

BOARD OF ZONING ADJUSTMENT MEETING

**Tuesday
August 26, 2025, 8:15 A.M.**

AGENDA

A. CALL TO ORDER - Chairman

B. ROLL CALL

BOARD MEMBERS: GALLES _____, MAYROSE _____, PAGELER _____,
SITZMANN _____, BROCK _____

OTHER: BERNHARDT _____, SCHIPPER _____, GOODCHILD _____

C. MINUTES

1. May 15, 2025, Minutes

D. ACTION

D-1: Request for variance for the size of an accessory building.

D-2: Plymouth Life Inc. requests a variance on the placement of a detached accessory building, in front of the main home structure, within an R-2 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

D-3: Request for a variance on the placement of a detached accessory building, in front of the main home structure, within an R-1 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinance.

D-4: Request for variance of front yard setbacks.

E. ADJOURNMENT

CITY OF LE MARS, IOWA

Action	REQUEST FOR ACTION	Date: 8/26/25
	Description: Plymouth Life Incorporated, Scott Taylor	Item No. D-1,D-2,D-3,D-4

Information:

D-1: Plymouth Life Inc. requests a variance on the size of an accessory building within an R-2 residential district as defined in 167.15(2)(A)(2) of Le Mars Code of Ordinances.

D-2: Plymouth Life Inc. requests a variance on the placement of a detached accessory building, in front of the main home structure, within an R-2 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

D-3: Scott Taylor's request for a variance on the placement of a detached accessory building, in front of the main home structure, within an R-1 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

D-4: Scott Taylor's request for a variance from the front yard setbacks in an R-1 as defined in The Le Mars Code of Ordinances Chapter 167.17 (1)

Staff Comments:

D1: Plymouth Life Inc. is requesting that an accessory building be built on the West side property located at 248 14th Ave NE. The building that Plymouth Life Inc. would like to build would be 80 x 40', 3200 sq. ft. Le Mars Code of Ordinance Chapter 167.15(2)(A)(2) allows for a maximum 1500 sq. ft. accessory building on residential property. Therefore, Plymouth Life Inc. is requesting a variance from the literal provisions of Chapter 167.15(2)(A)(2) to increase the size of an accessory building from 1500 sq. ft. to 3200 sq. ft, an increase of 1700 sq. ft. from the provisions of Le Mars Code of Ordinance.

Motion to **(Grant or Deny)** Plymouth Life Inc.'s request for a variance from the literal provisions of Le Mars Code of Ordinance Chapter 167.15(2)(A)(2) to increase the size of an accessory building from 1500 sq. ft to 3200 sq. ft. at 248 14th Ave NE.

D-2: Le Mars Code of Ordinance Chapter 167.15(2)(C)(2) states that no accessory building may be erected in front of a main building unless the accessory building is attached to the main building by a common wall the Le Mars Code of Ordinances 167.15 (2)(C)(2) states that accessory buildings cannot be placed in front of the main structure.

Motion to **(Grant or Deny)** Plymouth Life Inc.'s request for a variance from the literal provisions of Le Mars Code of Ordinance Chapter 167.15(2)(C)(2) to place an accessory building in front of the main home at 248 14th Ave NE.

D3: Le Mars Code of Ordinance Chapter 167.15(2)(C)(2) states that no accessory building may be erected in front of a main building unless the accessory building is attached to the main building by a common wall. Scott would like to place the building in the north-west portion of his property. The Le Mars Code of Ordinances 167.15(2)(C)(2) states that accessory buildings cannot be placed in front of the main structure.

Motion to **(Grant or Deny)** Scott Taylor's request for a variance from the literal provisions of Le Mars Code of Ordinance Chapter 167.15(2)(C)(2) to place an accessory building in front of the main home at 901 3rd St SW.

