

BOARD OF ZONING ADJUSTMENT  
August 26, 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 Chairperson Bruce Brock.
- II. Roll Call:   Members Present:   Mayrose, Pageler, Sitzmann, Brock  
                  Members Absent:   Galles  
                  Others Present:   Bernhardt, Schipper, Goodchild
- III. Minutes: Mayrose moved, Pageler seconded the minutes of the May 15, 2025, meeting be approved. Ayes: All present.
- IV. Agenda: Sitzmann moved, Pageler seconded the Agenda be approved. Ayes: All present.

- 1. The Board reviewed a request for Variance from Plymouth Life Inc., 248 14<sup>th</sup> Ave NE, from the literal provisions of the Le Mars Code of Ordinance Section 167.15(2)(A)(2) – allows for a maximum 1500 SF accessory building on residential property. Plymouth Life Inc. would like to build an 80' x 40' (3200 SF) building. Plymouth Life Inc. is requesting a variance to increase the size of an accessory building from 1500 SF to 3200 SF, an increase of 1700 SF.

MOTION: Mayrose moved, Sitzmann seconded to grant the variance to Plymouth Life Inc, 248 14<sup>th</sup> Ave NE, to construct an accessory building with an increase in size from 1500 SF to 3200 SF. Ayes: All present.

- 2. The Board reviewed a request for Variance from Plymouth Life Inc., 248 14<sup>th</sup> Ave NE, 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-2 residential district. Le Mars Code of Ordinance 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.

MOTION: Sitzmann moved, Pageler seconded to grant the variance to Plymouth Life Inc, 248 14<sup>th</sup> Ave NE, to place an accessory building in front of the main home. Ayes: All present.

3. The Board reviewed a request for Variance from Scott Taylor, 901 3<sup>rd</sup> St SW, for a variance from the literal provisions of the Le Mars Code of Ordinances Chapter 167.15(2)(C)(2) regarding the placement of a detached accessory building within an R-1 residential district. Le Mars Code of Ordinance 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 Taylor would like to place the building in the north-west portion of his property.

MOTION: Pageler moved, Sitzmann seconded to grant the variance to Scott Taylor, 901 3<sup>rd</sup> St SW, to place an accessory building in front of the main home. Ayes: All present.

4. The Board reviewed a request for Variance from Scott Taylor, 901 3<sup>rd</sup> St SW, for a variance from the literal provisions of the Le Mars Code of Ordinances Chapter 167.17(1) regarding the front yard setback. Le Mars Code of Ordinance states front-yard setbacks be set to 25 feet. Scott Taylor wants to add a two-stall 40'x34' detached garage and is requesting the front yard setback be reduced to 10 feet from the west property line. The driveway will allow Scott to back out onto the property then pull out to the side street 9<sup>th</sup> Ave SW and the location will not block the view of any oncoming traffic.

MOTION: Sitzmann moved, Mayrose seconded to grant the variance to Scott Taylor, 901 3<sup>rd</sup> St SW, to reduce the front yard setback from 25 feet to 10 feet. Ayes: All present.

- V. Adjournment: Mayrose moved, Sitzmann seconded the meeting be adjourned at 8:32 A.M.

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Bruce Brock, Chair