

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
JULY 15, 2026
5:10 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 May 14, 2026 Board of Adjustment Meeting**
- 2. Public Hearing Application 2026-4 A Request For An Impervious Coverage Variance Of 1,397 SF In The R-1, Low Density Residential Zoning District To Allow For Reconfiguration Of Current Driveway And Garage.**
- 3. Application 2026-4 A Request For An Impervious Coverage Variance Of 1,397 SF In The R-1, Low Density Residential Zoning District To Allow For Reconfiguration Of Current Driveway And Garage.**

C. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. 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.
2. 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.
3. Please keep your remarks to three (3) minutes or less.
4. 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

7/15/2026

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 May 14, 2026 Board of Adjutment Meeting

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: Review and approve minutes

ATTACHMENTS:

1. 05142026 Minutes Draft

CITY OF STORM LAKE, May 14, 2026, 5:15 PM

Present: Board Member Mike Frantz, Board Member Kevin McKinney, Board Member Robert Swanson, Board Member Amanda Goodenow

Absent: None

Others Present: Scott Olesen (Zoning Administrator), Colette Baker (City of Storm Lake) Chris Chamber (Building Official),

Call Meeting To Order 5:15 P.M.

New Business

Motion To Review And Approve Minutes From The April 1, 2026 Board Of Adjustment Meeting Board Member Cleveland calls for a motion to approve the minutes.

Moved by Board Member Frantz to approve Minutes From The April 1, 2026, Board Of Adjustment Meeting. Second, by Board Member Swanson. All ayes. Motion carried.

Board Members Need To Nominate And Elect A Board Chair

Board Member McKinney nominated Amanda Goodenow. Second by Board Member Frantz. All ayes. Board Member Goodenow will be Chair.

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.

Board Chair Goodenow opens the Public Hearing.

Scott Olesen provide background and reviews the plans as related to Article 1209(c) and modified by Iowa Hose File 652.

- 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.

- 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.

Applicant Grant Levitt hands out a site plan and is available for questions. There are none.

Hearing no more comments, Board Member Cleveland closes the 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.

No discussion Motion by 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 as modified, by The State of Iowa House File 652 have been met by **Marcus Lumbar** with regard to the proposed variance set forth in the application dated April 23, 2026 and the reasons set forth in the application justify the granting of the variance, and that the variance is not contrary to public interest and that the 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; and that we therefore **approve** the application 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 filed by Marcus Lumbar on April 23, 2026 as applied to the property located at 206 Salebarn Road and legally described as Lot Three (3), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake.

Subject to the following conditions:

Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction. Complete project in 18 months.

2nd Board Member Swanson.

All vote aye. Motion carries.

Subject to the following conditions:

Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.

Project will be completed within 18 months.

2nd Board Member Frantz

Roll Call Vote all ayes, Motion carries.

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.

Board Chair Goodenow opens the Public Hearing.

Scott Olesen provide background and reviews the plans as related to Article 1209(c) and modified by Iowa Hose File 652.

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.

- 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.

- 2.) 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.

Patrick Schnell architect hands out plans and is available for questions Dan Gaffney explains that this is part of a 10-year plan to expand west and the need to get started so they can start school in the Fall.

Resident Leanna Gonzalez asks clarification of what is being requested and is shown plans and what the new entry will look like.

Hearing no more comments Board Chair Goodenow closes the 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.

No additional discussion Motion by Board Member Frantz

I Michael Frantz 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 as modified, by The State of Iowa House File 652 have been met by **St Marys Schools** with regard to the proposed variance set forth in the application dated April 23, 2026 and the reasons set forth in the application justify the granting of the variance, and that the variance is not contrary to public interest and that the 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; and that we therefore **approve** the application request for a street side yard setback variance of sixteen and two hundredths feet (16.02') in the IN-2, Institutional Facilities

Zoning District as applied to the property 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

Subject to the following conditions:

Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction. Project will be completed within 24 months.

2nd Board Member Goodenow. All vote aye motion passed.

No further new business Board Member Frantz makes a motion to adjourn Second Board Member Swanson. Adjourn 5:39 pm

Adjourn

Staff Summary

7/15/2026

Agenda Item # B.2.



