

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
AUGUST 20, 2025
4:15 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 December 4, 2024, Board Of Adjustment Meeting
2. Public Hearing For Application 2025-1: A Request For A Variance To Allow An Impervious Coverage Variance At 108 Mae Street to Make An Addition
3. Application 2025-1: A Request For An Impervious Coverage Variance at 108 Mae
4. Public Hearing For Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing
5. Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing
6. Public Hearing For Application 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district.
7. Application 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district.

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

8/20/2025

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 December 4, 2024, Board Of Adjustment Meeting

BACKGROUND: .

**COMPREHENSIVE
PLAN RELATIONSHIP:** .

POTENTIAL FINDINGS: .

RECOMMENDATION: Motion To Review And Approve Minutes From The December 4th, 2024, Board Of Adjustment Meeting

ATTACHMENTS:

1. [12042024 Minutes BOA](#)

**BOARD OF ADJUSTMENT,
December 4, 2024, 8:00 am
City Hall Council Chambers and Teleconference**

MEMBERS PRESENT: Amanda Goodenow, Robert Swanson, Chris Cleveland

OTHERS PRESENT: Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer), Paul Merten BV County Supervisors, Steve Bodholdt, Kevin Dreher, Jack Walker, Andy Kosky, Steve Pederson, Rusty Kosky Rob Smith, Tyler Robbins online, Brett Wilkerson, online

Chairman Cleveland called the meeting to order at 08:02 AM.

Item 1: Motion To Review And Approve Minutes From The August 9th, 2024 Board Of Adjustment Meeting

Moved by Board Member Goodenow to **Approve Minutes From The August 9th, 2024 Board Of Adjustment Meeting** Seconded by Board Member Swanson. Roll call vote: All ayes. Board Member Goodenow, Board Member Swanson, Board Member Cleveland. None voted no. Motion carried.

Item 2: Public Hearing For Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.

Scott Olesen

One gentleman who was here last night and not today was Tyson Robbins who owns land nearby GF Land Partnership. He was concerned about the smell, dust, and semi traffic and that it will decrease the value of his property and the potential for future development. I also received one call from the Turkey Poultry and why they did not locate on land out there and they had concerns about biosecurity. The Planning & Zoning Commission met last night to review this application, and they unanimously denied the request and did not feel like it was a good fit for the area siting traffic and smell. Effects across lot lines and compatibility with existing uses.

The GI District allows for Livestock Sales as a permitted use, but this use type was intended for "sale barns" which are not typically used on a multiple-day schedule. Even though the holding facility does have some of the same characteristics, due to the frequency of use, it would more closely match a Heavy Industrial use type, which is a Conditional Use in the GI General Industrial District. The Planning and Zoning Commission and the Board of Adjustment are required to review Conditional Use applications on a case by case basis to determine if the proposed use would be compatible with the surrounding uses. The proposed use should not increase fire hazards. Should not be incompatible with other uses in the district. The density will be within the Zoning requirements. The new building will be in compliance with current building codes. The parking will be in accordance with district regulations. Landscaping will be provided as required. Traffic capacity should not be reduced and not route non-residential traffic through residential areas.

The operating hours will be similar to other permitted uses. There will be no outside storage except for the small feed bin and truck parking. It is connected to sanitary sewer for break rooms and restrooms. They will need post construction storm water design. The project is served by utilities.

Page 6-6. Goal 2 of the Storm Lake Comprehensive Plan is "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."

Board Members Goodenow and Cleveland ask questions answered by Jack Walker.

What are the hours? The hours are the same as Tyson, which are 24 hours a day. Will the driveway be paved? We are willing to pave the driveway. What is the typical volume of trucks in 24 hours? Between 5 and 15 trucks. What is the typical holding time? Minimum 3 hours.

Jack Walker:

It is a staging area with no extra traffic and the trucks are already headed to Tyson, they drop and proceed to Tyson. We do not add truck traffic. In a 12-hour day 1-2 loads per hour so very minimal. For comparison 17,500 hogs and 20,000 turkeys go down that road daily, so an increase in bio security is very minimal. We will also offer a staging area for trucks to get them off the streets. Ideally once we get 150 hogs, we get a truck in the minimum time they are held is 3 hours then we haul them out and are empty. At 10 pm the building is cleaned every night and waste hauled away.

Ted Brown attorney representing Redding Gravel DBA LRC LLC and Prairie Fabrications. The building will be right next to Prairie Fabrication. Entry from Richland will add an extra driveway. Redding's is concerned that the extra driveway will cause additional traffic that will deter trucks from using their public scale. Redding is looking at building a new office on that lot and would not go forward with plans if we had this facility there. This project benefits Tyson and not the businesses in the area. There is no livestock in the area now and introducing new factor could harm my clients. This site may also have trucks waiting to go to Tyson sitting there. The numbers from Walker state this will not generate additional truck traffic but the trucks that haul the hogs away will add at least a few. I urge you to consider if it really fits into this area, I suggest it is not.

Steve Bodholdt, in looking at the plot plan, this building is 15 feet from my lot. The water runs north and west to the ditch and that waterway runs southwest and ends up in the lake. Hogs have potential for spillage no matter how hard you try to prevent it. This is part of a plant operation moving the sorting hogs for Tyson at this location. Plant business is not a good use of the land. It should be outside city limits, and I ask you not to allow it.

Rob Smith relator representing Sichanh and Heinold, reiterate there is very little additional traffic same number of hogs in and out just a different location offsite. The building is clean. In Eagle Grove, no manure pit, they use dry bedding and wood chips that are removed to farmers' fields daily. Trucks are currently in the que and are on the shoulder of Expansion within a few feet of Public Health. This is a better containment option of pigs than sitting in the trucks on the road.

Steve Peterson Heinold general manager: We have 17 facilities in 7 states. We look for a good location you want to be in the flow of livestock going to a harvest plant. Producers do not want to handle hogs more than they have to and put them on the back of the trucks. This has become more popular in the last 5-10 years for two reasons biosecurity at the site and putting all the culls on one truck so they can get them out so they can scrub the building and refill. Location is key to the success along with how clean it is and how it is managed.

Changes in the past 5-10 years whereas packers used to sort them and put them in a pen and we would pick them up daily now they do not want them in their plant. They want to increase efficiency. We house them and get them to the right plants.

Tyson used to own Heinold and no longer does. We want to build volume to drive down cost, so we need to be in a convenient location. Producers want to be on the regular route to the plant. We looked at

the feed mill area, but it is committed to BVU. We could move location to the South if that area is better suited. There would be little impact. We are open to other areas.

Scott Olesen clarifies that this application is for this location only.

Andy Kosky and Rusty Kosky from Nutra-Tech: They bring 15 loads of hogs a day to Tyson, and this helps them to keep costs down by allowing us to drop off culls at the same trip rather than bring a different truck to town. They can put culls and not having to hire a different truck. Trucks that currently sit on the road will have a place to park while waiting. Dry bedding is different manure is not an issue.

Hearing no more comments Chairman Cleveland closes public hearing.

Item 3: Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.

Scott Olesen The Planning & Zoning Commission met last night and unanimously denied the application siting incompatibility, noise and odor.

Board Member Goodenow: What happens if this board approves after the P & Z has denied it. Scott Olesen P & Z recommends, and this board is Quasi-Judicial Board which decides. Since they denied it you would need a super majority or in this case a unanimous vote. Board Member Goodenow: Would this be allowed in Heavy industrial? Scott Olesen: GI is our heaviest use district. It would match closely with Heavy Industrial use which is a conditional use in the GI district.

Board Member Goodenow: I understand both sides. I do feel like the land could be developed well if they follow city landscaping ordinances and building codes and with that in mind, I will make a motion to approve **Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**

I Amanda Goodenow hereby move that the Storm Lake Board of Adjustment make a finding that the requirements of Article 1203 and Table 12-1 in the Storm Lake Zoning Ordinance have been met by Sichanh, with regard to the proposed conditional use set forth in the applicant's application dated November 8th, 2024. That we further make the finding that the reasons set forth in the application justify the granting of the conditional use, and that the conditional use will make possible the reasonable use of the land that we further make the finding that the granting of the conditional use 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 for conditional use filed by Sichanh, Inc/ Heinold Hog Markets LLC on November 8, 2024 as follows: A conditional use permit be granted to the parcel located at 1908 Richland to allow for a hog buying station and staging facility. Subject to the following conditions and safeguards: They meet ordinances and codes set forth by the city. I would propose that the removal of manure happen daily.

Seconded by Board Member Swanson. Roll Call Vote Board Member Goodenow Aye, Board Member Swanson Nay, Chairman Cleveland Nay. Motion Failed.

Adjourn: Moved by Board Member Goodenow to adjourn second by Board Member Swanson all ayes meeting adjourned at 8:43 am

Staff Summary

8/20/2025

Agenda Item # B.2.



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: **Public Hearing For Application 2025-1: A Request For A Variance To Allow An Impervious Coverage Variance At 108 Mae Street to Make An Addition**

BACKGROUND: Dwight & Vickie Kuhnes have applied for an area variance to permit the construction of a 16' x 26' one-story addition to their home located at 108 Mae Street. The property currently has the maximum allowable total hard surface coverage permitted, based on variances for site improvements which were approved in the past. In order to permit the construction of the new one-story addition, a 416-square-foot area variance will need to be approved. The proposed addition will provide a ground-level bedroom and restroom for Mr. Kuhnes who has difficulty using the bedroom on the second floor and the current restroom due to mobility issues.

In reviewing the proposed variance request based on a reasonable accommodation for the purpose of accessibility, I reviewed the request based on whether the applicant had a disability, if the accommodation was necessary for equal use/enjoyment of the property, and if the requested accommodation was reasonable. This is a different standard than what is normally applied to approving a variance.

I reviewed the information provided to me by the Kuhnes', and applied the above standard. I found that Mr. Kuhnes does have a disability because he has difficulty walking and standing up from a seated position. The ability to have an accessible restroom and sleeping accommodations is a necessary need for the use of a private dwelling. I have reviewed the reasonableness of the request and although a stairlift may provide some ability to access the upper

level of the dwelling, it would be seen as a temporary accomodation if a wheelchair were needed at a later date and would therefore make the stairlift less able to provide the needed accessibility and would therefore impose an unnecessary financial burden.

**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 5, under Goal 1 states: "Prioritize accessibility in existing and new housing to allow residents to age in place."

POTENTIAL FINDINGS: Based on the analysis outlined above, the requested variance would be considered a reasonable accomodation for accessibility.

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

ATTACHMENTS:

1. 108 Mae application
2. 108 Mae Calculations 06172025
3. 108 Mae Notice to Property Owners

VARIANCE REQUEST
CITY OF STORM LAKE
BOARD OF ADJUSTMENT



Property Address:

108 MAE ST.

Existing Use of the Property

DWELLING

Proposed Use of the Property

For handicapped bedroom and bathroom on main floor. Currently all the bedrooms are upstairs and the bathroom on main floor isn't handicapped accessible.

Legal Description of the Property:

08-02 Storm Lake Corp Hayes Hasenwinkles Add.

Zoning District:

R-2

City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

Setbacks:

Required

Proposed

Required

Proposed

Front Yard:

N/A

Street Side Yard:

N/A

Side Yard(s):

7'

7'

Rear Yard:

25'

60'

Height:

65'

≤ 14'

Max. Bldg

Coverage:

3,360

3,332

Max.

