights superior to neighboring properties or those in the same zoning district.

5. Will granting the variance alter the essential character of the land in question?

Though granting the variance allows deviation from the zoning code, the variance must not change the intent of the Code or change the character of neighbors who are in the same zoning district.

BOARD OF ADJUSTMENT MEETINGS

The Board of Adjustment meets the 2nd Tuesday of each month at 5:00pm at the City Hall. Agenda packets are posted to the City of Bondurant's website for each meeting. Please visit the following link for all agendas and meeting minutes:

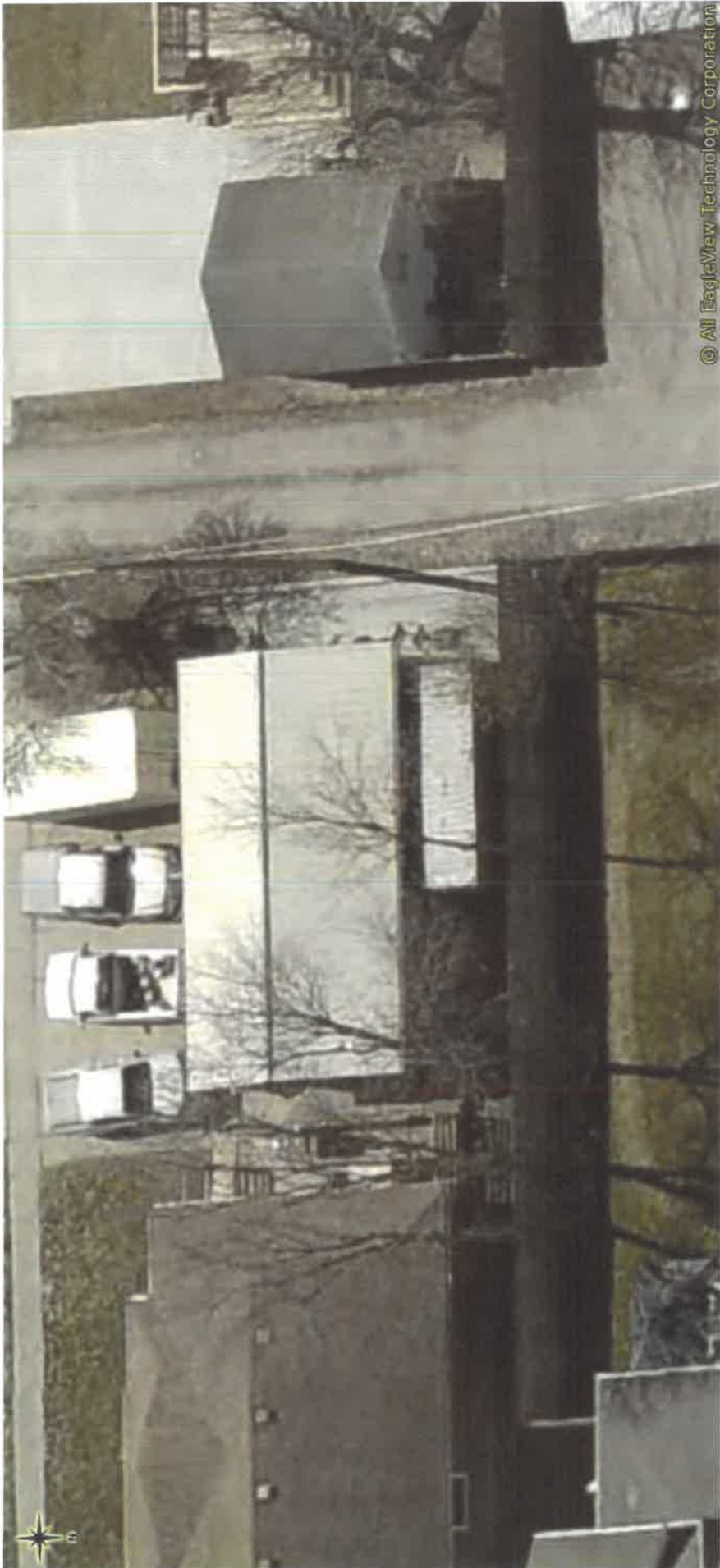
CityofBondurant.com/Minutes-and-Agendas

PAYMENT OF APPLICATION FEES

Permit application fees can be paid by a check made payable to the City of Bondurant or through our online payment portal:

MunicipalOnlinePayments.com/Bondurantia

house back



© All EagleView Technology Corporation

west



© All EagleView Technology Corporation

north



east



south



Application Response {Revised}

Board of Adjustments

RE: Variance Request Zoning and for Accessory Structure

1. The property layout does not allow for any structure to be 5' from the fence line. The home and existing garage structure are placed on the property in a manner that does not accommodate the zoning ordinance. This request would provide for a cleaner and more inviting curb appeal for the homeowner, neighbors and city, allowing for the storage needed to hold items that would otherwise be open behind the garage. The homeowner has painted the shed to match the color of the buildings on the property it is also made of metal same as the established garage. This shed has been used for storage since it was installed in 2021.
2. This unique layout was not created by the current homeowner. The property housed the two established structures when purchased. Special circumstances do exist. The homeowner property is situated with no back or side yard accommodating building a shed per current city ordinances related to the property lines. There is currently only a 10 foot space between the garage and property line. This does not allow for a shed to be "built" within current city code requirements. This property is also aligned to a city alley that has city code requirements.
3. No, the homeowner did not establish the buildings on the property. They were already in place when the home was purchased. Additionally, the previous homeowner placed the buildings on the property "sideways" making the city codes harder to accommodate. Additionally, the property in question holds a utility variance, requiring a shed to be moveable, therefore homeowner purchased a shed that could be moved if needed.
4. No, there has been no known concerns with the neighbors regarding the use of the shed. Or that other property owners are being denied any privilege. In speaking with the neighbors, they would rather have the shed than open items visible out on the yard. Additionally, the shed is housed between the garage and the fence and is not openly visible to many of the neighboring properties.
5. No, allowing the variance will not alter the character. The shed currently matches the building, is not seen openly and allows for property owner to conceal and keep safe his belongings. Not allowing the variance will create the opportunity for items to be left in the open causing a more undesirable look and risk for the property owner and neighbors.

From: [Aaron Kreuder](#)
To: [Isaac Pezley](#)
Subject: RE: 206 Main St SE Variance Request
Date: Tuesday, May 5, 2026 4:17:41 PM
Attachments: [image002.png](#)
[image003.png](#)

Isaac,

In response to your email, I will try and break the various codes down into a more readable format, but please reach out if you have any questions.

Under the International Fire Code (IFC) and International Residential Code (IRC), building a storage shed within 3 feet or less from a garage and a property line will trigger some specific fire-safety requirements. Below are the basic requirements for a shed regarding the proximity to the garage and property line if constructed on the same site as the current shipping container to meet the fire code requirements. I would also add that from a fire code perspective, the metal shipping container (although probably not completely in-line with all code requirements as it sits today) is probably a safer option than what a wood-built storage shed would be, unless built to the requirements below.

1. Shed to Garage Separation (Less than 3 Feet)

- a. Fire Resistance Rated Separation: If a detached accessory structure (shed) is located less than 3 feet from a garage (or dwelling), the wall closest to the garage must be protected with fire-resistant materials, typically 5/8-inch Type X gypsum board or equivalent.
- b. Opening Limitations: Walls with a fire separation distance of less than 3 feet, openings (windows and doors) are restricted. Approved locations will be determined based on structural design and relationship to the fire rated wall system.
- c. Structure Classification: If the gap is extremely small (e.g., less than 2 feet), the building will be considered “attached” for code purposes, requiring 1-hour fire-resistance-rated construction on both walls facing each other.

2. Shed to Property Line (Less than 3 Feet)

- a. General Rule: Less than 3 feet setback from side property lines is allowed in the IFC if the wall facing the property line has zero openings (door/windows) and is protected with rated materials (e.g., 1-hour fire-rated wall) to prevent fire from jumping to neighboring properties.

3. Key Fire Code Considerations (IFC)

- a. Combustible Materials: If the shed is wood-framed, the proximity to another building and the property line is more strictly regulated than if the shed is noncombustible (metal/concrete).
- b. Eaves/Overhangs: Eaves on the shed that extend toward the garage, or

property line must not violate the fire separation distance. If the shed is very close (less than 2 feet), the eave will need to be noncombustible or protected.

- c. **Wall Construction:** the wall facing the property line/garage should be constructed to allow installation of fire-related drywall from the inside or made of noncombustible materials.

