



# 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 7<sup>th</sup> 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><b>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.</b></p> <p><b>SUMMARY:</b> 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)

# PACKET CONTENTS

<b>PREVIOUS MEETING MINUTES – DRAFT</b>	<b>3</b>
<b>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.</b>	<b>6</b>

## Minutes - Woodbury County Board of Adjustment – September 3, 2025 (Special Meeting)

The Board of Adjustment meeting convened on the 3rd of September 2025 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

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### Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Board of Adjustment "Committee Page" on the Woodbury County website:

- County Website Link:
    - o [https://www.woodburycountyiowa.gov/committees/board\\_of\\_adjustment/](https://www.woodburycountyiowa.gov/committees/board_of_adjustment/)
  - YouTube Direct Link:
    - o <https://www.youtube.com/watch?v=fAiRN1Ehb80>
- 

BA Members Present: Daniel Hair, Pam Clark, Larry Fillipi, Tom Thiesen, Doyle Turner

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Steven Sitzmann

### 1. Call to Order & Roll Call

- **Time:** 5:00 PM
- **Action:** Chair Daniel Hair called the meeting to order, confirming that all Board of Adjustment members were present.
- **Details:** The meeting was audio-recorded, and minutes were to be prepared. Attendees were requested to silence cell phones and complete the attendance sheet. Chair Hair reviewed the board's procedures, including handling public hearings, staff reports, applicant presentations, public comments, and board deliberations. He outlined the process for motions, votes, and appeals (within 30 days to a court of record), emphasizing respectfulness, avoidance of repetitious or irrelevant comments, and the need to disclose any ex parte communications prior to deliberations. No ex parte communications were reported.

### 2. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for public comments on non-agenda items.
- **Outcome:** No public comments were received.

### 3. Approval of Previous Meeting Minutes

- **Agenda Item:** Approval of the minutes from the August 4, 2025, meeting.
- **Action:**
  - o **Motion:** Pam Clark moved to approve the minutes from the previous meeting.
  - o **Second:** Doyle Turner seconded the motion.
  - o **Discussion:** No further discussion was held.
  - o **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The minutes were approved as presented.

### 4. Public Hearing: Conditional Use Permit Application for a Borrow Pit from Steven Sitzmann (Parcel #894608100010)

- **Agenda Item:** Conditional Use Permit Application (Action Item) from Steven Sitzmann (Owner/Applicant) to operate a borrow pit for earth materials in order to level the property for future development of a home to be built on Parcel #894608100010, 1546 110th Street, Sioux City, IA 51106/51108. Summary (from Agenda): Steven Sitzmann applied for a conditional use permit for a borrow pit under Section 3.03.4 of the Woodbury County Zoning Ordinance. The property is 3.99 acres in the Agricultural Estates (AE) Zoning District, T89N R46W (Concord Township), Section 8, in the R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision, approximately 1.3 miles east of Sioux City on the south side of 110th Street.
- **Public Hearing Opened:**
  - o **Time:** Approximately 5:05 PM
  - o **Action:** Chair Hair opened the public hearing.
- **Staff Report:**
  - o **Presenter:** Dan Priestley, Zoning Coordinator.

- **Details:** Priestley summarized the application, noting that the activity had begun prior to the permit but was halted for compliance. The project involves leveling a sloped hill to facilitate parcel splitting and building a new home, technically classifying as a borrow pit since earth materials are being removed to off-site locations. The property footprint is near or below the one-acre threshold, avoiding some state-level requirements (e.g., full Iowa DNR NPDES #2). Priestley explained the irony with a similar prior case and how recent ordinance amendments by the Board of Supervisors allowed conditional uses in AE districts. Staff and the Zoning Commission supported approval with conditions, but Priestley recommended tailoring them to the project's small, temporary scale: a one-year permit expiration, erosion control (e.g., vegetation, silt fences, hay), haul route reporting, hours of operation, and restoration to a reasonable state via a grading permit. No written concerns were received; one phone inquiry was addressed without follow-up. Priestley emphasized the project's reasonableness for future home development and suggested hearing from the applicant.
- **Applicant Presentation:**
  - **Presenter:** Steven Sitzmann, 1546 110th Street, Sioux City, IA.
  - **Details:** Sitzmann explained the project: leveling a sloped hill to split his 3.99-acre parcel (after purchasing 0.75 acres from a neighbor) and build a smaller home, as his current house is too large for two people. The hill will be moved straight back. Dirt is being hauled by a contractor (who demolishes buildings in Sioux City) at no cost to Sitzmann, as the contractor needs fill material. Work started but stopped for permitting; approximately half to three-quarters is done, with 100-200 side-dump loads remaining. Hauling is sporadic (3-4 trucks at a time, 8:00 AM to 3:30 PM), tied to the contractor's demolition schedule. Winter will pause work; completion is expected by mid-summer 2026 to allow home construction before next winter. Erosion control was managed until halted (now rutted and weedy; he sprayed weeds and plans cleanup, silt fencing, and ditch maintenance). Haul route is primarily west on 110th Street to Highway 75 into Sioux City, with varying destinations; he agreed to notify staff of changes. Final grade will match the adjacent property's house and shed. Topsoil (minimal, inches-thick) is stockpiled for re-spreading and grass seeding.
- **Public Comments:** No public comments were received, either in person or via telephone.
- **Public Hearing Closed:**
  - **Motion:** Doyle Turner moved to close the public hearing.
  - **Second:** Larry Fillipi seconded the motion.
  - **Discussion:** No further discussion was held.
  - **Vote:** Unanimous approval (all present voted "Aye").
  - **Outcome:** The public hearing was closed.
- **Board Deliberation:**
  - **Discussion:** The board discussed the project's straightforward nature as a temporary one-off for home development. Key conditions included: one-year permit timeline (starting from chair's signature), returning property to reasonable state, controlling erosion/sediment/runoff/weeds (with vegetation establishment), notifying planning and zoning of haul route changes one business day in advance (or 24 hours if weather-dependent; staff flexible), and compliance with state/federal regulations (e.g., if exceeding one acre, requiring DNR NPDES #2 and SWPPP). Priestley clarified the grading permit (no charge) would oversee erosion and site plans. Haul routes focus on county roads; city portions are city's responsibility, but notifications aid transparency for complaints. The board noted the project's minimal impact, applicant's cooperation, and alignment with zoning criteria (Section 2.02-9), minimizing adverse effects. No perpetual operation intended.
- **Decision:**
  - **Motion:** Pam Clark moved to approve the conditional use permit for Steven Sitzmann with the following conditions:
    1. Adhere to the one-year permit timeline (starting from the date of the chair's signature on the resolution).
    2. Return the property to a reasonable state and condition.
    3. Control erosion, sediment runoff, and weeds; establish vegetation cover when needed.
    4. Notify planning and zoning if the haul route changes, one business day in advance.
    5. The permit is subject to all applicable state and federal regulations.
  - **Second:** Doyle Turner seconded the motion.
  - **Discussion:** Priestley confirmed the one-year timeline starts upon signature; conditions align with the temporary project and potential DNR thresholds.
  - **Vote:** Unanimous approval (all present voted "Aye").



- **Outcome:** The conditional use permit was approved with the specified conditions. The permit will be issued upon administrative resolution preparation; staff will coordinate with Sitzmann on the grading permit and compliance.

