

BOARD OF ZONING ADJUSTMENT
June 5, 2023
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: Sitzman, Brock, Ruchti, Pauling, Mayrose
 Members Absent: None
 Others Present: Bernhardt, Schipper, Goodchild, Bixenman, Gaul
- III. Minutes: Pauling moved, Ruchti seconded the minutes of the May 3, 2022, meeting be approved. Ayes: All present.

1. The Board reviewed a request by Ashley Sanow, 129 2nd Ave NE, for a variance from the literal provisions of the Le Mars Code of Ordinance Chapter 167.17– Side Yard Setback. The request is to add a 1st floor bedroom addition and laundry room addition with a covered front porch add-on. The R-2 district is required to have a 25 ft. front yard setback and a 10 ft. side yard setback. The current front yard setback of the home is 21 feet to the East (front yard) lot line, and the current side yard setback (south) of the home is 14 feet. Ashley is proposing she would build within 10 feet of the front yard lot line and build within 8 feet of side yard lot line. The bedroom and laundry room addition that is proposed is 300 sq. feet, and the covered porch addition is 180 sq. feet.

Mayrose stated she visited with the homeowners, and they mentioned also adding onto the garage and attaching it to the house or building a new garage attached to the house which was not included in the request. Ashley’s husband, Ben Joines, stated it was to be included in the request. Luke Bernhardt explained that the garage does not meet the criteria of a new garage addition. A new garage either needs a 30 ft. rear yard setback or if an accessory building it needs a 10 ft. setback from the main structure and built within 2 ft. of each lot line. Ben asked if he brought in a portable shed would he need a permit, and Luke explained it must be under 120 sq. feet.

Brock explained the committee can only vote on each individual project requested and asked if Ben wanted the committee to vote on what was proposed in writing or table it and come back with a request including everything Ben wants. Ben wants to at least start on the bedroom part and then come back to the garage.

MOTION: Mayrose moved, Pauling seconded to grant the variance request to Ashley Sanow as it is written on the paperwork received today with the regulations and then they can go back and look at the possibility of a garage if required. Ayes: All present.

- IV. Adjournment: The meeting was adjourned at 8:31 A.M.

Bruce Brock