Primary Code References

- **IRC Table R302.1(1):** This is the definitive table for "Exterior Walls". It specifies that for a **Fire Separation Distance of less than 5 feet**, walls must have a **1-hour fire-resistance rating** (tested per ASTM E119 or UL 263).
- **IRC Section R302.1:** This section outlines the requirements for construction, projections (like eaves), and openings. It specifically notes:
 - **Openings:** Are **not allowed** in walls with a fire separation distance of **less than 3 feet**.
 - **Projections:** (such as roof overhangs) are generally not permitted within **2 feet** of the property line unless specifically protected.
- **IFC Section 315.4 (Outside Storage):** While the IRC governs the *structure*, the IFC governs the *contents*. It generally requires outdoor storage of combustible materials to be separated from buildings.

To achieve a 1-hour fire-resistance rating for a wall—required when the separation distance is less than 5 feet (under **IRC Table R302.1(1)**) or 3 feet (under **IFC/IRC garage rules**)—the construction must be a tested "assembly." This means the combination of framing, insulation, and coverings must work together to meet standards like **ASTM E119** or **UL 263**.

Wall Coverings (The Primary Barrier)

The most common approved materials for residential 1-hour walls are:

- **5/8-inch Type X Gypsum Board:** This is the standard "fire-code" drywall. It contains glass fibers and chemically bound water that releases as steam to slow heat transfer.
- **Fire-Retardant-Treated Wood (FRTW):** Plywood or framing treated with chemicals to resist ignition. For some specific UL-rated designs (like **UL Design V314**), 15/32-inch thick FRTW plywood is used.
- **Fiber Cement Siding:** Products like Hardie Plank are Class A fire-rated and non-combustible. While the siding alone doesn't give a 1-hour rating, it is a key component in 1-hour exterior assemblies because it won't ignite.
- **MgO (Magnesium Oxide) Boards:** A newer, high-performance alternative to drywall that resists moisture and extreme heat (up to 1,800°F) without burning.

Penetrations and Sealing

To maintain the 1-hour rating, any gaps or holes must be sealed with:

- **Fire-Rated Caulk/Sealants:** Approved intumescent caulking must be used around any electrical outlets, vents, or pipes that pass through the wall.
- **Fire-Rated Doors:** If the wall has a door, it must be a **20-minute rated door** or a **1-3/8-inch solid wood/steel door** with self-closing hinges.

Important Note: The **2024 IFC Section 705.5** specifies that if the fire separation distance is **5 feet or less**, the wall must be rated for fire exposure from **both sides**. This means both the interior and exterior of your shed wall need to be built with these protective materials.

I realize there is a lot of information here so if you have any questions, please let me know.