## 5. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for additional public comments.
- **Outcome:** No comments were received.

## 6. Staff Update

- **Presenter:** Dan Priestley, Zoning Coordinator.
- **Details:** Priestley updated on upcoming Zoning Commission items (September 22, 2025, at 5:00 PM):
  - Ordinance amendment for public service garages as conditional uses in Agricultural Preservation (AP) districts, allowing scrutiny via Board of Adjustment (e.g., secondary roads facilities near cities; comprehensive plan considerations).
  - Revisiting accessory dwelling units: Cap at 1,000 sq ft and exempt from state building codes (as Woodbury County lacks them).
  - Housekeeping amendments: Fix references (e.g., telecommunication towers notifications), remove non-compliant colocation requirements (per state law), correct road use agreement sections, and ensure ordinance flow without policy changes.
  - Other: A subdivision/rezone (AP to AE) for a house split. Nuclear zoning amendments passed last month. The Board of Adjustment operates under the ordinance but does not approve amendments.
- **Board Inquiry:** Daniel Hair asked about public service garages; Priestley clarified they are government-related (e.g., county engineer sheds, DOT facilities) for public benefit, not private. Doyle Turner inquired on location guidance; Priestley explained conditional use permits allow case-by-case evaluation for suitability, considering public input, comprehensive plans, and adjacency to cities (board can deny unsuitable locations).

## 7. Board Member Comment or Inquiry

- **Details:**
  - Pam Clark noted the Duane Arnold nuclear plant in Iowa is restarting, sparking state/federal debate on energy needs. Priestley agreed, linking to Woodbury County's recent nuclear discussions.
  - Doyle Turner expressed concern over closely spaced driveways on farm-to-market roads, creating safety hazards for semis and treating rural roads like city streets. He opposed 35 mph speed limits (reroutes traffic unsafely) and suggested frontage roads or restrictions for rural living. Priestley acknowledged the debate; no action taken.

## 8. Adjournment

- **Action:**
  - **Motion:** Doyle Turner moved to adjourn the meeting.
  - **Second:** Pam Clark seconded the motion.
  - **Discussion:** No further discussion was held.
  - **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The meeting was adjourned at approximately 7:00 PM.



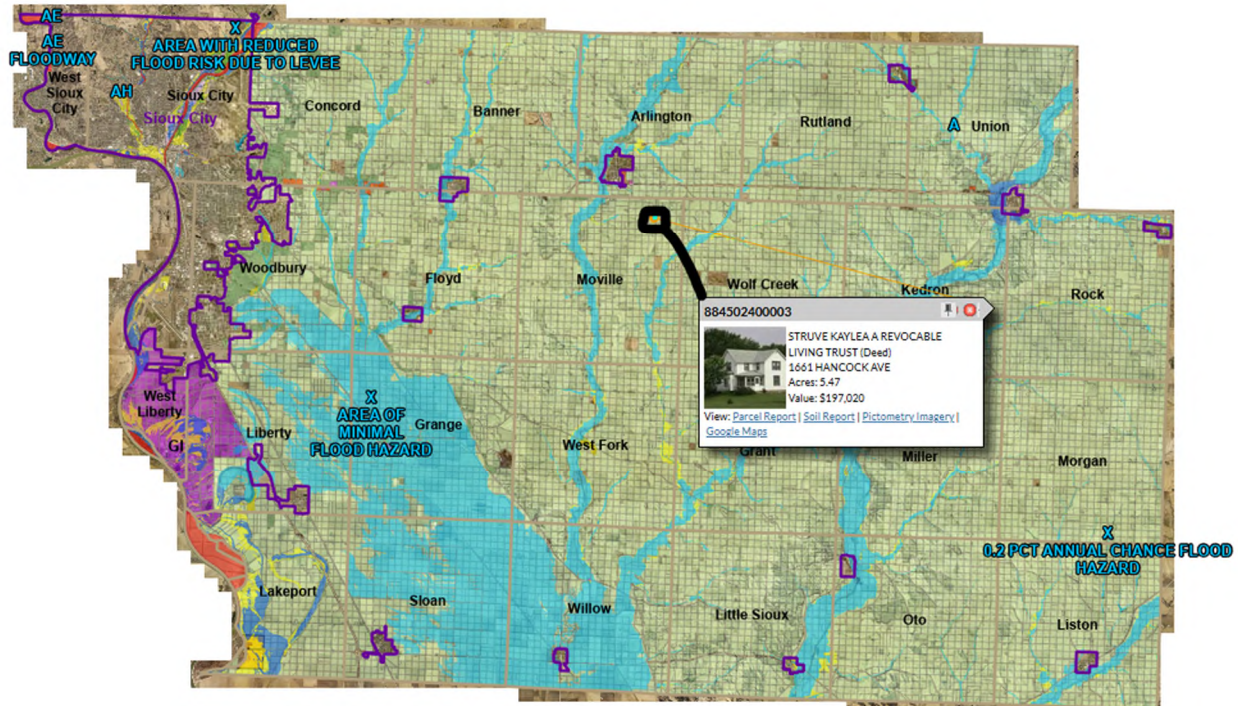
## WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101  
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

### AGENDA ITEM (Public Hearing): Variance Application Request – Setback Reduction



#### Overview of the Variance Application Request

The subsequent 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 (Menville Township) and in the Agricultural Preservation (AP) Zoning District. The property is located about 1.5 miles southeast of Menville on the west side of Hancock Ave. Owner/Applicant: Kaylea A. Struve Revocable Living Trust, 800 Paige Pl., Menville, IA 51039.

#### Conclusions

The request satisfies criteria and Iowa Code amendments, emphasizing practical difficulties and justice. The rural setting ensures no public impacts, with minimal effects due to distance, trees, and farmland. Hardship stems from pre-ordinance constraints (setback, roof, layout), preventing beneficial use without space/design loss—not self-created, stronger under state standards. No prohibited uses, site-specific (not recurring), minimal relief, no floodplain issues. Approval allows residential expansion without detriment.

#### Suggested Motion for Approval

“Motion to approve the variance application by Kaylea A. Struve Revocable Living Trust for Parcel #884502400003 at 1661 Hancock Ave., Menville, IA, reducing the front yard setback from 100 feet to 90 feet or minimally within 1-15 feet under Section 3.04.”



# WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101

712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

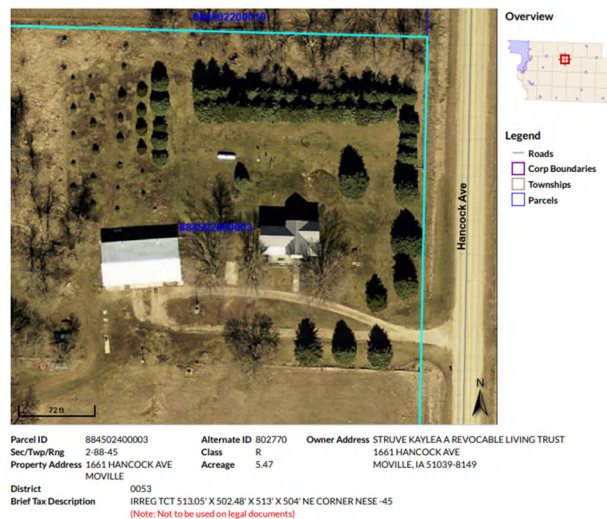
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APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<b>Owner/Applicant(s):</b> KAYLEA A STRUVE REVOCABLE LIVING TRUST <b>Application Type:</b> Variance <b>Zoning District:</b> Agricultural Preservation (AP) <b>Total Acres:</b> 4.47 <b>Current Use:</b> SFD – Single Family Dwelling <b>Proposed Use:</b> SFD – Single Family Dwelling <b>Pre-application Meeting:</b> None <b>Application Date:</b> September 13, 2025 <b>Stakeholders Notification Date:</b> September 16, 2025 <b>Legal Notice Date:</b> September 25, 2025 <b>Neighbors' (500') Letter Date:</b> September 18, 2025 <b>Board of Adjustment Public Hearing Date:</b> October 6, 2025	<b>Parcel(s):</b> 884502400003 <b>Township:</b> T88N R45W <b>Section:</b> 2 <b>Zoning District:</b> Agricultural Preservation (AP) <b>Floodplain District:</b> Zone X <b>Address:</b> 1661 Hancock Ave., Merville, IA 51039 <b>Description:</b> That part of the Northeast Quarter (NE¼) Southeast Quarter (SE¼) of Section Two (2), Township Eighty-eight (88) North, Range Forty-five (45) West of the 5th P.M., Woodbury County, State of Iowa described as follows: Beginning at the E¼ corner of said Sec.2; thence South on the East line of said SE¼ for 502.48 feet; thence N 89° 43' W for 513 feet; thence N 0° 02' E for 504 feet to the North line of said SE¼; thence S 89° 28' 30" E for 513.05 feet along said North line SE¼ to the Point of Beginning. Note: The East line of said NE¼ SE¼ assumed to bear due North and South.	<b>Property Layout</b> <b>Site Footprint</b> <b>Elevation</b> <b>Zoning Maps</b> <b>Soil Map</b>

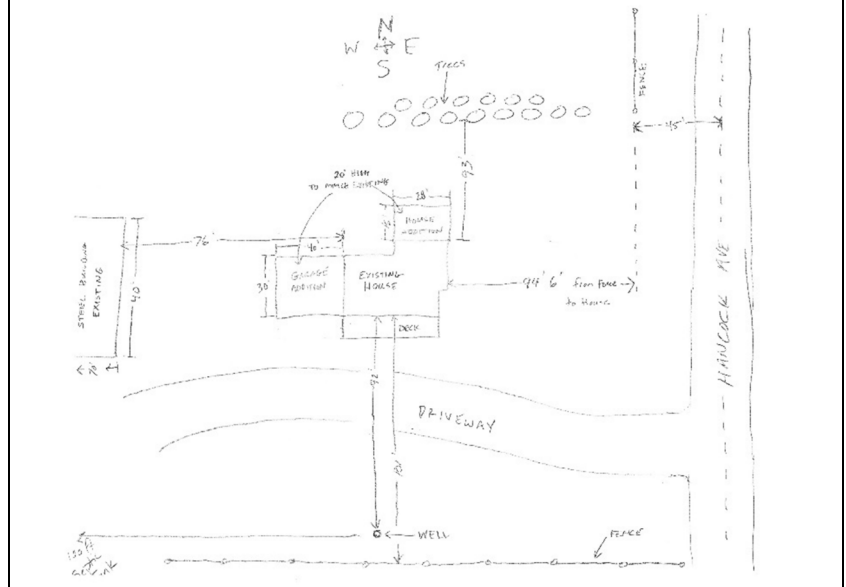
## VARIANCE APPLICATION DESCRIPTION

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider a variance application from Kaylea A. Struve Revocable Living Trust, at 1661 Hancock Ave., Merville, IA 51039, who 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 (Merville Township) and in the Agricultural Preservation (AP) Zoning District. The property is located about 1.5 miles southeast of Merville on the west side of Hancock Ave. Owner/Applicant: Kaylea A. Struve Revocable Living Trust, 800 Paige Pl., Merville, IA 51039.

## LOCATION MAP



## SITE PLAN EXCERPT



## STAFF RECOMMENDATION

The proposed variance for 1661 Hancock Ave. can be approved because it meets all necessary criteria without negatively affecting the public interest or surrounding properties. The property is in a rural, agricultural area, and the nearest residential home is about 1,500 FT away, ensuring the addition will not adversely impact nearby properties, increase congestion, endanger public health or safety, overburden public facilities, or impair the enjoyment or value of neighboring land. The staff analysis concurs with the applicant's claims, noting that the property's isolation and existing tree lines prevent any visual or functional impacts on neighbors. The application also satisfies the hardship criteria, which is a key component for granting a variance. While the local ordinance requires a showing of "economic hardship," the new state law allows for "practical difficulties." The applicant's case strongly aligns with this new standard, demonstrating that the property has unique physical constraints stemming from the house's pre-existing, non-conforming location relative to the front lot line. The proposed addition is specifically designed to be integrated with the existing roofline and structure, and shifting it to comply with the setback would result in a significant loss of interior space and create an aesthetically displeasing design. This hardship is not a result of actions by the owner since the house was built before the current ordinance was enacted. The staff analysis confirms that these unique circumstances justify the variance as a form of "substantial justice" that allows for a beneficial residential use of the property. Finally, the request is for the minimum relief needed and does not introduce a prohibited use or set a precedent for a recurring issue.





## OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance  
Section 2.02(8)  
Page 1 of 3

## Variance Application

<b>Owner Information:</b> Owner <u>Kaylea A Struve Revocable Living Trust</u> Address <u>800 Paige Pl Merville IA</u> Phone <u>712-301-3215</u> <u>51039</u>	<b>Applicant Information:</b> Applicant <u>Kaylea Struve</u> Address <u>800 Paige Pl Merville IA</u> Phone <u>51039</u> <u>712-301-3215</u>		
Engineer/Surveyor _____ Phone _____			
<b>Property Information:</b> Property Address or Address Range <u>1661 Hancock Ave Merville IA 51039</u> Quarter/Quarter _____ Sec <u>2</u> Twship/Range <u>88-45</u> Parcel ID # <u>884502400003</u> GIS # _____ Total Acres <u>5.47</u> Current Use <u>SFD</u> Proposed Use <u>SFD</u> Current Zoning <u>AP</u>			
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date _____ Staff present _____</p>			
<p>The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property.</p> <p>This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">           Owner <u>Ky Struve</u>            Date <u>9/11/2025</u> </td> <td style="width: 50%;">           Applicant <u>Ky Struve</u>            Date <u>9/11/2025</u> </td> </tr> </table>		Owner <u>Ky Struve</u> Date <u>9/11/2025</u>	Applicant <u>Ky Struve</u> Date <u>9/11/2025</u>
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<table style="width: 100%;"> <tr> <td style="width: 50%;"> <b>Fee:</b> \$300            Check #: <u>1289</u>            Receipt #: <u>3</u> </td> <td style="width: 50%;"> <b>Case #:</b> <u>7113</u> </td> </tr> </table>		<b>Fee:</b> \$300 Check #: <u>1289</u> Receipt #: <u>3</u>	<b>Case #:</b> <u>7113</u>
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Date Received  
**RECEIVED**

