

**CITY OF STORM LAKE  
BOARD OF ADJUSTMENT MEETING  
CITY HALL - COUNCIL CHAMBERS  
MAY 14, 2026  
5:15 PM**



City of Storm Lake  
PO Box 1086  
Storm Lake, IA 50588  
p (712) 732-8000  
f (712) 732-4114

**AGENDA**

**Access to the official meeting can also be done through the following ways:**

**BY TELEPHONE**

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID:816 1811 4187

**BY COMPUTER:**

<https://us06web.zoom.us/j/81618114187>

**A. Call The Meeting To Order**

**B. New Business**

- 1. Motion To Review And Approve Minutes From The April 1, 2026, Board Of Adjustment Meeting**
- 2. Board Members Need To Nominate And Elect A Board Chair**
- 3. Public Hearing Application 2026-2 A Request For A 3' Front Yard Fence Height Variance In The CC, Community Commercial Zoning District To Allow A 7' Chain Link Fence In The Front Yard Setback.**
- 4. Application 2026-2 A Request For A 3' Front Yard Fence Height Variance In The CC, Community Commercial Zoning District To Allow A 7' Chain Link Fence In The Front Yard Setback.**
- 5. Public Hearing Application 2026-3 A Request For A Street Side Yard Setback Variance Of Sixteen And Two Hundredths Feet (16.02') In The IN-2, Institutional Facilities Zoning District To Allow A Vestibule At The South End Of The Existing Building.**
- 6. Application 2026-3 A Request For A Street Side Yard Setback Variance Of Sixteen And Two Hundredths Feet (16.02') In The IN-2, Institutional Facilities Zoning District To Allow A Vestibule At The South End Of The Existing Building.**

**C. Adjourn**

**Meeting Protocol**

If you wish to speak today, please:

- To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
- If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
- Please keep your remarks to three (3) minutes or less.
- If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.



**Staff Summary**

**5/14/2026**

**Agenda Item # B.1.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Motion To Review And Approve Minutes From The April 1, 2026, Board Of Adjustment Meeting**

**BACKGROUND:** .

**COMPREHENSIVE  
PLAN RELATIONSHIP:** .

**POTENTIAL FINDINGS:** .

**RECOMMENDATION:** Review and Approve Minutes from the April 1, 2026, Board of Adjustment Meeting

**ATTACHMENTS:**

1. 04012026minutes draft

**CITY OF STORM LAKE, April 1, 2026, 5:15 PM**

**Present:** Board Member Chris Cleveland, Board Member Mike Frantz, Board Member Kevin McKinney, Board Member Robert Swanson

**Absent:** Board Member Amanda Goodenow,

**Others Present:** Scott Olesen (Zoning Administrator), Colette Baker (City of Storm Lake) Chris Chamber (Building Official) Rob Colerick (BVRMC), Amanda Goodenow (ISG)

**Call Meeting To Order 5:15 P.M.**

**New Business**

Motion To Review And Approve Minutes From The November 5, 2025 Board Of Adjustment Moved by Board Member Frantz, Second Board Member Swanson. All ayes minutes approved.

**Public Hearing Application 2026-1 A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**

Board Member Cleveland opens the Public Hearing.

Scott Olesen Reviews the plans as related to Article 1209(c)

The new building will consist of a new medical clinic and a corridor that provides access for patients from the main Hospital building to the clinic, as well as parking for both the public using the clinic and some spaces for staff members. The existing parking lot will also be utilized.

The Clinic will have an enclosure on the north side of the building for the garbage dumpsters. there is a City sanitary sewer main located between the buildings and there is a change in grade that would create an issue with ADA accessibility between the two buildings, since the Hospital is lower than the clinic site. The proposed passageway that connects the two buildings will be able to meet ADA requirements with the distance provided between the two structures and will limit the amount of structure located on top of the City sanitary sewer main. The area of the dumpster enclosure will mostly front up on the street intersection and not be directly in front of the dwellings across the road.

**In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1,a,b,c,d e, and f, as modified, by The State of Iowa HF 652. As listed below.**

1) **The variance is not contrary to the public interest:** Approving this variance request would permit an important public institution to expand its services to the community as a whole.

2) **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:** The applicant's property has some unique challenges in that there is an existing sanitary sewer main running between the existing Hospital and the proposed Clinic addition. This limits how far the new addition can be placed to the south and in relationship to the sewer main and still allows future access to repair the sewer main and limits the potential damage to the foundations of the adjoining structures when repairs are made. Relocating the sanitary sewer would be very difficult to do because of existing grades. There is a difference in elevation between the existing structure and the new proposed structure. There is to be a connecting walkway between the Hospital and the new clinic. In order to maintain a walking surface slope that complies with ADA regulations, the building must be shifted to the north, which requires the north side setback variance request. There is a minimum spacing requirement in the International Building Code between the existing Hospital and the new addition that must be complied with. And lastly, the ability to reduce the impervious coverage on the site is affected by the desire to efficiently use property as efficiently as possible to preserve existing housing and by making it difficult to use alternative means of reducing hard surfaces by the use of pervious pavers, which can at times pose issues for mobility challenged individuals due to shifts caused by freezing and thawing.

3) **The Spirit of the ordinance shall be observed and substantial justice done:** The intention of having setback and impervious coverage requirements is to protect the adjoining owners and the public in general from having conflicts arising from differing uses and potential detrimental affects from one property to another. The proposed request will not negatively impact the public based on the limited scope of the request to the overall project and by other controls required by the City Code, such as storm water regulations.

**HF 652 clarifies that the owner who applies for this type of variance must also prove the following:**

1) **The practical difficulties faced are unique to the property at issue and not self-created:** Due to the topography of the building site and the clientele the facility serves, and existing City infrastructure, moving the building further away from the lot line will negatively impact the accessibility to the building as will attempting to reduce the impervious coverage by utilizing pervious pavers to limit hard surface area, especially in light of their requirement to control storm water runoff.

2) **Granting the variance will not significantly alter the essential character of the surrounding neighborhood:** The request for setback variances for the north side of the property is limited to a trash storage area and a brick screen wall that are of a very limited

area of the building. The vast majority of the building meets all setbacks and the area in question for the reduced setbacks is separated by a street and partially fronts up at the intersection of two streets and not the front of a dwelling. The request for an impervious coverage variance is offset by the requirements in the City Code, which will mandate that the finished building site controls the run-off from specific rain events to no more than the run-off generated by the property prior to the construction of the building and requires improvement in water quality of the storm water going to the Lake.

Board Member McKinney inquires on size and age of sewer line.

Hearing no more comments, Board Member Cleveland closes the Public Hearing.

**Application 2026-1 A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**

Motion Board Member Mckinney:

I Kevin McKinney hereby move that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been met by **BVRMC** with regard to the proposed variance set forth in the applicant's application dated **March 4, 2026**. That we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible reasonable use of the land; and that granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. We therefore approve the application for the variance filed on **March 4, 2026** by **BVRMC** as follows:

A variance be granted for the parcels located on Highview Drive legally described as:

Lot Four (4) and the South Half (S 1/2) of Lot Three (3), Block Two (2), Third Pleasant View Addition

Lot Four (4), Block Three (3), in the First Pleasant View Addition

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3), Block Four (4)  
Lot Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

Lot Eight, Block Two Of Hasenwinkle's Addition To The City Of Storm Lake to allow for an impervious coverage variance of 416 square feet in the R-2, Low Medium Density Residential Zoning District.

Subject to the following conditions and safeguards:

- Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.
- Must complete work in three years

2<sup>nd</sup> Board Member Frantz

Roll call vote Board Member Mckinney, Board Members Frantz , Board Member Swanson, Board Member Cleveland aye. Board Member Goodenow absent Motion carries.

No further new business Board Member Frantz makes a motion to adjourn

**Adjourn 5:33 pm**

**Staff Summary**

**5/14/2026**

**Agenda Item # B.2.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** Board Members Need To Nominate And Elect A Board Chair

**BACKGROUND:** .

**COMPREHENSIVE  
PLAN RELATIONSHIP:** .

**POTENTIAL FINDINGS:** .

**RECOMMENDATION:** Accept nominations and vote on a new Chairperson

**ATTACHMENTS:**

None

**Staff Summary**

**5/14/2026**  
**Agenda Item # B.3.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Public Hearing Application 2026-2 A Request For A 3' Front Yard Fence Height Variance In The CC, Community Commercial Zoning District To Allow A 7' Chain Link Fence In The Front Yard Setback.**

**BACKGROUND:** Marcus Lumbar is requesting a variance to the allowable height of a fence in the front yard setback in the CC Community Commercial Zoning District. They wish to extend an existing permitted 7' fence into the front yard setback extending further east. The fence would extend their yard, which would be directly south of the fence line. . The current area is an unused blacktop parking area. They would like the 7' fence for security reasons and feel a 4' fence would not be effective.

**COMPREHENSIVE PLAN RELATIONSHIP:** Page 59 Goal 1: "Support and expand the City's existing economic base."  
Item 2 under Goal 1 states: "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

**POTENTIAL FINDINGS:** In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1,a,b,c,d e, and f, as modified, by The State of Iowa HF 652. As listed below.  
1.) The variance is not contrary to the public interest: It is not blocking any views or creating any safety hazards.  
2) 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: They

have additional room to the south but the area is used for loading and unloading. Extending the yard spout would make it difficult for semis and trailers to turn around.

3) The spirit of the ordinance shall be observed and substantial justice done: literal enforcement of the ordinance would cause an unfair burden on the owners of trying to move the yard or to have a shorter fence that would not keep it secure. They currently have a large unused space that is not needed for parking and could better serve the business as storage.

