

CITY OF RIVERSIDE  
BOARD OF ADJUSTMENT MEETING AGENDA  
RIVERSIDE RIVERBOAT ROOM  
60 GREENE ST  
RIVERSIDE, IOWA 52327

Tuesday, April 29, 2025 @ 5:30 PM

**NOTICE TO THE PUBLIC: This is a meeting of the Board of Adjustment to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.**

1. Call meeting to order
2. Roll Call
3. Approval of Agenda
4. 90 N Washington St – Variance Request
5. 131 E Hickory St – Variance Request
6. 191 W 1<sup>st</sup> St – Variance Request
7. Motion to Adjourn

APPLICATION TO THE BOARD OF ADJUSTMENTS  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_

FEE: \$100.00

PAID: ✓ CS

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

\_\_\_\_\_ an interpretation;  
X a special exception; or  
\_\_\_\_\_ a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.  
\_\_\_\_\_ it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or  
X it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use \_\_\_\_\_, area \_\_\_\_\_ sq. ft., frontage X, yard \_\_\_\_\_, other (describe)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The premises affect are located (street address) 90 N Washington in Zoning District Residential

Legal description of property: Block 00, Lot/s 14 in BOYDS 1st Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise: X Owner, \_\_\_\_\_ Contract Purchaser, \_\_\_\_\_ Other

Proposed use of the premises: Shed

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS 14 day of January, 2025.

APPLICANT/s [Signature]

ZONING ADMINISTRATOR: \_\_\_\_\_

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**REVIEW OF BOARD OF ADJUST:** Reviewed by said Board


DATE APPROVED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_

DATE DENIED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_

NAME OF APPLICANT: Connor Carmale

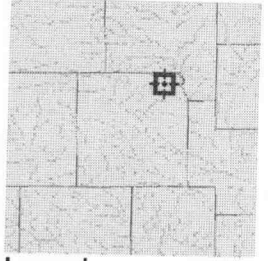
Adjoining property owners and occupants (must include mailing address, not address of property):

[illegible]

  
(Applicant's Signature)



#### Overview



#### Legend

##### Cadastral Line

- Corp Line
- County Line
- Geo Twp Line
- Lot Line
- Misc Line
- Mon Linear
- Page Match Line
- Parcel Line
- Pol Twp Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Sub Line
- Water Line
- ☐ Political Townships
- ☐ Geographic Township
- ☐ Corporation
- ☐ Sections
- ☐ Subdivisions
- ☐ Parcels
- Road Centerline

Parcel ID 0418206023  
 Sec/Twp/Rng n/a  
 Property Address 90 N WASHINGTON ST  
 RIVERSIDE

Class R  
 Acreage n/a

Owner Address CERMAK, CONNOR J.  
 90 N WASHINGTON ST  
 RIVERSIDE, IA 52327

District RICHG  
 Brief Tax Description 15 04 BOYDS 1ST ADD LOT 16 & E1/2 ADJ VAC ALY & N 12.65 FT  
 (Note: Not to be used on legal documents)

