

BOARD OF ZONING ADJUSTMENT
July 25, 2023
8:30 A.M.

- I. The regular meeting of the Board of Zoning Adjustment was called to order at approximately 8:30 A.M. by Bruce Brock.
- II. Roll Call: Members Present: Brock, Pauling, Mayrose
 Members Absent: Sitzmann, Ruchti
 Others Present: Bernhardt, Schipper, Vacura, Gaul
- III. Minutes: Mayrose moved, Pauling seconded the minutes of the June 5, 2023, 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. The request is to add an addition to the existing garage (242 sq. ft.) and attach it to the home. The variance will exceed the rear yard setback (30 ft) in Chapter 167.17 (3) (F-H). The current garage cannot be torn down and built new as they would not be able to get the 30 ft rear yard setback or the 10 ft requirement from the home. Mayrose stated the area is very tight on the small lot. Ashley Sanow has cut down on the size of the proposed garage addition (11 ½ x 22) to be able to attach the garage to the house. The current garage is a functional obsolescent, therefore, Ashley would like to attach the garage to the house to cut down on snow & ice pile up between structures due to an individual's health and enlarge the garage to be able to fit a vehicle inside the garage.

MOTION: Mayrose moved, Pauling seconded to grant the variance request to Ashley Sanow at 129 2nd Ave NE with the side yard regulations 167.17(3)(F-H) based on the new structures and to work closely with the Code Department. Ayes: All present.
 2. The Board reviewed a request by Dave Ruba, 29 4th St NE, Lot 3 Wells' Sub'd, for a variance from the literal provisions of the Le Mars Code of Ordinance Chapter 167.17. The request is to remove the old garage and build a new garage (24 x 26) moving the new garage forward closer to the house door. City code requires an 8' side yard setback and a 30' rear yard setback on single story homes. Ruba is asking for the side yard setback to be reduced to 5 ft and the rear yard setback to be reduced to 13 ft.

MOTION: Pauling moved, Mayrose seconded to grant the variance request to Dave Ruba to build a 24' x 26' garage allowing a reduction in the side yard setback from 8 ft to 5 ft and a rear yard setback from 30 ft to 13 ft at 29 4th St NE. Ayes: All present.
- IV. Adjournment: The meeting was adjourned at 8:31 A.M.

Bruce Brock