Impervious

Coverage:

4520'

4936'

Other Request(S):

Principle Use:

Single family dwelling

Accessory Use:

N/A

Signature of Property Owner:

Dwight A. Kuhse

Date:

6-17-2018

City of Storm Lake Use

Meeting Date:

Request No.:

Application Fee Paid:

Date Received:

VARIANCE REQUEST
CITY OF STORM LAKE
BOARD OF ADJUSTMENT



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

PROPERTY ADDRESS:

108 MAE

PROPERTY OWNER NAME (S):

DWIGHT & VICKIE KUHNES

OWNER ADDRESS
(if different than property address)

108 MAE ST,

OWNER'S PHONE NUMBER:

712 - 732-9894
712 - 299-5072

OWNER'S EMAIL:

v. KUHNES@MSN.COM

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance requests. 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 present zoning classification. ✓

The existing use of the property and the proposed use of the property. ✓

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features. ✓

The request for a variance will be heard by the Board of Adjustment. ✓

The City of Storm Lake will notify all adjoining property owners to the applicant's property notifying them of the upcoming hearing. ✓

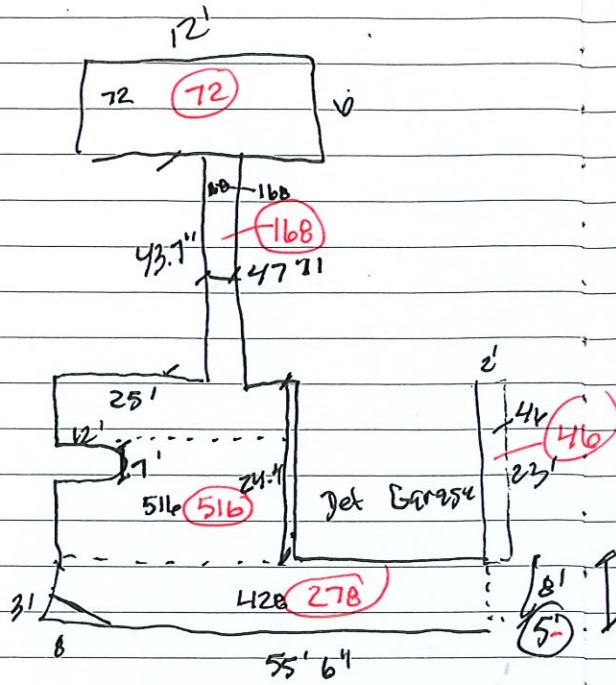
The City of Storm Lake will notify the applicant of the hearing date. ✓

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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

108 Mac

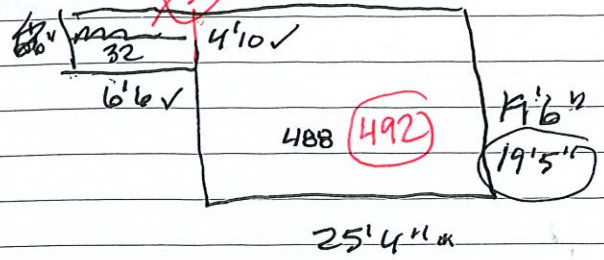
6/11/25



Rear driveway and sidewalk, Patio

32

108 Mac



Front Driveway and sidewalk

Remeasured
on 6/17/25

33

**NOTICE TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**



File number: **2025-1**

August 20, 2025, 4:15 p.m.

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 Dwight and Vickie Kuhnes 108 Mae and legally described as:

Lot Eight (8), Block Two (2) Of Hasenwinkle's Addition To The City Of Storm Lake, Buena Vista County, Iowa.

The petition requests approval of an impervious coverage variance of 416 (416) square feet in the R-2, Low Medium Density Residential Zoning District.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen". The signature is stylized with a large, looped "S" and a cursive "Olesen".

Scott Olesen
Zoning Administrator



OwnerName	Property Address	Map ID
GARCIA-BURCIAGA JOSE CRUZ & MARIA MONSERRATH	108 KENZY	P
KUHNES DWIGHT A & KUHNES VICKIE L	108 MAE	A
HOFFARD MICHAEL L & HOFFARD CYNTHIA L	109 MAE	N
NIELSEN SUSAN LINDA	109 RUSSELL	B1
ALMANZA ELIAS & JUANA	110 RUSSELL ST	C1
GARCIA-OCEGUERA JOSE & GARCIA VERONICA P JUAREZ DE	111 MAE	M
ZAVALA JOSE E & SANCHEZ ANIECA MARIE	111 RUSSELL	A1
VEGAS-HERNANDEZ MARIOYSIS & MOREIRA-MONTOYA MA	112 KENZY	Q
MORALES-DE-TRUJILLO MARGARITA	112 MAE	B
BROWN JERRY D	114 MAE	C
KNOKE DOUGLAS	115 MAE	L
KHAMSOUK VICTORIA	115 RUSSELL ST	Z
MATOS-PEREZ JUAN, AGUILAR FREDESVINDA URQIOLA, DEV	116 KENZY	R
BORGES MARIA	119 MAE	K
VAZQUEZ VIVIANA	120 KENZY	S
LUCHT LARRY G & LUCHT BARBARA A FAMILY TRUST	120 MAE	E
GONZALEZ ALVARO & ARACELI (Deed)	120 RUSSELL	H1
SOUTHIPHONG VENUS & CHANCHOME KHAMHOU	123 MAE	J
RODRIGUEZ-HERNANDEZ JUAN CARLOS	124 KENZY	T
VITHAYASAB JOY AND KHAMPHAVONGSA CHANTHANOM	125 MAE	I
AGUILAR GUSTAVO	127 RUSSELL	W
MARLOW TIMOTHY M	129 MAE	H
DUARTE FANNY C	130 KENZY	U
MARTINEZ SANTIAGO	130 MAE	F
PINEDA MARIO AND YASMINA REV TRUST	132 KENZY ST	V
GONZALEZ JORGE R & GONZALEZ VICTORIA M	134 MAE	G
DARAVONG PHOUTHONE & DARAVONG KHONESAVANH	119 RUSSELL	Y
FLORES RAFAEL & JUANA	118 MAE	D
MORIN JODIE Y & WESSMAN THOMAS R	725 E LAKESHORE DR	F1
ROSALES AYALA MIGUEL	123 RUSSELL	X
CHAPMAN KENNETH	801 E LAKESHORE DR	E1
RICE WILLIAM J & BEVERLY J	805 E LAKESHORE	D1
PINGREY MARK D & BARBARA B	815 E LAKESHORE DR #1	C1
BROWN JOINT REV TRUST	815 E LAKESHORE DR #2	C1
SMITH JAMES M REV TRUST	815 E LAKESHORE DR #3	C1
JACKSON BARBARA K	901 E LAKESHORE DR #1	O
PROCZAK HELEN	901 E LAKESHORE DR #2	O
REED ROBERT & CARLA	903 E LAKESHORE #1	O
PARSON MARY B & TERRY A	903 E LAKESHORE #2	O
STRAIT LEO W	903 E LAKESHORE DR #3	O
KELLEY JOSEPH L & SHIRLEY M FAMILY TRUST	903 E LAKESHORE DR #4	O

Staff Summary

8/20/2025

Agenda Item # B.3.



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2025-1: A Request For An Impervious Coverage Variance at 108 Mae**

BACKGROUND: Dwight & Vickie Kuhnes have applied for an area variance to permit the construction of a 16' x 26' one-story addition to their home located at 108 Mae Street. The property currently has the maximum allowable total hard surface coverage permitted, based on variances for site improvements which were approved in the past. In order to permit the construction of the new one-story addition, a 416-square-foot area variance will need to be approved. The proposed addition will provide a ground-level bedroom and restroom for Mr. Kuhnes who has difficulty using the bedroom on the second floor and the current restroom due to mobility issues.

In reviewing the proposed variance request based on a reasonable accommodation for the purpose of accessibility, I reviewed the request based on whether the applicant had a disability, if the accommodation was necessary for equal use/enjoyment of the property, and if the requested accommodation was reasonable. This is a different standard than what is normally applied to approving a variance.

I reviewed the information provided to me by the Kuhnes', and applied the above standard. I found that Mr. Kuhnes does have a disability because he has difficulty walking and standing up from a seated position. The ability to have an accessible restroom and sleeping accommodations is a necessary need for the use of a private dwelling. I have reviewed the reasonableness of the request and although a stairlift may provide some ability to access the upper level of the dwelling, it would be seen as a temporary accommodation

if a wheelchair were needed at a later date and would therefore make the stairlift less able to provide the needed accessibility and would therefore impose an unnecessary financial burden.

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 5, under Goal 1 states: "Prioritize accessibility in existing and new housing to allow residents to age in place."

POTENTIAL FINDINGS: Based on the analysis outlined above, the requested variance would be considered a reasonable accomodation for accessibility.

RECOMMENDATION: Review and approve application 2025-1 based on a demonstrated reasonable accomodation.

ATTACHMENTS:

1. 108 Mae application
2. 108 Mae Notice to Property Owners
3. 108 Mae Calculations 06172025

VARIANCE REQUEST
CITY OF STORM LAKE
BOARD OF ADJUSTMENT



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

Property Address: 108 MAE ST. x

Existing Use of the Property DWELLING L

Proposed Use of the Property For handicapped bedroom and bathroom on main floor. Currently all the bedrooms are upstairs and the bathroom on main floor isn't handicapped accessible.

Legal Description of the Property: 08-02 Storm Lake Corp Hayes Hasenwinkles Add. ✓

Zoning District: ✓ R-2

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	N/A		Street Side Yard:	N/A	
Side Yard(s):	7'	7'	Rear Yard:	25'	60'
Height:	65'	≤ 14'			
Max. Bldg Coverage:	3,360	3,332	Max. Impervious Coverage:	4520'	4936'

Other Request(S): ✓

Principle Use: Single family dwelling

Accessory Use: N/A

Signature of Property Owner: Dwight A. Kuhon + Date: 6-17-20x

City of Storm Lake Use	
Meeting Date:	Request No.:
Application Fee Paid:	Date Received:

VARIANCE REQUEST
CITY OF STORM LAKE
BOARD OF ADJUSTMENT



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

PROPERTY ADDRESS:

108 MAE

PROPERTY OWNER NAME (S):

DWIGHT & VICKIE KUHNES

OWNER ADDRESS
(if different than property address)

108 MAE ST,

OWNER'S PHONE NUMBER:

712 - 732-9894
712 - 299-5072

OWNER'S EMAIL:

v. KUHNES@MSN.COM

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance requests. 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 present zoning classification. ✓

The existing use of the property and the proposed use of the property. ✓

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features. ✓

The request for a variance will be heard by the Board of Adjustment. ✓

The City of Storm Lake will notify all adjoining property owners to the applicant's property notifying them 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

**NOTICE TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**



File number: **2025-1**

August 20, 2025, 4:15 p.m.

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 Dwight and Vickie Kuhnes 108 Mae and legally described as:

Lot Eight (8), Block Two (2) Of Hasenwinkle's Addition To The City Of Storm Lake, Buena Vista County, Iowa.