City of Storm Lake
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Storm Lake, IA 50588
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REPORT TO:

Board Members

FROM:

Scott Olesen, Building and Code Compliance Director

SUBJECT:

Public Hearing Application 2026-4 A Request For An Impervious Coverage Variance Of 1,397 SF In The R-1, Low Density Residential Zoning District To Allow For Reconfiguration Of Current Driveway And Garage.

BACKGROUND:

The request by Jeffrey Stavnes is for the removal of an existing 750 square foot garage and construct a new 576 square foot garage. The current garage is attached to the dwelling and a portion of the garage extends behind and to the west side of the home, effectively making it a single-car entry garage. The proposal would be for a smaller but wider garage that would permit two vehicles to enter and exit independently. Moving the garage further to the rear (north) will, however, require additional concrete to get to the garage and be able to back out of the garage.

Since the lot is only 50 ft. wide, it makes it difficult to site the garage while trying to minimize impervious coverage. The maximum allowable impervious coverage is 2,504 square feet for this lot based on 35% of the lot area. The request is for a 1,397 square foot maximum impervious coverage variance to allow a total impervious coverage area of 3901 square feet, which includes the buildings and the concrete. The current total impervious coverage area is 3,486 square feet. The actual increase in the maximum impervious is only 415 square feet over the current amount. The detached garage will meet all the required setbacks and the maximum allowable height.

The lot is difficult to develop since it is not only non-conforming in width at 50 feet, it is also undersized in area at 7,155 square feet in area, which is further exacerbated by having an angled front property line. The minimum lot width in this Zoning District is 80 feet and the minimum lot area is 9,600 square feet.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

On Page 26, Goal 1 states: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

Item 2, under Goal 1 states: "Improve existing housing stock to meet the needs of contemporary residents, home-owners, and renters alike."

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:** Approving this variance request would permit the construction of a functional two-car garage which are commonly found in the R-1 Zoning District.

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 is very narrow, irregularly shaped in the front, and smaller than an average lot size, which makes the lot difficult to develop. The existing layout of the home and garage was done prior to the applicant owning the property.

3) **The spirit of the ordinance shall be observed and substantial justice done:** In accordance with the Comprehensive Plan, it is encouraged to allow people to improve their properties to meet current needs.

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:** The issue with the property is the narrow width of the lot making it difficult to place a home and a garage without causing additional hard surface area to be placed to access the garage.

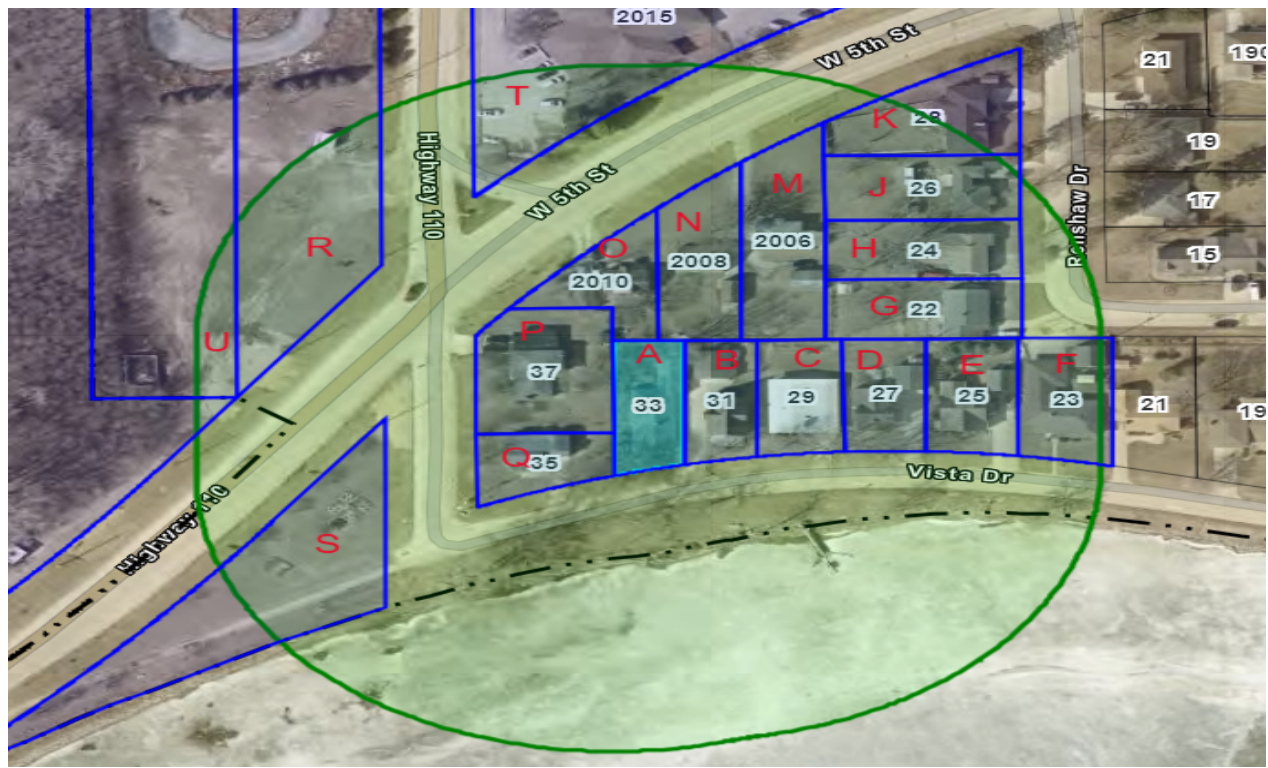
2) **Granting the variance will not significantly alter the essential character of the surrounding neighborhood:** The request will permit the construction of a two-car garage, which is common in R-1 Zoning Districts.