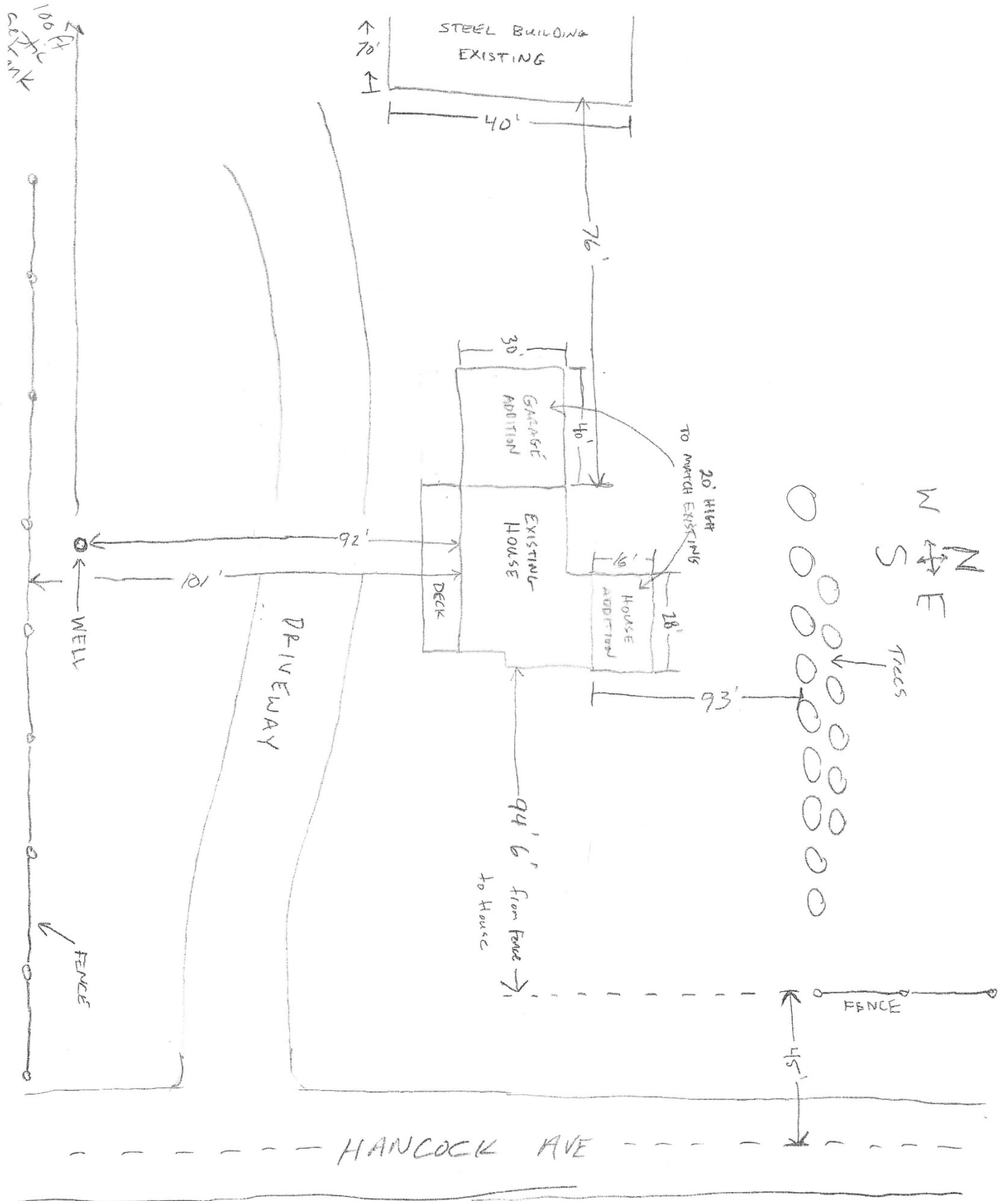
**SEP 13 2025**

**WOODBURY COUNTY  
PLANNING & ZONING**

1. Explain why granting the variance will not adversely impact nearby properties.
  - 1661 Hancock Ave is surrounded by farmland, therefore requesting a reduction of the required setback in Section 3.04 of the Woodbury County Zoning Ordinance from 100ft to 90ft (a 10ft reduction) or to a greater or lesser reduction as necessary to accommodate the project (within a range of 1 to 15ft, likely under 10ft) would not in return affect the nearby properties. The nearest residential property is half a mile away from our property.
2. Explain why granting the variance will not substantially increase congestion of people, buildings, or traffic.
  - The zoning variance is half a mile to the closest residential property and 3 miles from town. The addition onto the existing house will not be any closer to the road than the house is now, causing no additional structures to be closer to the traffic. No effect on congestion.
3. Explain why granting the variance will not endanger public health or safety.
  - Adding an addition of 16ftx28ft to the North of our existing house will have no impact on public health or safety. This addition is to allow our home to fit our family needs with no impact on any other individual's health or safety.
4. Explain why granting the variance will not overburden public facilities or services.
  - This addition will not add any additional family members to our house, we will have the same number of people living in the house whether the addition goes on or not, it will be to allow for more space and accessibility as we age.
5. Explain why granting the variance will not impair the enjoyment, use or value of nearby property:
  - The entire property is out of view of any nearby residential areas, and since it is surrounded by farmland the zoning variance will not impair any neighboring views. Our property is also surrounded by a large tree line on the north, east and west sides of the house that obstructs viewing the zoning variance that would be granted.
6. Explain why the property cannot yield a reasonable return without the granting of the variance.
  - Due to the current aesthetics of the house, if the zoning variance was not granted and we had to push the addition 6 feet to the west we would lose that much space for the master bedroom/bathroom. This is because it would then go past the kitchen area of the house if we kept the same measurements, which is a 6ft roof slant change to the kitchen. Therefore,

it would mess up the roof lines of the house and cause displeasing aesthetics if we had to push further to the west if not granted. We are also adding a garage onto the west side of the house leaving to the North the best option and meshing up to the existing structure and roofline is the best option. We even had builders come out and look at it to make sure.

7. Explain why the property has unique physical constraints that result in its inability to be used without the granting of the variance.
  - Since we are adding a garage onto the west side of the house there really is no other direction we can go off the house for the addition other than the North, and it makes the most sense to be able to go right off the corner of the house which is less than 10 feet into the ordinance. If we had to move it out of the ordinance it would cause physical constraints to the lining of the roof and would not be flush with the existing structure. We would also lose then about 6 feet of structure if the variance is not granted. The house and roof line goes in about 6 ft to the kitchen so the addition would not be able to be moved in front of that roof line. This ordinance was put in place after the house was built, so we are not asking for any structure to be moved closer to the road just to add onto the structure that is already there.
8. Explain why the hardship is not a result of actions or decisions by the owner.
  - The practical difficulties stem from the unique, pre-existing location of the house relative to the front lot line and are not self-created by the owner as the house was built prior to the ordinance.





