

**MINUTES OF THE REGULAR MEETING OF THE
AMES ZONING BOARD OF ADJUSTMENT**

AMES, IOWA

FEBRUARY 14, 2024

The Ames Zoning Board of Adjustment met, pursuant to law, in Regular Session at 6:00 p.m. on February 14, 2024, in the Council Chambers of City Hall. The following members were present: Chad Schneider, Caleb Whitehouse, Michael Zenor. Also, present were Assistant City Attorney Vikki Feilmeyer, and City Planner Benjamin Campbell. Leila Ammar, Leah Patton and were absent.

Approval of Minutes; January 10, 2024:

Moved by Zenor seconded by Whitehouse to approve the minutes of the January 10, 2024, Zoning Board of Adjustment meeting.

Vote on Motion: 3-0. Motion declared carried unanimously.

CASE NO. 24-03

Public Hearing on a request for a Special Use Permit to allow for alterations and additions to a religious institution (St. Cecila Catholic Church) within a Residential Low Density (RL) Zoning District. (Parcel Number 05-27-452-010)

Benjamin Campbell, City Planner gave his staff report. The Special Use Permit is requested by St. Cecelia Catholic Church, at 2900 Hoover Ave. The church is located in the residential low-density (RL) zoning district, which requires a Special Use Permit for religious institutions to maintain compatibility with the surrounding area. The church is bordered by residential neighborhoods zoned RL and F-PRD (planned residence district). The initial permit for the sanctuary was issued in 1971. Over the following decades, permits were issued for a church rectory, a church hall, and a school. The church is proposing an addition of 1,078 sq. ft. to the west side of the building to include a sacristy, storage space, and a mechanical room. The other primary change is to the roof over the sanctuary. The proposal is to construct a new roof that is taller than the current sanctuary roof but lower than the church hall roof. There will also be a cupola that is over the maximum height, but which meets the exception for architectural accents if it is less than 200 square feet. Several phone calls were received from neighbors curious about what was being proposed. No written communication was received from anyone. Staff does recommend approval.

Questions for Staff:

Caleb Whitehouse asked if there were any complaints. Mr. Campbell stated that he encourages everyone to submit in writing any issues someone may have. He stated that the phone calls he received were requesting information about the project.

Applicant: Korey Marsh, Snyder and Assoc. at 2727 Snyder Blvd., Ankeny, was sworn in. He stated that the building is being extended towards Hoover and will be 62 feet off the property line. Overstory trees and shrubs will be planted in front of the building.

Mr. Schneider verified that the addition will not impact occupancy and parking. Mr. Campbell stated that parking for religious institutions is based on sanctuary seating capacity or size and as neither were being changed, no additional parking would be required.

Public Comment: None

Discussion: Mr. Campbell said the zoning ordinance has criteria for Special Use Permits in general and Special Use Permits in residential districts. Staff found that the request met all the standards that are in the zoning code.

Moved by Zenor to accept Alternative 1, seconded by Schneider.

The Zoning Board of Adjustment may approve the Special Use Permit for alterations and additions to a religious institution within the Residential Low Density Zoning District, located at 2900 Hoover Avenue, based on the findings of fact and conclusions stated herein, as detailed on the submitted Site Plan.

Roll Call: Schneider, aye; Whitehouse, aye; Zenor, aye

Vote on Motion: 3-0. Motion declared carried unanimously.

Mr. Schneider stated that this decision can be appealed through the District Court within 30 days after the filing of the Decision and Order.

ADJOURNMENT: Moved by Whitehouse seconded by Zenor to adjourn the meeting at 6:10 PM.

Vote on Motion: 3-0. Motion declared carried unanimously.


Natalie Rekemeyer, Recording Secretary


Chad Schneider, Chair