CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
NOVEMBER 5, 2025
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. New Business

1. **Motion To Review And Approve Minutes From The September 17, 2025, Board Of Adjustment Meeting**
2. **Public Hearing Application 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve And One Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.**
3. **Application 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve And One Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.**
4. **Public Hearing Application 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.**
5. **Application 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.**
6. **Public Hearing Application 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.**
7. **Application 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.**

B. 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.

CITY OF STORM LAKE, September 17, 2025, 5:00 PM

Present: Board Member Chris Cleveland, Board Member Amanda Goodenow, Board Member Mike Frantz, Board Member Kevin McKinney

Absent: Board Member Robert Swanson,

Others Present: Scott Olesen (Zoning Administrator), Colette Baker (City of Storm Lake) Chris Chamber (Building Official), Grant Leavitt , Bob Levitt, Terry Murry

Call Meeting To Order 5:01 P.M.

New Business

Motion To Review And Approve Minutes From The August 20, 2025 Board Of Adjustment Meeting Board Member Cleveland calls for a motion to approve the minutes.

Moved by Board Member Goodenow to approve Minutes From The August 20, 2025, Board Of Adjustment Meeting. Second, by Board Member Frantz. Roll call vote: All ayes. Motion carried.

Public Hearing For Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.

Board Member Cleveland opens the Public Hearing.
Scott Olesen reviewed the request for a 7 ft side yard and 37 ft rear yard setback variance as related to 1209(C) of the City Code and the Comprehensive Plan. Page 59, Goal 1: Support and expand the City's economic base. Item 2, under Goal 1 states: "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." Page 59, under the Comprehensive Plan Survey states: The survey found there is a large desire for an increase in retail and restaurants within Storm Lake. When asked what types of businesses and services should be added the top two choices were restaurants and retail stores at 78.4% and 70.6%, respectively.
Other double frontage lots in the area are closer to the rear yard setback. The shape of the lot and pre-existing buildings make it difficult to place a new storage building. Other lots in the area have similar hardship but are not reliant on semi traffic for loads. The building will not be out of character for the neighborhood. The granting of the variance will allow the applicant to construct a storage warehouse building towards the rear and side of their property that faces another commercial use. It will allow the applicant to replace warehouse space that was knocked down in a wind event and expand their inventory so that additional goods and services can be provided for the community.

Grant Levitt from Marcus Lumbar hands out maps detailing traffic patterns. Board Member Cleveland asks about the gated entrance to the South and any future plans for modification to use it as an exit. Not at this time.

Marcus Lumbar is trying to free up space so semis can easily back up to unload and have room to turn around. It is very tight right now and moving the building will allow customers to pick up while semis are unloading. Board Members question if there will be enough turning room if entering from the South and if moving the building would free up needed space and allow for more room in turning.

Board Member Goodenow asks about building plans slab on grade and trench footing.
Board Member McKinney Would additional requests be needed in the future if they chose to modify the South gate for semis to enter?

If they used the side street to access the south gate are cars parking on the road a concern? All businesses have parking lots, and the street does not generally have cars parked on it.

Terry Murray representing Farm Bureau is not opposed to the request.
Hearing no more comments, Board Member Cleveland closes the Public Hearing.

Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.

Board Member Goodenow proposes a 30-foot rear yard setback in order to protect the right of way and site lines. The street is set up for growth. Board Member Frantz asks what impact a 30-foot variance would have on the plans. Very little.

Board Member Goodenow moves that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been met by **Marcus Lumber Company** with regard to the proposed variance set forth in the applicant's application dated **August 16, 2025**. That we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the (land or the building or structure); that we further make the finding in 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 for the variance filed on **August 16, 2025** by **Marcus Lumber Company** as follows:

A variance be granted for the parcel located at **206 Sale Barn Rd** owned **Marcus Lumber Company** and legally described as:

> Lot Three (3), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake. to allow 7' side yard setback variance, and a 30' rear yard setback variance in the CC, Community Commercial Zoning District.

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.

Second by Board Member Frantz. Roll call vote all ayes motion carries.