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

ATTACHMENTS:

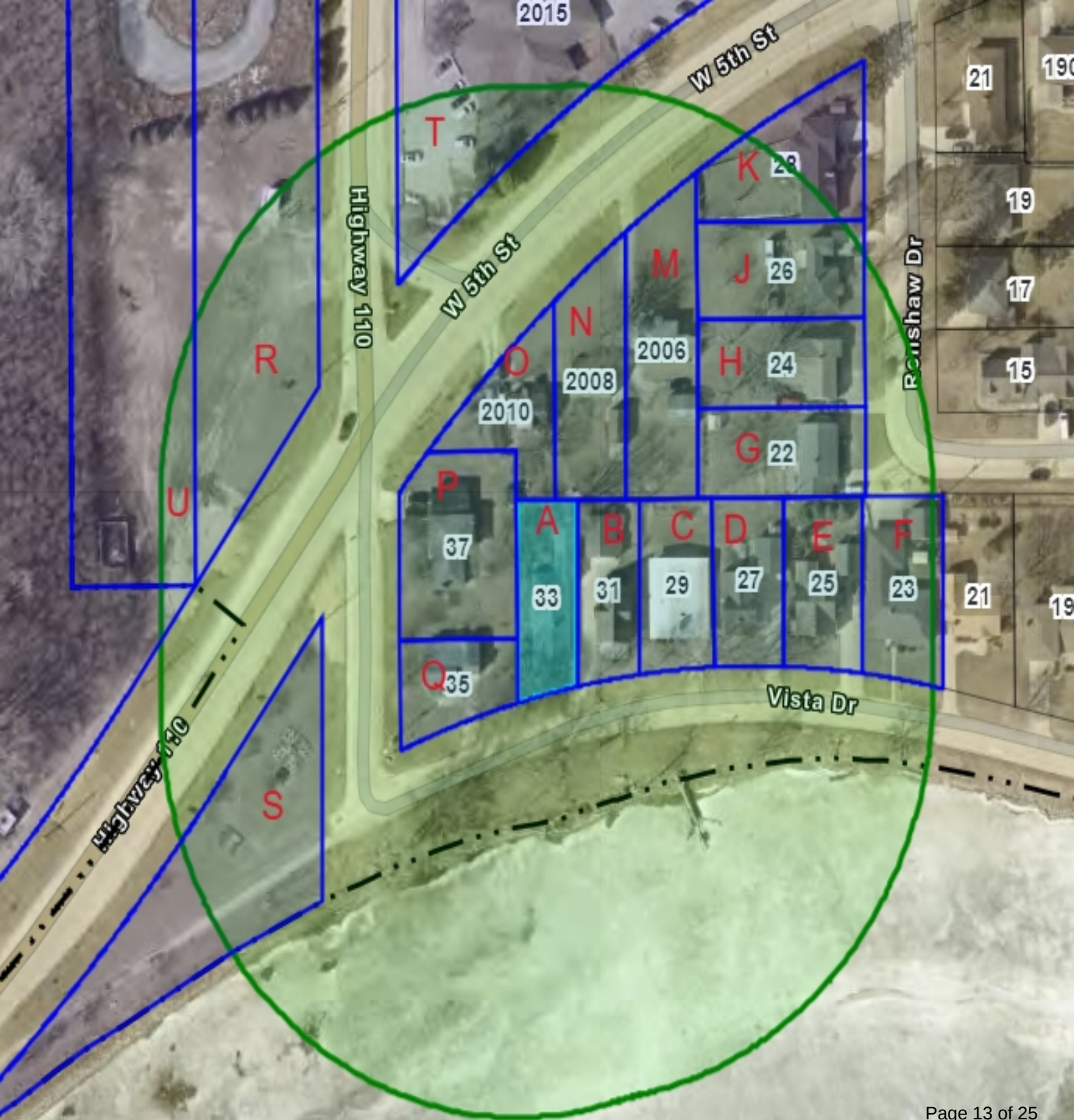
1. Map with key 33 Vista

2. 2026-4 BOA 33 Vista Dr Map
3. 33 Vista Dr Application



Property Address	Map Key	Parcel Number	Taxpayer Name	Taxpayer Address	City State Zip
33 VISTA DR	A	1404153010	JEFFREY P & JANIS K STAVNES FAMILY TRUST	33 VISTA DR	STORM LAKE, IA 50588
31 VISTA DR	B	1404153011	KEVIN KOTTKE	31 VISTA DR	STORM LAKE, IA 50588
29 VISTA DR	C	1404153012	WARREN L VERPLOEG TRUST	29 VISTA DR	STORM LAKE, IA 50588
27 VISTA DR	D	1404153013	DAVID JAMES REED	27 VISTA DR	STORM LAKE, IA 50588
25 VISTA DR	E	1404153014	KEVIN L RAASCH	25 VISTA DR	STORM LAKE, IA 50588
23 VISTA DR	F	1404153015	RUSSELL & TRACEE DIERENFIELD TRUST	23 VISTA DR	STORM LAKE, IA 50588
22 RENSHAW DR	G	1404153007	CECILIA MAI	22 RENSHAW DR	STORM LAKE, IA 50588
24 RENSHAW DR	H	1404153006	BLANCA E MOLINA-REYNA	24 RENSHAW DR	STORM LAKE, IA 50588
26 RENSHAW	J	1404153005	JAMES L KONRADI	5 ROCKWELL CT	STORM LAKE, IA 50588
28 VISTA DR	K	1404153004	DASANI KHAMVILAY	215 MEMORIAL RD	STORM LAKE, IA 50588
2006 W 5TH	M	1404153003	BRIAN L BRUMMER	2006 W 5TH	STORM LAKE, IA 50588
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2010 W 5TH	O	1404153001	EFRAIN GONZALEZ	2010 W 5TH	STORM LAKE, IA 50588
37 VISTA DR	P	1404153008	ANTHONY L NIELSEN	37 VISTA DR	STORM LAKE, IA 50588
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14085200006&1405200007	R/U	1405200007	CITY OF STORM LAKE	P O BOX 1086	STORM LAKE, IA 50588

800 LINCOLN WAY	S	1405200003	STATE OF IOWA	800 LINCOLN WAY	AMES, IA 50010
2015 W 5TH	T	1404151001	TRINITY REGIONAL MEDICAL CENTER	2015 W 5TH	STORM LAKE, IA 50588



Variance Application

06/23/2026 9:19 AM (CDT)