D-4: Scott Taylor is requesting a variance from the literal provisions of the setback requirements of the Front yard at **901 3rd St SW** as set forth in Chapter 167.17 of the Le Mars Code of Ordinance, to add a two-stall 40'x34' detached garage to the northwest of the current home. The current code requires that front-yard setbacks be set to 25 feet. Scott Taylor is requesting that the front yard setback be reduced to 10 feet from the west property line.

Motion to **(Grant of Deny)** Scott Taylor from the literal provisions of the Le Mars Code of Ordinances Chapter 167.17(1) to reduce front yard setback from 25 feet to 10 feet at 901 3rd St SW.

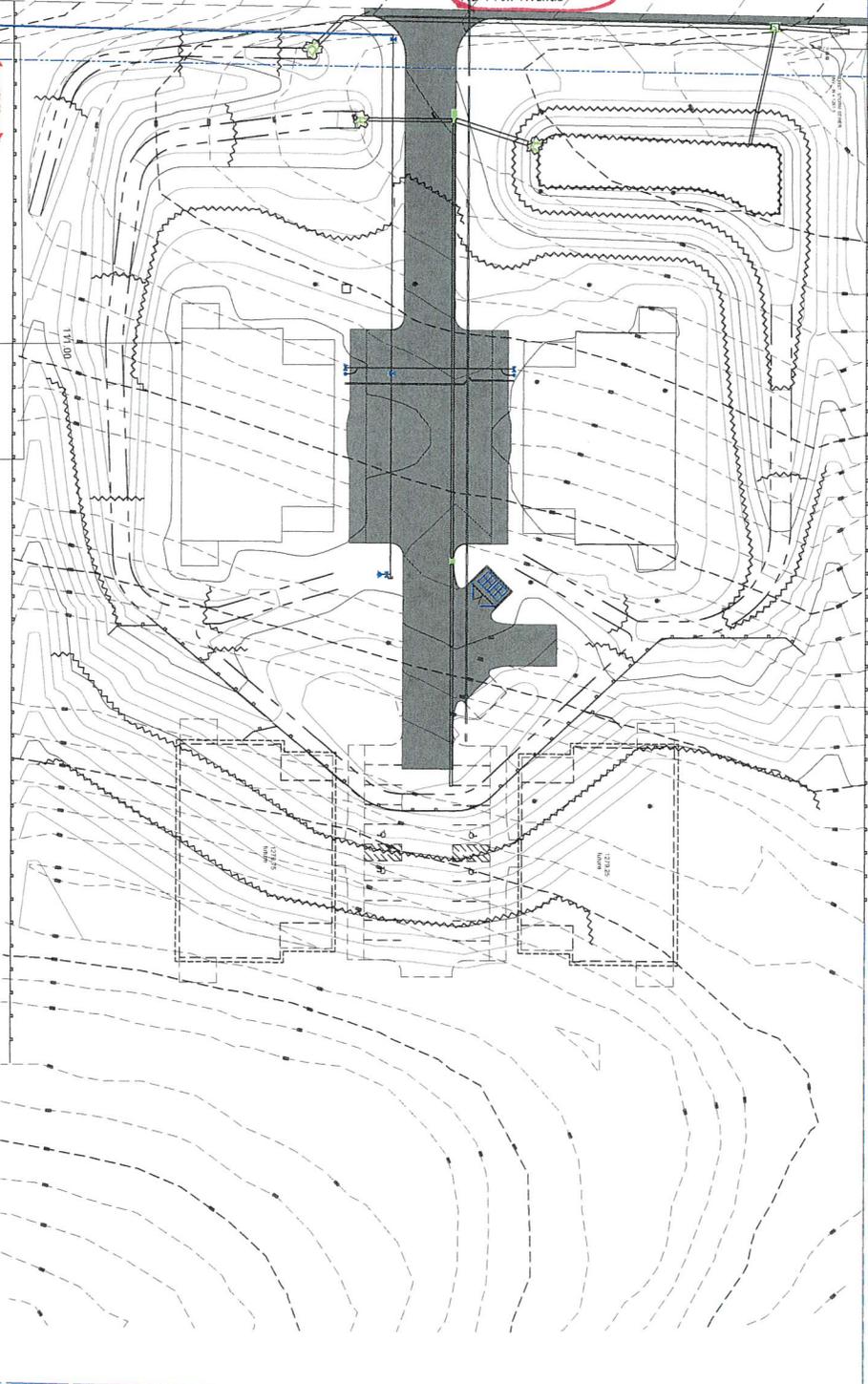
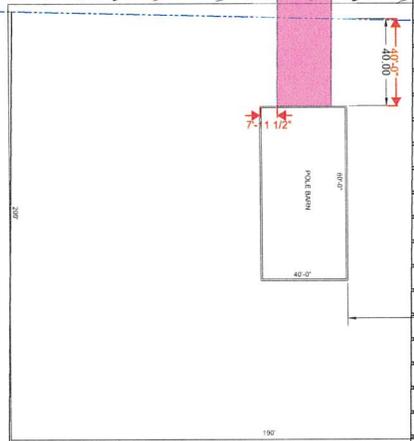
Staff Recommendations: City Staff does not object to the granting of any of the above-stated variance requests.