The petition requests approval of an impervious coverage variance of 416 (416) square feet in the R-2, Low Medium Density Residential Zoning District.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

Respectfully submitted,

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

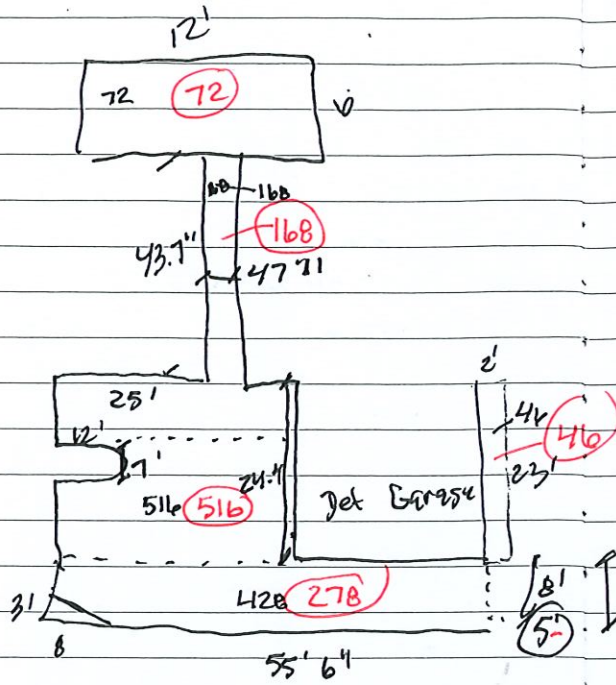
Scott Olesen
Zoning Administrator



OwnerName	Property Address	Map ID
GARCIA-BURCIAGA JOSE CRUZ & MARIA MONSERRATH	108 KENZY	P
KUHNES DWIGHT A & KUHNES VICKIE L	108 MAE	A
HOFFARD MICHAEL L & HOFFARD CYNTHIA L	109 MAE	N
NIELSEN SUSAN LINDA	109 RUSSELL	B1
ALMANZA ELIAS & JUANA	110 RUSSELL ST	C1
GARCIA-OCEGUERA JOSE & GARCIA VERONICA P JUAREZ DE	111 MAE	M
ZAVALA JOSE E & SANCHEZ ANIECA MARIE	111 RUSSELL	A1
VEGAS-HERNANDEZ MARIOYSIS & MOREIRA-MONTOYA MA	112 KENZY	Q
MORALES-DE-TRUJILLO MARGARITA	112 MAE	B
BROWN JERRY D	114 MAE	C
KNOKE DOUGLAS	115 MAE	L
KHAMSOUK VICTORIA	115 RUSSELL ST	Z
MATOS-PEREZ JUAN, AGUILAR FREDESVINDA URQIOLA, DEV	116 KENZY	R
BORGES MARIA	119 MAE	K
VAZQUEZ VIVIANA	120 KENZY	S
LUCHT LARRY G & LUCHT BARBARA A FAMILY TRUST	120 MAE	E
GONZALEZ ALVARO & ARACELI (Deed)	120 RUSSELL	H1
SOUTHIPHONG VENUS & CHANCHOME KHAMHOU	123 MAE	J
RODRIGUEZ-HERNANDEZ JUAN CARLOS	124 KENZY	T
VITHAYASAB JOY AND KHAMPHAVONGSA CHANTHANOM	125 MAE	I
AGUILAR GUSTAVO	127 RUSSELL	W
MARLOW TIMOTHY M	129 MAE	H
DUARTE FANNY C	130 KENZY	U
MARTINEZ SANTIAGO	130 MAE	F
PINEDA MARIO AND YASMINA REV TRUST	132 KENZY ST	V
GONZALEZ JORGE R & GONZALEZ VICTORIA M	134 MAE	G
DARAVONG PHOUTHONE & DARAVONG KHONESAVANH	119 RUSSELL	Y
FLORES RAFAEL & JUANA	118 MAE	D
MORIN JODIE Y & WESSMAN THOMAS R	725 E LAKESHORE DR	F1
ROSALES AYALA MIGUEL	123 RUSSELL	X
CHAPMAN KENNETH	801 E LAKESHORE DR	E1
RICE WILLIAM J & BEVERLY J	805 E LAKESHORE	D1
PINGREY MARK D & BARBARA B	815 E LAKESHORE DR #1	C1
BROWN JOINT REV TRUST	815 E LAKESHORE DR #2	C1
SMITH JAMES M REV TRUST	815 E LAKESHORE DR #3	C1
JACKSON BARBARA K	901 E LAKESHORE DR #1	O
PROCZAK HELEN	901 E LAKESHORE DR #2	O
REED ROBERT & CARLA	903 E LAKESHORE #1	O
PARSON MARY B & TERRY A	903 E LAKESHORE #2	O
STRAIT LEO W	903 E LAKESHORE DR #3	O
KELLEY JOSEPH L & SHIRLEY M FAMILY TRUST	903 E LAKESHORE DR #4	O

108 Mac

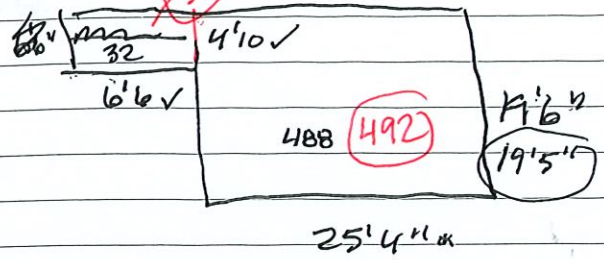
6/11/25



Rear driveway and sidewalk, Patio

32

108 Mac



Front Driveway and sidewalk

Remeasured
on 6/17/25

33

Staff Summary

8/20/2025

Agenda Item # B.4.



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing**

BACKGROUND: Mr. Charles Bell lives at 1515 Lochedem Drive. The home is located in the R-1 Zoning District and the maximum permitted total impervious coverage is 35% of the lot area. This District also requires a minimum lot size of 9,600 square feet. Mr. Bell's lot is 7,670 square feet, so it is considered non-conforming and undersized by 1,930 square feet. Based on Mr. Bell's lot size, he is permitted to have a maximum of 2,684.5 square feet of total impervious coverage.

Mr. Bell is requesting a variance of 161 square feet to be able to add an additional 300 square feet of hard-surfaced area on his lot to be able to park vehicles off of the street. If approved, his total lot impervious area would be 2,845 square feet.

Due to the size of his lot, he has limited ability to park a vehicle off the street outside of his garage and access the street without driving across the grass.

COMPREHENSIVE PLAN RELATIONSHIP: 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. The required information is provided below.

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: It is not uncommon for properties in the area to be able to park on their driveway outside the garage and keep the vehicle off the sidewalk. Due to the size of the lot and the placement of the home, a car can't be parked on the driveway and stay off of the sidewalk and not drive across the grass. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are undersized as well, most are not corner lots and many are larger than the applicant's lot. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The proposed change will permit the parking of vehicles without blocking the sidewalk and by providing a hard surfaced parking space and driveway, it will be in conformance with the City Property Maintenance Code requiring hard surfaced parking off a street. Parking of vehicles on a residential driveway or parking space is a normal occurrence in the residential areas of Storm Lake. (d) The granting of such variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is undersized and the way the home is situated on the lot, there is not adequate depth to be able to park a vehicle on the driveway and not obstruct the sidewalk. The situation exists due in part to the depth of the lot and the request for a hard surface variance is because the allowable limit will be exceeded because the lot is undersized. If this were not the case, the applicant could provide this paving without a variance. (e) The condition or situation of the property concerned is not of general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough lots in this area with an existing home situated such that the driveway is not long enough to park a car, while also being a non-conforming lot due to the area being under the required for the Zoning District it is located in. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The granting of the variance will allow the applicant to provide hard surfaced parking for vehicles on the applicant's lot in accordance with City Code regulations and prevent soil erosion to occur from parking or driving vehicles on unpaved areas.

RECOMMENDATION: Open public hearing, receive public input, close public hearing.

ATTACHMENTS:

1. 1515 Lochedem Application
2. 1515 Lochedem Notice to Property Owners
3. 1515 Lochedem plan and calculations



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.

First Name	Charles
Last Name	Bell
Address	1515 Lochedem Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	7122996194
Email Address	csbmmb21@duck.com
Property Address	1515 Lochedem Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	additional poured concrete pad
Current Zoning District	R-2-Residential
Click to view City Zoning Code and set back requirements	
Type of Request	• Impervious Coverage
Current Impervious Coverage	336
Impervious Coverage Proposed	300
Principle Use	Parking/RV pad
Maps and Drawings	 BellPropertyMap.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

07/08/2025

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 TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**

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

File number: 2025-2

August 20, 2025 4:15 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Charles and Mikelle Bell 1515 Lochedem Drive and legally described as:

Lot Six (6), Block Three (3), 2nd Pine Crest Addition to the City of Storm Lake,

The petition requests approval of an impervious coverage variance of 116' (116) square feet in the R-1, Low Density Residential Zoning District.

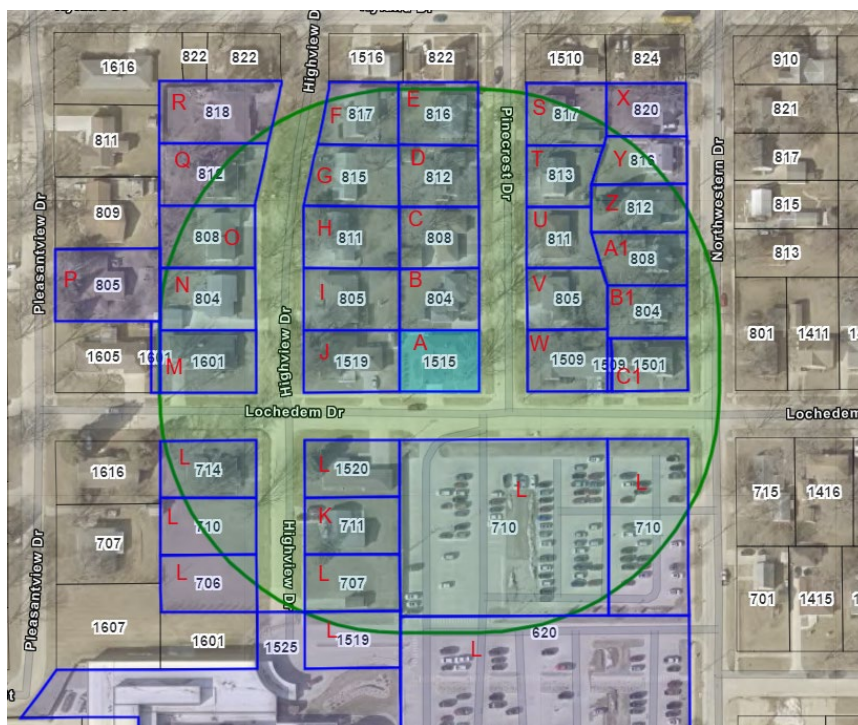
A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** in the City Hall Council Chambers , 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: **In person 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