# Site Plan





# SECTIONS OF ORDINANCE PERTAINING TO VARIANCE REQUEST

## Section 3.04 on page 40. – AP Zoning District.

### ZONING DISTRICTS

#### Section 3.04: Zoning District Dimensional Standards

Zoning District	AP	AE	NR	SR	GC	HC	LI	GI	--PD
Minimum Lot Area <sup>(1)</sup>				10,000 sf <sup>(1)</sup>					
-- Single Family	2 acres <sup>(1)</sup>	2 acres <sup>(1)</sup>	2 acres <sup>(1)</sup>	10,000 sf <sup>(1)</sup>	--	--	3 acres <sup>(1)</sup>	3 acres <sup>(1)</sup>	TBD
-- Two Family				6,000 sf/DU <sup>(1)</sup>					
-- Multiple Family				4,000 sf/DU <sup>(1)</sup>					
Minimum Lot Width	200 ft	200 ft	200 ft	80 ft	--	--	60 ft	60 ft	TBD
Front Yard Setback	100 ft	75 ft	75 ft	25 ft	50 ft	50 ft	50 ft	50 ft	TBD
Side Yard Setback	20 ft	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft.					
Corner Side Yard Setback	50 ft	50 ft	50 ft	15 ft	25 ft	25 ft	50 ft	50 ft	TBD
Rear Yard Setback	50 ft	50 ft	50 ft	25 ft	40 ft	10 ft	50 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft					
Maximum Height				45 ft					
-- Accessory Structures	45 ft	45 ft	45 ft	Not more than height of principal structure	45 ft	45 ft	75 ft	--	TBD
Maximum Lot Coverage	--	--	--	30%	--	--			TBD

<sup>(1)</sup> Minimum lot areas are net of area of rights-of-way.

Adopted 7/22/2008

Zoning Ordinance  
Woodbury County

Page 40

#### REVIEW CRITERIA 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the *granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in it that it:*

**1. ADVERSELY IMPACTS NEARBY PROPERTIES;**

**2. SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;**

**3. ENDANGERS PUBLIC HEALTH OR SAFETY;**

**4. OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;**

**5. IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.**

#### Applicant Response:

**1. Explain below why granting the variance will not adversely impact nearby properties:**

- 1661 Hancock Ave is surrounded by farmland, therefore going less than 10 feet into the ordinance would not directly affect nearby properties. The nearest residential property is half a mile away from our property.

**2. Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:**

- The zoning variance is half a mile to the closest residential property and 3 miles from town. The addition onto the existing house will not be any closer to the road than the house is now, causing no additional structures to be closer to the traffic. No effect on congestion.

**3. Explain below why granting the variance will not endanger public health or safety:**

- Adding an addition of 16ftx28ft to the North of our existing house will have no impact on public health or safety. This addition is to allow our home to fit our family needs with no impact on any other individual's health or safety.

**4. Explain below why granting the variance will not overburden public facilities or services:**

- This addition will not add any additional family members to our house, we will have the same number of people living in the house whether the addition goes on or not, it will be to allow for more space and accessibility as we age.

**5. Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:**

- The entire property is out of view of any nearby residential areas, and since it is surrounded by farmland the zoning variance will not impair any neighboring views. Our property is also surrounded by a large tree line on the north, east and west sides of the house that obstructs viewing the zoning variance that would be granted.

**Staff Analysis:**

**Adversely Impacts Nearby Properties:** The applicant states that the property is surrounded by farmland, with the nearest residential property half a mile away, and thus a 10-foot (or similar) setback reduction would not affect neighbors. This response aligns well with the ordinance, as the rural, agricultural setting minimizes visual or functional impacts. The site plan confirms isolation, with tree lines on the north, east, and west sides obstructing views, and no adjacent structures shown that could be affected. Under the new Iowa Code amendment, this supports that the variance is not contrary to public interest and preserves the neighborhood's essential character (farmland with sparse residences).

**Substantially Increases Congestion of People, Buildings, or Traffic:** The applicant notes the property's distance from other residences (half a mile) and town (3 miles), emphasizing that the addition aligns with the existing facade and does not encroach closer to the road than the current house. This adequately addresses the criterion, as the addition is internal to the site and does not add new access points or structures near Hancock Ave. The site plan shows the addition on the north side, away from the driveway and road, supporting no increase in congestion. The new state law reinforces this, as the variance enables beneficial residential use without public impacts.

**Endangers Public Health or Safety:** The applicant asserts that the 16' x 28' addition for family needs has no impact on others' health or safety. This is compliant, given the private, non-commercial nature of the project and lack of evidence for risks (e.g., no floodplain issues noted, and the site plan shows no proximity to utilities or roads that could create hazards). The ordinance's focus on public endangerment is not implicated here, and the state amendment's emphasis on substantial justice supports approval for such minor dimensional relief.

**Overburdens Public Facilities or Services:** The applicant explains that the addition does not increase household occupancy, merely providing more space for aging-in-place accessibility. This response meets the criterion, as no additional demand on utilities, roads, or services is anticipated. The rural location and existing well/septic (noted on the site plan) indicate self-sufficiency, with no overburdening. The new Iowa Code's practical difficulties standard applies here, as denying the variance could limit beneficial use without public benefit.

**Impairs the Enjoyment, Use, or Value of Nearby Property:** The applicant highlights the property's invisibility from nearby areas due to tree lines and farmland surroundings, ensuring no impairment to neighbors. This is supported by the site plan, which depicts heavy tree coverage and isolation. The response complies with the ordinance, and the state amendment explicitly requires demonstrating no significant alteration to neighborhood character, which is satisfied in this agricultural context.

**REVIEW CRITERIA 2: (Section 2.02.8F1[B])**

The ordinance also states *that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding of a hardship.) A finding of economic hardship must be based on each of the following:*

**6. THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;**

**7. THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND**

**8. THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.**

**Applicant Response:**

**6. Explain below why the property cannot yield a reasonable return without the granting of the variance:**

- Due to the current aesthetics of the house, if the zoning variance was not granted and we had to push the addition 6 feet to the west we would lose that much space for the master bedroom/bathroom. This is because it would then go past the kitchen area of the house if we kept the same measurements, which is a 6ft roof slant change to the kitchen. Therefore, it would mess up the roof lines of the house and cause displeasing aesthetics if we had to push further to the west if not granted. We are also adding a garage onto the west side of the house leaving to the North the best option and meshing up to the existing structure and roofline is the best option. We even had builders come out and look at it to make sure.

**7. Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:**

- Since we are adding a garage onto the west side of the house there really is no other direction we can go off the house for the addition other than the North, and it makes the most sense to be able to go right off the corner of the house which is less than 10 feet into the ordinance. If we had to move it out of the ordinance it would cause physical constraints to the lining of the roof and would not be flush with the existing structure. We would also lose then about 6 feet of structure if the variance is not granted. The house and roof line goes

in about 6 ft to the kitchen so the addition would not be able to be moved in front of that roof line. This ordinance was put in place after the house was built, so we are not asking for any structure to be moved closer to the road just to add onto the structure that is already there.

**8. Explain below why the hardship is not a result of actions or decisions by the owner:**

- The practical difficulties stem from the unique, pre-existing location of the house relative to the front lot line and are not self-created by the owner as the house was built prior to the ordinance.

**Staff Analysis:**

**The Property Cannot Yield a Reasonable Return If Used in Compliance with the Requirements of This Title:** The applicant argues that without the variance, shifting the addition 6 feet west would reduce bedroom/bathroom space, disrupt roof lines, and create displeasing aesthetics, especially with a planned west-side garage. While the local ordinance interprets "reasonable return" economically (e.g., market value or profitability), the residential context makes this harder to quantify, and the response focuses more on usability than finances. It partially complies under the strict local standard but is stronger under the new state law, where these design constraints constitute practical difficulties in achieving beneficial residential use (e.g., adequate space and coherent architecture).

