



WOODBURY COUNTY BOARD OF ADJUSTMENT SPECIAL MEETING

Wednesday, September 9, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Wednesday, September 9, 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: 645 657 659#** 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(S) MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
A	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM LANCE BRITTON ON BEHALF OF LANCE & KAYCI BRITTON FOR RELIEF TO COMPLETE AN EXISTING UNFINISHED DETACHED ACCESSORY GARAGE/BUILDING PRIOR TO THE PRINCIPAL DWELLING, TO LOCATE IT CLOSER TO THE FRONT LOT LINE THAN THE FRONT EDGE OF THE PLANNED PRINCIPAL STRUCTURE, AND TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 75 FEET DOWN TO 65 FEET, 60 FEET, 55 FEET, OR A DISTANCE THE BOARD OF ADJUSTMENT DEEMS APPROPRIATE ON PARCEL #894631100008 AT 5 ROSE LANE, SIOUX CITY, IOWA 51106. SUMMARY: The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, for the consideration of a variance application submitted by Lance Britton on behalf of Lance & Kayci Britton. The application requests approval to complete an existing, unfinished detached garage/accessory building (proposed approximately 24' W × 30' D × 10' H, peak 18' H and subject to changes) on the property. The concrete walls and floor of the structure were already in place when the applicants purchased the property. Specifically, the applicants seek relief from Section 4.12.2 (to permit completion of the accessory garage/building prior to construction of the principal dwelling), Section 4.12.3 (to allow the accessory structure to be positioned closer to the front lot line than the front edge of the planned primary structure), and Section 3.04 (AE Agricultural Estates District Dimensional Standards) to reduce the required front yard setback from 75 feet down to 65 feet, 60 feet, 55 feet, or a distance the Board of Adjustment deems appropriate. The affected property consists of Parcel #894631100008, an approximately 2.11-acre property located at 5 Rose Lane, Sioux City, Iowa 51106, in the Agricultural Estates (AE) Zoning District in Concord Township (T89N R46W), Section 31, Northwest Quarter (NW ¼), legally described as Lot Five (5), in Block One (1), Sun View Addition to Woodbury County, Iowa. The property lies in an Area of Minimal Flood Hazard (Zone X) and is currently used for residential/agricultural estates purposes, with the proposed use being a residential accessory building (garage/shed). The owners/applicants are Lance & Kayci Britton, 1612 Myrtle St., Sioux City, Iowa 51103.

B	INFORMATION ITEM ON THE WOODBURY COUNTY ZONING COMMISSION'S DIRECTION FROM THE BOARD OF SUPERVISORS TO REVIEW THE ZONING ORDINANCE'S PERMITTING PROCEDURES FOR INDUSTRIAL DATA CENTERS FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY.
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)