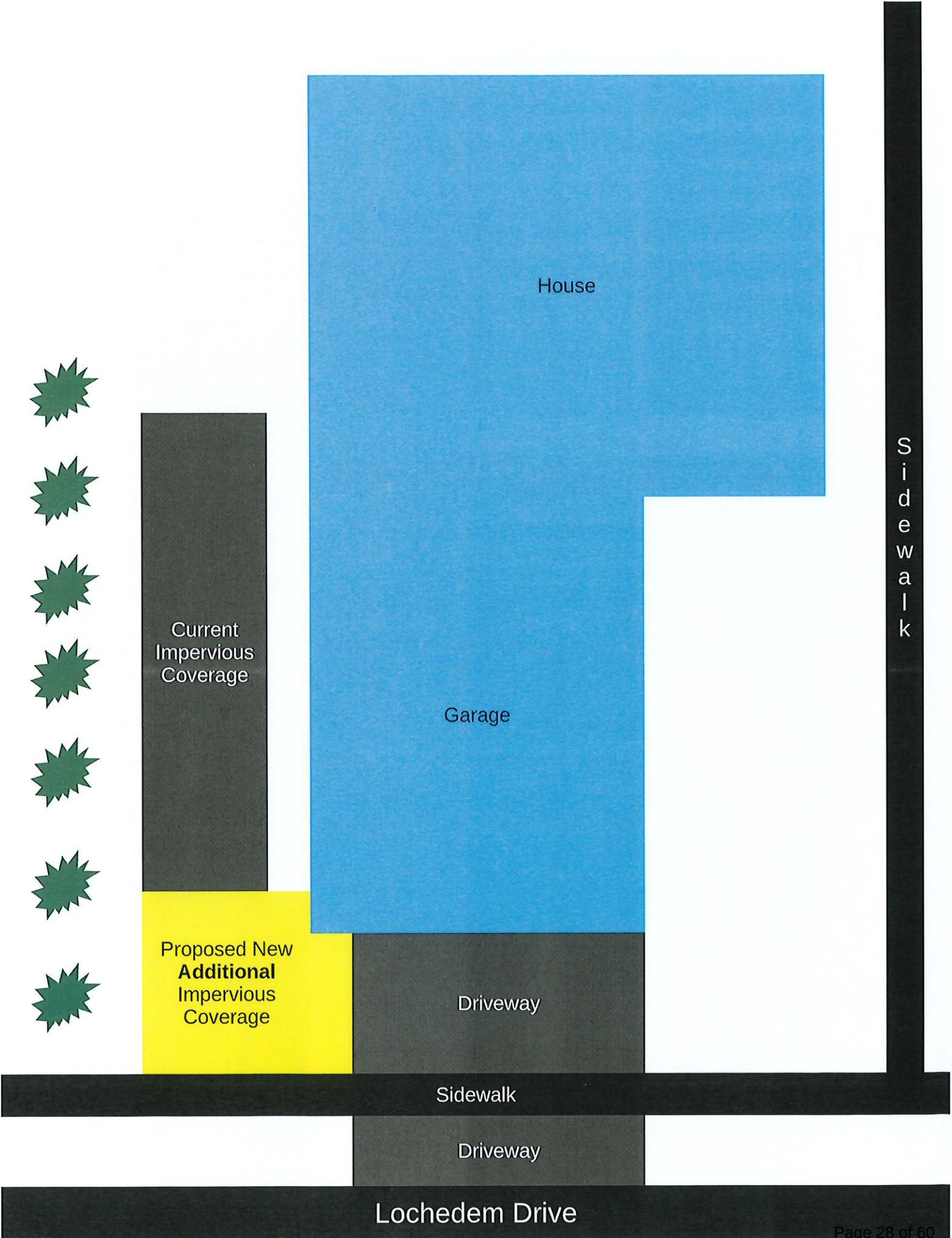
This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

Respectfully submitted,

Scott Olesen
Zoning Administrator



OwnerName	Property Address	Map Key
BELL CHARLES S MIKELLE M	1515 LOCHEDAM DR	A
FIELDS MARILYN K	808 NORTHWESTERN DR	A1
REYES-TORRES MARCE	804 PINECREST DR	B
OLSON ADAM A	804 NORTHWESTERN	B1
WRIGHT JEROME F & RUTH E	808 PINECREST DR	C
SMITH MARK	1501 LOCHEDAM DR	C1
CHAVEZ DE LEON JOANNA FRANCISCA & LEON SANTIAGO MAURICIO	812 PINECREST DR	D
VALADEZ JUAN R & ANA L	816 PINECREST DR	E
SCHUELKE JASON & KERIANN L	817 HIGHVIEW	F
MADSEN KEITH D	815 HIGHVIEW	G
SANCHEZ-ALCANTAR FABIAN & NANCY ELIZARRARAZ DE	811 HIGHVIEW	H
LARSON ERICA D	805 HIGHVIEW	I
MOODIE GARY D & KIMBERLY K	1519 LOCHEDAM DR	J
BARRON-LIMONES ALFREDO & GOMEZ-IBARRA MA DOLORES	711 HIGHVIEW	K
BUENA VISTA REGIONAL MEDICAL CENTER	1519 W 6th ST	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 NORTHWESTERN	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 NORTHWESTERN	L
BUENA VISTA REGIONAL MEDICAL CENTER	1520 LOCHEDAM	L
BUENA VISTA REGIONAL MEDICAL CENTER	707 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	714 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	706 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	1525 W 5th ST	L
BUENA VISTA REGIONAL MEDICAL CENTER	620 NORTHWESTERN	L
GONZALEZ GERARDO	1601 LOCHEDAM DR	M
GONZALEZ GERARDO	1601 LOCHEDAM DR	M
PETERSEN DAVID E & AUDREY L	804 HIGHVIEW DR	N
FRITCHER SUE ANN	808 HIGHVIEW	O
THOMAS R MORK	805 PLEASANTVIEW DR	P
NEIR RONALD E & JERENE L	812 HIGHVIEW DR	Q
SLAA LLC	818 HIGHVIEW DR	R
VALADEZ JUAN & ANA	817 PINECREST	S
GUTIERREZ-DOMINGUEZ EMILSON JOSUE	813 PINECREST	T
GILL MARY LIVING TRUST	811 PINECREST	U
VENEGAS DANIEL & IRAHETA MERLYN J	805 PINECREST DR	V
KAUFMAN RALPH E	1509 LOCHEDAM DR	W
LAINE SAMANTHA LEE	820 NORTHWESTERN DR	X
VILLEGAS-FRAYRE JAVIER & FRAYRE TAMI SUE	816 NORTHWESTERN	Y



House

Garage

Current
Impervious
Coverage

Proposed New
Additional
Impervious
Coverage

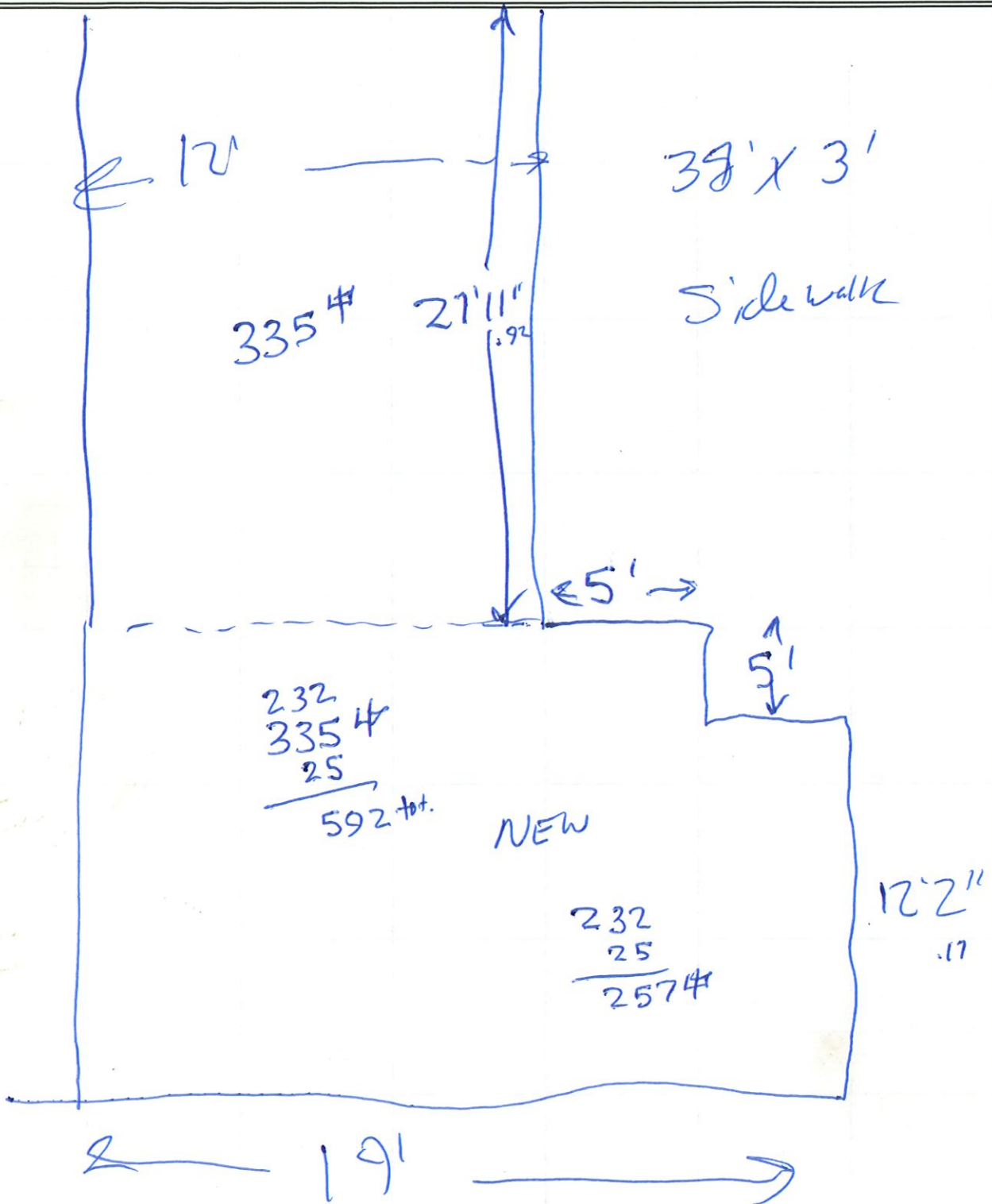
Driveway

S
i
d
e
w
a
l
k

Sidewalk

Driveway

Lochedem Drive





Real People. Real Solutions.

Client _____ Page _____ Of _____

Project No. _____ Date _____ By _____

Project _____

Task _____

Bell

House: 1,285[#]

Garage 484

Drive 182

Side walk 114

Existing pad 336

2,401[#] Existing

Proposed + 300[#]

16' x 9'

144

Lot Size: 7,670[#]
Imp. Cov. * 30 = 2,301[#]
Building cov. * 35 = 2,684.5[#]

Lot Size 7,670

x bldg. 30 = 2,301[#]

Imp. 35 = 2,684.5[#]

Proposed total 2,701[#]

16.5[#]

+ 144

161[#]

Staff Summary

8/20/2025

Agenda Item # B.5.



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing**

BACKGROUND: Mr. Charles Bell lives at 1515 Lochedem Drive. The home is located in the R-1 Zoning District and the maximum permitted total impervious coverage is 35% of the lot area. This District also requires a minimum lot size of 9,600 square feet. Mr. Bell's lot is 7,670 square feet, so it is considered non-conforming and undersized by 1,930 square feet. Based on Mr. Bell's lot size, he is permitted to have a maximum of 2,684.5 square feet of total impervious coverage.

Mr. Bell is requesting a variance of 161 square feet to be able to add an additional 300 square feet of hard-surfaced area on his lot to be able to park vehicles off of the street. If approved, his total lot impervious area would be 2,845 square feet.

Due to the size of his lot, he has limited ability to park a vehicle off the street outside of his garage and access the street without driving across the grass.

COMPREHENSIVE PLAN RELATIONSHIP: 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. The required information is

provided below.

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: It is not uncommon for properties in the area to be able to park on their driveway outside the garage and keep the vehicle off the sidewalk. Due to the size of the lot and the placement of the home, a car can't be parked on the driveway and stay off of the sidewalk and not drive across the grass. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are undersized as well, most are not corner lots and many are larger than the applicant's lot. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The proposed change will permit the parking of vehicles without blocking the sidewalk and by providing a hard surfaced parking space and driveway, it will be in conformance with the City Property Maintenance Code requiring hard surfaced parking off a street. Parking of vehicles on a residential driveway or parking space is a normal occurrence in the residential areas of Storm Lake. (d) The granting of such variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is undersized and the way the home is situated on the lot, there is not adequate depth to be able to park a vehicle on the driveway and not obstruct the sidewalk. The situation exists due in part to the depth of the lot and the request for a hard surface variance is because the allowable limit will be exceeded because the lot is undersized. If this were not the case, the applicant could provide this paving without a variance. (e) The condition or situation of the property concerned is not of general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough lots in this area with an existing home situated such that the driveway is not long enough to park a car, while also being a non-conforming lot due to the area being under the required for the Zoning District it is located in. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The granting of the variance will allow the applicant to provide hard surfaced parking for vehicles on the applicant's lot in accordance with City Code regulations and prevent soil erosion to occur from parking or driving vehicles on unpaved areas.