E. Adjournment

150m

14th AVE NE

NE 14th Avenue



North

Ply main life
D-1, D-2

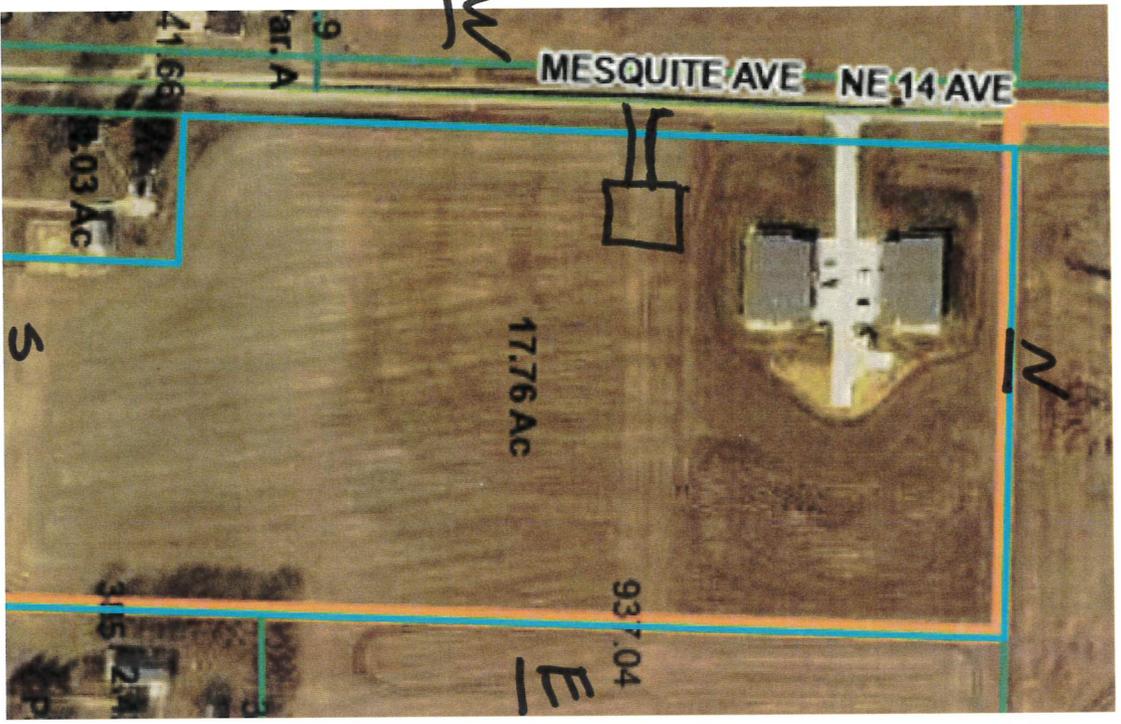
East

R-2

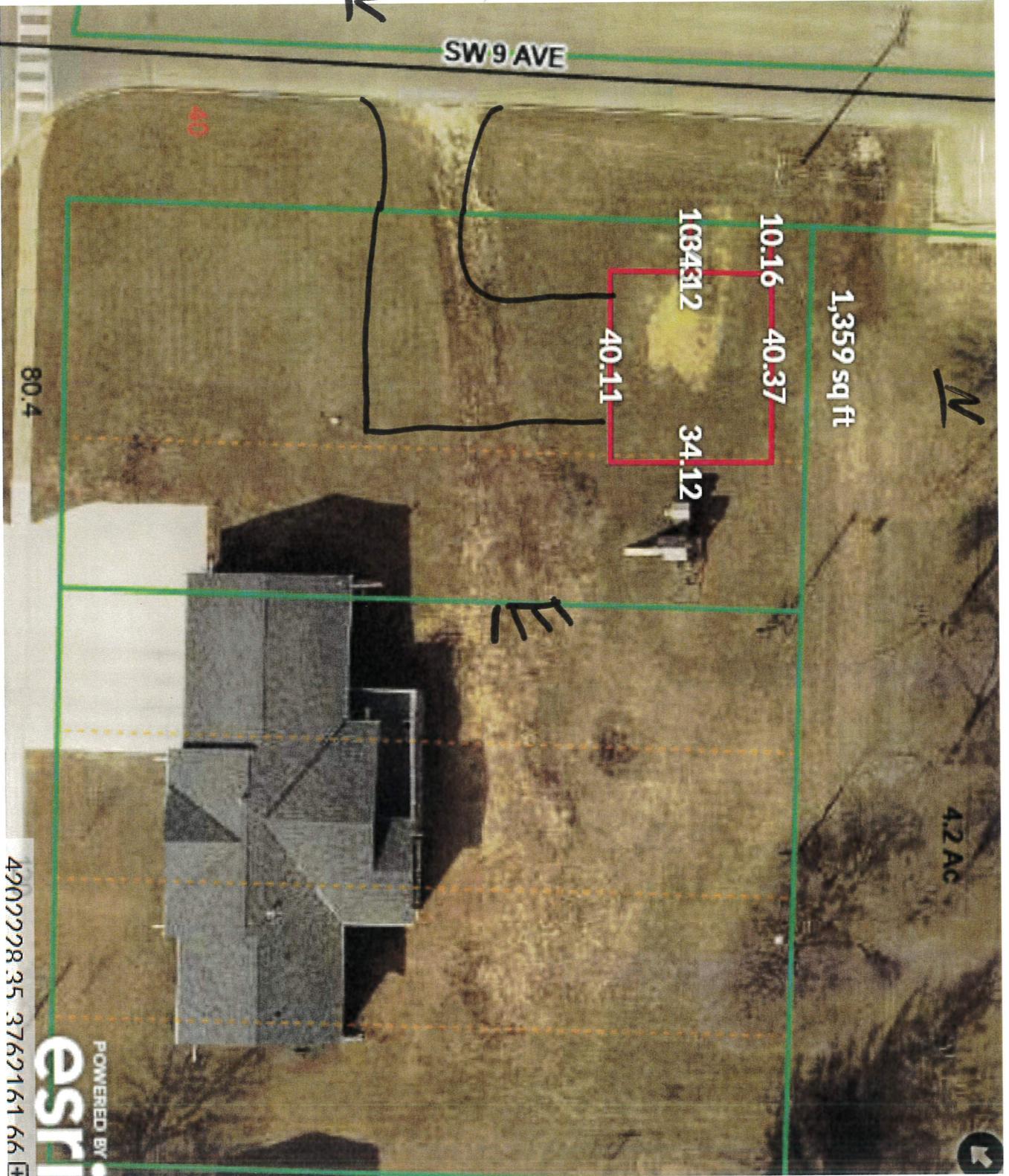
Line is 600' south of north line

R-1

South



Plymouth Life
D-1, D-2



3

Taylor
D-3, D-4



Taylor D-3, D-4

5.12 Ac

SW 9 AVE

4.2 AC

80.4

S

120

N

E

W

76

SW 3 ST

84

20 FT

90

4202608.38



City of Le Mars, Iowa

40 Central Avenue SE | Le Mars, IA 51031 | Ph 712-546-7018 | F 712-548-4976

August 12, 2025

Neighbors of **248 14th Ave NE**

D-1: Request for a variance on the size of an accessory building within an R-1 residential district as defined in 167.15(2)(A)(2) of Le Mars Code of Ordinances.

D-2: Request for a variance on the placement of a detached accessory building, in front of the main home structure, within an R-1 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

You are being notified of the Board of Zoning Adjustment meeting because you have property within 200 ft of **248 14th Ave NE**. The meeting will be held on **August 26 at 8:15 AM** in the council chambers at City Hall, 40 Central Ave SE. You are not required to attend, but you may express any concerns about this request.

Sincerely;

Lucas Bernhardt
Code Enforcement/Building Official
City of Le Mars
712-548-4972



City of Le Mars, Iowa