The Statute clarifies that a property owner who applies for this type of variance must prove the following:

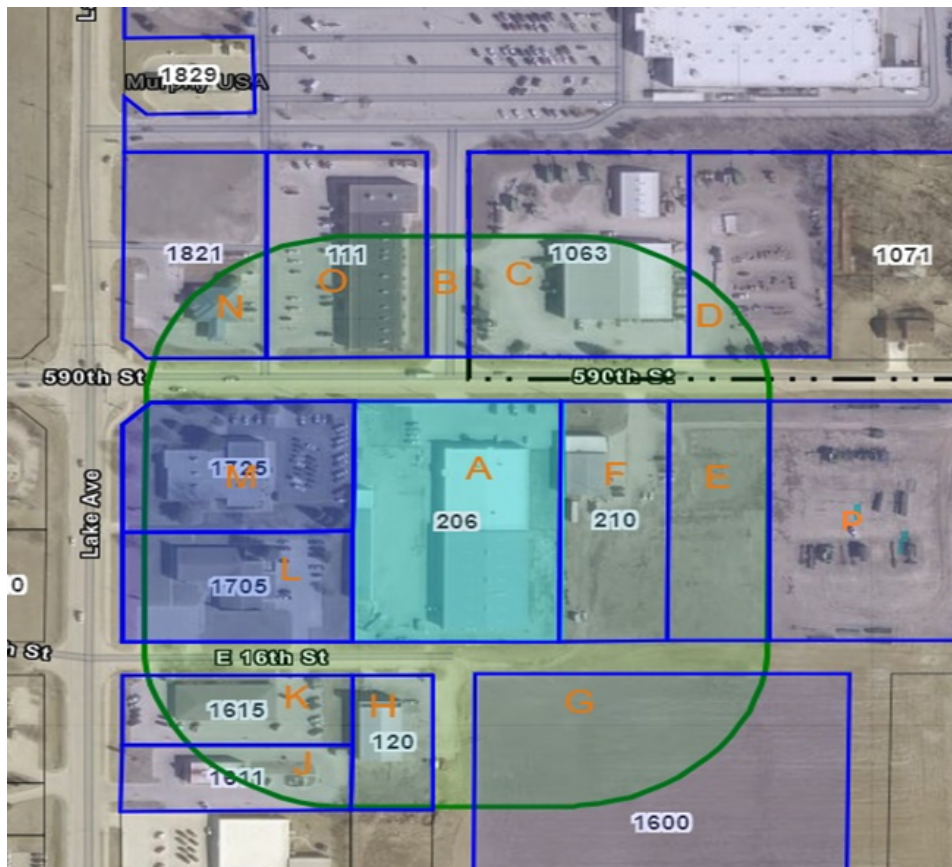
1) The practical difficulties faced are unique to the property at issue and not self-created: This parking, building, and fence were already there when the current owner bought the property.

**2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: This will not change the neighborhood.**

**RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.**

**ATTACHMENTS:**

1. Map with Address List
2. Marcus Lumber Application
3. Public Notice Paper



Parcel Id	Map Key	Property Address	OwnerName	Owner Address	OwnerCityStZip
1034201005	A	206 Salebarn Rd	MARCUS LUMBER COMPANY	P O BOX 666	MARCUS, IA 51035-0666
1027452001	B	1831 Lake Ave	WAL-MART REAL ESTATE BUSINESS TRUST	P O BOX 8050	BENTONVILLE, AR 72712-8050
1027400009	C	1063 590th Ave	R&M COMMERCIAL PROPERTIES LLC	200 E 10TH ST SUITE 300	SIoux FALLS, SD 57104
1027400010	D		R&M COMMERCIAL PROPERTIES LLC	200 E 10TH ST SUITE 300	SIoux FALLS, SD 57104
1034201009	E	Salebarn Rd	BT INVESTMENTS LC	185 STONEY POINT DR	STORM LAKE, IA 50588
1034201010	F	210 Salebarn Rd	REBNORD PROPERTIES MANAGEMENT LLC	210 SALEBARN RD	STORM LAKE, IA 50588
1034201010	F	210 Salebarn Rd	BT INVESTMENTS LC	185 STONEY POINT DR	STORM LAKE, IA 50588
1034203006	G	1600 Seneca	BT INVESTMENTS LC	185 STONEY POINT DR	STORM LAKE, IA 50588
1034208001	H	120 E 16th	KRUGER TREVOR	815 W MILWAUKEE	STORM LAKE, IA 50588
1034202002	J	1611 Lake Ave	CARISCH BROTHERS LP	7031 SMAYFLOWER PARK DR	ZIONVILLE, IN 46077
1034202001	K	1615 Lake Ave	VISTA INVESTMENTS LLC	510 LAKESHORE DR	LAKESIDE, IA 50588
1034201003	L	1705 Lake Ave	STALCUP AGRICULTURAL SERVICES INC	P O BOX 67	STORM LAKE, IA 50588-0067
1034201004	L	1705 Lake Ave	BUENA VISTA COUNTY FARM BUREAU	1707 LAKE AVE	STORM LAKE, IA 50588
1034205001	M	1711 Lake Ave	MEMBERS MUTUAL INSURANCE ASSOCIATION	1711 LAKE AVE	STORM LAKE, IA 50588
1034205002	M	1725 Lake Ave	NORTH LAKE PROFESSIONAL ASSOCIATION LLC	1725 LAKE AVE	STORM LAKE, IA 50588
1027451003	N	1821 Lake Ave	CITIZENS FIRST NATIONAL BANK OF STORM LAKE	DRAWER 1227	STORM LAKE, IA 50588
1027451004	O	111 Salebarn Rd	MADISON BARNWELL PARTNERSHIP	179 POST OAK PLACE	INEZ, TX 77968
1034201007	P		R&M COMMERCIAL PROPERTIES LLC	200 E 10TH ST SUITE 300	SIoux FALLS, SD 57104

# Variance Application

04/23/2026 10:16 PM (CDT)



The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The request will be heard by the Board of Adjustment.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.

**Property Owner First Name**          MARCUS LUMBER

**Property Owner Last Name**          MARCUS LUMBER

**Business Name**                        MARCUS LUMBER

**Owner Address**                        409 N Locust St

**Owner City**                              MARCUS

**Owner State**                            IOWA

**Owner ZIP Code**                      51035

**Phone Number**                        712-376-4141

**Email Address**                         grant@marcuslumber.com

**Property Address**                      206 SALE BARN ROAD

**City**                                        Storm Lake

**State**                                      iowa

**ZIP Code**                                50588

**Brief Legal Description**              03-01 STORM LAKE CORP WASH GEISINGERS COMMERCIAL 2ND ADD

**Current Zoning District**              CC-Community Commercial

[Click to view City Zoning Code and set back requirements](#)

**Height Allowed**                        4

**Height Proposed**                      7

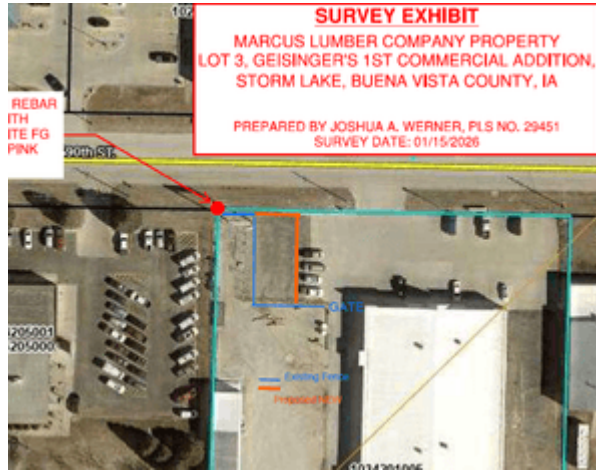
**Other Requests**                        We have an existing chain link fence on the front (NW) corner of our property. We'd like to extend this to allow expansion to our yard. The current area is an unused blacktop parking. The current fence is 7' tall. We were informed the front set back for the same height of fence on a commerical property is 40'. Anything under a 40' set back is allowed to be a 4' tall fence. The purpose of our fence is to

secure our property and to keep out wrongdoers. A 4' tall fence would not provide the same protection. Therefore we would like to apply for a variance to allow us to continue the path of the existing 7' fence further East. This would match what we have and would only enclose a parking lot. Directly behind (south) of this proposed fenceline would be our existing yard.

Principle Use

lumberyard

Maps and Drawings



## City of Storm Lake Use

### Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

Date

04/23/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.

Have a great day!

Request Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_



**NOTICE OF PUBLIC HEARING FOR PUBLICATION  
CITY OF STORM LAKE**

**BOARD OF ADJUSTMENT** File number: **2026-2**

City of Storm Lake  
PO Box 1086  
Storm Lake, IA 50588  
p (712)732-8000  
f (712)732-4114

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Marcus Lumber Company, located at 206 Sale Barn Road and legally described as:

Lot Three (3), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake.

The petition requests approval of 3' front yard fence height variance in the CC, Community Commercial Zoning District to allow a 7' chain link fence in the front yard setback.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Thursday, May 14, 2026 5:15 pm.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: **Dial: 1-312-626-6799** or toll-free 1-888-475-4499 **Webinar ID: 816 1811 4187**, By Computer: <https://us06web.zoom.us/j/81618114187>

You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen". The signature is written in a cursive style.

Scott Olesen  
Zoning Administrator

**Staff Summary**

**5/14/2026**  
**Agenda Item # B.4.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Application 2026-2 A Request For A 3' Front Yard Fence Height Variance In The CC, Community Commercial Zoning District To Allow A 7' Chain Link Fence In The Front Yard Setback.**

**BACKGROUND:** Marcus Lumbar is requesting a variance to the allowable height of a fence in the front yard setback in the CC Community Commercial Zoning District. They wish to extend an existing permitted 7' fence into the front yard setback extending further east. The fence would extend their yard, which would be directly south of the fence line. . The current area is an unused blacktop parking area. They would like the 7' fence for security reasons and feel a 4' fence would not be effective.