RECOMMENDATION: Review and approve application 2025-2 based on Article 1209 of the Storm Lake Zoning Ordinance.

ATTACHMENTS:

1. 1515 Lochedem Application
2. 1515 Lochedem Notice to Property Owners
3. 1515 Lochedem plan and calculations



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.

First Name	Charles
Last Name	Bell
Address	1515 Lochedem Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	7122996194
Email Address	csbmmb21@duck.com
Property Address	1515 Lochedem Drive
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	additional poured concrete pad
Current Zoning District	R-2-Residential
Click to view City Zoning Code and set back requirements	
Type of Request	• Impervious Coverage
Current Impervious Coverage	336
Impervious Coverage Proposed	300
Principle Use	Parking/RV pad
Maps and Drawings	 BellPropertyMap.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

07/08/2025

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 TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**

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

File number: **2025-2**

August 20, 2025 4:15 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Charles and Mikelle Bell 1515 Lochedem Drive and legally described as:

Lot Six (6), Block Three (3), 2nd Pine Crest Addition to the City of Storm Lake,

The petition requests approval of an impervious coverage variance of 116' (116) square feet in the R-1, Low Density Residential Zoning District.

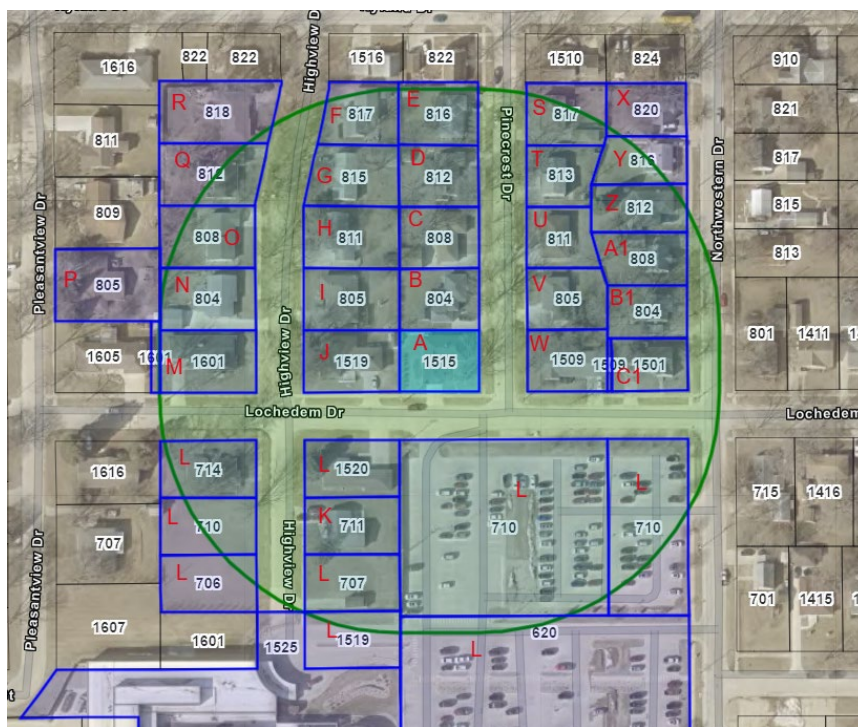
A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** in the City Hall Council Chambers , 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: **In person 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

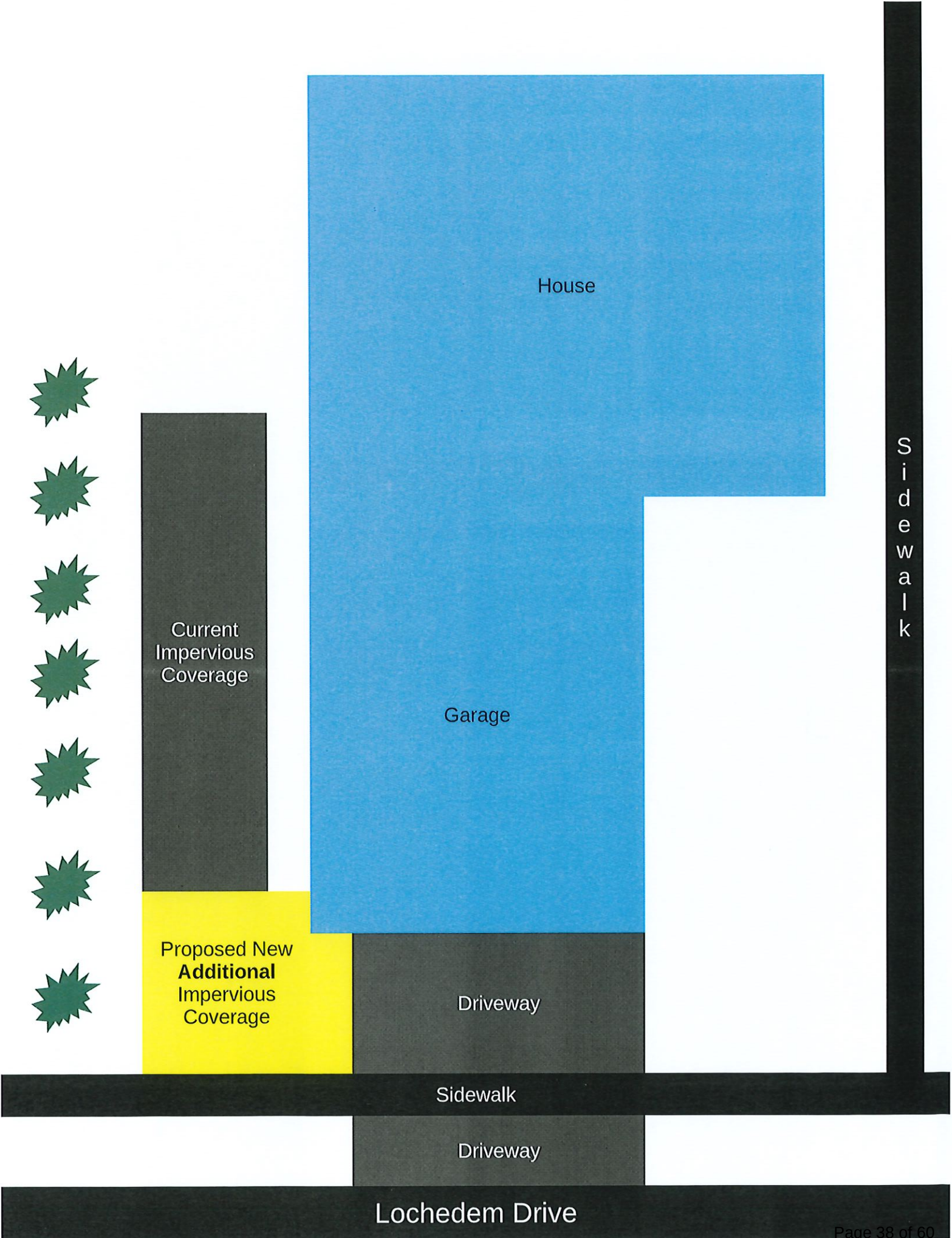
This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

Respectfully submitted,

Scott Olesen
Zoning Administrator



OwnerName	Property Address	Map Key
BELL CHARLES S MIKELLE M	1515 LOCHEDAM DR	A
FIELDS MARILYN K	808 NORTHWESTERN DR	A1
REYES-TORRES MARCE	804 PINECREST DR	B
OLSON ADAM A	804 NORTHWESTERN	B1
WRIGHT JEROME F & RUTH E	808 PINECREST DR	C
SMITH MARK	1501 LOCHEDAM DR	C1
CHAVEZ DE LEON JOANNA FRANCISCA & LEON SANTIAGO MAURICIO	812 PINECREST DR	D
VALADEZ JUAN R & ANA L	816 PINECREST DR	E
SCHUELKE JASON & KERIANN L	817 HIGHVIEW	F
MADSEN KEITH D	815 HIGHVIEW	G
SANCHEZ-ALCANTAR FABIAN & NANCY ELIZARRARAZ DE	811 HIGHVIEW	H
LARSON ERICA D	805 HIGHVIEW	I
MOODIE GARY D & KIMBERLY K	1519 LOCHEDAM DR	J
BARRON-LIMONES ALFREDO & GOMEZ-IBARRA MA DOLORES	711 HIGHVIEW	K
BUENA VISTA REGIONAL MEDICAL CENTER	1519 W 6th ST	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 NORTHWESTERN	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 NORTHWESTERN	L
BUENA VISTA REGIONAL MEDICAL CENTER	1520 LOCHEDAM	L
BUENA VISTA REGIONAL MEDICAL CENTER	707 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	714 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	710 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	706 HIGHVIEW	L
BUENA VISTA REGIONAL MEDICAL CENTER	1525 W 5th ST	L
BUENA VISTA REGIONAL MEDICAL CENTER	620 NORTHWESTERN	L
GONZALEZ GERARDO	1601 LOCHEDAM DR	M
GONZALEZ GERARDO	1601 LOCHEDAM DR	M
PETERSEN DAVID E & AUDREY L	804 HIGHVIEW DR	N
FRITCHER SUE ANN	808 HIGHVIEW	O
THOMAS R MORK	805 PLEASANTVIEW DR	P
NEIR RONALD E & JERENE L	812 HIGHVIEW DR	Q
SLAA LLC	818 HIGHVIEW DR	R
VALADEZ JUAN & ANA	817 PINECREST	S
GUTIERREZ-DOMINGUEZ EMILSON JOSUE	813 PINECREST	T
GILL MARY LIVING TRUST	811 PINECREST	U
VENEGAS DANIEL & IRAHETA MERLYN J	805 PINECREST DR	V
KAUFMAN RALPH E	1509 LOCHEDAM DR	W
LAINE SAMANTHA LEE	820 NORTHWESTERN DR	X
VILLEGAS-FRAYRE JAVIER & FRAYRE TAMI SUE	816 NORTHWESTERN	Y