40 Central Avenue SE | Le Mars, IA 51031 | Ph 712-546-7018 | F 712-548-4976

August 15, 2025

Neighbors of **901 3rd St SW**

D-3: Request for a variance on the placement of a detached accessory building, in front of the main home structure, within an R-1 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

D-4: Request for a variance from the front yard setbacks in an R-1 as defined in The Le Mars Code of Ordinances Chapter 167.17 (1)

You are being notified of the Board of Zoning Adjustment meeting because you have property within 200 ft of **901 3rd St SW**. The meeting will be held on **August 26 at 8:15 AM** in the council chambers at City Hall, 40 Central Ave SE. You are not required to attend, but you may express any concerns about this request.

Sincerely;

Lucas Bernhardt
Code Enforcement/Building Official
City of Le Mars
712-548-4972

OFFICIAL NOTICE

All persons are hereby notified that a regular meeting of the Board of Zoning Adjustment will meet on **Tuesday, August 26, 2025, at 8:15 A.M.** in the Council Chambers at City Hall, 40 Central Avenue S.E. Le Mars, Iowa, for a hearing on the following request:

D-1: Plymouth Life Inc. requests a variance on the size of an accessory building within an R-2 residential district as defined in 167.15(2)(A)(2) of Le Mars Code of Ordinances.