**The Property Has Unique Physical Constraints That Result in Its Inability to Be Used in Compliance with the Requirements of This Title:** The applicant cites the pre-existing house location (built before the ordinance), roof line changes (6-foot slant to the kitchen), and west-side garage plans, making northward extension the only feasible direction without misalignment. The site plan illustrates this, with the existing structure at 92-93 feet setback, driveway positioning, and north-side placement for the addition. This demonstrates unique constraints (topography, existing build, and lot configuration), satisfying the local criterion. The state amendment bolsters this, requiring proof of unique difficulties, which are evident here as site-specific and tied to the property's history.

**The Hardship Is Not a Result of Actions by the Owner:** The applicant states the difficulties arise from the house's pre-ordinance location relative to the front lot line, not owner actions. This directly complies with the ordinance, as the non-conforming setback is grandfathered and not self-imposed. The new Iowa Code explicitly requires non-self-creation, which is met, supporting the variance as just relief.

**REVIEW CRITERIA 3: (Section 2.02.8F2-5)**

The ordinance also states that no variance shall be granted:

**9. WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;**

**10. WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND**

**11. THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.**

**12. TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).**

**Staff Analysis:**

**Which Would Permit the Establishment of a Use Within a Given District Which Is Prohibited Therein:** The requested variance is purely dimensional (setback reduction for a residential addition), not introducing a prohibited use in the AP District (which allows single-family dwellings). The applicant's proposal maintains residential use, complying fully with this prohibition.

**Which Is So Commonly Recurring That It Is a De Facto Amendment of This Ordinance:** This request stems from a unique pre-existing non-conforming structure in a rural setting, not a recurring issue (e.g., widespread setback challenges). The applicant does not indicate commonality, and the site-specific nature (e.g., roof lines, garage plans) prevents de facto amendment, satisfying the criterion.

**That Is More Than the Minimum Relief Needed:** The applicant seeks only a 10-foot reduction (or as necessary, up to 15 feet), tailored to align with the existing 92-93 foot facade without excess. The site plan confirms minimal encroachment, and flexibility ensures only necessary relief, complying with the ordinance.

**To the Provisions of Section 5.03 Relative to Flood Plain Management Requirements Unless the Board of Adjustment Considers the Factors Listed in Subsection 5.03-9.C(4):** No floodplain issues are mentioned in the application, site plan, or property description. The rural, non-flood-prone location (farmland in Moville Township) makes this inapplicable, with no need for additional factors.

**STAFF CONCLUSION**

The application has strong merits under both the Woodbury County Zoning Ordinance and the amended Iowa Code. The applicant's responses thoroughly address the public interest criteria, demonstrating minimal impacts in an isolated agricultural area. The "economic hardship" requirements are marginally met under the local standard, as the focus on lost space and aesthetics leans more toward functionality than finances; however, the new state law's "practical difficulties" standard significantly strengthens the case, as the pre-existing structure, roof constraints, and site layout create unique challenges to beneficial use (e.g., family expansion and aging accessibility) without altering the rural neighborhood character. The prohibitions are not triggered, and the minimal relief requested aligns with the ordinance's spirit. Considering the site plan's depiction of the existing 92-93 foot setback and north-side addition, approval would do substantial justice, especially given the house's grandfathered status. Denial could unnecessarily restrict property use without public benefit. Overall, the variance can be granted to provide relief to the property owner.

**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

Sioux City Journal  
 2802 Castles Gate Drive  
 Sioux City 51106  
 (712) 293-4250

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
 Sep. 25, 2025

**NOTICE ID:** uPmV7JNALZhXUbRnfS7G  
**PUBLISHER ID:** COL-IA-502307  
**NOTICE NAME:** 10-6-25\_BOA\_Variance  
**Publication Fee:** \$46.34

*Edmar Corachia*

(Signed)

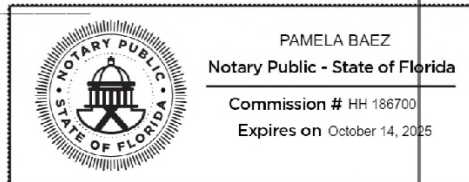
**VERIFICATION**

State of Florida  
 County of Orange

Subscribed in my presence and sworn to before me on this: 09/25/2025

*[Signature]*

Notary Public  
 Notarized remotely online using communication technology via Proof.



**NOTICE OF PUBLIC HEARING  
 BEFORE THE WOODBURY  
 COUNTY BOARD OF  
 ADJUSTMENT REGARDING  
 A VARIANCE REQUEST FOR  
 A REDUCED FRONT YARD  
 SETBACK**

The Woodbury County Board of Adjustment will hold a public hearing on the following item hereafter described in detail on October 6, 2025 at 5:00 PM or as soon thereafter as the matter may be considered. Said hearing will be held in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to the matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 742-346-123# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., October 1, 2025.

Item One (1)  
 Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider a variance application from the Kaylea A. Struve Revocable Living Trust, at 1661 Hancock Ave., Moline, IA 51039, who seeks approval to construct a new addition to the north side of the existing house that aligns with the existing front facade, 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 parcel identified as Parcel #88450240003 and is located in Section 2 in T88N R45W (Moline Township) and in the Agricultural Preservation (AP) Zoning District. The property is located about 1.5 miles southeast of Moline on the west side of Hancock Ave. Owner/Applicant: Kaylea A. Struve Revocable Living Trust (Kaylea Struve), 800 Paige Pl., Moline, IA 51039. COL-IA-502307

## PROPERTY OWNER(S) NOTIFICATION

Property Owners within 500 Feet:	5
Notification Letter Date:	September 18, 2025
Public Hearing Board:	Board of Adjustment
Public Hearing Date:	October 6, 2025
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Kaylea A. Struve, Trustee of the Kaylea A. Struve Revocable Trust	1661 Hancock Avenue	Moville	IA	51039	No comments.
Garret G. Tabke, Trustee of the Garret G. Tabke Revocable Trust	2937 Hwy 20	Moville	IA	51039	No comments.
R.E.J. Farm Enterprise, Inc.	4620 Grant treet	Sioux City	IA	51108	No comments.
The Patrick Weaver and Terri Weaver Revocable Trust	1638 Hancock Avenue	Moville	IA	51039-8148	No comments.
Trustee of the Carol U. Logan Revocablue Trust	PO Box 189	Moville	IA	51039-0189	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following requested variance for MEC electric, and we have no comments. This location is outside of our service territory. – Casey Meinen, 9/30/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	I have no comments. – Diane Swoboda Peterson, 9/16/25.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this request. – Neil Stockfleth, 9/16/25.
WOODBURY COUNTY TREASURER:	No comments.