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This is

- 1.) The variance is not contrary to the public interest: It is not blocking any views or creating any safety hazards.
- 2) 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: They have additional room to the south, but the area is used for loading and unloading. Extending the yard spout would make it difficult for semis and trailers to turn around.

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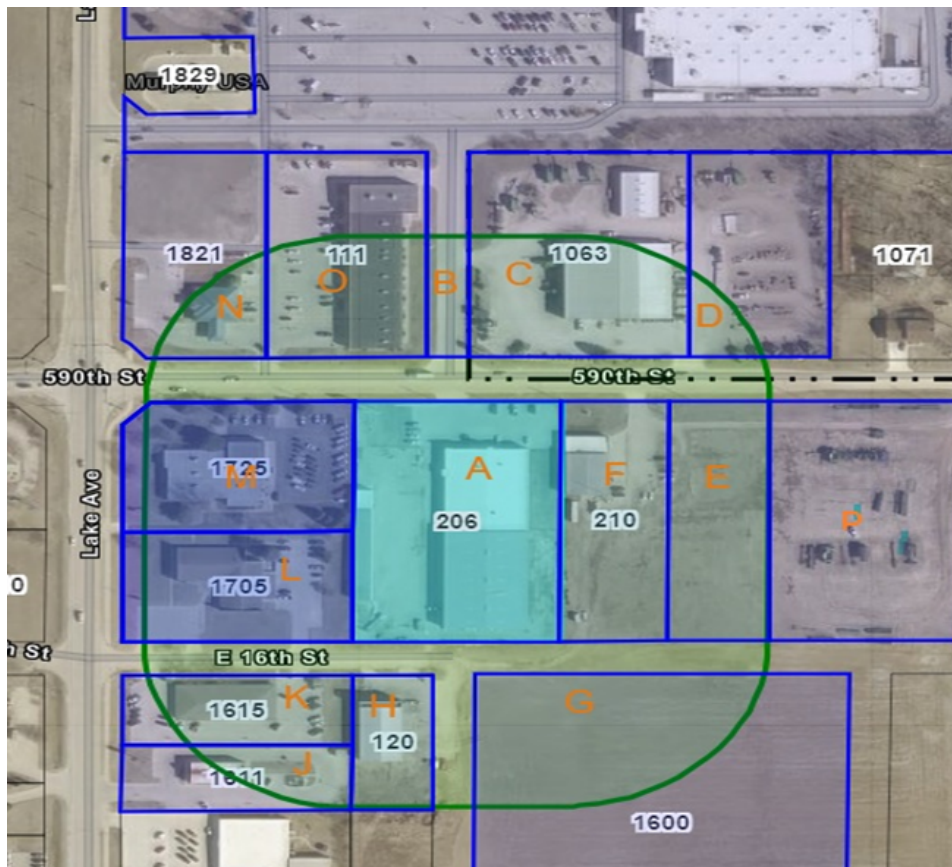
1) The practical difficulties faced are unique to the property at issue and not self-created: This parking, building, and fence were already there when the current owner bought the property.

2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: This will not change the neighborhood.

**RECOMMENDATION:** Review and approve application 2026-2

**ATTACHMENTS:**

1. Map with Address List
2. Marcus Lumber Application
3. Public Notice Paper



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1034201007	P		R&M COMMERCIAL PROPERTIES LLC	200 E 10TH ST SUITE 300	SIoux FALLS, SD 57104

# Variance Application

04/23/2026 10:16 PM (CDT)



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- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Property Owner First Name	MARCUS LUMBER
Property Owner Last Name	MARCUS LUMBER
Business Name	MARCUS LUMBER
Owner Address	409 N Locust St
Owner City	MARCUS
Owner State	IOWA
Owner ZIP Code	51035
Phone Number	712-376-4141
Email Address	grant@marcuslumber.com
Property Address	206 SALE BARN ROAD
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	03-01 STORM LAKE CORP WASH GEISINGERS COMMERCIAL 2ND ADD
Current Zoning District	CC-Community Commercial
<a href="#">Click to view City Zoning Code and set back requirements</a>	
Height Allowed	4
Height Proposed	7

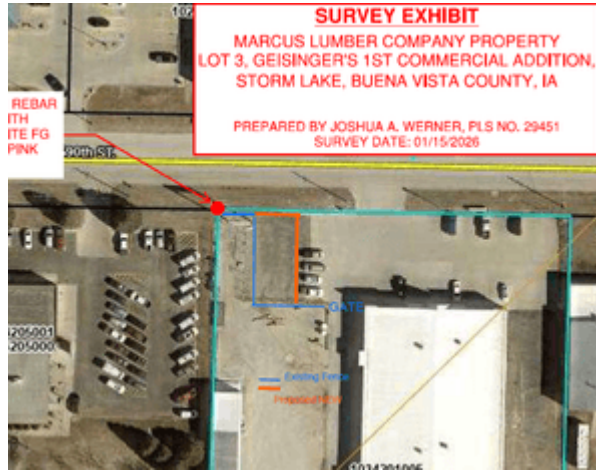
**Other Requests** We have an existing chain link fence on the front (NW) corner of our property. We'd like to extend this to allow expansion to our yard. The current area is an unused blacktop parking. The current fence is 7' tall. We were informed the front set back for the same height of fence on a commercial property is 40'. Anything under a 40' set back is allowed to be a 4' tall fence. The purpose of our fence is to

secure our property and to keep out wrongdoers. A 4' tall fence would not provide the same protection. Therefore we would like to apply for a variance to allow us to continue the path of the existing 7' fence further East. This would match what we have and would only enclose a parking lot. Directly behind (south) of this proposed fenceline would be our existing yard.

Principle Use

lumberyard

Maps and Drawings



## City of Storm Lake Use

### Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

A handwritten signature in black ink, appearing to read "G. R. A. J." with a stylized flourish at the end.

Date

04/23/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.

Have a great day!

Request Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_



**NOTICE OF PUBLIC HEARING FOR PUBLICATION  
CITY OF STORM LAKE**

**BOARD OF ADJUSTMENT** File number: **2026-2**

City of Storm Lake  
PO Box 1086  
Storm Lake, IA 50588  
p (712)732-8000  
f (712)732-4114

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Marcus Lumber Company, located at 206 Sale Barn Road and legally described as:

Lot Three (3), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake.

The petition requests approval of 3' front yard fence height variance in the CC, Community Commercial Zoning District to allow a 7' chain link fence in the front yard setback.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Thursday, May 14, 2026 5:15 pm.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: **Dial: 1-312-626-6799** or toll-free 1-888-475-4499 **Webinar ID: 816 1811 4187**, By Computer: <https://us06web.zoom.us/j/81618114187>

You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen".

Scott Olesen  
Zoning Administrator

**Staff Summary**

**5/14/2026  
Agenda Item # B.5.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Public Hearing Application 2026-3 A Request For A Street Side Yard Setback Variance Of Sixteen And Two Hundredths Feet (16.02') In The IN-2, Institutional Facilities Zoning District To Allow A Vestibule At The South End Of The Existing Building.**

**BACKGROUND:** The building has a pre-existing street side yard setback of six and seventy-three hundredths feet (6.73') from the side lot line. the proposed setback will place the building entrance addition to within 3.98 feet of the south lot line.

The building was not built within the required 20-foot setbacks. it is assumed that the zoning ordinances were enacted or adjusted following the construction of the building. The unique nature of the building filling up so much of a neighborhood block did not provide many design options for the arrangement of the renovated gym lobby space. The location of the lobby needed to be between the existing gymnasium and the exterior walls to the south in order to have clear and immediate access to the public way. With the school's plan to expand to the west in the future, the only viable connection location would be at this gym lobby. providing adequate corridor/lobby width for a future set of doors was a key program element for the design. other elements of the lobby include:

- Upgraded Accessible Restrooms, Located Directly Off The Gym Lobby.
- Improved Concessions Stand With Serving Counters Equipped With Fire-Rated Shutters.
- A Lounge Area For Students And Visitors.
- Upgraded Space To Provide Adequate Egress Width To All Exit Doors.
- An Improved Egress Stair With Adequate Width And A Ramp

Which Complies With ADA Requirements.

Relating to the variance requested at the entry vestibule, building codes and accessibility laws required a deeper vestibule than what is currently provided. This takes into account energy codes, egress width requirements, and accessibility for space between doors.

**COMPREHENSIVE**

**PLAN RELATIONSHIP:**

Page 14 Goal 1 item 1: "Preserve the existing institutions and housing within Storm Lake," and Goal 3 "Encourage the development and redevelopment of areas with dilapidated or old structures and enhance community entrances," and Goal 4: "Build quality public places for the community."

**POTENTIAL FINDINGS:**

In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1, a, b, c, d, e, and f, as modified, by The State of Iowa HF 652. As listed below.

1.) The variance is not contrary to the public interest: The area being added is a vestibule with non-flammable materials.

The project includes a public sidewalk in the right of way.

2) 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: By following the strict reading of the zoning ordinance, the newly designed lobby would create a potential bottleneck at the interior side of the vestibule, restricting usage, circulation and safe egress of people within the building and the planned future addition.

Considering the size of a typical high school gym lobby, most provide space greater than that required by code due to the large volume of people coming and going at the beginning and end of events.

3) The spirit of the ordinance shall be observed and substantial justice done: The size and configuration of the school building built prior to the enactment of the current 20-foot setback rule has placed an exceptional hardship on the school such that they need additional space to accommodate the current and planned future use of the lobby. The school is a non-profit entity, and the design is not developed out of convenience, but with the intent to comply with all laws and codes to the greatest extent possible.

The Statute clarifies that a property owner who applies for this type of variance must prove the following:

1) The practical difficulties faced are unique to the property at issue and not self-created: The Architect assumes that the building was constructed prior to the establishment of the current setbacks for

this district (Institutional and as such the building is situated without room for reasonable remedy for creating an adequately sized lobby with features complying with building code and accessibility laws (ramps, doors, restrooms).