Respectfully,

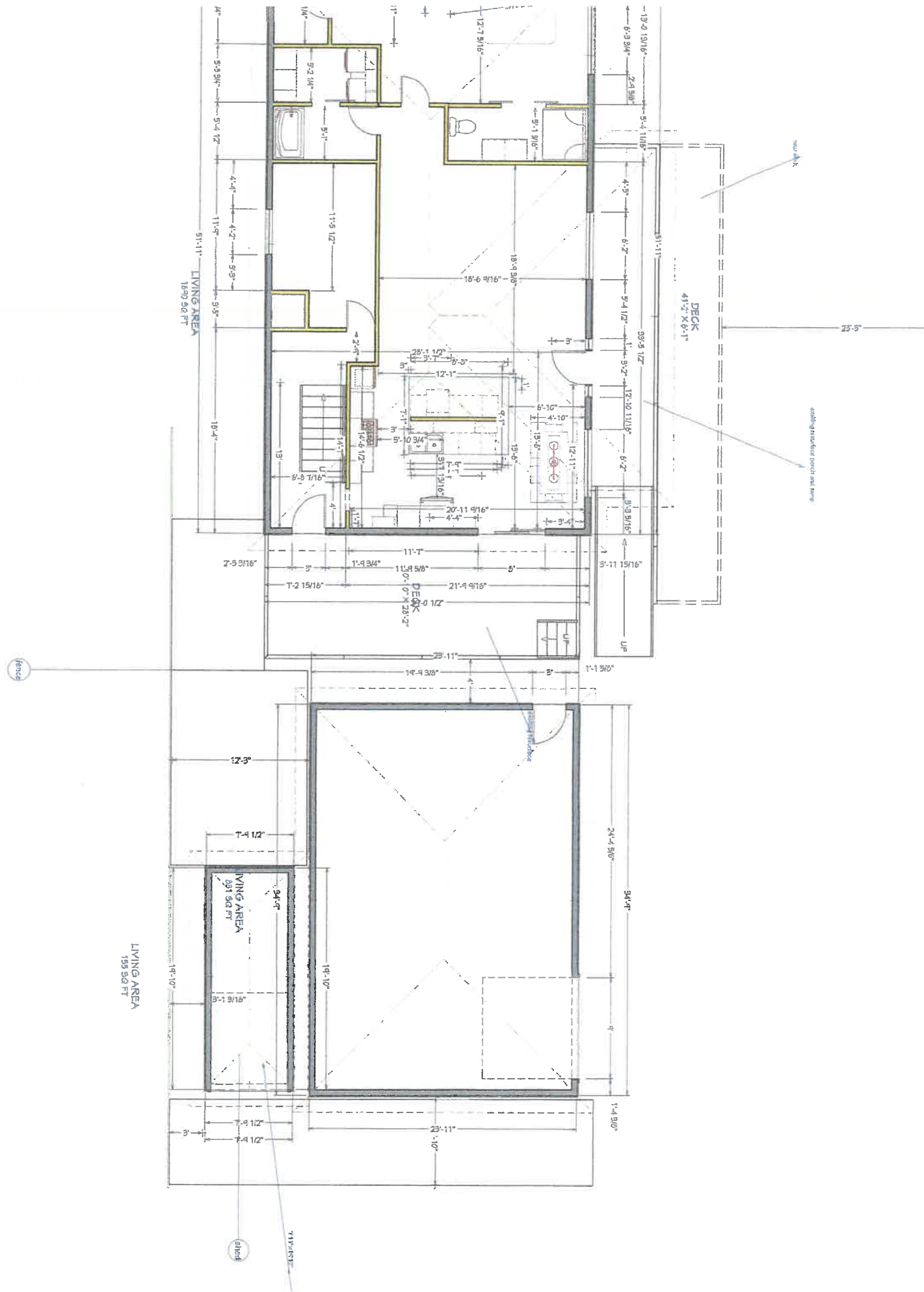
Aaron Kreuder

Chief of Emergency Services
City of Bondurant
500 Campus Drive SE.
Bondurant IA, 50035