House

Garage

Current
Impervious
Coverage

Proposed New
Additional
Impervious
Coverage

Driveway

Sidewalk

Driveway

Lochedem Drive

S
i
d
e
w
a
l
k



**BOLTON
& MENK**

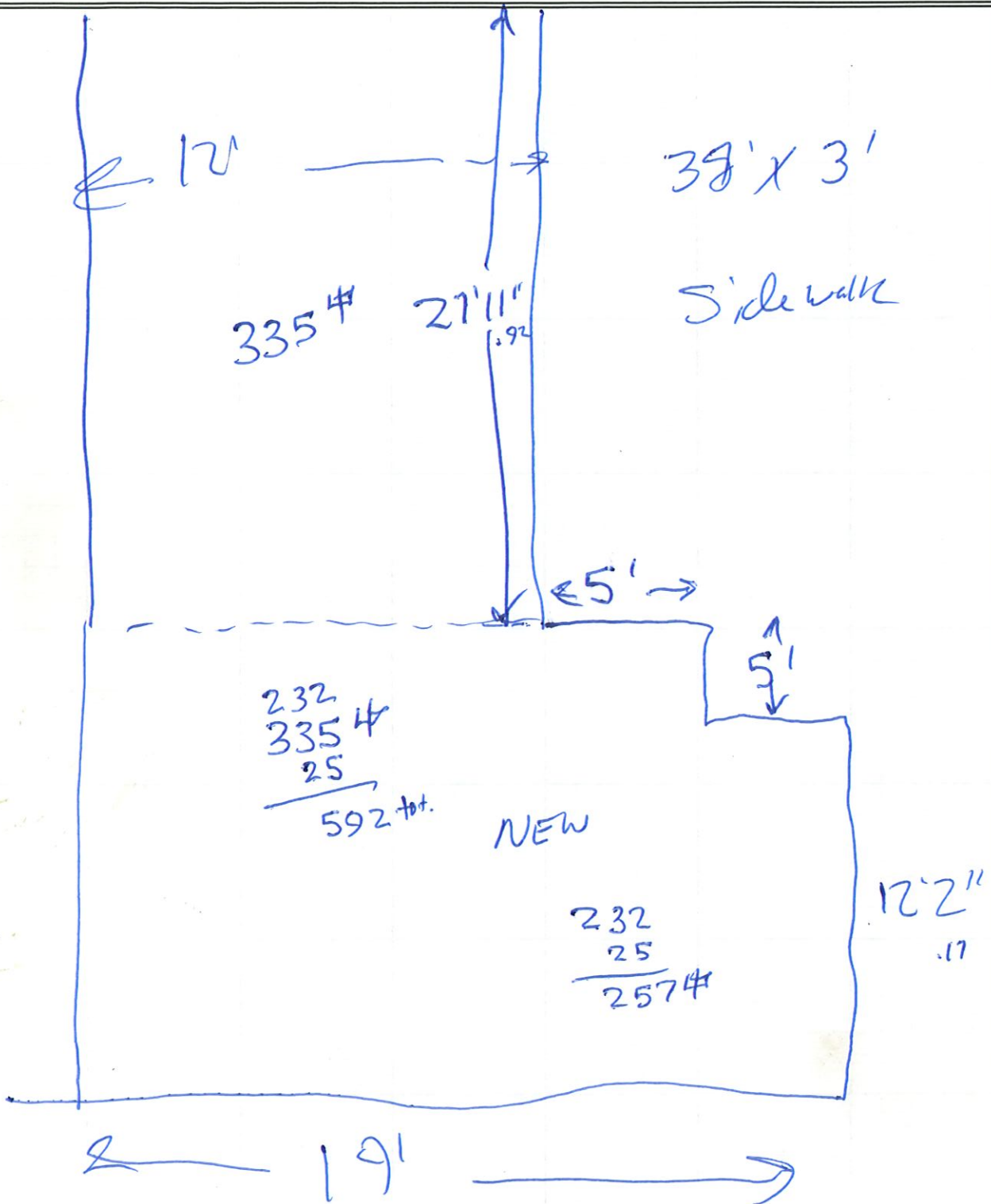
Real People. Real Solutions.

Client _____ Page _____ Of _____

Project No. _____ Date _____ By _____

Project _____

Task _____





Real People. Real Solutions.

Client _____ Page _____ Of _____

Project No. _____ Date _____ By _____

Project _____

Task _____

Bell

House: 1,285[#]

Garage 484

Drive 182

Side walk 114

Existing pad 336

2,401[#] Existing

Proposed + 300[#]

16' x 9'

144

Lot Size: 7,670[#]
Imp. Cov. * 30 = 2,301[#]
Building cov. * 3 = 2,368.5[#]

Lot Size 7,670

x bldg. 30 = 2,301[#]

Imp. 35 = 2,684.5[#]

Proposed total 2,701[#]

16.5[#]

+ 144

161[#]

Staff Summary

8/20/2025

Agenda Item # B.6.



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: **Public Hearing For Application 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district.**

BACKGROUND: Michael Sullivan is in the planning stages of constructing a new single-family dwelling on two lots located at 1213 and 1217 Kelvin Road. Mr. Sullivan intends to construct the new dwelling utilizing areas on both of the lots due to the shape of the lots and his desired home style. The proposed dwelling will meet all the required setbacks and allowable building and impervious coverage limits. However, Mr. Sullivan would like to construct an attached 12' x 38' deck with a roof over it. The required setback for covered decks or decks which are more than 4 feet above grade is the same as the main dwelling. In this instance, the deck will be constructed in the rear of the home and the required rear yard setback is 25 feet. The proposed deck will project an additional 12 feet from the house to within 13 feet of the rear lot line.

The lots Mr. Sullivan is proposing to build on are narrow towards the middle due to being on a cul-de-sac. Portions of the lot are in a floodplain, so the layout of the house is dictated by this to a degree as well. Where the deck is to be built is the narrow portion of the lot, which is more than 30 feet less than the width of the lot where it is not part of the curve of the cul-de-sac.

COMPREHENSIVE PLAN RELATIONSHIP: 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 1, under Goal 1 states: "Develop new housing types to meet the needs of

residents."

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. The required information is provided below.

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: It is not uncommon for properties in the area to be able to have an attached covered deck in the rear of the home. Due to the shape of the lot it makes it difficult to place the home far enough away from the rear lot line to allow for the attached covered deck. If the lot was an equal width from north to south, a variance would not be necessary. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are irregularly shaped as well, but they are not as shallow in the front to rear dimension as the applicant's lot. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The proposed deck will face the rear of the lot and the area it will face is a wetland that will be difficult to develop. This will reduce the chance that a new home will be built in proximity to this deck. The proposed attached covered deck is not out of character for this neighborhood. (d) The granting of such variance is based on reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is irregularly shaped and is narrow in the west to east dimension and is partially located in a floodplain, the way the home is situated on the lot is therefore somewhat limited. The situation exists due to the depth of the lot in the area of the deck. If the lot was a consistent depth from north to south, the applicant could construct this deck without a variance. (e) The condition or situation of the property concerned is not of general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough lots in this area that are as shallow of a front to back dimension to warrant a change in the Ordinance to accommodate them. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The granting of the variance will allow the applicant to construct a covered deck on the rear of his home that faces a wetland area on the narrowest portion of his lot. Taking these characteristics into consideration will not substantially impair this

Ordinance and will not be a detriment to the public good.

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

ATTACHMENTS:

1. Kelvin Rd Applicaiton
2. Notice to Property Owners
3. Kelvin Rd Plans
4. main level final
5. 32610 Grading Concept

Variance Application

07/31/2025 6:42 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.

First Name	Michael
Last Name	Sullivan
Address	229 Geneseo
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	7125929032
Email Address	sullmic@gmail.com
Property Address	Kelvin Rd
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Submitted by Scott Olesen
Current Zoning District	R-1- Residential
Click to view City Zoning Code and set back requirements	
Type of Request	• Rear Yard Set Back
Rear Side Yard Required Set Back	25
Rear Side Yard Proposed	13
Principle Use	Single Family Dwelling

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

07/31/2025

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: _____



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

P (712)-732-8000

F (712)-732-4114

**NOTICE TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**

File number: **2025-3**

August 20, 2025, 4:15 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Michael and Megan Sullivan 1213 and 1217 Kelvin Road and legally described as:

Lots Nine (9) & Ten (10), Woodland Creek 1st Addition To The City Of Storm Lake, Iowa.

The petition requests approval of a 12' (12) foot rear yard setback variance in the R-1, Low Density Residential Zoning District.

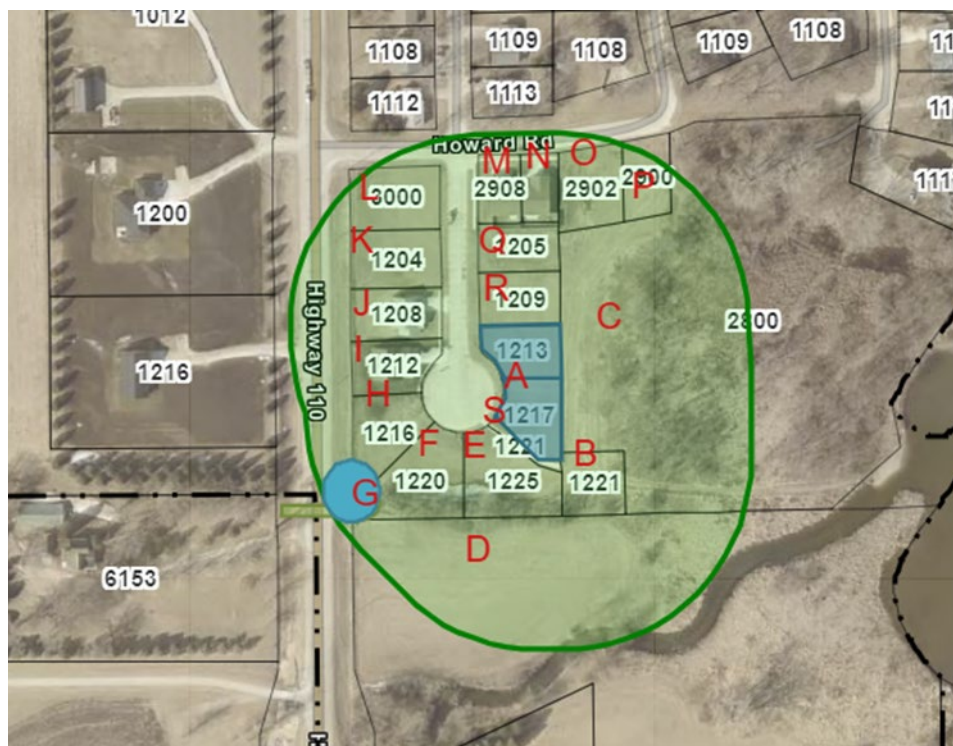
A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: **In person 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

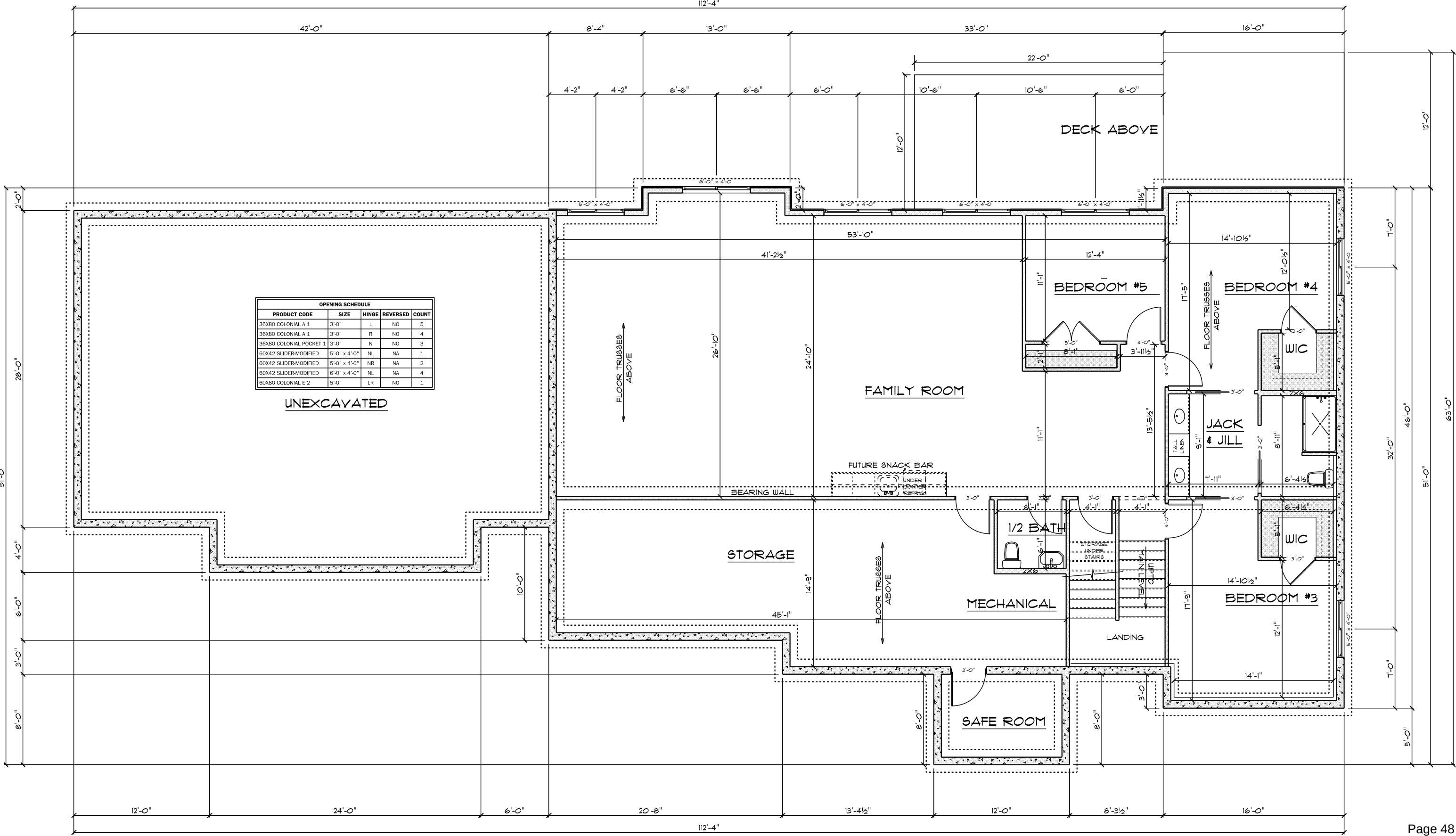
This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