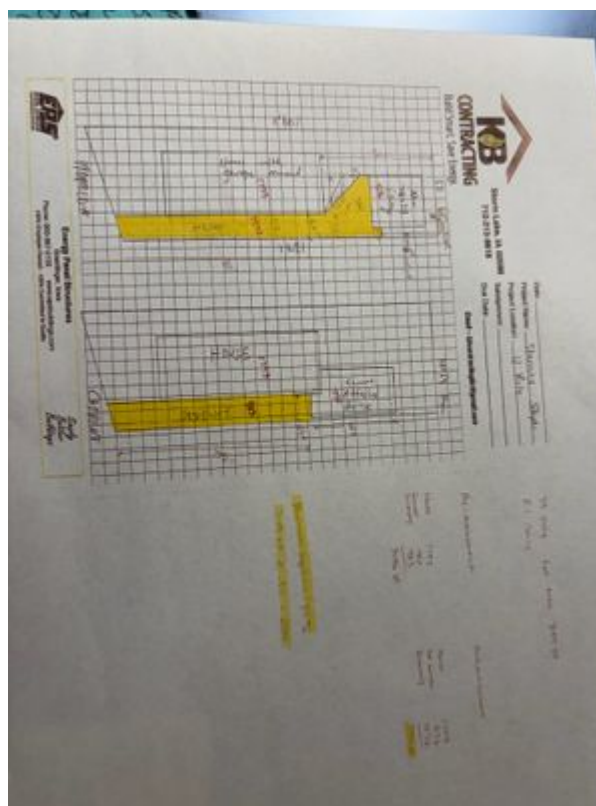
The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- 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	Jeffrey
Property Owner Last Name	Stavnes
Owner Address	33 Vista Drive
Owner City	Storm Lake
Owner State	IA
Owner ZIP Code	50588
Phone Number	7122992199
Email Address	jstavnes1954@mediacombb.net
Property Address	33 Vista Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lot 12 auditor's subdivision of SW quarter of NW Quarter of sec. 4, Township 90 N. Range 37, Gov. lot 4 in City of Storm Lake
Current Zoning District	R-1- Residential
Click to view City Zoning Code and set back requirements	
Height Allowed	15
Height Proposed	14
Street Side Yard Required Set Back	5
Street Side Yard Proposed	6

Rear Side Yard Required Set Back	5
Rear Side Yard Proposed	6
Current Building Coverage	2503
Building Coverage Proposed	2309
Current Impervious Coverage	983
Impervious Coverage Proposed	1572
Other Requests	Lot is only 50 ft. wide so makes it difficult to site garage while trying to minimize impervious coverage.
Principle Use	garage

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.

Date 06/23/2026

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:_____

Staff Summary

7/15/2026

Agenda Item # B.3.



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

REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2026-4 A Request For An Impervious Coverage Variance Of 1,397 SF In The R-1, Low Density Residential Zoning District To Allow For Reconfiguration Of Current Driveway And Garage.**

BACKGROUND: The request by Jeffrey Stavnes is for the removal of an existing 750 square foot garage and construct a new 576 square foot garage. The current garage is attached to the dwelling and a portion of the garage extends behind and to the west side of the home, effectively making it a single-car entry garage. The proposal would be for a smaller but wider garage that would permit two vehicles to enter and exit independently. Moving the garage further to the rear (north) will, however, require additional concrete to get to the garage and be able to back out of the garage.

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The lot is difficult to develop since it is not only non-conforming in width at 50 feet, it is also undersized in area at 7,155 square feet in area, which is further exacerbated by having an angled front property line. The minimum lot width in this Zoning District is 80 feet and the minimum lot area is 9,600 square feet.

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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**