No more new business Board Member Cleveland calls for a motion to adjourn.

Moved by Board Member Frantz to adjourn Second, Board Member McKinney. Roll call vote: All ayes. Motion carried. Adjourned at 5:32 p.m.

Adjourn

Staff Summary

11/5/2025
Agenda Item # A.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 Application 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve And One Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.**

BACKGROUND: Clark and Svitlana Fort own a single family dwelling located at 415 East Lakeshore Drive. They are requesting setback and area variances to allow the construction of an attached two-story home addition, which has a private garage below and additional living space above. The request would be for a 32 foot x 30 foot addition on the north side of their property. Based on the existing layout of their home, this was the only area they could construct the addition. They are specifically requesting a 1-foot variance to the setback from the east lot line to allow the construction to within 24 feet of the property line, a 3-foot variance to the north lot line to allow construction within 4-feet of the property line, 12-feet six-inches to the west lot line to allow construction to within 12-feet six-inches of the property line, a building area variance of 3% to allow building coverage of 43%, and a total impervious coverage variance of 9% to allow total impervious coverage of 54%.

The Fort's lot is both irregularly shaped and is undersized. The minimum required lot area in the R-2 Zoning District is 7,200 square feet. Lot Fort's lot is 5,810 square feet. The lot is angled along the south lot line, making it difficult to construct a dwelling compared to building on a lot which has more right angles.

Additionally, the lot is on a corner which results in having greater setbacks on at least one lot side, for example, a 25-foot street side as opposed to a 7-foot setback for an interior side yard setback. If the lot was the minimum required size, the area variances would not be necessary and most likely at least one of the setback variances would not be required.

The property currently has a detached structure, but it is too small to park an average-size car or pickup in it. The proposed garage is slightly larger than a two-car garage, but it is not considered a three-car garage.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

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. 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: There are other properties in the area that have two car garages and there are other two-story homes in the area. Due to the shape of the lot and the location of other buildings on the site which were pre-existing and in compliance at the time they were constructed, it makes it difficult to place the new garage and home addition far enough away from the lot lines to allow for the construction of the new addition. (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 irregular as well, but the main dwelling is not situated the same. (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 addition will be adjacent to another two-story structure to the north and the back face of the building on the west side will be setback 12-feet six inches from the adjoining dwelling, which, if this were and interior lot line would only require a 7-foot setback, so the building is not out of character for this neighborhood. (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, irregularly shaped, and is a corner lot, it is therefore somewhat limited in how this addition could be placed on the lot and comply. (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 other lots in this area that are of a similar size and nature 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 an attached garage and home addition that should add value to the home and provide a common feature (two-car attached garage). Taking these items 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. Application 415 E Lakeshore
2. Survey 415 E Lakeshore
3. Notice to Property Owners 2025-5
4. Map with Key

Variance Application

10/06/2025 8:47 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	Clark
Property Owner Last Name	Fort
Business Name	Clark E Fort and Svitlana Ivlyeva Fort Living Trust
Owner Address	P.O. Box 164
Owner City	Storm Lake
Owner State	Iowa
Owner ZIP Code	50588
Phone Number	712-299-4094
Email Address	clark.fort@century21stormlake.com
Property Address	415 E. Lakeshore Dr.
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lot 07, Block 53 of the City of Storm Lake
Current Zoning District	R-2-Residential

Click to view City Zoning Code and set back requirements

Type of Request	• Side Yard Set Back
Street Side Yard Required Set Back	25
Street Side Yard Proposed	10
Principle Use	Residential

Maps and Drawings

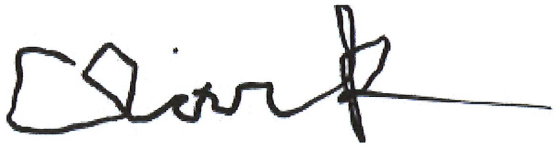
home addition.pdf

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 10/05/2025

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:_____

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 415 East Lakeshore Drive

Property Owner: Clark E. and Svitlana Ivlyeva Fort

Owner Address (if different than above): _____
City State Zip Code

Phone: 299-4094 E-mail: Clark.fort@Century21Stormlake.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 informatino, which must accompany this applicatin before it can be considered by the Board of Adjustment:

The legal description and local address of the property. Lot 7, Block 53, City of Storm Lake

The present zoning classification. R-2

The existing use of the property and the proposed use of the property. Single family dwelling, same

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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continues on back

Existing use of the property: Single family dwelling

Proposed use of the property: Single family dwelling

Legal Description of Property:

Present Zoning District: R-2

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	25'	24'	Street Side Yard:	25'	N/A
Side Yard(s):	7'	4'	Rear Yard:	25'	12'6"
Height:	≤ 65'	≤ 65'			
Max Building Coverage:	40%	43%	Max Impervious Coverage:	45%	54%

Other Request(s):

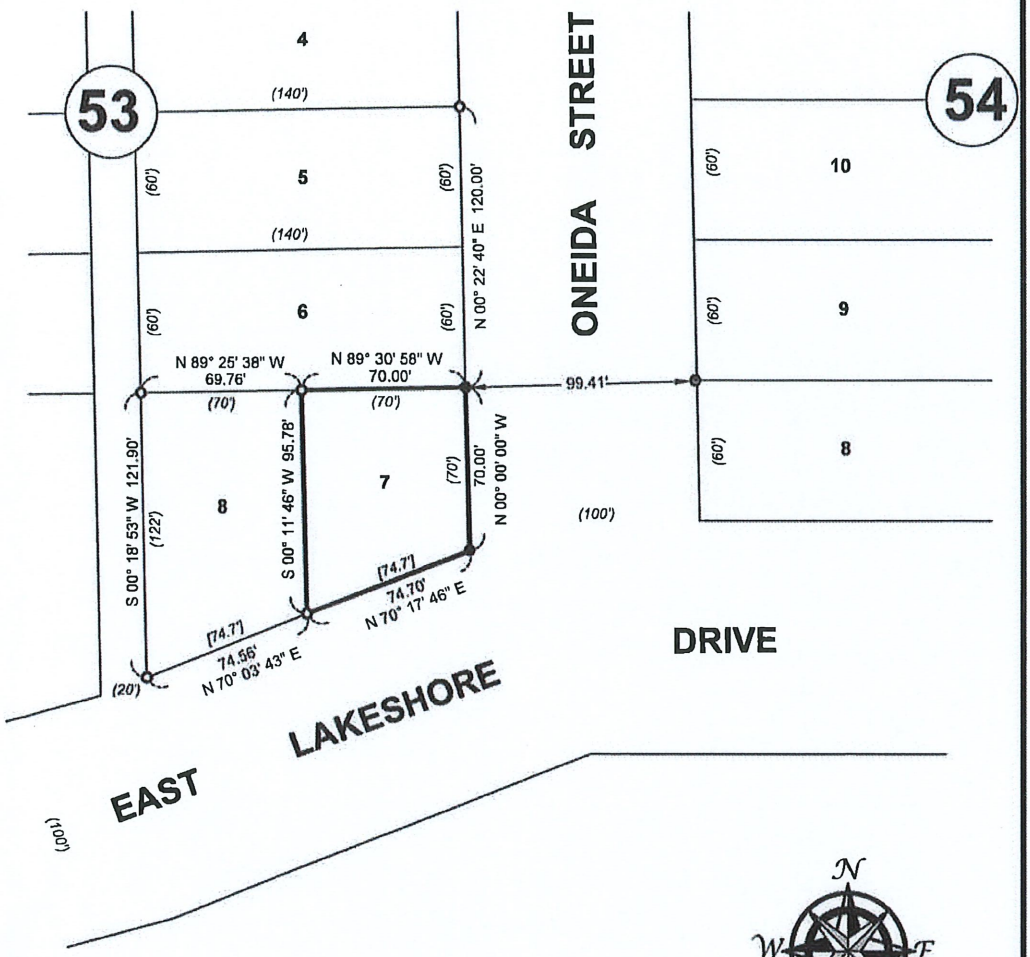
Principal Use:

Accessory Use:

Signature:

Date:

INDEX LEGEND
RETRACEMENT SURVEY
CITY: STORM LAKE
COUNTY: BUENA VISTA
SUBDIVISION/ADDITION NAME: ORIGINAL TOWN
LOT: 7
BLOCK: 53
PROPRIETOR: CLARK E. & SVITLANA FORT
SURVEY PREPARED FOR: CLARK FORT
SURVEY PREPARED BY: J. SCOTT SHEVEL IOWA PLS NO. 11810
COMPANY NAME: ISG
ADDRESS: 1725 N. LAKE AVE, STORM LAKE, IA. 50588
PHONE: 712-732-7745





SCALE: 1" = 60'

0 30 60

DESCRIPTION:

LOT SEVEN (7), BLOCK FIFTY-THREE (53), ORIGINAL TOWN OF STORM LAKE, BUENA VISTA COUNTY, IOWA.

FOR THE PURPOSES OF THIS SURVEY, THE EAST LINE OF LOT 7, BLK. 53 IS ASSUMED TO BEAR N 00° 00' 00" W

LEGEND OF SYMBOLS/ABBREVIATIONS

- ○ CORNERS FOUND (1/2" rebar - no cap)
- ● CORNERS FOUND (pipe 1-1/2" I.d.)
- ● CORNERS SET (1/2" rebar w/rpc no. 11810)

70.00' MEASURED
(70') RECORD DIMENSION
[70'] RECORD - UNRECORDED PLAT BY D. BURNS 7/23/65
rpc RED PLASTIC CAP

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

LICENSED LAND SURVEYOR J. SCOTT SHEVEL 11810 IOWA

J. Scott Shevel — Date: 10/14/24

J. Scott Shevel
License Number 11810
My License renewal date is December 31, 2025
Pages covered by this seal 1

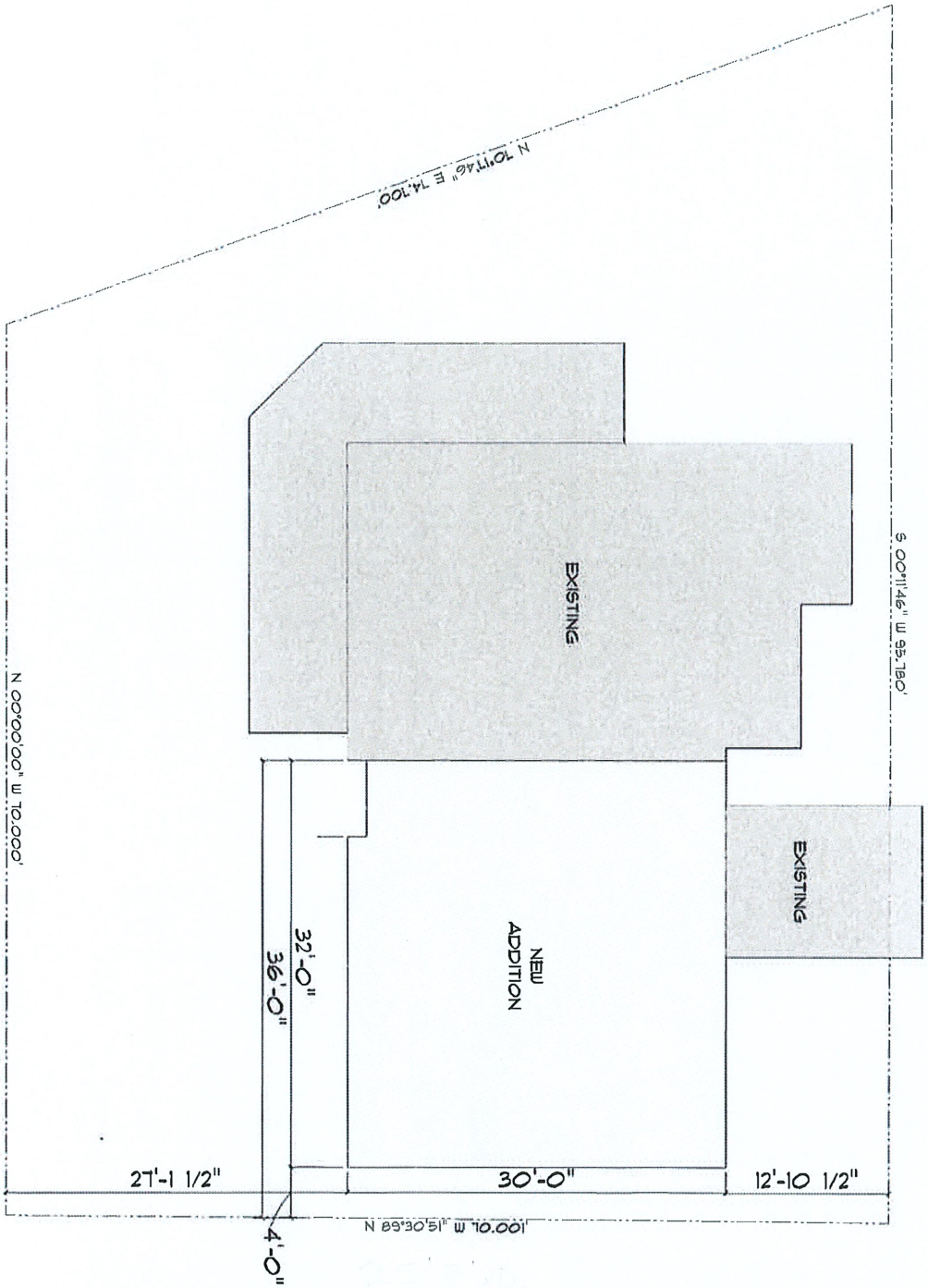
ISG Architecture Engineering Land Surveying Environmental Planning

