

**CITY OF WEST OKOBOJI**  
**BOARD OF ADJUSTMENT MEETING**  
**CITY HALL**  
**August 25, 2017 – 2:00 p.m**

<b>Presiding</b>	<b>Jim Rohlfen</b>
<b>Member Present</b>	<b>Linda Weir, Barb Lynch, Judy Haviland, Jed Ellerbroek</b>
<b>Zoning Administrator</b>	<b>Lissa Ballis, Jason Eckard</b>
<b>Others Present</b>	<b>Kim and Tom Van Overbeke</b>

Rohlfen called the meeting to order at 2:00 P.M. Lynch/Haviland moved to adopt the agenda and approve previous minutes from 07/13/2017. All ayes. Motion carried.

**Board to conduct a public hearing to consider a variance request submitted for SLY part of lot 10 and all of lot 11 Titterington plat and tract 30' x 128.72' x 21.67' x 124.59' E side of Lot C Pocahontas Point, Dickinson County and West Okoboji, Iowa, commonly known as 2103 Okoboji Blvd.**

Chairman Rohlfen opened the hearing to those in attendance stating no correspondence had been submitted for or against the proposed variance. Zoning Administrator Ballis explained the Van Overbeke's were requesting a variance for an addition to a non-conforming single family home. The setback requirements as defined in Article VII Residential District ( R ) Section 7.5 Site Development Regulations of the Zoning Ordinance of the City of West Okoboji could not be met. Therefore, the Van Overbeke's requested a variance of 9' into the required front yard on the ENE side of the property for a proposed porch. A 5.7' variance into the required front yard was also requested on the ENE side of the property for a proposed garage. The proposed construction constitutes a non-conformity to an already non-conforming home and precludes the Van Overbeke's from obtaining a construction permit.

Chairman Rohlfen asked the board if they had any questions for the Van Overbeke's. Board member Ellerbroek stated he did not have an issue with the garage variance request. However, he didn't feel the porch variance fell under the hardship rule. Mr. Van Overbeke stated he felt a porch was necessary to keep the ice and snow off the front steps of the home for safety reasons. Council member Weir felt a 9' variance for the porch was in excess and gave some other options for the Van Overbeke's to overcome the icing issue. Rohlfen asked if another porch overhang option would be available. After much discussion between those in attendance it was concluded that the board would amend the request to a 5' 3" porch variance to match the overhang of the existing home in which the Van Overbeke's were in agreeance.

Ellerbroek/Weir moved to approve the 5.7' garage variance with an amended 5.3' porch variance to the Van Overbeke home. Roll call vote. All ayes. Motion carried.

Ellerbroek/Lynch moved to adjourn at 2:26 P.M.