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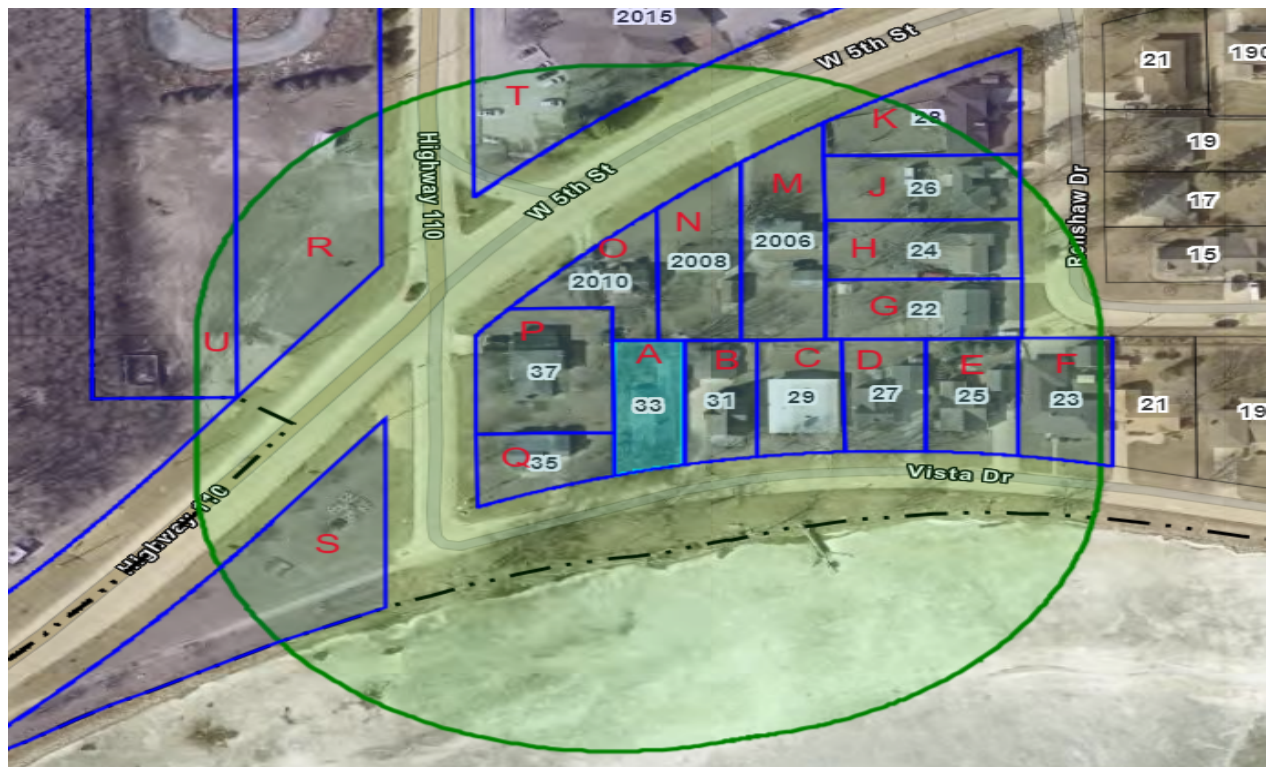
2) **Granting the variance will not significantly alter the essential character of the surrounding neighborhood:** The request will permit the construction of a two-car garage, which is common in R-1 Zoning Districts.