Office: 515-630-3933

Cell: 515-971-1282



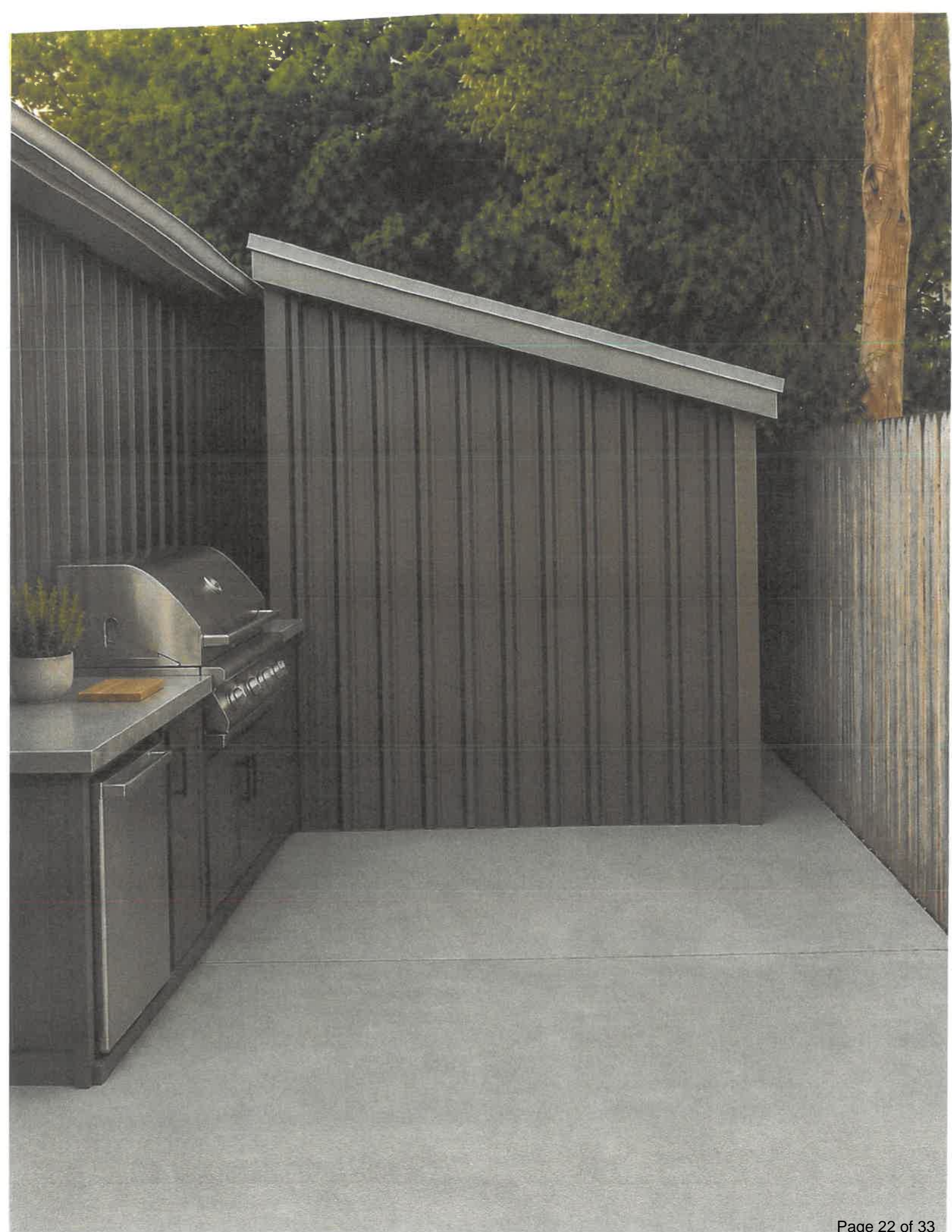


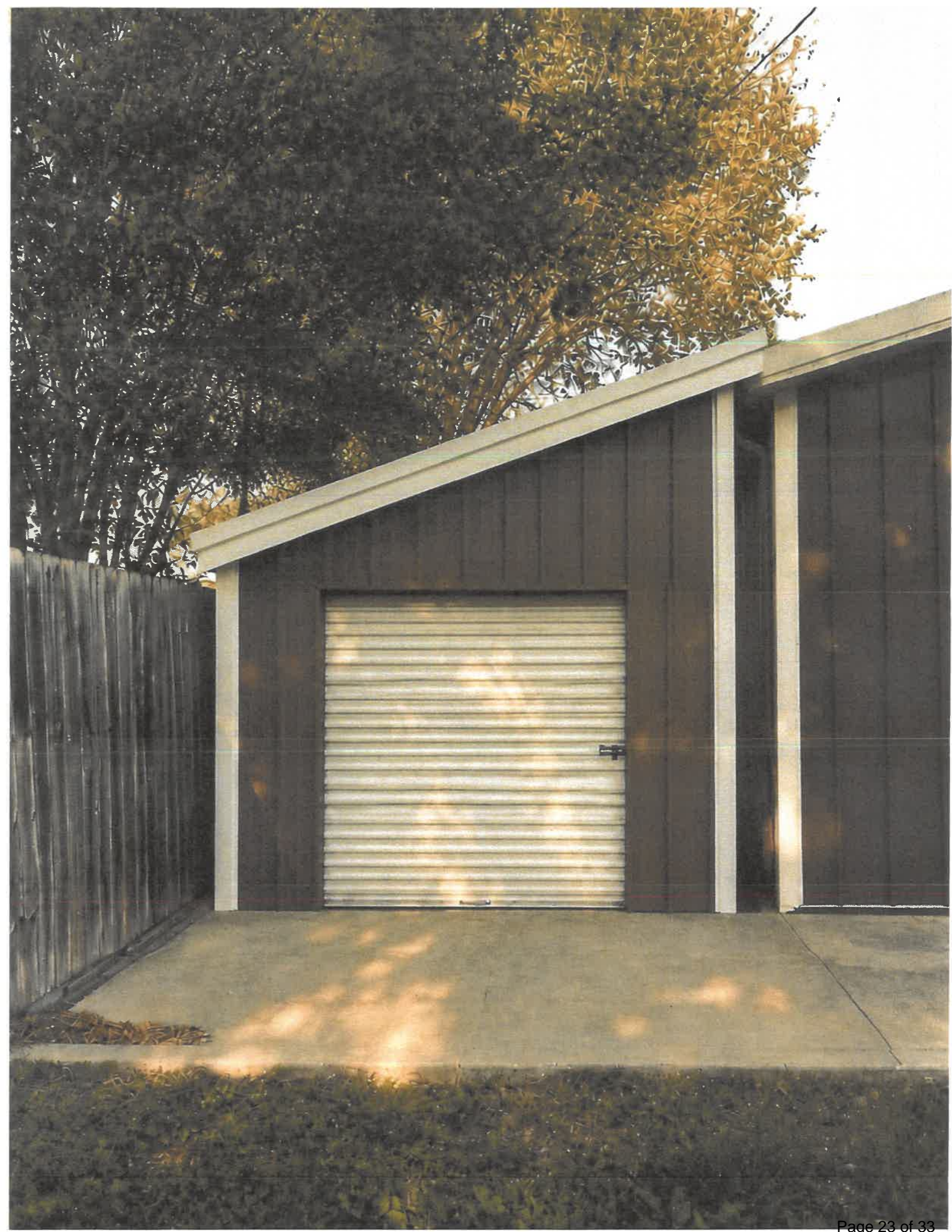
LIVING AREA
159.50 FT

LIVING AREA
18'0" X 36'11"

DECK
41'2" X 6'1"

LIVING AREA
8'1" X 5'6" FT







**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 6/16/2026
Resolution

TITLE: BA - 260512-01 Case 107 - Consideration of a two-part variance request to Section 179.7(4) and Section 179.7(5)(A) of the Zoning Code, regarding (1) a reduction of the minimum side yard setback for an accessory structure and (2) an increase to the maximum allowable cumulative accessory structure area, for property located at 206 Main Street SE.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

The following options exist for the Board of Adjustment:

1. Approval of BA-260512-01 regarding the two-part variance request to Sections 179.7(4) and 179.7(5)(A) of the Zoning Code to allow for (1) a reduction of the minimum side yard setback and (2) an increase to the maximum allowable cumulative accessory structure area for property located at 206 Main Street SE.
2. Approval of BA-260512-01 regarding the two-part variance request to Sections 179.7(4) and 179.7(5)(A) of the Zoning Code to allow for (1) a reduction of the minimum side yard setback and (2) an increase to the maximum allowable cumulative accessory structure area for property located at 206 Main Street SE, subject to appropriate conditions and safeguards as allowed by Chapter 27 of the City Code.
3. Denial of BA-260512-01 regarding the two-part variance request to Sections 179.7(4) and 179.7(5)(A) of the Zoning Code for property located at 206 Main Street SE.
4. Table BA-260512-01 regarding the two-part variance request to Sections 179.7(4) and 179.7(5)(A) of the Zoning Code for property located at 206 Main Street SE pending additional input.

While the decision ultimately rests with the Board of Adjustment, staff have evaluated the request against the required findings of fact and is unable to make favorable determinations. As such, staff recommend denial of the requested two-part variance