The shape of the high school building fills most of the southeast section of the city block. Options for expansion in other directions were limited by the access drive to the west which contains several significant utilities.

2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: The type of activity and use happening at this property remains the same as before with improvements for accessibility and safety. The change to the exterior appearance is similar to other schools in Storm Lake, and enhances the identifiability of the entrance for the public.

**RECOMMENDATION:** Open Public Hearing, Hear the Public. Close Public Hearing

**ATTACHMENTS:**

1. St Marys Variance Request
2. 34287 St.Mary's Entrance Site Plan 04-23-2026
3. 312 Seneca Application
4. Map With Address LIst
5. Public Notice for Paper

5/6/2026

Board of Adjustment  
 City of Storm Lake, City Hall  
 P.O. Box 1086  
 620 Erie Street  
 Storm Lake, Iowa, 50588

RE: St Mary's Catholic School – Request for Variance Justification  
 Architect's Project Number: 2024005

Dear Board Members,

St Mary's Catholic School (aka St Mary Schools) requests a variance to permit the building's setback to be 3.98 feet from the property line per the attached drawing. The proposed change is only 2.33 feet from the current building setback. The proposed new entry vestibule is the first step in a larger 10-year plan for the school to expand their facility and serve more students and families in Storm Lake. The current project includes a renovation of the existing gymnasium lobby that will allow this future expansion to the west. It will serve as a new front door for families attending basketball and volleyball games, graduations, and other school events. Along with the new entry the gymnasium lobby is planned to be renovated to nearly double the existing size of the space, which will ease access and movement to the gym.

St Mary's Catholic School has been a stable community institution in Storm Lake for over 100 years. The church first purchased the school property in 1912 and has educated thousands of students. The high school building being renovated was built in 1956 and has some existing constraints that have led to the design as proposed and the requested variance.

First, since the building was not built within the required 20-foot setbacks, it is assumed that the zoning ordinances were enacted or adjusted following the construction of the building. The unique nature of the building filling up so much of a neighborhood block did not provide many design options for the arrangement of the renovated gym lobby space. The location of the lobby needed to be between the existing gymnasium and the exterior walls to the south in order to have clear and immediate access to the public way.

Second, with the school's plan to expand to the west in the future, the only viable connection location would be at this gym lobby. Providing adequate corridor/lobby width to a future set of doors was a key program element for the design. Other elements of the lobby include:

- Upgraded accessible restrooms, located directly off the gym lobby
- Improved concessions stand with serving counters equipped with fire rated shutters
- A lounge area for students and visitors
- Upgraded space to provide adequate egress width to all exit doors
- An improved egress stair with adequate width

Third, specifically relating to the variance requested at the entry vestibule, building codes and accessibility laws required a deeper vestibule than what is currently provided. This takes into account energy codes, egress width requirements, and accessibility for space between doors.

With each of these constraints, we propose to build the entry vestibule at the proposed location in order to prevent a corridor that would be too narrow in the lobby where people will be needing to circulate in four distinct directions (west to the proposed new additions, north to the stair to the second level and concessions stand, east into the lobby and the gym, and south to exit the building). With all of these paths crossing, there is a potential safety concern in an emergency.

Consider other high school gyms and the entry/lobby spaces that serve them. Most gym lobbies require significant space for people coming and going before and after events. As a hub of school activity and a central node for circulation, it is reasonable that the school would wish to provide a space that can safely handle the high number of people that move in and out of it in a short time.

In order to specifically address each of the requirements listed in the zoning ordinance to grant a variance, please see the list below:

#### VARIANCE REQUEST JUSTIFICATION

(a) Undue Hardship (what right do other properties have that St Mary's cannot have?)

- By following the strict reading of the zoning ordinance, the newly designed lobby would create a potential bottleneck at the interior side of the vestibule, restricting usage, circulation and safe egress of people within the building and the planned future addition.
- Consider sizes of a typical high school gym lobby, most provide space greater than that required by code due to the large volume of people coming and going at the beginning and end of events.

(b) How is this Hardship unique to St Mary's?

- The Architect assumes that the building was constructed prior to the establishment of the current setbacks for this district (Institutional-2), and as such the building is situated without room for reasonable remedy for creating an adequately sized lobby with features complying with building code and accessibility laws (ramps, doors, restrooms).
- The shape of the high school building fills most of the southeast section of the city block. Options for expansion in other directions were limited by the access drive to the west which contains several significant utilities.

(c) Does it create a detriment to other adjacent properties? Does it change the character of the district?

- No, the type of activity and use happening at this property remains the same as before with improvements for accessibility and safety. The change to the exterior appearance is similar to other schools in Storm Lake, and enhances the identifiability of the entrance for the public.

(d) Prove that the hardship is not for convenience, profit, or caprice. Define the exceptional hardship.

- The size and configuration of the school building built prior to the enactment of the current 20-foot setback rule has placed an exceptional hardship on the school such that they need additional space to accommodate the current and planned future use of the lobby. The school is a non-profit entity, and the design is not developed out of convenience, but with the intent to comply with all laws and codes to the greatest extent possible.

(e) Is this a common issue that would suggest a change to the zoning ordinances?

- No, the situation at this property is relatively unique given the age, size and position of the building.
- The area being added is a vestibule with non-flammable materials.
- The project includes a public sidewalk in the right of way.

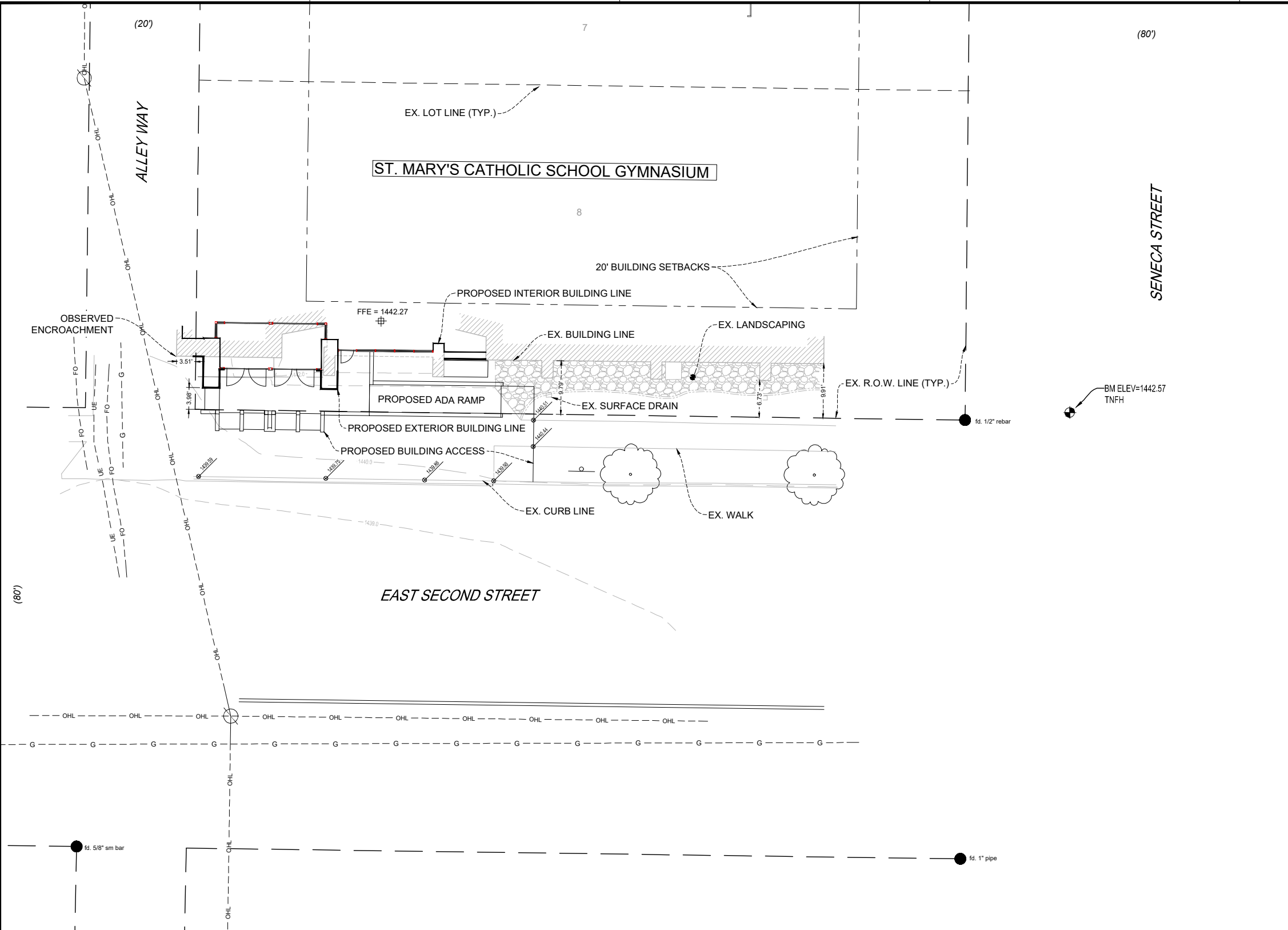
Thank you for your consideration of this request.