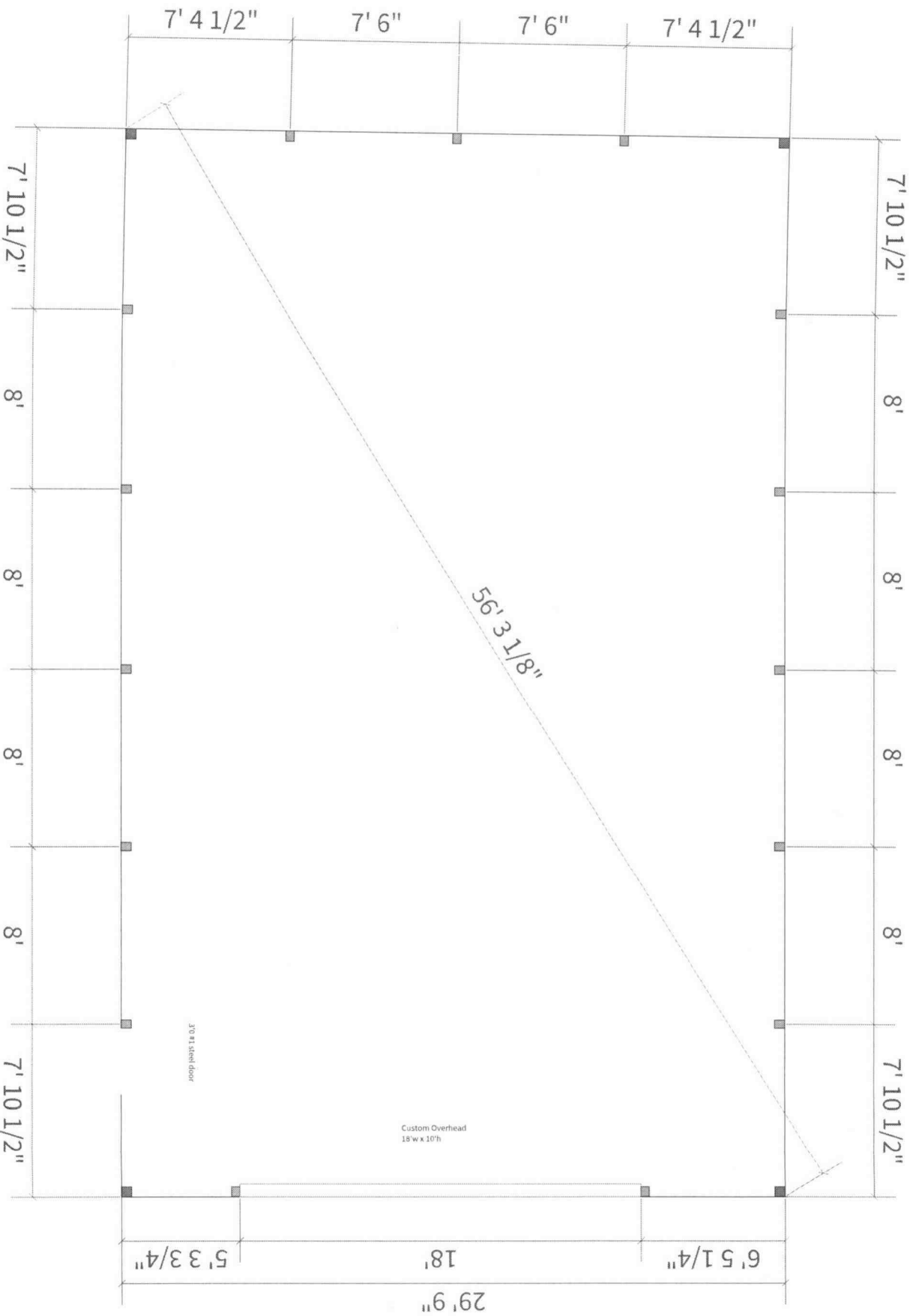
Date created: 10/25/2024  
 Last Data Uploaded: 10/25/2024 4:29:44 AM

