

## **Minutes - Woodbury County Board of Adjustment Meeting Sept 8th, 2009**

The meeting convened on the 8<sup>th</sup> of Sept, 2009 at 7 PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Board members: David Scholten, Robert Brouillette, Russell Walker, Corey Meister, and Brian Crichton. Zoning Director John Pylelo and Clerk Peggy Napier were also in attendance. Present from the public was Gary J. Dominick.

*Mr. Walker called the meeting to order at 7 PM.*

**The first agenda item was approval of the July 6<sup>th</sup>, 2009 meeting.**

**Mr. Brouillette made a motion to approve the minutes of July 6<sup>th</sup>, 2009 as written. Mr. Scholten seconded the motion; motion carried 4-0.**

**The second agenda item was a public hearing and consideration of accessory structure height variance request for Gary J. Dominick and Holly L. Dominick.**

Mr. and Mrs. Dominick recently purchased a 255' by 156' parcel (0.91 acre) in the N1/2 of the SE1/4 of the NW1/4 of Section 17 of Woodbury Township. The Dominicks wish to construct a 40' by 60' accessory structure within the northwestern quadrant of the parcel. The proposed accessory structure would have 10' sidewalls with a 4/12 pitched roof making the overall height of the structure 17' 8". The structure will have two 10' by 9' and on 3' by 6'8" garage doors on the structure's east side. Access to the proposed structure will be provided by a drive from the structures eastside using a portion of a 36' by 255' perpetual easement located to the north of the parcel. The property owners providing the easement are Ervin S. and Shirley M. Pickhinke of 4311 Old Lakeport Rd. The Dominick's only existing current access/egress to their parcel is through a shorter portion of this same easement.

The zoning designation of the parcel is SR (Suburban Residential) and the intended uses of the structure for storage of personal property, equipment to maintain the parcel and a personal woodworking shop are permitted. The property does not lie within a flood hazard area or any drainage district. Old Lakeport Road is hard surfaced at this location. The parcel is known as GIS #884717176007 and is addressed 4315 Old Lakeport Road.

The SR zoning designation limits the height of an accessory structure to the height of the parcel's primary structure. The primary structure on the parcel is a single family dwelling with a maximum height of 13' from grade. The applicant requests up to a 5' accessory structure height variance to allow construction of up to 18' in height.

Attached find:

- Parcel location information.
- An aerial site plan showing the location of the proposed structure in relationship to the property lines.
- Side view drawings of the proposed accessory structure.
- Recent pictures of the adjacent roadway, the primary structure, the parcel, the drive accessing the parcel and the proposed location of the accessory structure.

Notices of the public hearing were sent to the four (4) adjacent property owners. The Planning and Zoning Office received one comment from Ervin Pickhinke who stated he would not be present for the meeting but wanted to state he had no issue with the Dominick variance.

Mr. Dominick approached the Board and presented three (3) signed letters from neighbors saying they had no issue with Dominick's variance. The letters were from David L. Miller; Ron and Lea O'Hern; and Ervin and Shirley Pickhinke.

A short discussion ensued regarding drainage and easement questions from the Board. Issues were addressed and resolved.

**Mr. Crichton made a motion to close the public hearing. Mr. Scholten seconded the motion; motion carried 4-0.**

**Mr. Crichton made a motion to approve the height variance. Mr. Scholten seconded the motion; motion carried 4-0.**

**The next item was any Citizen wishing to be heard by the Board.**

There were no citizens wishing to be heard by the Board.

**Mr. Meister made a motion to adjourn; seconded by Mr. Crichton. Motion carried 4-0.**  
Meeting adjourned 7:22 PM.

The next meeting is scheduled to be Monday, October 5, 2009 at **7:00 PM** pending agenda items