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BOA Permit - Case #107

**BOARD OF ADJUSTMENT PERMIT
VARIANCE**

Date: June 16, 2026

Case Number: BA-260512-01 (#107)

Name: City of Bondurant

Address: 206 Main Street SE.

Legal Description:

LOT 8, BLOCK 9, IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

IS HEREBY APPROVED A VARIANCE to Sections 179.7(4) and 179.7(5)(A) to reduce the five (5) foot minimum setback of an accessory structure from the northern property line of the property described above; and, to provide relief from the maximum cumulative accessory structure area requirements, which limits all accessory structures on the lot to no more than ten percent (10%) of the total lot area if such accessory structure is 120 square feet or larger.

All construction activities covered by this Variance Permit shall be done in strict accordance with the written application.

Greg Hanson, Chairperson



**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.c.
For Meeting of 6/16/2026
Public Hearing

TITLE: Public Hearing - Consideration of a variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

The City has received a variance request for the property described as Parcel 792.07.200.001 and located at the southwest corner of the intersection of 32nd Street SE and Pleasant Street SE. The request pertains to Sections 178.13 of the Zoning Code and includes: a 13-foot reduction of the minimum front yard setback to allow for development to be placed 37-feet from the 32nd Street SE right-of-way line. There is no current site plan on file for development of this lot at this time.

The property in question is outlined in red below.



Tim George, with G Holds LLC, is requesting a variance from Section 178.13 to allow for a 13-foot reduction of the minimum front yard setback requirement from 32nd Street SE. The property in question is currently zoned M-1 Limited Industrial and has a minimum front yard setback requirement of 50-feet.