I+S GROUP

PN:	24-31838
Drawn:	JSS
Sheet	1 OF 1
Surveyed by:	JSS
Surveyed:	10/14/24
Revised:	
Drawing Name:	

SITE PLAN 5

SCALE: 1/4" = 1'-0"



MARCUS LUMBER COMPANY E: ANGIE@MARCUSLUMBER.COM P: 712.376.4141 C:712.540.0409 WWW.MARCUSLUMBER.COM	DRAWN BY: ANGIE B. DATE: 9/10/2015	FORT, CLARK & LANA	"MARCUS LUMBER COMPANY" (MLC) IS NOT A CERTIFIED ARCHITECT OR ENGINEER AND MAKES NO REPRESENTATION OR WARRANTY OF CONSTRUCTION, PRACTICES OR LOCAL CODES. MLC IS NOT RESPONSIBLE FOR ANY ERRORS OMISSIONS OR IMPROPER CONSTRUCTION. THESE PLANS ARE THE PROPERTY OF MLC AND ANY REPRODUCTION OR BUILDING OF THESE PLANS IS PROHIBITED WITHOUT A WRITTEN CONSENT OF MLC	1

City of Storm Lake
PO Box 1086
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NOTICE TO ADJOINING PROPERTY OWNERS
CITY OF STORM LAKE BOARD OF ADJUSTMENT

File number: **2025-5**

November 5, 2025, 5:10 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Clark E Fort & Svitlana Ivlyeva Fort Liv Trust located at 415 E Lakeshore Drive and legally described as:

Lot Seven (7), Block Fifty-Three (53), in the City of Storm Lake, Iowa.