RECOMMENDATION: Review and approve.

ATTACHMENTS:

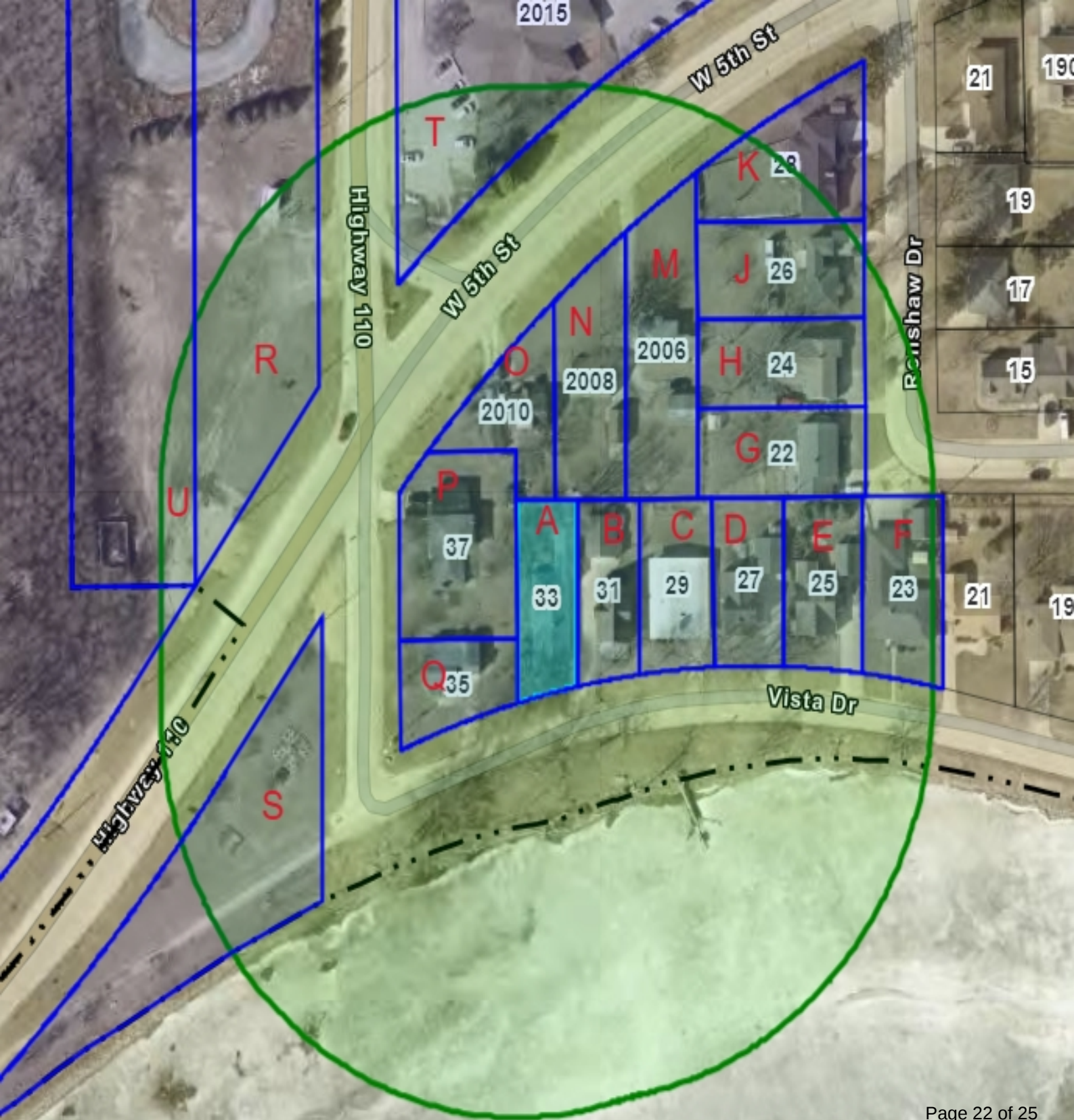
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14085200006&1405200007	R/U	1405200007	CITY OF STORM LAKE	P O BOX 1086	STORM LAKE, IA 50588

