

CITY OF WEST OKOBOJI
BOARD OF ADJUSTMENT MEETING
CITY HALL
October 30, 2019 – 4:00 p.m.

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| Presiding | Jim Rohlfen |
| Member Present | Judy Haviland, Peggy Bergh |
| Members Absent | Chuck Krumme |
| Zoning Administrator | Derrick Miner |
| Others Present | Terry Gilligan, Sandra Gilligan, Barb Lynch |

Rohlfen called the meeting to order at 4:01 P.M. Haviland/Bergh moved to adopt the agenda. All ayes. Motion carried. Rohlfen/Bergh moved to approve previous minutes from 09/04/2019. All ayes. Motion carried.

Board to conduct a public hearing to consider a variance request submitted by Sandra Gilligan, 1320 Maywood Avenue, West Okoboji, IA.

Chairman Rohlfen opened the hearing to those in attendance. Zoning Administrator Miner explained that Gilligan is requesting a variance for a non-conforming addition to a conforming single-family home. The construction of a garage with a storage space above it will be constructed on the east side of the house, approximately 24 ½ feet from Terrace Park Blvd. The variance is requested because the addition does not meet the minimum rear yard setback of 25 feet from the lot line. Which would not meet Section 7.5 Site Development Regulations in Article VII Residential District Regulations. Haviland made the motion to approve the requested variance based on: 1) No complaints from the public or neighbors; 2) The east end of the proposed construction of the garages lines up with neighboring garages to both the North and South; 3) During the construction of old Highway 71 the highway right-of-way encroached onto property owner's lots, which in turn, caused additional footage between the lot line and the now city street right-of-way; 4) The hardship for the property owner due to the owner's physical disabilities.

Haviland/Bergh moved to adjourn at 4:23 P.M.