Sincerely,  
FEH Design



Patrick Schnell, AIA  
Associate Principal Architect

Enclosed:        Site Survey  
CC:                Keri Navratil, Storm Lake City Manager  
                      Scott Olesen, Storm Lake Building Official  
                      Chris Chambers, Storm Lake Building Official  
                      Dan Gaffney, St Mary's Catholic School, Director of Operations  
                      Father Brent Lingle, St Mary's Catholic Church and School



SYMBOL LEGEND	
EXISTING	
	EX SAN MH
	SANITARY MANHOLE
	WATER VALVE
	WELL
	HYDRANT
	EX YARD HYD
	YARD HYDRANT
	UTILITY POLE
	ELECTRIC METER
	DECIDUOUS TREE
	CORNERS FOUND (MONUMENTS AS DESCRIBED)
	rpc
	100.00'
	(100.00')
	TNFH

LINETYPE LEGEND	
EXISTING	
	STORM DRAIN
	SANITARY SEWER
	WATER MAIN
	GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	FIBER OPTIC
	FENCE LINE
	TREE LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPERTY LINE

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

**ST. MARY'S CATHOLIC SCHOOL PHASE 1 RENOVATIONS**

STORM LAKE IOWA

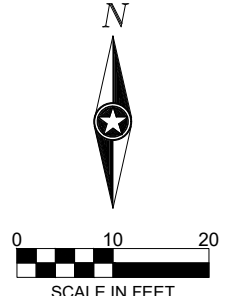
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34287
FILE NAME	X-34287-EX-SITE-S
DRAWN BY	BAM
DESIGNED BY	BAM
REVIEWED BY	JAW
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

**DESCRIPTION:**

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK FORTY-ONE (41), TO THE ORIGINAL TOWN OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA.

SITE SUMMARY	
PROPRIETOR	ST. MARY'S CATHOLIC CHURCH
PROPERTY ADDRESS	304 SENECA STREET, STORM LAKE, IA 50588
ZONING CLASSIFICATION	IN-2 INSTITUTIONAL FACILITIES



**SITE PLAN**

SHEET **1**

# Variance Application


04/23/2026 2:01 PM (CDT)



The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The request will be heard by the Board of Adjustment.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.


<b>Property Owner First Name</b>	Dan
<b>Property Owner Last Name</b>	Gaffney
<b>Business Name</b>	St Marys Schools
<b>Owner Address</b>	300 E 3rd Street
<b>Owner City</b>	Storm Lake
<b>Owner State</b>	IA
<b>Owner ZIP Code</b>	50588
<b>Phone Number</b>	712-732-3110
<b>Email Address</b>	dgaffney@stormlakecatholic.com
<b>Property Address</b>	312 Seneca Street
<b>City</b>	Storm Lake
<b>State</b>	Iowa
<b>ZIP Code</b>	50588
<b>Brief Legal Description</b>	Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), and eight (8), block forty-one (41), to the original town of the city of Storm Lake, Buena Vista County, Iowa
<b>Current Zoning District</b>	IN-2-Institutional Facilities
<a href="#">Click to view City Zoning Code and set back requirements</a>	
<b>Front Yard Required Set Back</b>	20
<b>Front Yard Proposed Set Back</b>	20
<b>Height Allowed</b>	65

Height Proposed	34
Street Side Yard Required Set Back	20
Street Side Yard Proposed	4
Rear Side Yard Required Set Back	20
Rear Side Yard Proposed	20
Current Building Coverage	45
Building Coverage Proposed	45
Current Impervious Coverage	66
Impervious Coverage Proposed	66
Other Requests	Request is to allow a vestibule at the south end of the existing building to extend further beyond the side yard setback line. No changes are proposed to the overall building height or other setbacks. Note that the existing building is 6.73 feet away from the side yard setback line on the south (see attached drawings). The new proposed vestibule extends an additional 2.75 feet into the side yard setback.
Principle Use	School
Maps and Drawings	 34287 St.Mary's Entrance Site Plan 04-23-2026.pdf

## City of Storm Lake Use

### Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature 

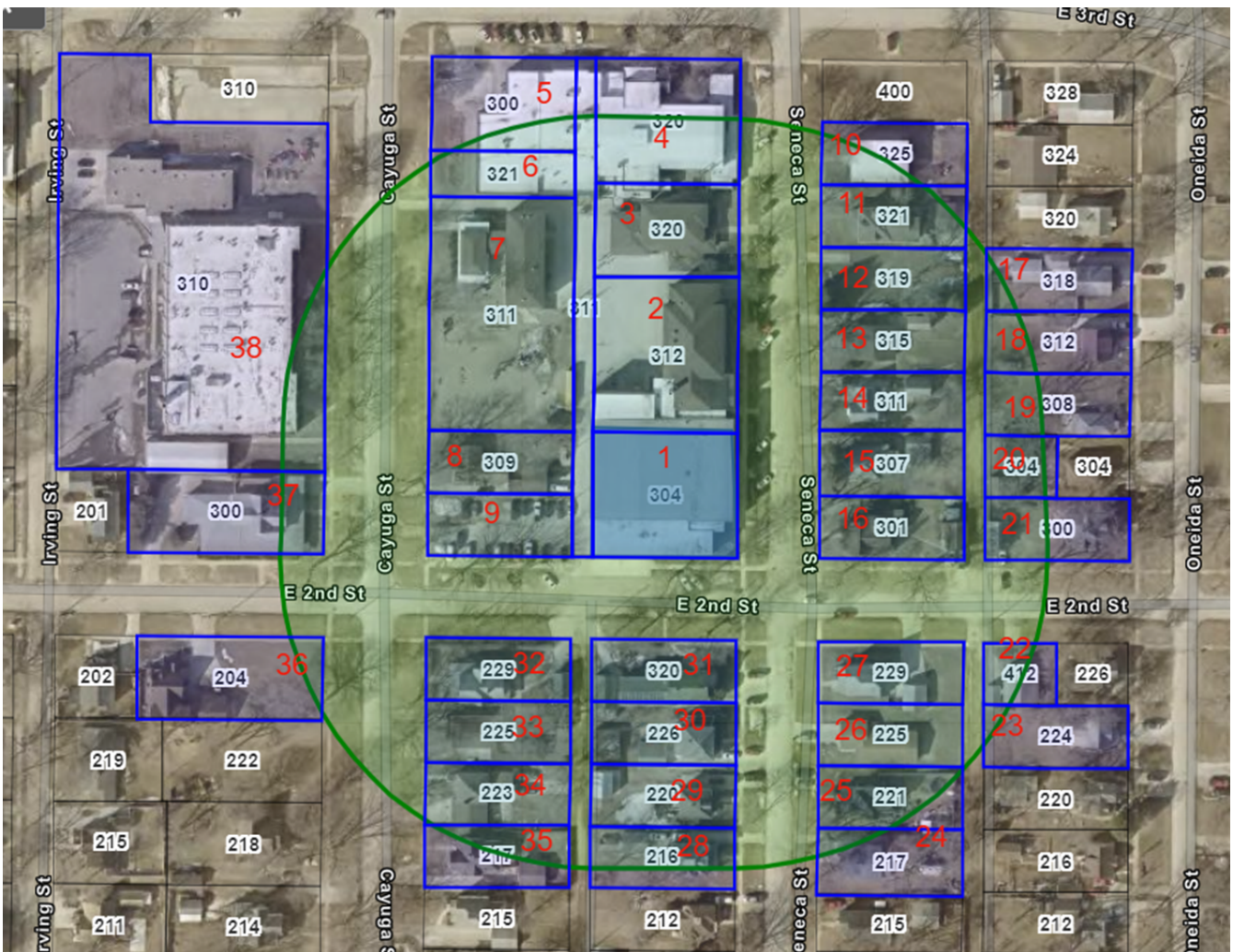
Date 04/23/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.  
Have a great day!

Request Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_

Parcel ID	Owner Name	Owner Address	Owner City St Zip	Property Address	Map Key
1403403009	ST MARYS CATHOLIC CHURCH (SCHOOL)	300 E 3RD	STORM LAKE, IA 50588	304 SENECA	1&9
1403403008	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	312 SENECA	2
1403403007	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	320 SENECA	3
1403403006	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	320 SENECA	4
1403403001	ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	300 E 3RD	5
1403403002	RUPP ELLEN ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	321 CAYUGA	6
1403403010/ 1403403011	ST MARY ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	311 CAYUGA	7
1403403005	ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	309 CAYUGA	8
1403404003	FULCHER JOHN C & KAYLEEN E LIVING TRUST	P O BOX 126	GENESEEO, IL 61254- 0126	325 SENECA	10
1403404004	FULCHER JOHN C & KAYLEEN E LIVING TRUST	P O BOX 126	GENESEEO, IL 61254- 0126	321 SENECA	11
1403404005	FULCHER KAYLEEN E SURVIVORS TRUST	P O BOX 126	GENESEEO, IL 61254- 0126	319 SENECA	12
1403404006	DEMERS CAROL	315 SENECA ST	STORM LAKE, IA 50588	315 SENECA	13
1403404007	PEARSON PATRICK LE RAY	311 SENECA	STORM LAKE, IA 50588	311 SENECA	14
1403404008	GONZALEZ JUAN C LIMA	307 SENECA	STORM LAKE, IA 50588	307 SENECA	15
1403404009	GAMBER STUART J	301 SENECA ST	STORM LAKE, IA 50588	301 SENECA	16
1403404013	RAMOS FERNANDO M	318 ONEIDA	STORM LAKE, IA 50588	318 ONEIDA	17
1403404014	SALCEDO CARLOS A	312 ONEIDA	STORM LAKE, IA 50588	312 ONEIDA	18
1403404015	GARCIA HERRERA RICARDO	1309 E 7TH	STORM LAKE, IA 50588	308 ONEIDA	19
1403404016	FORT CLARK E & FORT SVITLANA IVLYEVA LIV TRUST	P O BOX 164	STORM LAKE, IA 50588-0164	304 ONEIDA	20
1403404016	INFANTE-SALCEDO KENNY ANTONIO (Contract)	304 ONEIDA	STORM LAKE, IA 50588	304 ONEIDA	20
1403404018	PINEDA MARIA ISABEL	313 ONEIDA	STORM LAKE, IA 50588	313 ONEIDA	21
1403408010	VAN HOOSER CAROL A	412 E 2ND	STORM LAKE, IA 50588-2512	412 E 2ND	22
1403408012	BRIGHT LAND A PARTNERSHIP	P O BOX 1224	STORM LAKE, IA 50588-1224	224 ONEIDA	23
1403408004	BOGGS TAYLOR	217 SENECA	STORM LAKE, IA 50588	217 SENECA	24
1403408003	MERCEDES-FELICIANO MIRIVAN	221 SENECA	STORM LAKE, IA 50588	221 SENECA	25
1403408002	FIGUEROA-ARREGUIN J ELIAZAR	225 SENECA	STORM LAKE, IA 50588	225 SENECA	26
1403408001	ORTMANN SAMUEL D	229 SENECA ST	STORM LAKE, IA 50588	229 SENECA	27
1403407012	CHAFINO FRANCISCO JAVIER	216 SENECA	STORM LAKE, IA 50588	216 SENECA	28
1403407011	FRANCO JOSE DAVID	220 SENECA	STORM LAKE, IA 50588	220 SENECA	29
1403407010	VRIEZE TERRY A	226 SENECA ST	STORM LAKE, IA 50588	226 SENECA	30
1403407009	PETERSON RICHARD T	320 E 2ND	STORM LAKE, IA 50588	320 E 2ND	31

