

BOARD OF ZONING ADJUSTMENT

July 2, 2019

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 Chairman Brock.
- II. Roll Call: Members Present: Brock, Mayrose, Mc Crary, Ruchti, Pauling
Members Absent: None
Others Present: Smidt, Schipper, Kirchoff, Vacura, Goodchild
- III. Minutes: Pauling moved, Ruchti seconded the minutes of the April 23, 2019 meeting be approved. Ayes: All present.
- IV. The Board reviewed a request from Tim Koopman, 428 7th Avenue SW, for a variance to the Le Mars Code of Ordinance Chapter 167.15(2)(A)(2) Accessory Buildings, to construct a detached garage/accessory building on the vacant lots he owns south of his residence at the corner of 7th Ave and 5th St SW, with driveway access off of 5th St SW. The square footage of the proposed structure is ~~1320 SF~~ 1350 SF; City Code allows a maximum of 1250 SF. Tim Koopman was present and stated a concrete driveway would be poured at the existing approach on 5th St. All setback requirements would be followed.
- V. MOTION: Mayrose moved, Mc Crary seconded to grant a variance to Tim Koopman to build a 1320 SF detached garage/accessory building on the adjacent lots next to his property located at 428 7th Ave SW, City of Le Mars, Plymouth County Iowa. Ayes: All present.

MOTION: Mayrose moved, Mc Crary seconded to grant a variance to Tim Koopman, to build a 1350 SF detached garage/accessory building on the adjacent lots next to his property located at 428 7th Ave SW, City of Le Mars, Plymouth County Iowa. Ayes: All present. (Note: The previous motion stated the size as 1320 SF as was listed on the Agenda; the actual size is 1350 SF).
- VI. The Board reviewed a request from Jim Lehrman, 415 N. Lynn Drive for a variance to the Le Mars Code of Ordinance Chapter 167 - Rear Yard Setback, to construct a three-season room addition. The property is legal and non-conforming due to front yard setback and square footage; several other properties within this neighborhood fall into this category. Currently the property has approximately a 32' rear yard setback; City Code requires a 30' setback. Lehrman would like to construct a 12' x 16' three-season room addition to the rear of his home, reducing the rear yard setback to approximately 18'-20' depending on the actual measurement to the property line. Jim Lehrman was present and stated the purpose of the addition is to provide rehabilitation space for his wife who recently underwent surgery. Becky Blau was present representing her son and inquired if the construction would affect his property, which it does not.
- VII. MOTION: Mayrose moved, Mc Crary seconded to grant a variance to Jim Lehrman to build a three-season room addition onto the rear of his home reducing the rear yard setback to approximately 18'-20' on the property located at 415 N. Lynn Drive, City of Le Mars, Plymouth County Iowa. Ayes: All present.
- VIII. Adjournment: Pauling moved, Brock seconded the meeting be adjourned at 8:27 A.M.

Bruce Brock, Chairman