

Dickinson County Board of Adjustment  
November 05, 2020  
7:00 P.M.

The Dickinson County Board of Adjustment met Monday November 05, 2020 at 7:00 P.M. in the community room of the Dickinson County Courthouse and via zoom.

Members present were Jeff Ashland, Alex Oponski, Delmer Lee, and Kirby Berhow. Absent was Jen Johnson.

Also in attendance was Lonnie Saunders-Assistant Dickinson County Attorney, David Kohlhaase- Dickinson County Zoning Administrator and Megan Kardell-Dickinson County Zoning Assistant

Jeff Ashland, chairman called the meeting to order at 7:00 p.m.

First on the agenda was Roll Call.

Second on the agenda was New Business. First item of New Business was Blue Water Beach LLC C/O Willaim & Pam Rizk, Variance Lot 4 and ADJ Drive, Blue Water Beach Addition, Dickinson County, Iowa. The request was read.

Bill Rizk introduced himself to the board. They would like to build a covered patio/deck above the existing home structure. One of the unique aspects of our beach is that we have a DNR owned beach front. The DNR beach front is quite wide in front of our homes and that makes our area unique to other similar lots on the lake. When it comes to deviation from the required 35' feet, he believes if you walk the property one would see how far it is from the beach front and quite a distance to the DNR owned land. As far as unnecessary hardship, to his family one of the things to take into consideration is that his children are all growing older, and adding a patio like this would add some additional square footage while still staying in the exact envelope. They're hoping to just go upwards and it would allow him to not have to consider another property on the lake because they are very happy where they are located. As far as being harmful of neighbors, he has spoken with everyone within about a block of his home. He was able to speak and show them his plans and they all were in support of the project. They did not feel that the proposed addition impeded the value or the view of their homes. They do not have a rear year neighbors. He did try to contact the DNR to cover all of his bases, but they did not get back to him. In summary, they would just like to go up while staying in their current footprint.

Ashland asked about the overall height of the structure.

Merve Bates, Bates Construction 3514 Hwy 71 South said it would be about 3' feet higher than the existing structure.

Correspondence was read.

Ashland opened the meeting to the public

Brad Moore 15202 Lakeview Dr. said he would like to voice his support for the project. The property sits well back from his neighbors and it would not impede anyone's view. If you've been on the north side of the lake, then you know that they have some pretty spectacular views looking down the lake. It makes our property somewhat unique. Being able to have this addition would improve Rizk's view to be able to see over the boat hoists and down the lake. Moore does not believe it would affect anyone around Rizk.

Ashland closed the meeting to the public.

Oponski motioned to vote, Lee seconded. All were in favor.

Vote recorded as 5-0. Berhow, Oponski, Lee, Ashland approve.

Second item of New Business was Janice Sneller, Variance, Lot 11, Martha Yarns Memorial Beach, Dickinson County, Iowa. The request was read.

Mike Treharne 194 County Club Drive., introduced himself to the board, he is the contractor for the project. Ms. Sneller lives in Boyd but winters in Arizona. They adjusted some of the original plan on the north side to include a jog in the proposed addition to stay in compliance with the 5' foot side setback. She would like to make this her permanent summer home and not live in Boyd anymore. She is getting up there in age a little bit. Ms. Sneller needs a little bit more room inside

to move her laundry inside the home. It is currently outside in the pea rock area. This cottage was built before zoning and this house is set crooked on the lot. There is really no option to go out to the front, as where they need the extra space is in the rear of the home. The extra 3' feet will give her just enough more room to move things around inside to make it more livable for her. The other surrounding houses are closer to the rear lot line than what she is proposing. To his knowledge, a lot of her neighbors are okay with the addition and they would like Ms. Sneller there longer in the year. This is currently a summer cabin and if the variance is granted she will put in heat so she can spend more time at the lake.

Oponski asked if the furnace will be in the house as well.

Treharne said it will be the splits where there is air conditioning and heat. That is what the HVAC guy said.

No correspondence.

No public was in attendance.

Lee said when you go out there, the addition is still less than what the neighbors have.

Treharne said there will still be ample room for parking as well.

Berhow motioned to vote, Lee seconded.

Vote recorded as 4-0 approve. Ashland, Oponski, Berhow, Lee approve.

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

Fourth on the agenda was approval of the minutes from September 24, 2020. Oponski motioned to approve. Berhow seconded the motion. All were in favor.

Fifth on the agenda was Communications. Kohlhaase gave the board a quick update regarding variances in the past couple months. Kardell talked about scheduling over the holidays.

Seventh on the agenda was Adjournment. Lee motioned to adjourn. Berhow seconded the motion. All were in favor.

(For more information see recording BOA 11 05 2020)