NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF ADJUSTMENT

WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, November 2, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, November 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	**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**
	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM TRACY & JULIE NELSON FOR RELIEF TO ALLOW A REAR ADDITION TO A LEGAL NONCONFORMING SINGLE-FAMILY DWELLING, CONSTRUCTION OF A NEW DETACHED GARAGE, DECK, SITE GRADING FOR ACCESSIBILITY IMPROVEMENTS, A NEW SEPTIC SYSTEM LOCATION, AND A POOL, INCLUDING RELIEF FROM FRONT YARD SETBACK REQUIREMENTS UNDER SECTIONS 3.04, 4.02.4(A), AND 4.12 OF THE WOODBURY COUNTY ZONING ORDINANCE ON PARCEL #864713300007 AT 3070 CASS AVENUE, SALIX, IOWA 51052. **SUMMARY:** The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owners and applicants, Tracy Nelson and Julie Nelson. The application requests variance relief from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance, and as necessary from Section 4.02.4(A) (Legal Nonconforming Structures) and Section 4.12 (Accessory Buildings), to authorize a rear addition to the existing single-family dwelling, construction of a new detached garage, a deck, site grading for improved accessibility, a new septic system location, and a pool. The existing residential structure is a legal nonconforming building because it lies within the required 100-foot front yard setback of the Agricultural Preservation (AP) Zoning District. The applicants request variance relief as necessary to locate the proposed addition on the rear of the house no closer to the front right-of-way line than the existing dwelling footprint including front deck (approximately 40 to 55 feet from the front lot line/right-of-way, which is located 33 feet from the centerline of Cass Avenue), specifically seeking relief to allow construction of the addition to the legal nonconforming structure at a setback of approximately 65 feet or greater from the front right-of-way line (or such other distance as the Board of Adjustment may determine to be the minimum relief necessary), together with requested relief for the detached garage under Section 3.04 and Section 4.12 which would place the garage behind the front wall of the house but still within the 100 foot setback at approximately 70 feet or more from the right-of-way line. The final location, dimensions, and configuration of the garage remain subject to refinement during the review and public hearing process. The house addition will extend beyond the rear of the existing house, with portions within the front yard setback, and the final location, dimensions, and configuration remain subject to refinement during the review and public hearing process. All proposed structures and additions would encroach into the 100-foot setback but would not be located closer to the right-of-way than the closest point of the existing house. The affected property consists of Parcel No. 864713300007, approximately 2.04 acres, located at 3070 Cass Avenue, Salix, Iowa 51052, in the Agricultural Preservation (AP) Zoning District, within Township 86 North (T86N), Range 47 West (R47W), Section 13, Lakeport Township. The property is also identified as Lot 2 within the Sandhill Estates Second Addition. The property is located east of Interstate 29 along Cass Avenue and is currently used as a single-family residential dwelling. The applicants and owners are Tracy Nelson and Julie Nelson, with mailing/contact address related to 24 Lakeview Lane / 3070 Cass Avenue, Salix, Iowa 51052.

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)**