

CITY OF WEST OKOBOJI
BOARD OF ADJUSTMENT MEETING
CITY HALL
April 11, 2018 – 2:00 p.m.

Presiding **Jim Rohlfen**
Member Present **Judy Haviland, Jed Ellerbroek, Barb Lynch, Linda Weir**
Zoning Administrator **Lissa Ballis, Jason Eckard**
Others Present **Terry Gilligan, Sandra Gilligan, Nick Steffes, Marc Steffes, Dave DeMuth**

Rohlfen called the meeting to order at 2:00 P.M. Haviland/Weir moved to adopt the agenda. All ayes. Motion carried.

Ellerbroek/Haviland moved to approve previous minutes from 02/21/2018. All ayes. Motion carried.

Board to conduct a public hearing to consider a variance request submitted for Lots 12 & 13, Block “C” of the revised plat of Maywood, Dickinson County and West Okoboji, Iowa, commonly known as 1320 Maywood Avenue.

Chairman Rohlfen opened the hearing to those in attendance. Zoning Administrator Ballis stated she received two emails in favor and one letter of opposition of the proposed variance from adjacent property owners. Ballis explained Terry and Sandra Gilligan are requesting a 16.31-foot rear yard variance to construct a three-car garage on the east side of their home. The southernmost stall would be 18’ in length, middle 20’ and north stall 22’ to fall into the line of site with the neighboring properties. Ballis also stated the property on record was less than 100 feet in length, therefore, the rear yard minimum setback would be 20 feet.

Committee member Ellerbroek asked Mr. Gilligan if when they bought the property and moved in the current modular home if they were aware of the zoning ordinance regulations and setbacks of the property in which Mr. Gilligan answered yes.

Chairman Rohlfen stated he was uncomfortable with the substantial request and felt granting such a variance would set the wrong precedence in the community.

Resident Nick Steffes was in attendance and voiced his concern to the Board of Adjustment granting this variance as well. He was concerned it would set a new norm for the properties along Terrace Park Blvd. He was also concerned that if this variance was granted it would cause blind spot issues with the traffic in the area.

Resident Mark Steffes was also in attendance and was opposed to the variance. He would like the set backs to stay in compliance for the possibility of a future walk way in the area.

After some discussion between committee members and no additional comments from those in attendance. Ellerbroek/Haviland moved to reject/deny the variance request. Roll call vote. All ayes. Motion carried.

Weir/Rohlfen moved to adjourn at 2:27 P.M.