

CITY OF WEST OKOBOJI
BOARD OF ADJUSTMENT MEETING
CITY HALL
March 20, 2017 – 5:00 p.m

Presiding	Jim Rohlfesen
Member Present	Linda Weir, Barb Lynch, Judy Haviland, Jed Ellerbroek
Zoning Administrator	Lissa Ballis, Jason Eckard
Others Present	Joan O'Brien, Toby Shine, Kurt Studer, Miriam Fonley, Myrna Edmonds, Patrick Carr, Susan Carr, Pam Corzine Ed Rice

Rohlfesen called the meeting to order and asked for a roll call

Approve Agenda

Motion Lynch/ seconded-Haviland/Ayes-5/Nays-0/carried to approve agenda

Appointment of Board of Adjustment Committee Chairman: All members were in favor of Jim Rohlfesen continuing as Chairman. **Motion Haviland/seconded-Weir/Ayes-5/Nays 0 carried to appoint Jim Rohlfesen as Board of Adjustment Committee Chairman.**

Lot 6 and the North 2.93 feet Lot 7, Gilley's Beach, in the City of West Okoboji, Dickinson County, Iowa - a Variance to place a standby generator in the nonconforming side yard. (Patrick and Susan Carr, 3013 1st Street)

Ballis explained the variance request to the board stating the homeowner's intent to place a standby generator in their side yard by their existing air conditioner. They currently have a side yard setback of 5 feet. Due to the updated zoning ordinance they are non-conforming, and therefore, a variance is needed. Mr. Carr stated they have a letter in support from their neighbors to the North and presented that to the Committee. Carr also presented pictures of where the generator was to be placed. Committee member Haviland asked Mr. Carr why he feels the need for a generator. Carr stated for peace of mind if the power fails so his sub pump will continue to run and he won't have to worry about his basement flooding.

Motion- Ellerbroek/ Seconded- Weir to approve the variance as requested

Ayes: Lynch, Weir, Haviland, Ellerbroek, Rohlfesen

Nays: None

Lot 4 Boys Town Subdivision, in the City of West Okoboji, Dickinson County, Iowa -a Variance to add an 8' x 30' addition to the East side of a home that will encroach into the required side yard setback. As well as a request for a 12' x 14' addition on the Northwest side of the home that is a pre-existing non-conforming structure. (Eva Shine, 1614 Kirkwood Avenue)

Ballis explained the variance request to the board stating that Eva Shine has requested two additions to her existing home. The first is an 8' x 30' addition on the East side of her structure. The side yard setback at this time is 7.5 feet, to be in compliance she would need a setback of 11.5 feet. The second addition would be a 12' x 14' addition on the Northwest side of her structure. She meets all required setbacks on this side of her property. However, because her property is non-compliant overall a variance is needed.

Ed Rice stated there were some neighbors in attendance who were not clear on the plan submitted so Rice went around to those and showed them the layout of the proposed additions. Rice commented that at any time there is a question or concern to please contact the office and City staff would be more than happy to explain any variance request before the meeting.

Rohlfesen stated he didn't see an issue with the request as it seemed Ms. Shine was in a sense squaring off the house and would not impede anyone's view.

Motion- Haviland/ Seconded- Lynch to approve the variance as requested

Ayes: Lynch, Weir, Haviland, Ellerbroek, Rohlfesen

Nays: None

Motion Lynch/ seconded-Haviland Ayes-5/Nays-0/carried to adjourn at 5:20pm