800 LINCOLN WAY	S	1405200003	STATE OF IOWA	800 LINCOLN WAY	AMES, IA 50010
2015 W 5TH	T	1404151001	TRINITY REGIONAL MEDICAL CENTER	2015 W 5TH	STORM LAKE, IA 50588



Variance Application

06/23/2026 9:19 AM (CDT)



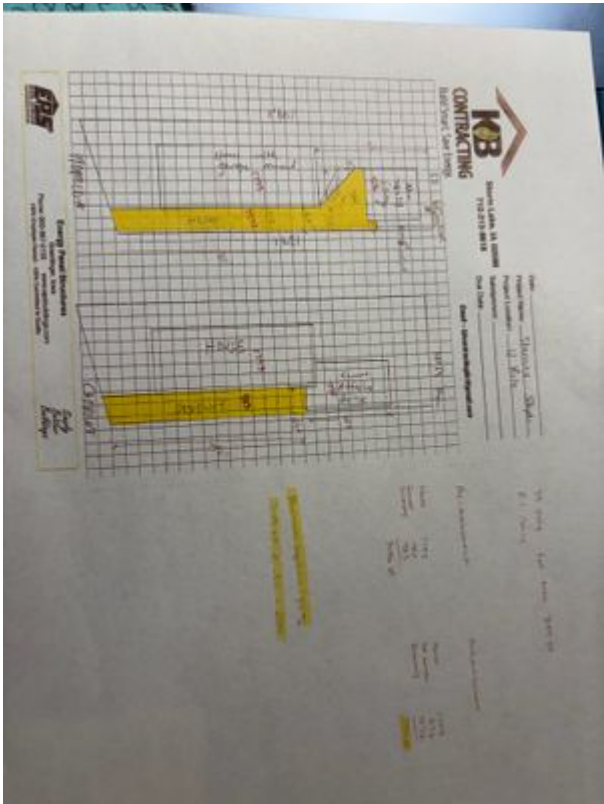
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Property Owner First Name	Jeffrey
Property Owner Last Name	Stavnes
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Owner City	Storm Lake
Owner State	IA
Owner ZIP Code	50588
Phone Number	7122992199
Email Address	jstavnes1954@mediacombb.net
Property Address	33 Vista Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lot 12 auditor's subdivision of SW quarter of NW Quarter of sec. 4, Township 90 N. Range 37, Gov. lot 4 in City of Storm Lake
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Click to view City Zoning Code and set back requirements	
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Height Proposed	14
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Rear Side Yard Proposed	6
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Current Impervious Coverage	983
Impervious Coverage Proposed	1572
Other Requests	Lot is only 50 ft. wide so makes it difficult to site garage while trying to minimize impervious converage.
Principle Use	garage

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.

Date06/23/2026

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:_____