1403407001	RADCLIFF CURTIS	229 CAYUGA	STORM LAKE, IA 50588	229 CAYUGA	32
1403407002	THOMAS COLE/COLE MARY ESTELLE IRREVOCABLE TRUST	1004 12TH AVE SE	ALTOONA, IA 50009	225 CAYUGA	33
1403407003	GONZALEZ LILIANA	223 CAYUGA	STORM LAKE, IA 50588	223 CAYUGA	34
1403407004	IRAHETA YAMILEX R	217 CAYUGA	STORM LAKE, IA 50588	217 CAYUGA	35
1403406009/ 1403406008	DREY JACQUIE L	204 E 2ND	STORM LAKE, IA 50588	204 E 2ND	36
1403402003	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	300 CAYUGA	STORM LAKE, IA 50588	300 CAYUGA	37
1403402005	FB STORM LAKE I LLC	8405 BLACKSTONE COURT	JOHNSTON, IA 50131	310 CAYUGA	38





**NOTICE OF PUBLIC HEARING FOR PUBLICATION  
CITY OF STORM LAKE**

**BOARD OF ADJUSTMENT**

File number: **2026-3**

City of Storm  
Lake  
PO Box  
1086  
Storm Lake, IA 50588  
p (712)732-8000  
f (712)732-4114

A request has been filed for a Variance to the zoning regulations as applied to the property owned by St Mary's Schools. located at 304 Seneca parcel number 1403403009 and legally described as:

Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), and eight (8), block forty-one (41), to the original town of the city of Storm Lake, Buena Vista County, Iowa

The petition requests approval of a street side yard setback variance of sixteen and two hundredths feet (16.02') in the IN-2, Institutional Facilities Zoning District to allow a vestibule at the south end of the existing building. The building has a preexisting street side yard setback of six and seventy-three hundredths feet (6.73') from the side lot line making the actual increase in setback two and seventy-five hundredths feet (2.75')

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Thursday, May 14, 2026 5:15 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: **Dial: 1-312-626-6799** or toll-free 1-888-475-4499 **Webinar ID: 816 1811 4187**, By Computer: <https://us06web.zoom.us/j/81618114187>

You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Scott Olesen  
Zoning Administrator

**Staff Summary**

**5/14/2026  
Agenda Item # B.6.**



**REPORT TO:** Board Members

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Application 2026-3 A Request For A Street Side Yard Setback Variance Of Sixteen And Two Hundredths Feet (16.02') In The IN-2, Institutional Facilities Zoning District To Allow A Vestibule At The South End Of The Existing Building.**

**BACKGROUND:** The building has a pre-existing street side yard setback of six and seventy-three hundredths feet (6.73') from the side lot line. the proposed new setback will place the building to within 3.98 feet of the south lot line.

The building was not originally built within the required 20-foot setbacks. it is assumed that the zoning ordinances were enacted or adjusted following the construction of the building. The unique nature of the building filling up so much of a neighborhood block did not provide many design options for the arrangement of the renovated gym lobby space. The location of the lobby needed to be between the existing gymnasium and the exterior walls to the south in order to have clear and immediate access to the public way. With the school's plan to expand to the west in the future, the only viable connection location would be at this gym lobby. providing adequate corridor/lobby width for a future set of doors was a key program element for the design. other elements of the lobby include:

- Upgraded Accessible Restrooms, Located Directly Off The Gym Lobby.
- Improved Concessions Stand With Serving Counters Equipped With Fire-Rated Shutters.
- A Lounge Area For Students And Visitors.
- Upgraded Space To Provide Adequate Egress Width To All Exit Doors.

- An Improved Egress Stair With Adequate Width And A Ramp That Complies With ADA Requirements.

Relating to the variance requested at the entry vestibule, building codes and accessibility laws required a deeper vestibule than what is currently provided. This takes into account energy codes, egress width requirements, and accessibility for space between doors.

**COMPREHENSIVE PLAN RELATIONSHIP:** Page 14 Goal 1 item 1: "Preserve the existing institutions and housing within Storm Lake," and Goal 3 "Encourage the development and redevelopment of areas with dilapidated or old structures and enhance community entrances," and Goal 4: "Build quality public places for the community."

**POTENTIAL FINDINGS:** In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1, a, b, c, d, e, and f, as modified, by The State of Iowa HF 652. As listed below.

- 1.) The variance is not contrary to the public interest: The area being added is a vestibule with non-flammable materials. The project includes a public sidewalk in the right of way.
- 2) 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: By following the strict reading of the zoning ordinance, the newly designed lobby would create a potential bottleneck at the interior side of the vestibule, restricting usage, circulation and safe egress of people within the building and the planned future addition. Considering the size of a typical high school gym lobby, most provide space greater than that required by code due to the large volume of people coming and going at the beginning and end of events.
- 3) The spirit of the ordinance shall be observed and substantial justice done: The size and configuration of the school building built prior to the enactment of the current 20-foot setback rule has placed an exceptional hardship on the school such that they need additional space to accommodate the current and planned future use of the lobby. The school is a non-profit entity, and the design is not developed out of convenience, but with the intent to comply with all laws and codes to the greatest extent possible.

The Statute clarifies that a property owner who applies for this type of variance must prove the following:

- 1) The practical difficulties faced are unique to the property at issue

and not self-created: The Architect assumes that the building was constructed prior to the establishment of the current setbacks for this district (Institutional) and as such the building is situated without room for reasonable remedy for creating an adequately sized lobby with features complying with building code and accessibility laws (ramps, doors, restrooms).

The shape of the high school building fills most of the southeast section of the city block. Options for expansion in other directions were limited by the access drive to the west which contains several significant utilities.

2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: The type of activity and use happening at this property remains the same as before with improvements for accessibility and safety. The change to the exterior appearance is similar to other schools in Storm Lake, and enhances the identifiability of the entrance for the public.

**RECOMMENDATION:** Review and approve application 2026-3

**ATTACHMENTS:**

1. St Marys Variance Request
2. 34287 St.Mary's Entrance Site Plan 04-23-2026
3. 312 Seneca Application
4. Map With Address List
5. Public Notice for Paper

5/6/2026

Board of Adjustment  
 City of Storm Lake, City Hall  
 P.O. Box 1086  
 620 Erie Street  
 Storm Lake, Iowa, 50588

RE: St Mary's Catholic School – Request for Variance Justification  
 Architect's Project Number: 2024005

Dear Board Members,

St Mary's Catholic School (aka St Mary Schools) requests a variance to permit the building's setback to be 3.98 feet from the property line per the attached drawing. The proposed change is only 2.33 feet from the current building setback. The proposed new entry vestibule is the first step in a larger 10-year plan for the school to expand their facility and serve more students and families in Storm Lake. The current project includes a renovation of the existing gymnasium lobby that will allow this future expansion to the west. It will serve as a new front door for families attending basketball and volleyball games, graduations, and other school events. Along with the new entry the gymnasium lobby is planned to be renovated to nearly double the existing size of the space, which will ease access and movement to the gym.

St Mary's Catholic School has been a stable community institution in Storm Lake for over 100 years. The church first purchased the school property in 1912 and has educated thousands of students. The high school building being renovated was built in 1956 and has some existing constraints that have led to the design as proposed and the requested variance.

First, since the building was not built within the required 20-foot setbacks, it is assumed that the zoning ordinances were enacted or adjusted following the construction of the building. The unique nature of the building filling up so much of a neighborhood block did not provide many design options for the arrangement of the renovated gym lobby space. The location of the lobby needed to be between the existing gymnasium and the exterior walls to the south in order to have clear and immediate access to the public way.

Second, with the school's plan to expand to the west in the future, the only viable connection location would be at this gym lobby. Providing adequate corridor/lobby width to a future set of doors was a key program element for the design. Other elements of the lobby include:

- Upgraded accessible restrooms, located directly off the gym lobby
- Improved concessions stand with serving counters equipped with fire rated shutters
- A lounge area for students and visitors
- Upgraded space to provide adequate egress width to all exit doors
- An improved egress stair with adequate width

Third, specifically relating to the variance requested at the entry vestibule, building codes and accessibility laws required a deeper vestibule than what is currently provided. This takes into account energy codes, egress width requirements, and accessibility for space between doors.

With each of these constraints, we propose to build the entry vestibule at the proposed location in order to prevent a corridor that would be too narrow in the lobby where people will be needing to circulate in four distinct directions (west to the proposed new additions, north to the stair to the second level and concessions stand, east into the lobby and the gym, and south to exit the building). With all of these paths crossing, there is a potential safety concern in an emergency.

Consider other high school gyms and the entry/lobby spaces that serve them. Most gym lobbies require significant space for people coming and going before and after events. As a hub of school activity and a central node for circulation, it is reasonable that the school would wish to provide a space that can safely handle the high number of people that move in and out of it in a short time.

In order to specifically address each of the requirements listed in the zoning ordinance to grant a variance, please see the list below:

#### VARIANCE REQUEST JUSTIFICATION

(a) Undue Hardship (what right do other properties have that St Mary's cannot have?)

