

Dickinson County Board of Adjustment
April 23, 2018
7:00 P.M.

The Dickinson County Board of Adjustment met Monday April 23, 2018 at 7:00 P.M. in the Community room of the Dickinson County Courthouse.

Members present were Delmer Lee, Roxie Reekers, Tim Hemphill and Jeff Ashland. Absent was Neil Guess.

Also in attendance was David Kohlhaase, Zoning Administrator.

Jeff Ashland-Chairman, called the meeting to order at 7:00 p.m. The opening statement was available on the back table.

First on the agenda was Roll Call.

Second on the agenda was New Business. Stanley and Bonny Jacobs, Variance, 25709 Martin Dr., Block 3, Unit 2, Lots 16, 17, and E1/2 18, East Okoboji Beach, Dickinson County Iowa. The variance request was read.

Stanley Jacobs introduced himself and Bonny to the Board. They are wanting to add an addition to the existing house. The addition will add a much needed seconded bathroom for the house and also allow for an attached garage. The existing garage will be removed.

Ashland asked Jacobs if there was anything on the plan he wished to point out.

Jacobs said they wanted to continue the existing home straight across the rear yard. The new area between the existing house and the proposed garage would be additional living space. Pat Mohning did the site plan, and with the new addition the garage would be farther away from the front lot line than where the current garage sits. They would have about 13.9' between the back of the garage and the rear lot line. Jacobs understands that there are some drainage issues in this area, he will grade the land so the water will flow to the low impact development areas.

Lee asked if Jacobs would grade the lot so the water ran from the back to the front.

Jacobs said that the water will still flow in the same direction as it does currently, but this will allow him to grade the lot to direct the water away from the house. The water pools near the house and they have issues with the snow and ice in the winter.

Lee asked if the addition would take away anything from the neighbors.

Jacobs said no, he talked with the next door neighbor. Everything they're going to be doing is towards the back of the house. They are moving the garage away from the side property line. There will now be 11' feet to the side property line instead of 8' feet. This will allow the drainage to go around the planned garage. The neighboring properties are closer to their front property lines, where the Jacobs home and proposal is closer to their rear property line.

Hemphill asked if the garage was the same height as the house.

Jacobs said no, the garage will be 12' feet where the house is 8' feet, but the garage will be in the ground 6' feet. The front will be walk out, but they are going to do additional things in the back.

Ashland pointed out the elevation plans provided with the application.

Jacobs said they tried to move the addition forward, but with the current set up of the house it would create access issues to the second bathroom and bedroom. They would also like to use the current driveway for the attached garage.

Lee asked if the neighbors have any issues.

Jacobs said they do not have any issues with the proposal because they are building to the rear of the property and not to the front.

Correspondence was read by Kardell.

Ashland opened up the meeting for public comment. There was none.

Hemphill motioned to approve the variance. Reekers seconded the motion.

Vote recorded as 4-0. Hemphill, Reekers, Lee, Ashland approve.

Third on the agenda is Old Business. There was none.

Fourth on the agenda was the approval of minutes. Lee motioned to approve the minutes, Reekers seconded the motion. All were in favor.

Fifth on the agenda was communications. David Kohlhaase gave an update on the pending lawsuit from Concern Citizens of Dickinson County.

Sixth on the agenda was report of officers and committees. There was none.

Seventh on the agenda was unknown business. There was none.

Eighth on the agenda was Adjournment. Hemphill motioned to Adjourn, Lee seconded the motion. All were in favor.

(For more information see BOA 04 23 18)