The City of Bondurant has begun plans to upgrade 32nd Street SE to accommodate future industrial growth to the east of the subject property. Part of the 32nd Street SE upgrades includes widening the 32nd Street SE right-of-way. Due to the widening of 32nd Street SE, the City approached the applicant to purchase property that extends 13-feet into the applicant's property along 32nd Street SE. There is no current site plan on file for this property, however the applicant has expressed concerns with further restricting the developable area of an industrial site.

Analysis:

Chapter 27.02 of the City Code provides the required review criteria by the Board of Adjustment for variance requests. The City Code notes that a variance cannot be granted unless the Board finds that all of the following five questions can be answered favorably for this request. These review criteria are referred to as Findings of Fact. **If a board member cannot answer all of these findings favorably for the request, then the board member must vote for denial of the variance.** Below is a summary of staff's comments on the required findings of fact relative to this request. Uploaded as an attachment is the applicant's statements on these findings relative to this request.

1. How would strict application of the zoning ordinance create practical difficulties in making a reasonable use of the property?

Strict application of the zoning ordinance would create a practical difficulty by further reducing the property's developable area due to the City's planned acquisition of 13 feet of frontage for the 32nd Street SE roadway improvements. This reduction is not self-created by the property owner and, when combined with the property's through-lot condition and required setbacks from both frontages, would further constrain the buildable area and could limit future industrial development opportunities.

2. What unique conditions of your property create these practical difficulties, and how are they not self-created?

The unique conditions of the property is the result of the City undertaking an road expansion project to accommodate industrial growth primarily to the east of the subject property. While the subject property would benefit from an upgraded road system, there is no active site plan for this property, and the upgrades were not necessary because of the subject property. For this reason, staff believes the unique conditions creating the practical difficulties were not self-created.

3. Will granting this variance significantly alter the essential character of the surrounding neighborhood?

It is staff's opinion that granting the variance would not alter the essential character of the surrounding neighborhood. The property is currently zoned within the M-1 Limited Industrial District. Granting the requested variance would not alter the allowable uses for this property. If the road upgrades were not taking place, any development on this site would be allowed to be as close as 50-feet from the current 32nd Street SE right-of-way. Granting the variance would allow for development to take place 37-feet from the new 32nd Street SE right-of-way line.

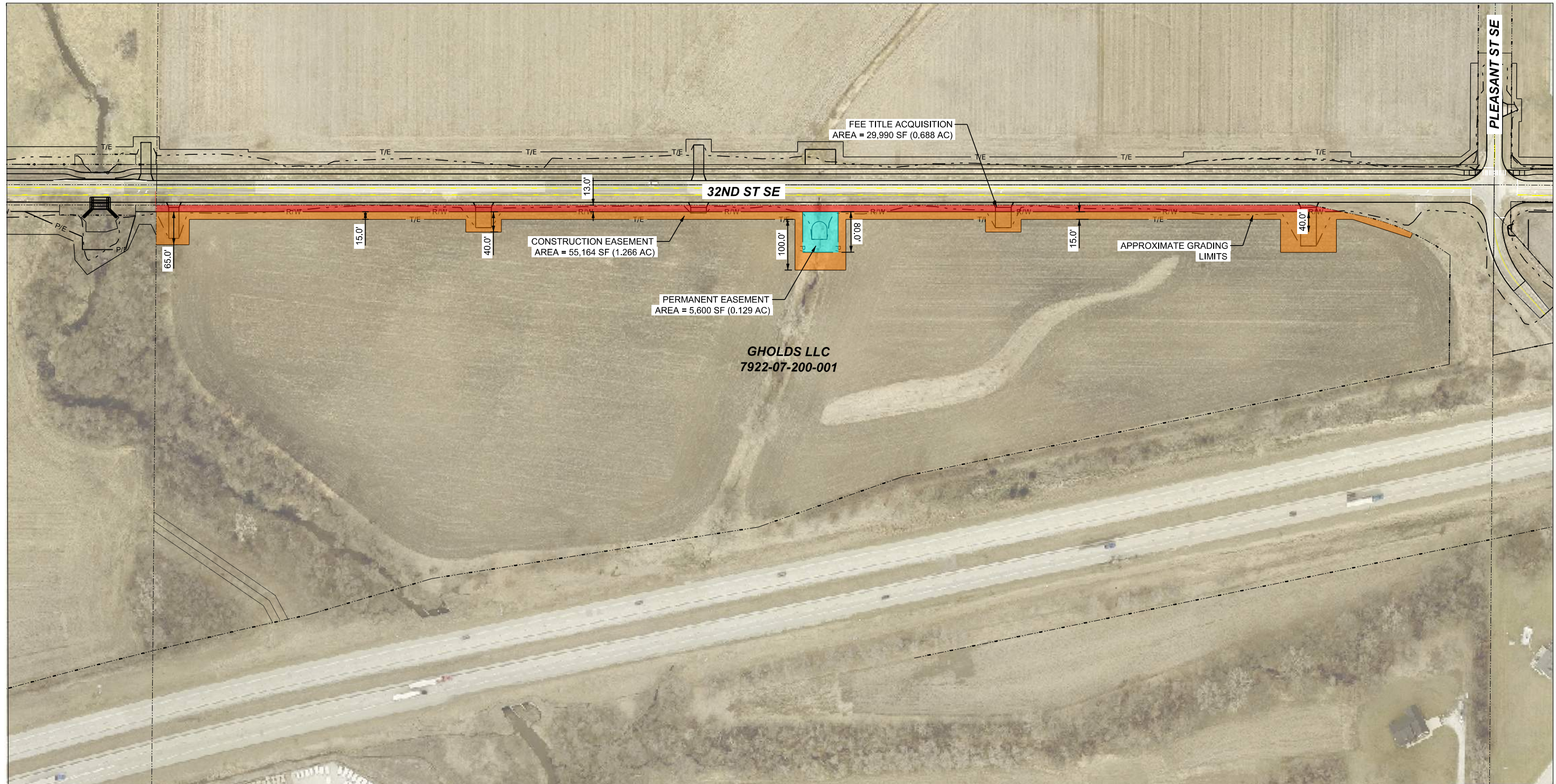
FUNDING SOURCE:

STAFF RECOMMENDATION:

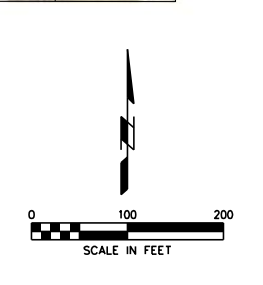
APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. GHolds Acquisition Exhibit



- FEE TITLE ACQUISITION = 29,990 SF (0.688 AC)
- PERMANENT EASEMENT = 5,600 SF (0.129 AC)
- CONSTRUCTION EASEMENT = 55,164 SF (1.266 AC)





**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.d.
For Meeting of 6/16/2026
Resolution

TITLE: BA - 260616-03 Case 109 - Consideration of a variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

The following options exist for the Board of Adjustment:

1. Approval of BA-260616-03 regarding the variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.
2. Approval of BA-260616-03 regarding the variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.
3. Denial of BA-260616-03 regarding the variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001.
4. Table BA-260616-03 regarding the variance request to Section 178.13 of the Zoning Code, regarding a reduction of the minimum front yard setback along 32nd Street SE for Parcel 7922-07-200-001 pending additional input.

While the decision ultimately rests with the Board of Adjustment, staff have evaluated the request against the required findings of fact and is able to make favorable determinations. As such, staff recommends approval of the requested variance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BOA Permit - Case #109

**BOARD OF ADJUSTMENT PERMIT
VARIANCE**

Date: June 16, 2026

Case Number: BA-260616-03 (#109)

Name: City of Bondurant

Address: Parcel 7922-07-200-001.

Legal Description:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NE ¼ OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E ¼ CORNER OF SAID SECTION 7, THENCE N00°03'31" E ALONG THE EAST LINE OF SAID SECTION 7, 1226.00 FEET TO THE POINT OF BEGINNING, THENCE N89°56'29"; W, 33.00 FEET TO A POINT, THENCE N00°03'31" E, 61.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTHERLY ALONG A 580.90' RADIUS CURVE CONCAVE SOUTHEAST HAVING A CHORD WHICH BEARS S10°12'03" W AND A LENGTH OF 62.22 FEET, 62.25 FEET TO A POINT, THENCE N89°56'29" WEST 408.04 FEET TO A POINT, THENCE N00°03'31" E, 278.00 FEET TO A POINT, THENCE S89°56'29" E, 452.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7, THENCE S00°03'31" W ALONG SAID EAST LINE, 278.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.88 ACRES SUBJECT TO ANY ALL EASEMENTS OF RECORD.

IS HEREBY APPROVED A VARIANCE to Sections 178.13 to reduce the minimum front yard setback along 32nd Street SE by 13-feet to 37-feet.

All construction activities covered by this Variance Permit shall be done in strict accordance with the written application.

Greg Hanson, Chairperson