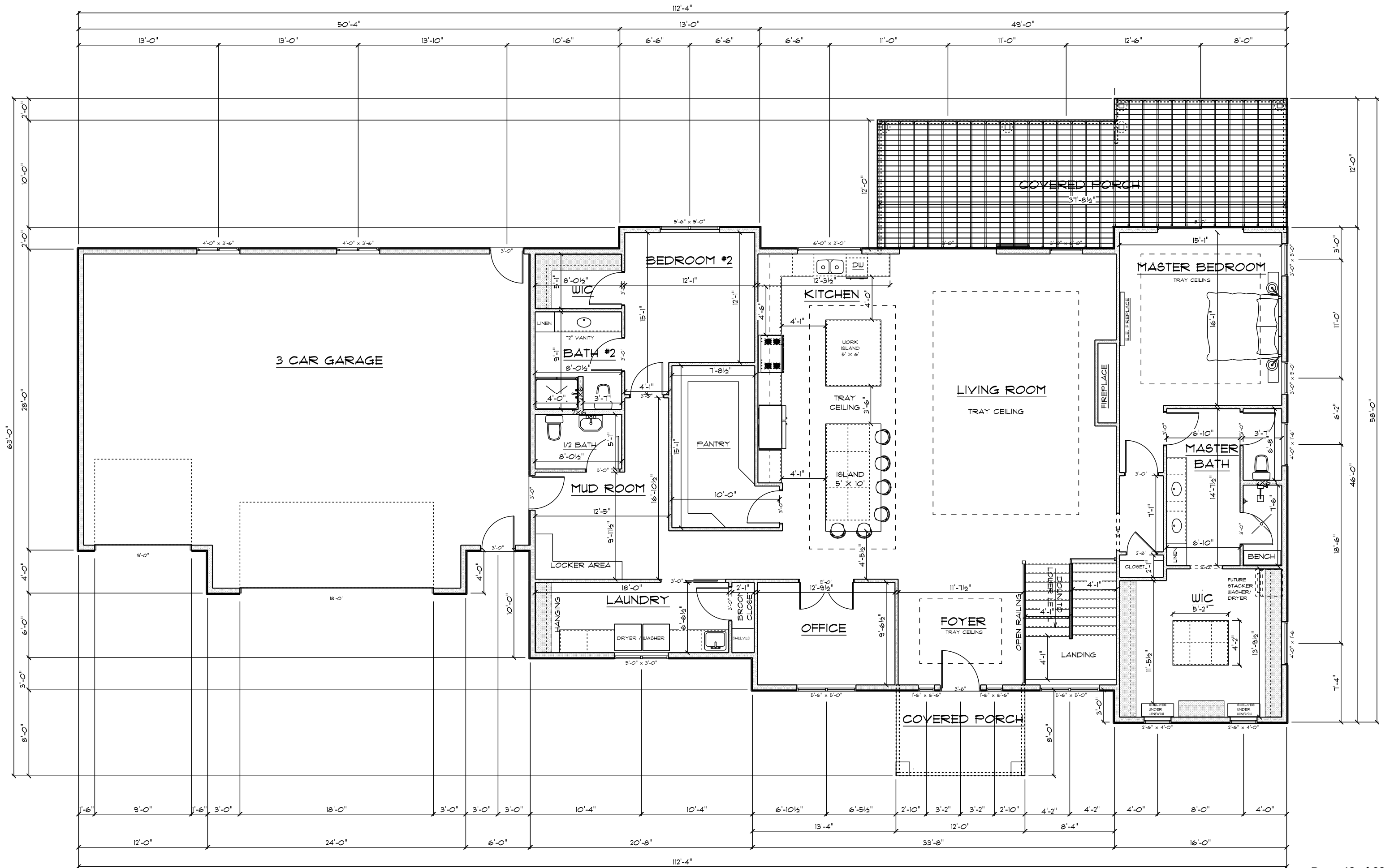
Respectfully submitted,

Scott Olesen
Zoning Administrator



Owner Name	Property Address	Map Key
SULLIVAN MICHAEL ROBERT & MEGAN ALTA	1213 KELVIN RD	A
SULLIVAN MICHAEL ROBERT & MEGAN ALTA	1217 KELVIN RD	A
MAG-SHU LLC	1221 KELVIN RD	S
LKM LLC	1221 KELVIN RD	B
LKM LLC	2800 HOWARD RD	C
ALL SAINTS EPISCOPAL CHURCH	1408401002	D
SCHREIBER PATRICIA TRUST	1225 KELVIN RD	E
GUSTAFSON DAVID R & AUDREY D	1220 KELVIN RD	F
WAITT OUTDOOR LLC (	HWY 110	G
MAG-SHU LLC	1216 KELVIN RD	H
DICKINSON AUSTIN & WHITNEY	1212 KELVIN RD	I
LARSON TIMOTHY J	1208 KELVIN RD	J
MAG-SHU LLC	1204 KELVIN RD	K
MAG-SHU LLC	1200 KELVIN RD	L
LLOYD SUSAN K	2908 HOWARD RD	M
HILL OXFORD THREE LLC	2906 HOWARD RD	N
MAG-SHU LLC	2902 HOWARD RD	O
MAG-SHU LLC	2900 HOWARD RD	P
MAG-SHU LLC	1205 KELVIN RD	Q
DOEBEL MATTHEW T & ELISSA	1209 KELVIN RD	R





Staff Summary

8/20/2025

Agenda Item # B.7.



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 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district.

BACKGROUND:

Michael Sullivan is in the planning stages of constructing a new single-family dwelling on two lots located at 1213 and 1217 Kelvin Road. Mr. Sullivan intends to construct the new dwelling utilizing areas on both of the lots due to the shape of the lots and his desired home style. The proposed dwelling will meet all the required setbacks and allowable building and impervious coverage limits. However, Mr. Sullivan would like to construct an attached 12' x 38' deck with a roof over it. The required setback for covered decks or decks which are more than 4 feet above grade is the same as the main dwelling. In this instance, the deck will be constructed in the rear of the home and the required rear yard setback is 25 feet. The proposed deck will project an additional 12 feet from the house to within 13 feet of the rear lot line.

The lots Mr. Sullivan is proposing to build on are narrow towards the middle due to being on a cul-de-sac. Portions of the lot are in a floodplain, so the layout of the house is dictated by this to a degree as well. Where the deck is to be built is the narrow portion of the lot, which is more than 30 feet less than the width of the lot where it is not part of the curve of the cul-de-sac.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

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 1, under Goal 1 states: "Develop new housing types to meet the needs of residents."

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. The required information is provided below.

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: It is not uncommon for properties in the area to be able to have an attached covered deck in the rear of the home. Due to the shape of the lot it makes it difficult to place the home far enough away from the rear lot line to allow for the attached covered deck. If the lot was an equal width from north to south, a variance would not be necessary. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are irregularly shaped as well, but they are not as shallow in the front to rear dimension as the applicant's lot. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The proposed deck will face the rear of the lot and the area it will face is a wetland that will be difficult to develop. This will reduce the chance that a new home will be built in proximity to this deck. The proposed attached covered deck is not out of character for this neighborhood. (d) The granting of such variance is based on reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is irregularly shaped and is narrow in the west to east dimension and is partially located in a floodplain, the way the home is situated on the lot is therefore somewhat limited. The situation exists due to the depth of the lot in the area of the deck. If the lot was a consistent depth from north to south, the applicant could construct this deck without a variance. (e) The condition or situation of the property concerned is not of general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough lots in this area that are as shallow of a front to back dimension to warrant a change in the Ordinance to accommodate them. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The granting of the variance will allow the applicant to construct a covered deck on the rear of his home that faces a wetland area on the narrowest portion of his lot. Taking these characteristics into consideration will not substantially impair this Ordinance and will not be a detriment to the public good.

RECOMMENDATION: Review and approve application 2025-3 based on the requirements of Article 1209 of the Zoning Ordinance.

ATTACHMENTS:

1. Kelvin Rd Applicaiton
2. Notice to Property Owners
3. Kelvin Rd Plans
4. main level final
5. 32610 Grading Concept

Variance Application

07/31/2025 6:42 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.

First Name	Michael
Last Name	Sullivan
Address	229 Geneseo
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	7125929032
Email Address	sullmic@gmail.com
Property Address	Kelvin Rd
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Submitted by Scott Olesen
Current Zoning District	R-1- Residential

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

Type of Request	• Rear Yard Set Back
Rear Side Yard Required Set Back	25
Rear Side Yard Proposed	13
Principle Use	Single Family Dwelling

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

07/31/2025

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: _____



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

P (712)-732-8000

F (712)-732-4114

**NOTICE TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE
BOARD OF ADJUSTMENT**

File number: **2025-3**

August 20, 2025, 4:15 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Michael and Megan Sullivan 1213 and 1217 Kelvin Road and legally described as:

Lots Nine (9) & Ten (10), Woodland Creek 1st Addition To The City Of Storm Lake, Iowa.

The petition requests approval of a 12' (12) foot rear yard setback variance in the R-1, Low Density Residential Zoning District.

