



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, October 6, 2025 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, October 6, 2025 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA to conduct business and public hearings. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF PREVIOUS MEETING MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
»	<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM THE KAYLEA A. STRUVE REVOCABLE LIVING TRUST (KAYLEA STRUVE) WHO REQUESTS A REDUCTION OF THE REQUIRED SETBACK IN SECTION 3.04 OF THE WOODBURY COUNTY ZONING ORDINANCE FROM 100 FT TO 90 FT (A 10 FT REDUCTION) OR TO A GREATER OR LESSER REDUCTION AS NECESSARY TO ACCOMMODATE THE PROJECT (WITHIN A RANGE OF 1 TO 15 FT) ON PARCEL #884502400003. THE PROPERTY ADDRESS IS 1661 HANCOCK AVE., MOVILLE, IA 51039.</p> <p>SUMMARY: The variance application, filed by Kaylea A. Struve Revocable Living Trust seeks approval to construct a new addition to the north side of the existing house that aligns with the existing front façade, requesting a reduction of the required setback in Section 3.04 of the Woodbury County Zoning Ordinance from 100 ft to 90 ft (a 10 ft reduction) or to a greater or lesser reduction as necessary to accommodate the project (within a range of 1 to 15 ft, likely under 10 ft). The property owner has filed this variance application to seek relief from Section 3.04 of the Woodbury County Zoning Ordinance pertaining to "Zoning District Dimensional Standards" which requires a minimum front yard setback of 100 feet in the Agricultural Preservation (AP) Zoning District. The proposed addition size is approximately 16' x 28' and subject to changes. The property is located on a 5.47 acre lot identified as Parcel #884502400003 and is located in Section 2 in T88N R45W (Moville Township) and in the Agricultural Preservation (AP) Zoning District. The property is located about 1.5 miles southeast of Moville on the west side of Hancock Ave. Owner/Applicant: Kaylea A. Struve Revocable Living Trust, 800 Paige Pl., Moville, IA 51039.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)