

BOARD OF ZONING ADJUSTMENT

March 19, 2019
8:15 A.M.

- I. The special meeting of the Board of Zoning Adjustment was called to order at approximately 8:15 A.M. by Chairman Brock.
- II. Roll Call: Members Present: Brock, Mayrose, Mc Crary, Ruchti, Pauling
 Members Absent: None
 Others Present: Smidt, Schipper, Kirchoff, Vacura
- III. Minutes: Mayrose moved, Pauling seconded the minutes of the March 19, 2019 meeting be approved. Ayes: All present.
- IV. The Board reviewed a request by KNS, LLC for a variance to the Le Mars Code of Ordinance Chapter 167.17 on the property located at 1275 6th Ave SW. The variance is to reduce the rear yard setback from 25 feet to 15 feet in an I-1 Light Industrial District. The property is currently vacant ground of approximately 5.16 acres. The north side of the property is considered the back yard and currently has a 15-foot (15') Utility Easement and an 8-foot (8') fence, which will be removed. KNS' purpose is to maximize the property to accommodate a future private driveway and storage sheds. Sharon Dorr, adjacent property owner, was present and expressed concern that removal of the existing fence will expose her property, which will create an issue with traffic, noise and her dogs. She requests the fence be moved to her north property line or they be allowed to install an 8-foot (8') fence without obtaining a Variance (City Code allows maximum of a 6-foot (6') fence). City Staff had no concerns and is not opposed to the request.
- V. MOTION: Mayrose moved, Pauling seconded to grant a Variance to KNS, LLC for a rear yard setback from 25 feet (25') to 15 feet (15') on the property located at 1275 6th Ave SW, City of Le Mars, Plymouth County Iowa, and that Dennis and Sharon Dorr be allowed to install an 8-foot (8') fence on their south property line in the future, if desired, without obtaining a Variance. Ayes: All present.
- VI. Adjournment: The meeting was adjourned at 8:36 A.M.

Bruce Brock, Chairman