Developed by **SCHNEIDER**  
 GEOSPATIAL



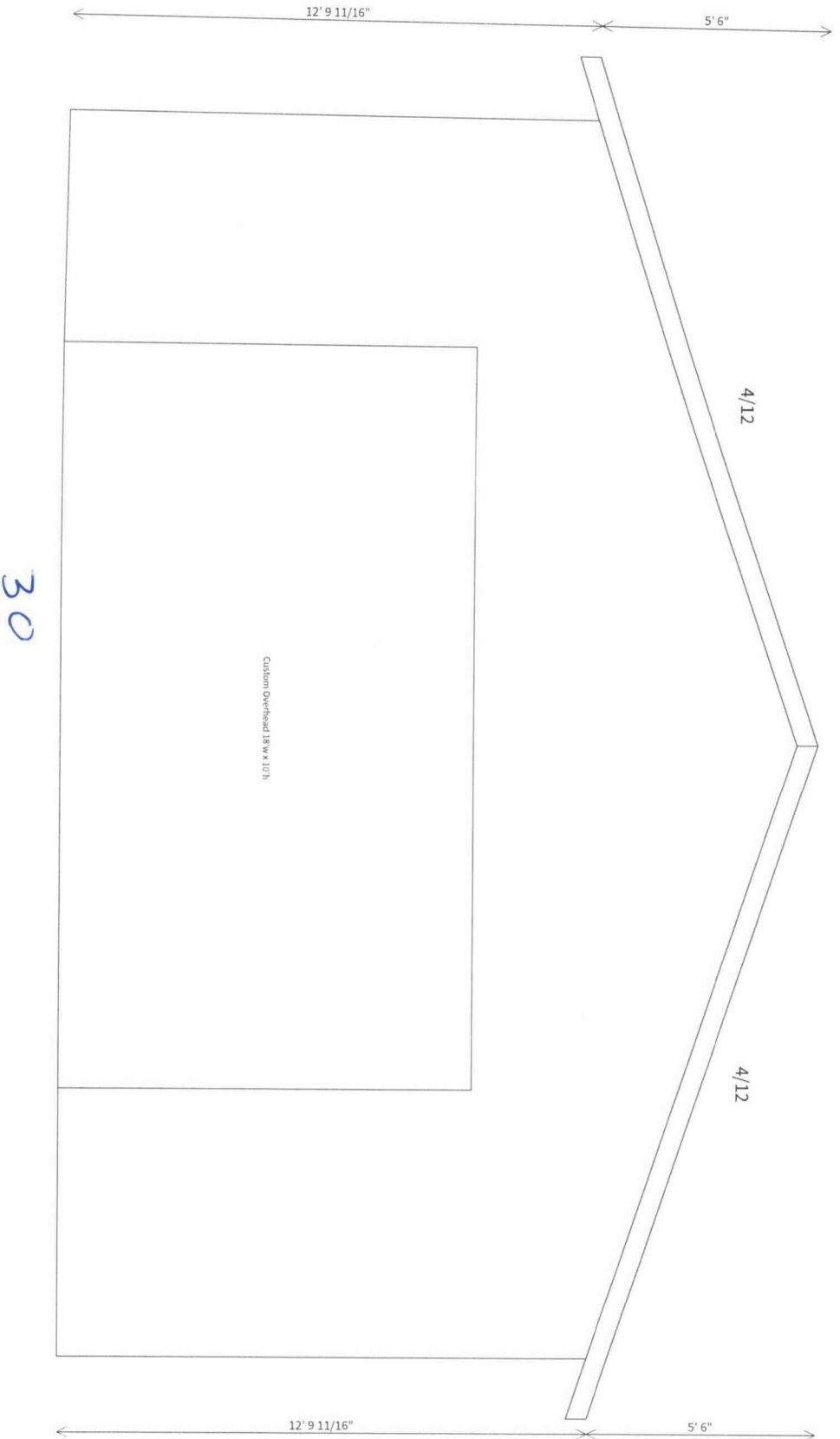
Post Layout

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



North  
Front Elevation

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



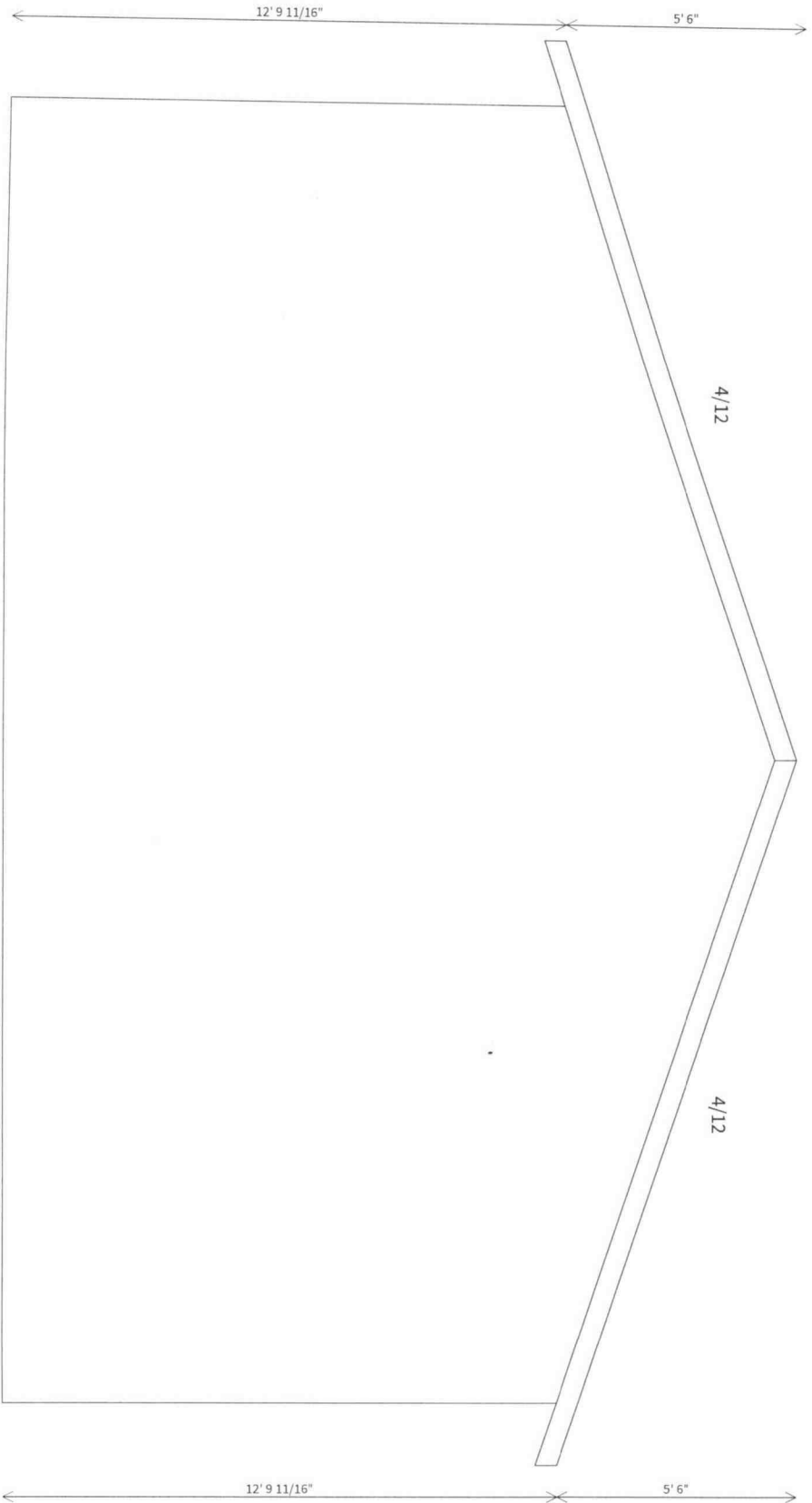
*East*  
**Right Elevation**

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



South  
Back Elevation

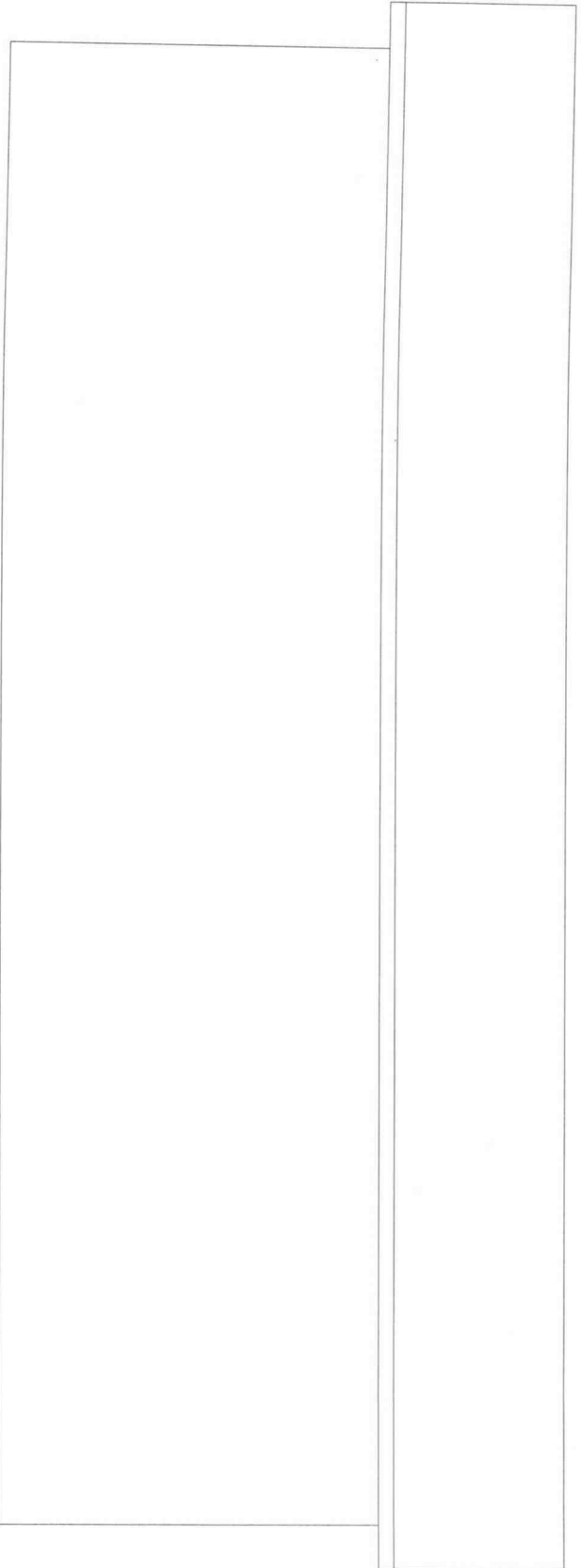
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Date: 10/25/2024  
Time: 7:17 AM





*West*  
**Left Elevation**

Job: cernak 1  
Date: 10/25/2024  
Time: 7:17 AM



VARIANCE APPLICATION  
BOARD OF ADJUSTMENT  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_ FEE: \$100.00 PAID: \_\_\_\_\_

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

- \_\_\_\_\_ an interpretation;  
\_\_\_\_\_ a special exception; or  
\_\_\_\_\_ a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.  
\_\_\_\_\_ it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or  
\_\_\_\_\_ it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use \_\_\_\_\_, area \_\_\_\_\_ sq. ft., frontage \_\_\_\_\_, yard \_\_\_\_\_, other (describe) \_\_\_\_\_

The premises are located (street address) \_\_\_\_\_ in Zoning District \_\_\_\_\_

Legal description of property: Block \_\_\_\_\_, Lot/\_\_\_\_\_ in \_\_\_\_\_ Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise: \_\_\_\_\_ Owner \_\_\_\_\_ Contract Purchaser \_\_\_\_\_ Other