- By following the strict reading of the zoning ordinance, the newly designed lobby would create a potential bottleneck at the interior side of the vestibule, restricting usage, circulation and safe egress of people within the building and the planned future addition.
- Consider sizes of a typical high school gym lobby, most provide space greater than that required by code due to the large volume of people coming and going at the beginning and end of events.

(b) How is this Hardship unique to St Mary's?

- The Architect assumes that the building was constructed prior to the establishment of the current setbacks for this district (Institutional-2), and as such the building is situated without room for reasonable remedy for creating an adequately sized lobby with features complying with building code and accessibility laws (ramps, doors, restrooms).
- The shape of the high school building fills most of the southeast section of the city block. Options for expansion in other directions were limited by the access drive to the west which contains several significant utilities.

(c) Does it create a detriment to other adjacent properties? Does it change the character of the district?

- No, the type of activity and use happening at this property remains the same as before with improvements for accessibility and safety. The change to the exterior appearance is similar to other schools in Storm Lake, and enhances the identifiability of the entrance for the public.

(d) Prove that the hardship is not for convenience, profit, or caprice. Define the exceptional hardship.

- The size and configuration of the school building built prior to the enactment of the current 20-foot setback rule has placed an exceptional hardship on the school such that they need additional space to accommodate the current and planned future use of the lobby. The school is a non-profit entity, and the design is not developed out of convenience, but with the intent to comply with all laws and codes to the greatest extent possible.

(e) Is this a common issue that would suggest a change to the zoning ordinances?

- No, the situation at this property is relatively unique given the age, size and position of the building.
- The area being added is a vestibule with non-flammable materials.
- The project includes a public sidewalk in the right of way.

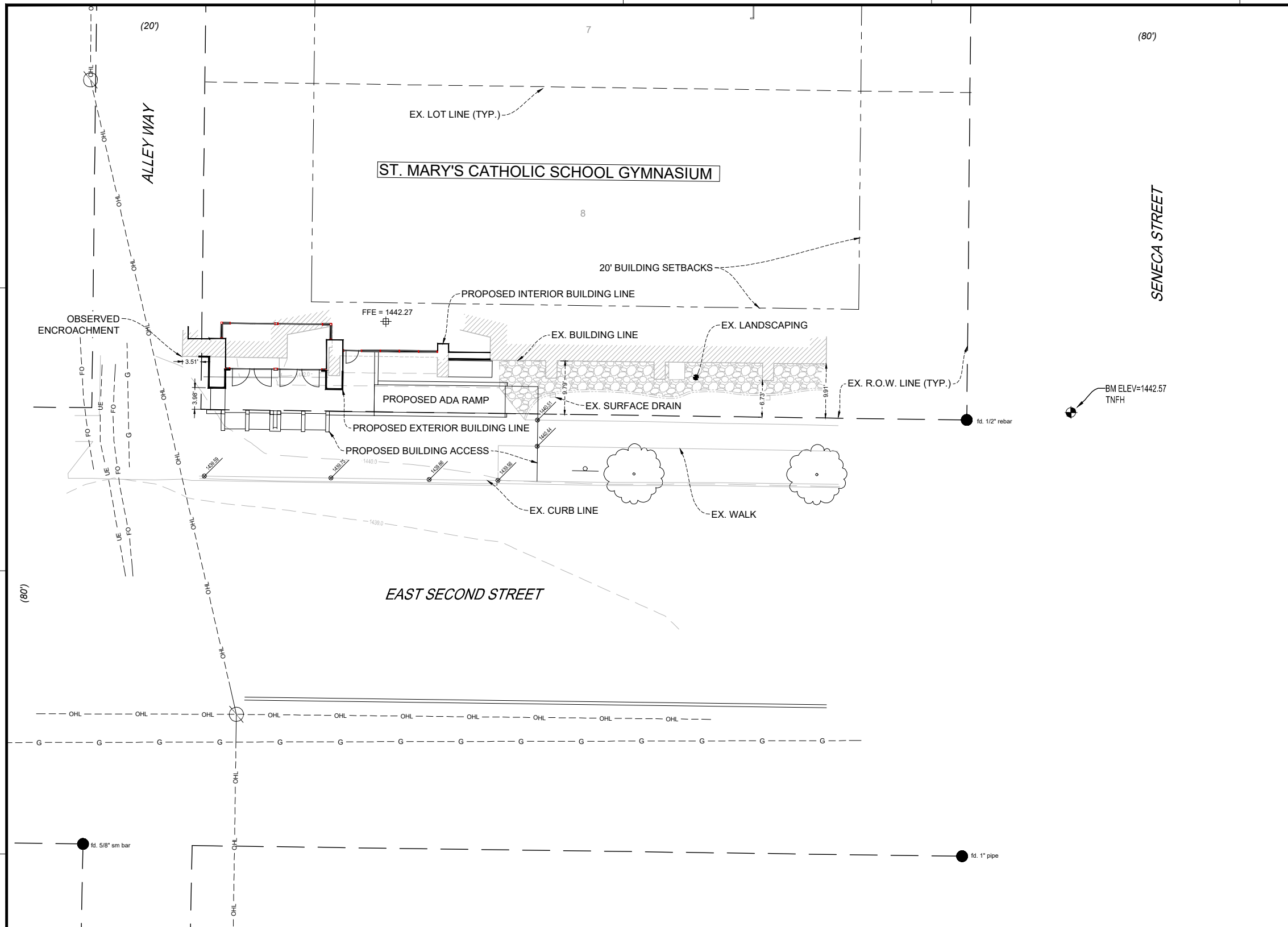
Thank you for your consideration of this request.

Sincerely,  
FEH Design



Patrick Schnell, AIA  
Associate Principal Architect

Enclosed:        Site Survey  
CC:                Keri Navratil, Storm Lake City Manager  
                      Scott Olesen, Storm Lake Building Official  
                      Chris Chambers, Storm Lake Building Official  
                      Dan Gaffney, St Mary's Catholic School, Director of Operations  
                      Father Brent Lingle, St Mary's Catholic Church and School



SYMBOL LEGEND	
EXISTING	
	EX SAN MH
	SANITARY MANHOLE
	WATER VALVE
	WELL
	HYDRANT
	EX YARD HYD
	YARD HYDRANT
	UTILITY POLE
	ELECTRIC METER
	DECIDUOUS TREE
	CORNERS FOUND (MONUMENTS AS DESCRIBED)
	rpc
	100.00'
	(100.00')
	TNFH

LINETYPE LEGEND	
EXISTING	
	STORM DRAIN
	SANITARY SEWER
	WATER MAIN
	GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	FIBER OPTIC
	FENCE LINE
	TREE LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPERTY LINE

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT  
**ST. MARY'S CATHOLIC SCHOOL PHASE 1 RENOVATIONS**  
STORM LAKE IOWA

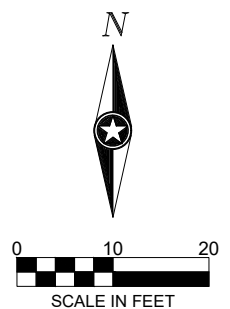
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-34287  
FILE NAME X-34287-EX-SITE-S  
DRAWN BY BAM  
DESIGNED BY BAM  
REVIEWED BY JAW  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

**DESCRIPTION:**

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK FORTY-ONE (41), TO THE ORIGINAL TOWN OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA.

SITE SUMMARY	
PROPRIETOR	ST. MARY'S CATHOLIC CHURCH
PROPERTY ADDRESS	304 SENECA STREET, STORM LAKE, IA 50588
ZONING CLASSIFICATION	IN-2 INSTITUTIONAL FACILITIES



TITLE  
**SITE PLAN**  
SHEET  
**1**

# Variance Application


04/23/2026 2:01 PM (CDT)



The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The request will be heard by the Board of Adjustment.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.

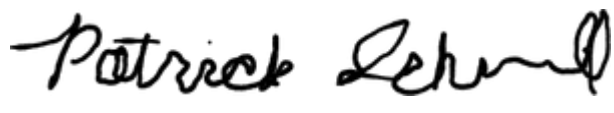
<b>Property Owner First Name</b>	Dan
<b>Property Owner Last Name</b>	Gaffney
<b>Business Name</b>	St Marys Schools
<b>Owner Address</b>	300 E 3rd Street
<b>Owner City</b>	Storm Lake
<b>Owner State</b>	IA
<b>Owner ZIP Code</b>	50588
<b>Phone Number</b>	712-732-3110
<b>Email Address</b>	dgaffney@stormlakecatholic.com
<b>Property Address</b>	312 Seneca Street
<b>City</b>	Storm Lake
<b>State</b>	Iowa
<b>ZIP Code</b>	50588
<b>Brief Legal Description</b>	Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), and eight (8), block forty-one (41), to the original town of the city of Storm Lake, Buena Vista County, Iowa
<b>Current Zoning District</b>	IN-2-Institutional Facilities
<a href="#">Click to view City Zoning Code and set back requirements</a>	
<b>Front Yard Required Set Back</b>	20
<b>Front Yard Proposed Set Back</b>	20
<b>Height Allowed</b>	65

Height Proposed	34
Street Side Yard Required Set Back	20
Street Side Yard Proposed	4
Rear Side Yard Required Set Back	20
Rear Side Yard Proposed	20
Current Building Coverage	45
Building Coverage Proposed	45
Current Impervious Coverage	66
Impervious Coverage Proposed	66
Other Requests	Request is to allow a vestibule at the south end of the existing building to extend further beyond the side yard setback line. No changes are proposed to the overall building height or other setbacks. Note that the existing building is 6.73 feet away from the side yard setback line on the south (see attached drawings). The new proposed vestibule extends an additional 2.75 feet into the side yard setback.
Principle Use	School
Maps and Drawings	 34287 St.Mary's Entrance Site Plan 04-23-2026.pdf

