

BOARD OF ZONING ADJUSTMENT  
August 29, 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 Vice Chair Linda Mayrose.

II. Roll Call: Members Present: Ruchti, Mayrose, Sitzmann.  
Members Absent: Brock, Pauling.  
Others Present: Bernhardt, Schipper.

III. Minutes: Ruchti moved, Sitzmann seconded the minutes of the July 25, 2023, meeting be approved. Ayes: All present.

1. The Board reviewed a request for a variance by Tyler Kommes from the literal provisions of Le Mars Code of Ordinance Chapter 167.17 regarding the placement of a new 24'x30' attached garage on the east side of the house located at 1260 Plymouth St SE. The current home has a 20'x20' attached garage that sits only 2-3 feet from the current property line. Tyler will remove the existing attached garage and build a new 24'x30' attached garage, moving the new garage 12 feet back (south) from the current position to gain more width, which requires a side yard setback of 8-feet reduced to 5-feet.

MOTION: Sitzmann moved, Ruchti seconded to grant a variance to Tyle Kommes to construct a 24'x30' attached garage, moving the garage 12 feet back (south), reducing the side yard setback from 8-feet to 5-feet on the property located at 1260 Plymouth St SE, Le Mars, Plymouth County, Iowa. Ayes: All present.

2. The Board reviewed a request for a variance by Dana & Ann Renken from the literal provisions of Le Mars Code of Ordinance Chapter 167.17 regarding the rebuild of a new 20'x18' garage. The Renken's request to rebuild their garage which was damaged by a fire at their property located at 316 3<sup>rd</sup> St SW, will be the same size but is non-conforming by today's zoning regulations and setback requirements. The existing garage was approximately 20'x12' with a little shed attached that was 10'x12' and both had concrete floors. The new garage will be built the same size, (including the shed area) in the same location and will be approximately 2 feet from the rear and side yard property lines. The setbacks of 30' and 8' are being used because the structures are not physically connected, they are considered as one due to under 10' of separation. One neighbor requested the alley not be blocked during construction.

MOTION: Sitzmann moved, Ruchti seconded to grant a variance to Dana and Ann Renken to construct a 20'x18' garage on their property at 316 3<sup>rd</sup> St SW with the side yard and rear yard setback reduced to 2 feet. Ayes: All present.

IV. Adjournment: Sitzmann moved, Ruchti seconded the meeting be adjourned at 8:25 A.M.

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Linda Mayrose