Proposed use of the premises: \_\_\_\_\_

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

APPLICANT/s \_\_\_\_\_

ZONING ADMINISTRATOR: \_\_\_\_\_

**REVIEW OF BOARD OF ADJUSTMENT:**

DATE APPROVED: \_\_\_\_\_ SIGNED BY BOARD CHAIR: \_\_\_\_\_

DATE DENIED: \_\_\_\_\_ SIGNED BY BOARD CHAIR: \_\_\_\_\_

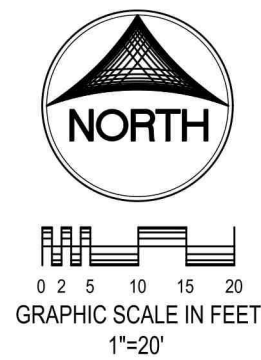
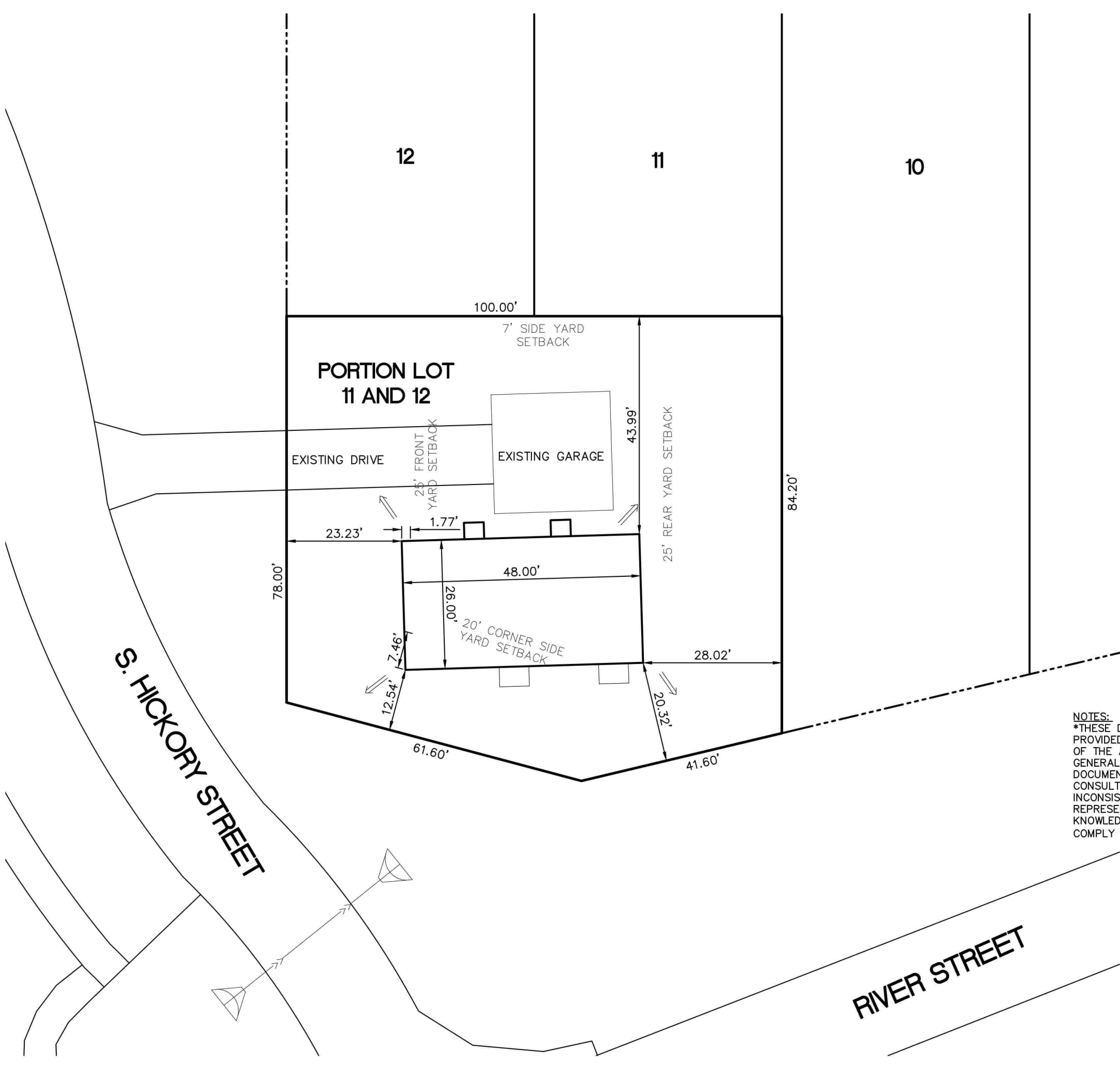
## NAME OF APPLICANT:

Adjoining property owners and occupants (must include mailing address, not address of property):

[illegible]

John Lubbock

(Applicant's Signature)

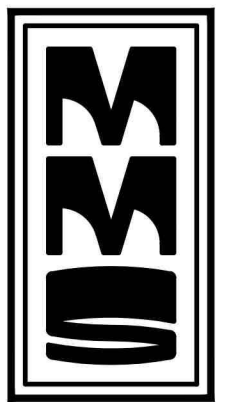


SITE DATA:

APPLICANT: TYLER DIETZE  
LEGAL: A PORTION OF LOT 11 AND 12 OF BLOCK 3 NICOLAS ADDITION  
ADDRESS: 131 E HICKORY ST, RIVERSIDE  
ZONING: R-2; F=25, S=7, R=25

\*PROPOSED HOUSE SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE EXISTING HOUSE FOUNDATION. PROPOSED HOUSE SHALL NOT REDUCE SETBACKS TO PROPERTY LINES FROM EXISTING AS SHOWN.

NOTES:  
\*THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH PROVIDED BUILDING PLANS AND APPROVED AT THE DIRECTIVE OF THE APPLICANT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL APPROVED PERMIT DOCUMENTATION PRIOR TO CONSTRUCTION. MMS CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY INCONSISTENCIES IN WHAT HAS BEEN PROVIDED AND REPRESENTED ON THESE DRAWINGS WITHOUT OUR EXPRESSED KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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## SITE PLAN LOT 11 & 12

BLOCK 03 NICOLA'S ADDITION  
LOT 11 AND 12 EXCLUDING  
N 120' AND INCLUDING  
VACATED STREET

RIVERSIDE  
WASHINGTON COUNTY  
IOWA  
MMS CONSULTANTS, INC.

Date: 03/10/2025	
Designed by: HEH	Field Book No:
Drawn by: HEH	Scale: 1"=20'
Checked by: LRS	Sheet No: 1
Project No: 12159-001	of: 1

APPLICATION TO THE BOARD OF ADJUSTMENTS  
CITY OF RIVERSIDE, IOWA

VARIANCE NO: \_\_\_\_\_

FEE: \$100.00

PAID: \_\_\_\_\_

In connection with the below described property, it is requested that a determination be made by the Board of Adjustment of the City of Riverside, Iowa, on the following application, which was denied by the Zoning Administrator on this 18 day of March, 2025, for the reason that was a matter which in their opinion should properly come before the Board of Adjustment.

\_\_\_\_\_ an interpretation;  
\_\_\_\_\_ a special exception; or  
\_\_\_\_\_ a variance with respect to Section \_\_\_\_\_ of the Riverside Zoning Ordinance.  
\_\_\_\_\_ it is an appeal for an interpretation of the Zoning Ordinance or Zoning Map; or  
\_\_\_\_\_ it is a request for a variance relating to the following provisions of the Zoning Ordinance:  
(check applicable) Use ☒ \_\_\_\_\_, area \_\_\_\_\_ sq. ft., frontage \_\_\_\_\_, yard \_\_\_\_\_, other (describe)

Single family in C-2 District.

The premises affect are located (street address) 191 W 1st in Zoning District C-2

Legal description of property: Block \_\_\_\_\_, Lot/s \_\_\_\_\_ in \_\_\_\_\_ Subdivision.

Previous Applications (if any) were filed in connection with these premises on \_\_\_\_\_, with the following result.

Applicant's interest in the premise: ☒ Owner, \_\_\_\_\_ Contract Purchaser, \_\_\_\_\_ Other

Proposed use of the premises: Build Garage and breezeway

A PLOT PLAN IS ATTACHED, including the location of existing structures, trees, entrances to the property, etc., the location and or profile of the proposed new construction measurements, together with a list of property owners within 200 feet of the exterior property boundaries of the property involved in this appeal and their addresses and mailing address if different.

DATED THIS 18 day of March, 2025.