## City of Storm Lake Use

### Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature 

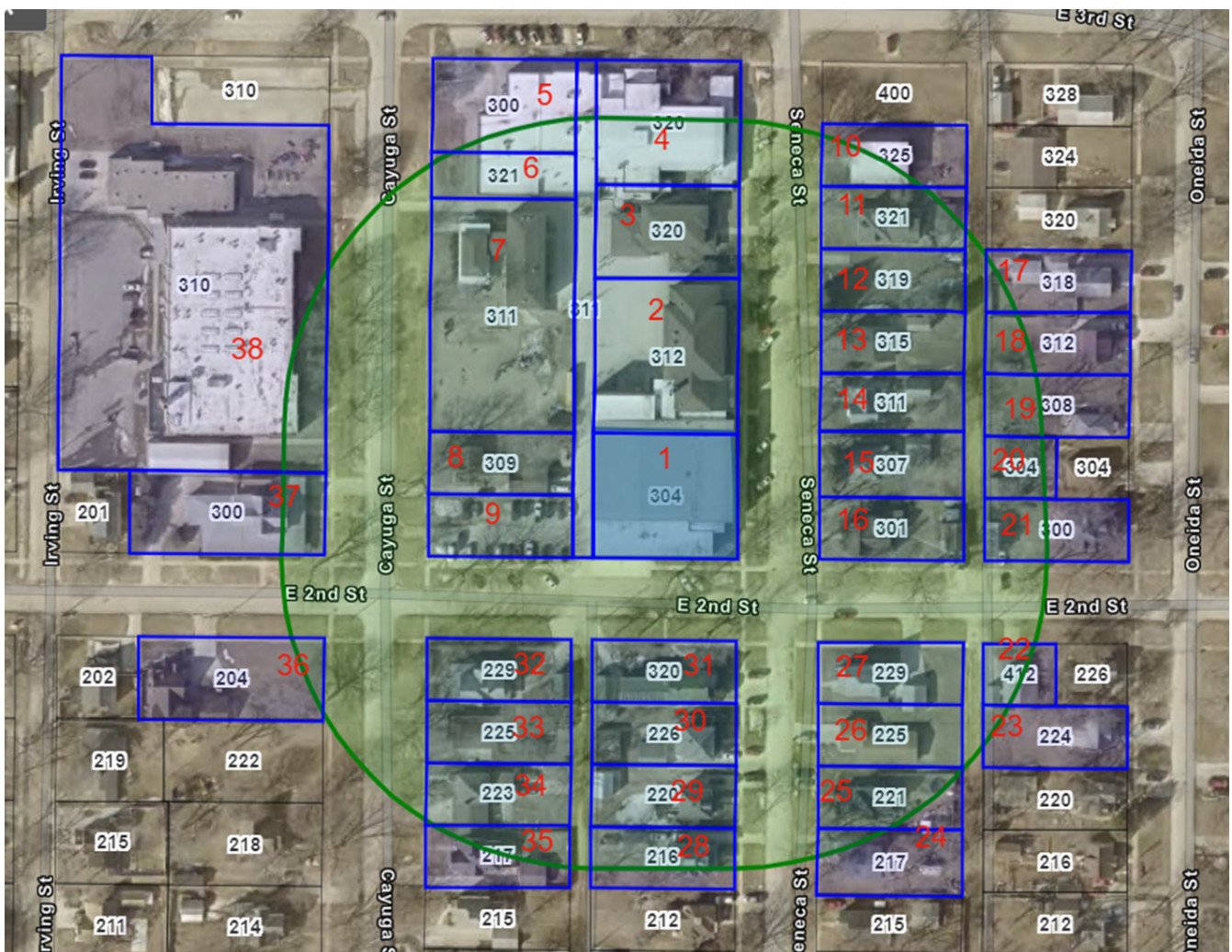
Date 04/23/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.  
Have a great day!

Request Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_

Parcel ID	Owner Name	Owner Address	Owner City St Zip	Property Address	Map Key
1403403009	ST MARYS CATHOLIC CHURCH (SCHOOL)	300 E 3RD	STORM LAKE, IA 50588	304 SENECA	1&9
1403403008	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	312 SENECA	2
1403403007	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	320 SENECA	3
1403403006	ST MARYS CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	320 SENECA	4
1403403001	ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	300 E 3RD	5
1403403002	RUPP ELLEN ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	321 CAYUGA	6
1403403010/ 1403403011	ST MARY ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	311 CAYUGA	7
1403403005	ST MARYS ROMAN CATHOLIC CHURCH	300 E 3RD	STORM LAKE, IA 50588	309 CAYUGA	8
1403404003	FULCHER JOHN C & KAYLEEN E LIVING TRUST	P O BOX 126	GENESE, IL 61254- 0126	325 SENECA	10
1403404004	FULCHER JOHN C & KAYLEEN E LIVING TRUST	P O BOX 126	GENESE, IL 61254- 0126	321 SENECA	11
1403404005	FULCHER KAYLEEN E SURVIVORS TRUST	P O BOX 126	GENESE, IL 61254- 0126	319 SENECA	12
1403404006	DEMERS CAROL	315 SENECA ST	STORM LAKE, IA 50588	315 SENECA	13
1403404007	PEARSON PATRICK LE RAY	311 SENECA	STORM LAKE, IA 50588	311 SENECA	14
1403404008	GONZALEZ JUAN C LIMA	307 SENECA	STORM LAKE, IA 50588	307 SENECA	15
1403404009	GAMBER STUART J	301 SENECA ST	STORM LAKE, IA 50588	301 SENECA	16
1403404013	RAMOS FERNANDO M	318 ONEIDA	STORM LAKE, IA 50588	318 ONEIDA	17
1403404014	SALCEDO CARLOS A	312 ONEIDA	STORM LAKE, IA 50588	312 ONEIDA	18
1403404015	GARCIA HERRERA RICARDO	1309 E 7TH	STORM LAKE, IA 50588	308 ONEIDA	19
1403404016	FORT CLARK E & FORT SVITLANA IVLYEVA LIV TRUST	P O BOX 164	STORM LAKE, IA 50588-0164	304 ONEIDA	20
1403404016	INFANTE-SALCEDO KENNY ANTONIO (Contract)	304 ONEIDA	STORM LAKE, IA 50588	304 ONEIDA	20
1403404018	PINEDA MARIA ISABEL	313 ONEIDA	STORM LAKE, IA 50588	313 ONEIDA	21
1403408010	VAN HOOSER CAROL A	412 E 2ND	STORM LAKE, IA 50588-2512	412 E 2ND	22
1403408012	BRIGHT LAND A PARTNERSHIP	P O BOX 1224	STORM LAKE, IA 50588-1224	224 ONEIDA	23
1403408004	BOGGS TAYLOR	217 SENECA	STORM LAKE, IA 50588	217 SENECA	24
1403408003	MERCEDES-FELICIANO MIRIVAN	221 SENECA	STORM LAKE, IA 50588	221 SENECA	25
1403408002	FIGUEROA-ARREGUIN J ELIAZAR	225 SENECA	STORM LAKE, IA 50588	225 SENECA	26
1403408001	ORTMANN SAMUEL D	229 SENECA ST	STORM LAKE, IA 50588	229 SENECA	27
1403407012	CHAFINO FRANCISCO JAVIER	216 SENECA	STORM LAKE, IA 50588	216 SENECA	28
1403407011	FRANCO JOSE DAVID	220 SENECA	STORM LAKE, IA 50588	220 SENECA	29
1403407010	VRIEZE TERRY A	226 SENECA ST	STORM LAKE, IA 50588	226 SENECA	30
1403407009	PETERSON RICHARD T	320 E 2ND	STORM LAKE, IA 50588	320 E 2ND	31

1403407001	RADCLIFF CURTIS	229 CAYUGA	STORM LAKE, IA 50588	229 CAYUGA	32
1403407002	THOMAS COLE/COLE MARY ESTELLE IRREVOCABLE TRUST	1004 12TH AVE SE	ALTOONA, IA 50009	225 CAYUGA	33
1403407003	GONZALEZ LILIANA	223 CAYUGA	STORM LAKE, IA 50588	223 CAYUGA	34
1403407004	IRAHETA YAMILEX R	217 CAYUGA	STORM LAKE, IA 50588	217 CAYUGA	35
1403406009/ 1403406008	DREY JACQUIE L	204 E 2ND	STORM LAKE, IA 50588	204 E 2ND	36
1403402003	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	300 CAYUGA 8405 BLACKSTONE COURT	STORM LAKE, IA 50588 JOHNSTON, IA 50131	300 CAYUGA	37
1403402005	FB STORM LAKE I LLC			310 CAYUGA	38





**NOTICE OF PUBLIC HEARING FOR PUBLICATION  
CITY OF STORM LAKE**

**BOARD OF ADJUSTMENT**

File number: **2026-3**

City of Storm  
Lake  
PO Box  
1086  
Storm Lake, IA 50588  
p (712)732-8000  
f (712)732-4114

A request has been filed for a Variance to the zoning regulations as applied to the property owned by St Mary's Schools. located at 304 Seneca parcel number 1403403009 and legally described as:

Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), and eight (8), block forty-one (41), to the original town of the city of Storm Lake, Buena Vista County, Iowa

The petition requests approval of a street side yard setback variance of sixteen and two hundredths feet (16.02') in the IN-2, Institutional Facilities Zoning District to allow a vestibule at the south end of the existing building. The building has a preexisting street side yard setback of six and seventy-three hundredths feet (6.73') from the side lot line making the actual increase in setback two and seventy-five hundredths feet (2.75')

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Thursday, May 14, 2026 5:15 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: **Dial: 1-312-626-6799** or toll-free 1-888-475-4499 **Webinar ID: 816 1811 4187**, By Computer: <https://us06web.zoom.us/j/81618114187>

You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Scott Olesen  
Zoning Administrator