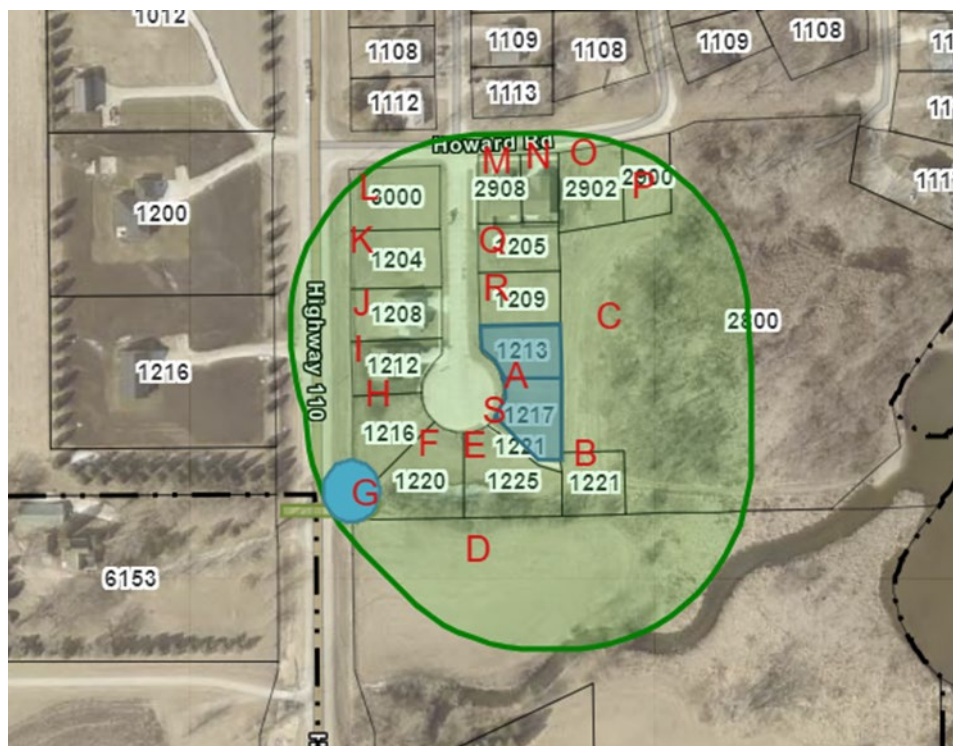
A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, August 20, 2025 at 4:15 p.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: **In person 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>**

The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

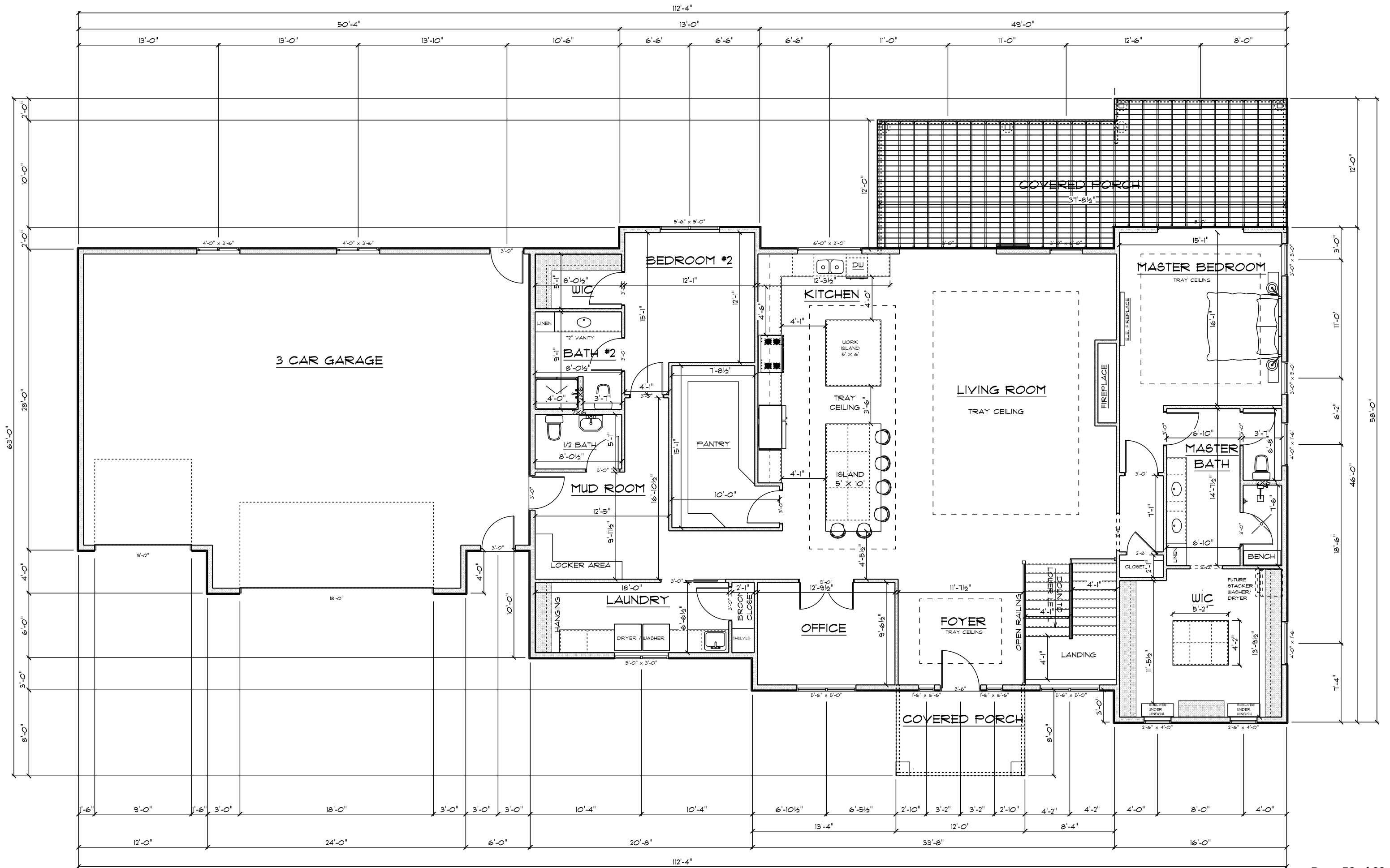
This notice is sent only as a courtesy. It is not a substitute for the official public hearing notice, which has been published in the newspaper.

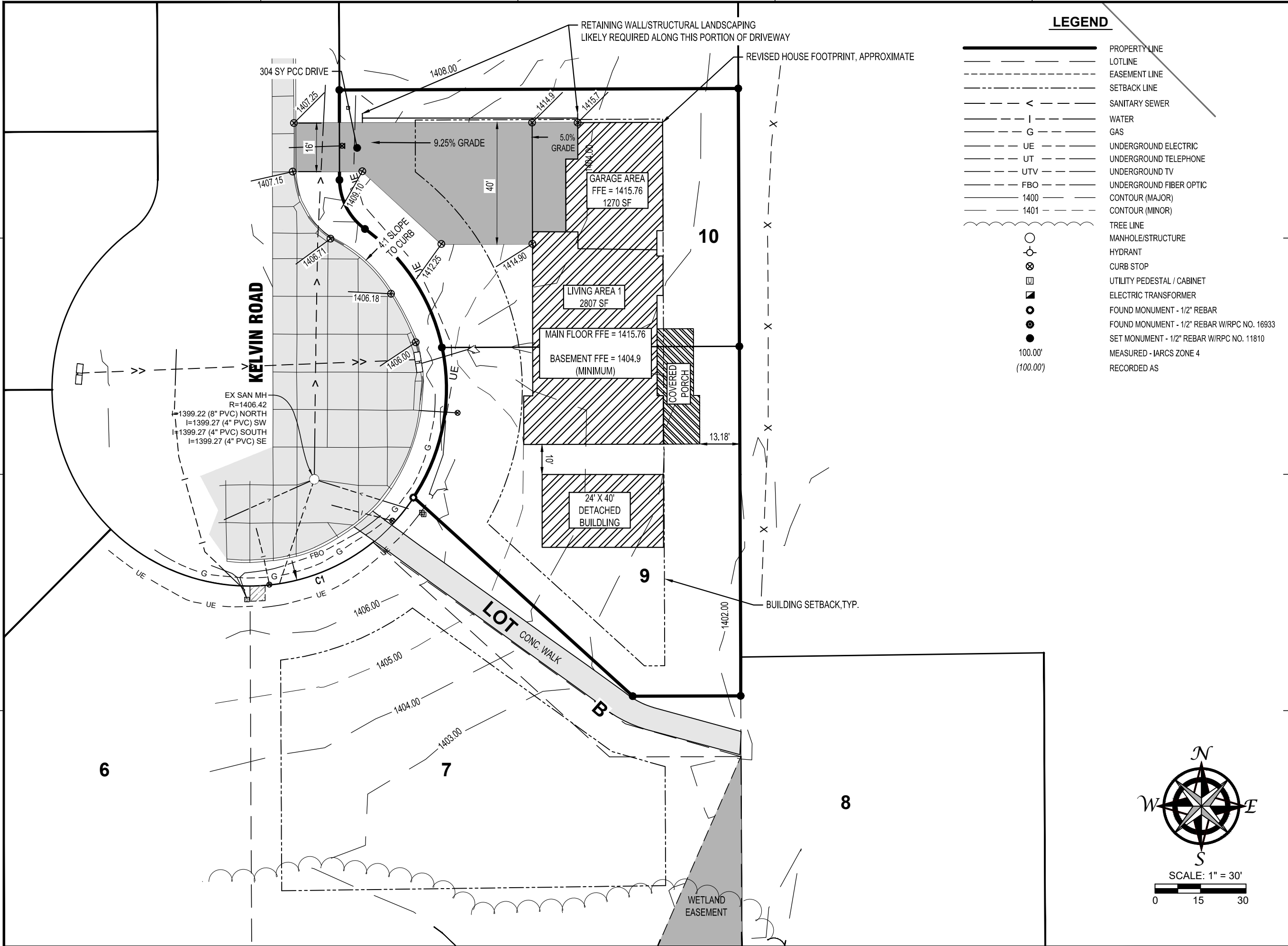
Respectfully submitted,

Scott Olesen
Zoning Administrator



Owner Name	Property Address	Map Key
SULLIVAN MICHAEL ROBERT & MEGAN ALTA	1213 KELVIN RD	A
SULLIVAN MICHAEL ROBERT & MEGAN ALTA	1217 KELVIN RD	A
MAG-SHU LLC	1221 KELVIN RD	S
LKM LLC	1221 KELVIN RD	B
LKM LLC	2800 HOWARD RD	C
ALL SAINTS EPISCOPAL CHURCH	1408401002	D
SCHREIBER PATRICIA TRUST	1225 KELVIN RD	E
GUSTAFSON DAVID R & AUDREY D	1220 KELVIN RD	F
WAITT OUTDOOR LLC (	HWY 110	G
MAG-SHU LLC	1216 KELVIN RD	H
DICKINSON AUSTIN & WHITNEY	1212 KELVIN RD	I
LARSON TIMOTHY J	1208 KELVIN RD	J
MAG-SHU LLC	1204 KELVIN RD	K
MAG-SHU LLC	1200 KELVIN RD	L
LLOYD SUSAN K	2908 HOWARD RD	M
HILL OXFORD THREE LLC	2906 HOWARD RD	N
MAG-SHU LLC	2902 HOWARD RD	O
MAG-SHU LLC	2900 HOWARD RD	P
MAG-SHU LLC	1205 KELVIN RD	Q
DOEBEL MATTHEW T & ELISSA	1209 KELVIN RD	R





LEGEND

- PROPERTY LINE
- LOTLINE
- EASEMENT LINE
- SETBACK LINE
- SANITARY SEWER
- WATER
- GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- TREE LINE
- MANHOLE/STRUCTURE
- HYDRANT
- CURB STOP
- UTILITY PEDESTAL / CABINET
- ELECTRIC TRANSFORMER
- FOUND MONUMENT - 1/2" REBAR
- FOUND MONUMENT - 1/2" REBAR W/RPC NO. 16933
- SET MONUMENT - 1/2" REBAR W/RPC NO. 11810
- MEASURED - IARCS ZONE 4
- RECORDED AS



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

SULLIVAN
RESIDENTIAL PLAN

STORM LAKE IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32610
CAD FILE NAME	32610TOPO
DRAWN BY	JAW
DESIGNED BY	###
REVIEWED BY	JAW
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	#

TITLE

GRADING CONCEPT

SHEET