

BOARD OF ZONING ADJUSTMENT

March 1, 2022

8:15 A.M.

I. The regular meeting of the Board of Zoning Adjustment was called to order at approximately 8:15 A.M. by Bruce Brock.

II. Roll Call: Members Present: McCrary, Brock, Ruchti, Pauling  
Members Absent: Mayrose  
Others Present: Smidt, Schipper, Vacura, Goodchild

III. Minutes: Pauling moved, Mc Crary seconded the minutes of the October 5, 2021 meeting be approved. Ayes: All present.

1. Adam Brown Request for Variance from the literal provisions of Le Mars Code of Ordinance Chapter 167.15(2)(C)(2) regarding the placement of an accessory building within an R-1 Residential District. Adam requests to construct a detached accessory building in front of his residence at 1775 7<sup>th</sup> Avenue SE. City Code states that no accessory building may be erected in front of a residence unless the accessory building is attached to the main residence by a common wall. Currently there is a 52' x 24' (1248 SF) accessory building on the property in front of the main residence, which was on the property at the time Adam purchased it. Adam will remove the existing detached accessory building and replace it with a larger one within the same general area.

MOTION: Pauling moved, Ruchti seconded to grant a variance to Adam Brown to construct an accessory building in front of his main residence at 1775 7<sup>th</sup> Avenue SE, Le Mars, Plymouth County, Iowa. Ayes: All present.

2. Adam Brown Request for Variance from the literal provisions of Le Mars Code of Ordinance Chapter 167.15(2)(A)(2) regarding the size of an accessory building in an R-1 Residential District. Adam requests to construct an accessory building on his property at 1775 7<sup>th</sup> Avenue SE that is larger in size than code allows. The property consists of two parcels of ground for a total of 118,048 SF or 2.71 AC. The two parcels will be combined into one parcel as City Code does not allow an accessory building to be placed on property without a residence. He would remove and replace the existing detached garage with a 70' x 40' (2800 SF) accessory building within the same general area. City Code allows for a maximum 1500 SF accessory building on residential property. Adam is requesting a variance to increase the size of a new accessory building by 1300 SF.

MOTION: Pauling moved, Mc Crary seconded to grant a variance to Adam Brown to construct an accessory building on his property at 1775 7<sup>th</sup> Avenue SE with an increase in size from 1500 SF to 2800 SF, with the stipulation the existing two parcels of property be combined into one parcel. Ayes: All present.

IV. Adjournment: Brock moved, Pauling seconded the meeting be adjourned at 8:35 A.M.

---

Bruce Brock