Woodbury County, IA / Sioux City

Summary

Parcel ID 884502460003  
Assessed Value \$27,000  
Address 1641 HANCOCK AVE  
MOBILE IA 50398  
Sect/Twp/Rng 2-48-45  
Bldg Tax Description RREG CT 51.038 X 502.48 X 5.137 X 504 NE CORNER NESE 45  
Dead Block/Type 2025-04-09 (627/2025) [View Doc \(enrtd\)](#)  
Gross Acres 5.47  
Net Acres 5.47  
Zoning DP - AGRICULTURAL PRESERVATION  
District 0033 MOBILE/MD-C  
School District WOODBURY CENTRAL  
Neighborhood N/A



Owner

Direct Holder  
[STROYE VANTEA A REVOCABLE LIVING TRUST](#)  
STROYE VANTEA A REVOCABLE LIVING TRUST  
MOBILE IA 50398-8149  
Contact Holder  
Mailing Address  
STROYE VANTEA A REVOCABLE LIVING TRUST  
1641 HANCOCK AVE  
MOBILE IA 50398-8149

Land

Lot Area 5.47 Acres 238,273 SF

Residential Dwellings

Resident # Dwelling 1  
Occupancy Single Family / Owner Occupied  
Style 2 Story Frame  
Architectural Style N/A  
Year Built 1979  
Condition Normal  
Roof Intl / Gable  
Flooring Carpet  
Foundation Full Basement  
Exterior Material Sips  
Interior Material Plis  
Bldg or Store Material  
Water Res Square Feet 2,072 SF  
Attic Type None  
Number of Beams 8 across 0 below  
Basement Area Full 1006  
Basement Area 1006  
Basement Finished Area  
Bathing 2 Standard Bath - 3 Ft;  
2 Shower/Bathtubs  
Central Air No  
Heat Yes  
Fireplace 15 Frame Endwood (140 SF); 15 Frame Endwood (96 SF);  
Deck Wood Deck (290 SF);  
Additions  
Carages

Agricultural Buildings

Parc #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		39	70	1979	1

Sales

Date	Seller	Buyer	Recording	Sale Condition	NTUC	Type	Multi Parcel	Amount
6/23/2025	ELIENS DENNIS L & DANIELA	STROYE VANTEA A REVOCABLE LIVING TRUST	2025-04-09	Normal		Deed		\$284,350.00

Valuation

Classification	2025	2024	2023	2022	2021
Residential					
+ Assessed Land Value	\$70,000	\$47,000	\$47,000	\$47,000	\$47,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
= Assessed Dwelling Value	\$126,220	\$119,670	\$119,670	\$90,750	\$87,250
+ Cross Assessed Value	\$197,000	\$156,670	\$156,670	\$127,750	\$134,020
= Gross Assessed Value	\$0	\$0	\$0	\$0	\$0
- Exempt Value	\$197,000	\$156,670	\$156,670	\$127,750	\$134,020
= Net Assessed Value					

