



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, February 2, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, February 2, 2026 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	ELECTION OF CHAIR OF THE BOARD OF ADJUSTMENT FOR 2026 (ACTION ITEM)
4	ELECTION OF VICE-CHAIR OF THE BOARD OF ADJUSTMENT FOR 2026 (ACTION ITEM)
5	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
6	APPROVAL OF PREVIOUS MEETING(S) MINUTES (ACTION ITEM)
7	ITEM(S) OF ACTION / BUSINESS
»	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM KEVIN ALONS FOR PROPERTY OWNED BY KEVIN AND NGU ALONS FOR A REDUCTION OF CORNER SIDE YARD AND/OR FRONT YARD SETBACKS AND RELIEF FROM ACCESSORY BUILDING PLACEMENT AND HEIGHT REQUIREMENTS ON PARCEL #874733377004. THE PROPERTY ADDRESS IS 140 GALLAND ST., SALIX, IA 51052. SUMMARY: The variance application, filed by Kevin and Ngu Alons, requests approval to construct a two-story accessory building (approximately 24' x 30', roughly 28' high and subject to change) with vehicle storage on the main floor and a wood shop above. The applicant seeks relief from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to reduce the Suburban Residential (SR) District's 15-foot corner side yard and/or 25-foot front yard setbacks, and from Sections 4.12.3 and 4.12.4 (Accessory Buildings) related to placing an accessory structure in front of the principal structure and height limitations when the accessory structure may exceed the principal structure's height. The proposed building may be located within the corner side and/or front yard setbacks and potentially up to or on the southwest lot line or right-of-way line. The parcel is Lot 4 of Galland's Lakeview Second Sub-Division (Parcel #874733377004), a 0.54-acre lot in Section 33, T87N R47W (Liberty Township), located on the east side of Galland Street and the northwest side of 275th Street in the Suburban Residential (SR) Zoning District. The applicant asserts that the lot's triangular shape, existing house, garage and driveway locations, septic and well placement, and unusually large right-of-way areas uniquely constrain building placement and justify the requested variances. Owner/Applicant: Kevin and Ngu Alons, 140 Galland St., Salix, IA 51052.
8	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
9	STAFF UPDATE (INFORMATION ITEM)
10	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
11	ADJOURN (ACTION ITEM)