D-2: Plymouth Life Inc. requests a variance on the placement of a detached accessory building, in front of the main home structure, within an R-2 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

The address and Legal Description are as follows: 248 14th Ave NE (parcel ID 12-10-451-003)

Legal Description: W PT SW 1/4 SE 1/4 10-92-45 CITY LANDS LE MARS 5.00 AC.

Said Board will take up any other business as may appropriately come before it at that time.

Jan Feller, City Clerk

OFFICIAL NOTICE

All persons are hereby notified that a regular meeting of the Board of Zoning Adjustment will meet on **Tuesday, August 26, 2025, at 8:15 A.M.** in the Council Chambers at City Hall, 40 Central Avenue S.E. Le Mars, Iowa, for a hearing on the following request:

D-3: Scott Taylor's request for a variance on the placement of a detached accessory building, in front of the main home structure, within an R-1 residential district as defined in Chapter 167.15(2)(C)(2) of the Le Mars Code of Ordinances.

D-4: Scott Taylor's request for a variance from the front yard setbacks in an R-1 as defined in The Le Mars Code of Ordinances Chapter 167.17 (1)

The address and Legal Description are as follows: 901 3rd St SW (parcel ID 12-17-226-020)

Legal Description: LOTS 3-6 BLK 13 Y & C ADD LE MARS

Said Board will take up any other business as may appropriately come before it at that time.

Jan Feller, City Clerk