Sioux City Special Assessments and Fees

[Click Here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

Photos



Sketches

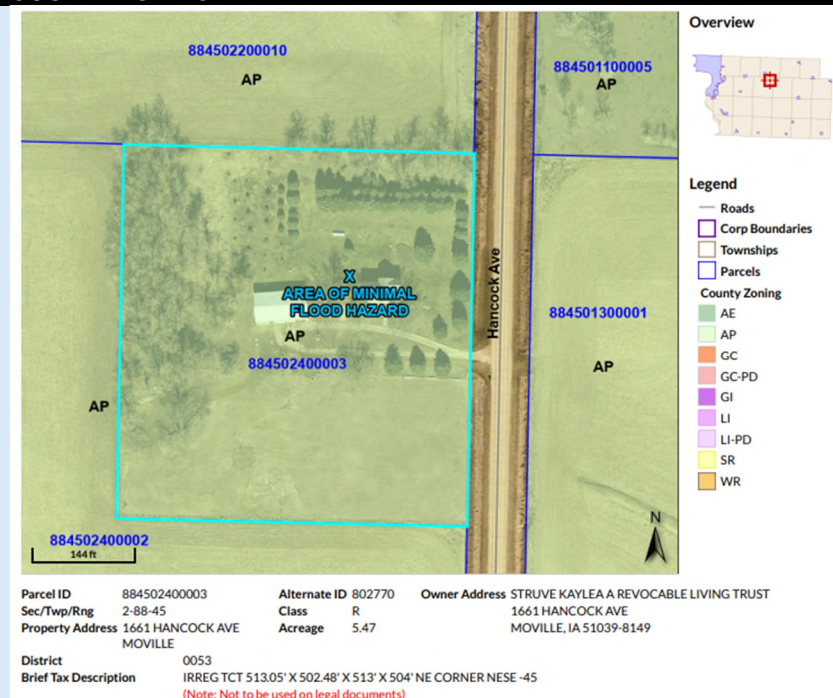




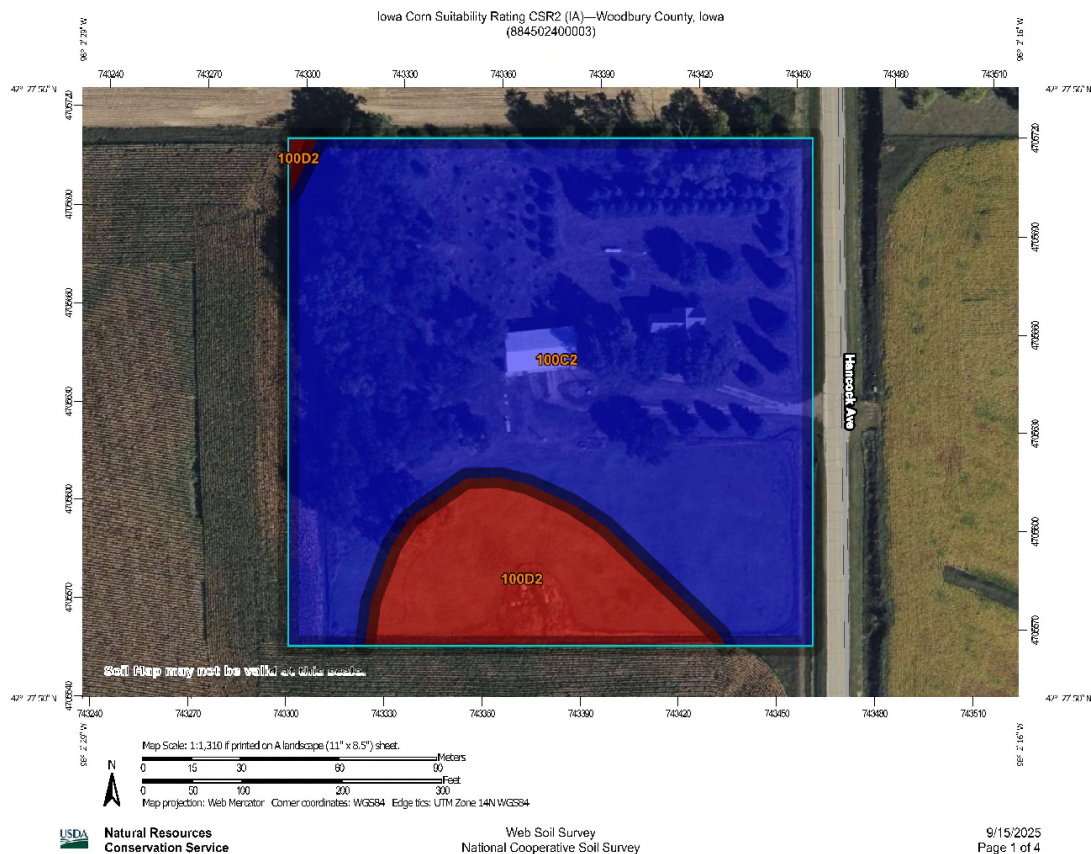
## ELEVATION



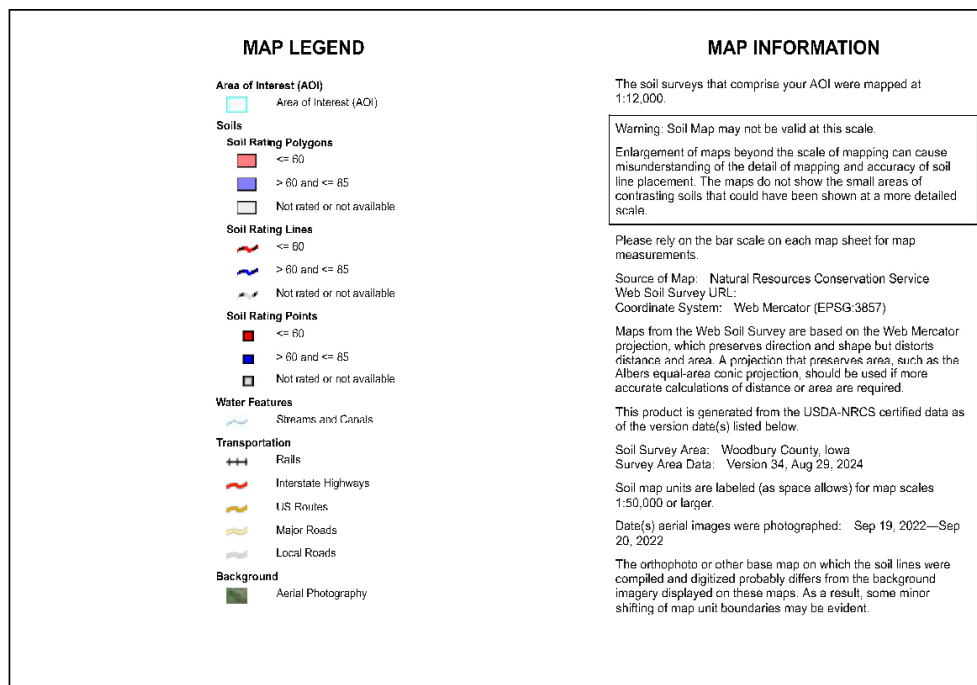
## COUNTY ZONING MAP







Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa  
(884502400003)



## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100C2	Morena siltly clay loam, 5 to 9 percent slopes, eroded	85	5.2	84.4%
100D2	Morena siltly clay loam, 9 to 14 percent slopes, eroded	80	1.0	15.6%
Totals for Area of Interest			6.1	100.0%

### Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

### Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

*The-break Rule:* Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

## **SPECIAL FLOOD HAZARD AREA (SFHA)**

The property is not located within the floodplain.

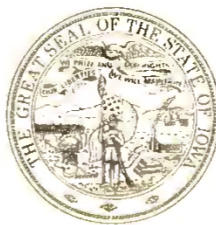
## **VARIANCE REGULATIONS FROM THE WOODBURY COUNTY ZONING ORDINANCE (Pages 18-20)**

### **1. Variances**

- A. Authority. The Board of Adjustment shall hear and decide on requests for a variance pursuant to subsection 2.01-5. D subject to the procedures, standards and conditions set out in this subsection and Section 335 of the Iowa Code.
- B. Purpose. A variance is intended to provide necessary relief from the requirements of the zoning provisions of this title that would create unnecessary hardships or practical difficulties.
- C. Filing.
  - (1) Right to seek variance. A request for a zoning variance may be filed by any person aggrieved by a provision of the zoning ordinance that limits their intended use of property.
  - (2) Form of application. An application for a variance shall be submitted to the zoning director and shall include at least the following information:
    - (a) The name and address of the property owner and the applicant;
    - (b) The address, if any, and the legal description of the property;
    - (c) The current zoning district classification;
    - (d) A specific description of the proposed variance including the section of this title from which a variance is requested;
    - (e) A map, drawn to scale, showing the subject property, all structures and other improvements, with the proposed variance identified;
    - (f) Statements in response to the criteria and standards for approval of variances in subsection 2.02-8. F (1) below.
  - (3) Fee. A filing fee, as established by resolution of the Board of Supervisors to defray administrative costs, shall accompany the notice of appeal.
  - (4) A certified abstractor's listing of the names and mailing addresses of all owners of real property lying adjacent to the subject property.
- D. Stay of Proceedings. A request for a variance appeal shall have the effect of a temporary suspension of enforcement of the provisions of these regulations that are the subject of the variance request until the conclusion of the variance process, unless the zoning director certifies that the suspension may cause imminent peril to life or property.
- E. Review and decision-making process.
  - (1) Hearing required. The Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.
  - (2) Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance.
  - (3) Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) below as a basis for its action.
- F. Requirements for variances:
  - (1) In order to grant a variance, the Board of Adjustment must determine that:
    - (a) Granting the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- (i) Adversely impacts nearby properties;
  - (ii) Substantially increases congestion of people, buildings or traffic;
  - (iii) Endangers public health or safety;
  - (iv) Overburdens public facilities or services; or
  - (v) Impairs the enjoyment, use or value of nearby property.
- (b) Granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship must be based on each of the following:
  - (i) The property cannot yield a reasonable return if used in compliance with the requirements of this title;
  - (ii) The property has unique physical constraints that result in its inability to be used in compliance with the requirements of this title; and
  - (iii) The hardship is not a result of actions by the owner.
- (2) No variance shall be granted which would permit the establishment of a use within a given district which is prohibited therein;
- (3) No variance shall be granted which is so commonly recurring that it is a de facto amendment of this ordinance; and
- (4) No variance shall be granted that is more than the minimum relief needed.
- (5) No variance shall be granted to the provisions of Section 5.03 relative to flood plain management requirements unless the Board of Adjustment considers the factors listed in subsection 5.03-9.C (4).
- G. Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.
- H. Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.
  - (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
  - (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

**SEE THE STATE OF IOWA'S CHANGES TO THE VARIANCE REQUIREMENTS BELOW:**



**STATE OF IOWA**  
KIM REYNOLDS  
GOVERNOR

April 25, 2025

The Honorable Paul Pate  
Secretary of State of Iowa  
State Capitol  
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

  
Kim Reynolds  
Governor of Iowa

cc: Secretary of the Senate  
Clerk of the House





House File 652

AN ACT  
CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE  
POWERS GRANTED TO A BOARD OF ADJUSTMENT.

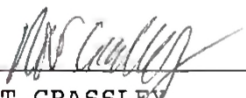
BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

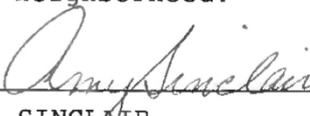
Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

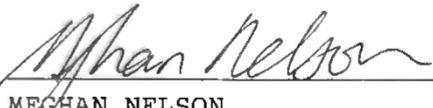
Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

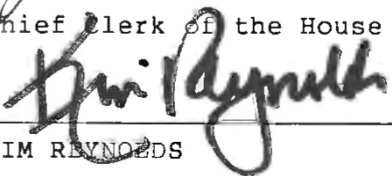
  
PAT GRASSLEY  
Speaker of the House

  
AMY SINCLAIR  
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.

  
MEGHAN NELSON  
Chief Clerk of the House

Approved April 25<sup>th</sup>, 2025

  
KIM REYNOLDS  
Governor