

BOARD OF ZONING ADJUSTMENT

March 25, 2025

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 Board Member Shane Sitzmann.
- II. Roll Call: Members Present: Galles, Mayrose (via phone), Pageler, Sitzmann.  
Members Absent: Brock.  
Others Present: Bernhardt, Schipper, Goodchild, Gaul, Vacura.
- III. Minutes: Pageler moved, Galles seconded the minutes of the August 27, 2024, meeting be approved. Ayes: All present.

1. The Board reviewed a variance request from Mike & Cheryl Wells. The request is for an increase in the allowable height of a fence in a R-1 Residential District located at 121 22<sup>nd</sup> St SE. Le Mars Code of Ordinance, Chapter 167.15 (3) (D) (2) requires a residential fence may be erected along a lot line or adjacent thereto to a height not exceeding six feet (6') above the ground level. Mike & Cheryl Wells are requesting that they be allowed to install an eight-foot (8') fence with columns set to nine feet (9').

The fence will be a see-through Wrought Iron Fence with a gate across the driveway and will have a 30-foot (30') set back so it is well off the street and will not impact neighbors.

MOTION: Galles moved, Pageler seconded to grant a variance to Mike & Cheryl Wells to increase the allowable height of a fence in a residential district from six-foot (6') to eight-foot (8') with nine-foot (9') columns located at 121 22<sup>nd</sup> St SE, Le Mars, Plymouth County, Iowa.  
Ayes: All present.

2. The Board reviewed a variance request from Mike & Cheryl Wells for a variance from the literal provisions of the Le Mars Code of Ordinances Chapter 167.15(2)(C)(2) regarding the placement of an accessory building within an R-1 Residential District. Mike requests to construct an accessory building in front of his residence at 121 22<sup>nd</sup> St SE. City Code states 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. While currently the home and potential accessory building are not technically on a corner lot, the current preliminary plat that has been passed by The Board of Planning and Zoning shows it will be a corner lot in the very near future. The placement of the building was strategically placed for drainage down to the retention basin.

MOTION: Pageler moved, Galles seconded to grant a variance request to Mike & Cheryl Wells to construct an accessory building in front of the main residence at 121 22<sup>nd</sup> St SE. Ayes: All present.

3. The Board reviewed a variance request from Mike & Cheryl Wells from the literal provisions of the Le Mars Code of Ordinances Chapter 167.15(2)(A)(2) regarding the size of an accessory building in an R-1 Residential District to be built in the northwest corner of their property. Le Mars Code allows for a maximum of 1500 SF on residential property. Mike & Cheryl are requesting a variance to increase the size of a new accessory building to 60' x 43' (2580 SF), an increase of 1080 SF.

This accessory building will house water lines for irrigation and store equipment for outdoor use.

MOTION: Galles moved, Pageler seconded to grant a variance to Mike & Cheryl Wells to construct an accessory building on their property at 121 22<sup>nd</sup> St SE with an increase in size from 1500 SF to 2580 SF.  
Ayes: All present.

- IV. Adjournment: Pageler moved, Galles seconded the meeting be adjourned at 8:43 A.M.

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Shane Sitzmann