

CITY OF WEST OKOBOJI
BOARD OF ADJUSTMENT MEETING
CITY HALL
May 23, 2018 – 2:00 p.m.

Presiding **Jim Rohlfen**
Member Present **Judy Haviland, Barb Lynch, Linda Weir Absent: Jed Ellerbroek**
Zoning Administrator **Lissa Ballis, Jason Eckard**
Others Present **Connie Jackson, James Jackson**

Rohlfen called the meeting to order at 2:00 P.M. Haviland/Lynch moved to adopt the agenda and approve previous minutes from 04/21/2018. All ayes. Absent: Ellerbroek. Motion carried.

Due to a conflict of interest as Chairman Rohlfen is within 200' of the properties asking for a variance today he needed to abstain from voting on the requests submitted.

Board to conduct a public hearing to consider a variance request submitted for Lot 5 Blk 13 Terrace Park, Dickinson County and West Okoboji, Iowa, commonly known as 1515 Kirby Street.

Chairman Rohlfen opened the hearing to those in attendance. Zoning Administrator Ballis explained James and Connie Jackson have requested a 12' rear yard variance to extend their existing deck an additional 6' into rear yard. She stated the existing 8' x 12' deck is already non-conforming by 6'. She stated this property has a 25' minimum rear yard setback requirement.

Committee member Haviland stated she felt uncomfortable with extending an already non-conforming structure and felt there was no hardship presented in the extension, rather it would be more of a luxury. Committee member Weir questioned if the Board of Adjustment were to grant this variance where would it stop? She felt it was the Boards duty to uphold the Planning and Zoning Ordinances of the City and adhere to the regulations set forth and by granting this variance it would be in opposition of those regulations.

Haviland/Weir made the motion to deny the requested variance. Roll call vote. All ayes. Absent: Ellerbroek. Abstain: Rohlfen. Motion carried to deny request.

Board to conduct a public hearing to consider a variance request submitted for TRT 94' x 60' x 85.5' x 49.3' in Lot C replat Terrace Park, Dickinson County and West Okoboji, Iowa, commonly known as 1504 Wade Street.

Chairman Rohlfen opened the hearing to those in attendance. Zoning Administrator Ballis explained Doug Johnson had requested a 2' rear yard variance to replace his existing deck with a new 12' x 20' deck. She stated this property has a 20' minimum rear yard set back requirement because his lot length is less than 100'.

The overall consensus from the members of the Committee were that this was not a hardship and that by reducing the deck by 2 feet Mr. Johnson would be in compliance. In this case, they felt there were other options available to stay in compliance. The Committee felt a variance would again be abusing the regulations set forth for them to determine variance requests.

Lynch/Weir made the motion to deny the requested variance. Roll call vote. All ayes. Absent: Ellerbroek. Abstain: Rohlfen. Motion carried to deny request.

Haviland/Weir moved to adjourn at 2:21 P.M.