APPLICANT/s [Signature]

ZONING ADMINISTRATOR: \_\_\_\_\_

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**REVIEW OF BOARD OF ADJUST:** Reviewed by said Board


DATE APPROVED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_

DATE DENIED: \_\_\_\_\_ SIGNED BY CHAIRMAN: \_\_\_\_\_

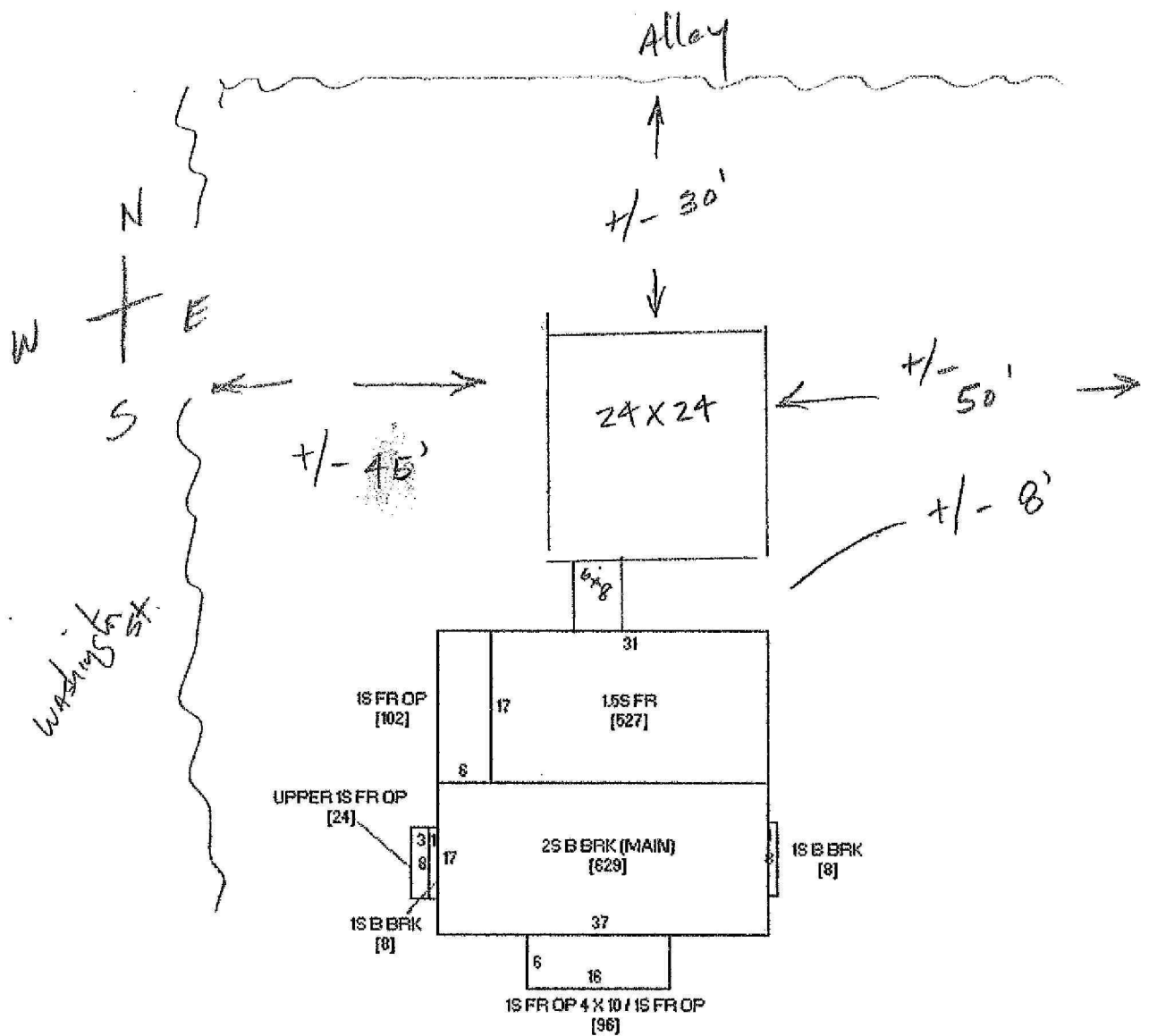
NAME OF APPLICANT: Dylan Ryder

Adjoining property owners and occupants (must include mailing address, not address of property):

[illegible]

  
(Applicant's Signature)





Sketch by www.camavision.com

191 W. 1<sup>st</sup> St.