The petition requests approval of a front yard setback variance of one foot (1') a side yard setback variance of three feet (3') a rear yard setback variance of twelve feet six inches (12.6') a maximum building coverage variance of three percent (3%) and a maximum total impervious coverage variance of nine percent (9%) to construct an addition 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, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

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



Parcel Id	Owner Name	Property Address	Map Key	Owner Address	Owner City St Zip
1403455016	FORT CLARK E & FORT SVITLANA IVLYEVA LIV TRUST	416 E LAKESHORE DR	A	P O BOX 164	STORM LAKE, IA 50588
1403456001	STORM LAKE CITY OF (CHAUTAUQUA PARK)	P O BOX 1086	B	P O BOX 1086	STORM LAKE, IA 50588
1403476008	DOAN NGOC TUYET & VY K	101 ONEIDA	C	101 ONEIDA	STORM LAKE, IA 50588
1403476007	ROWLET PETE & BETH L	105 ONEIDA	D	105 ONEIDA	STORM LAKE, IA 50588
1403476006	LOPEZ-MALDONADO JENNIFER	107 ONEIDA ST	E	107 ONEIDA ST	STORM LAKE, IA 50588
1403476005	M & J FOUR PROPERTIES LLC	115 ONEIDA	F	1426 SENECA	STORM LAKE, IA 50588
1403476003	SMITH STEVEN R	121 ONEIDA	G	121 ONEIDA	STORM LAKE, IA 50588
1403476012	VARGAS RAQUEL	112 HUDSON	H	129 SENECA	STORM LAKE, IA 50588
1403476013	COOPER SUNEE VANG, THONGSY BUNCHAN	110 HUDSON	I	110 HUDSON	STORM LAKE, IA 50588
1403476014	NEPPLE BEVERLY J	505 E LAKESHORE	J	505 E LAKESHORE	STORM LAKE, IA 50588
1403455010	HANSON JOSEPH & DONNA	120 ONEIDA	K	120 ONEIDA	STORM LAKE, IA 50588
1403455011	MEYER KATHERYN LIFE USE	118 ONEIDA	L	118 ONEIDA	STORM LAKE, IA 50588
1403455012	PLATERO FLORES ANA E	114 ONEIDA ST	M	114 ONEIDA ST	STORM LAKE, IA 50588
1403455013	ALVARADO MARCOS R	110 ONEIDA	N	704 HICKORY LANE	STORM LAKE, IA 50588
1403455014	HOLLIDAY DENNIS R & HELEN E	106 ONEIDA	O	106 ONEIDA	STORM LAKE, IA 50588
1403455015	FREENEY CHARLES M	411 E LAKESHORE DR	P	411 E LAKESHORE DR	STORM LAKE, IA 50588
1403455008	NEGRETE-REYES JOCELIYN, NEGRETE-GUERRA JORGE	105 SENECA	Q	105 SENECA	STORM LAKE, IA 50588
1403455007	SLAA LLC	107 SENECA	R	1712 VIOLET LN	STORM LAKE, IA 50588
1403455006	KEENAN MICHAEL J & EDNA D	113 SENECA	S	505 EXPANSION BLVD	STORM LAKE, IA 50588
1403455005	HOCH CURTIS	117 SENECA	T	117 SENECA	STORM LAKE, IA 50588
1403455004	ROSAS-GUZMAN FRANCISCO	119 SENECA ST	U	119 SENECA ST	STORM LAKE, IA 50588
1403455003	VARGAS GILDARDO & RAQUEL	125 SENECA	V	129 SENECA	STORM LAKE, IA 50588
1403455002	VARGAS GILDARDO & RAQUEL	129 SENECA	W	129 SENECA	STORM LAKE, IA 50588
1403455009	SMITH DELORES J & JOSEPH R	124 ONEIDA	X	124 ONEIDA	STORM LAKE, IA 50588
1403476004	PERSOON CHRISTOPHER C	117 ONEIDA	Y	117 ONEIDA	STORM LAKE, IA 50588

Staff Summary

11/5/2025
Agenda Item # A.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 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve And One Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.**

BACKGROUND: Clark and Svitlana Fort own a single family dwelling located at 415 East Lakeshore Drive. They are requesting setback and area variances to allow the construction of an attached two-story home addition, which has a private garage below and additional living space above. The request would be for a 32 foot x 30 foot addition on the north side of their property. Based on the existing layout of their home, this was the only area they could construct the addition. They are specifically requesting a 1-foot variance to the setback from the east lot line to allow the construction to within 24 feet of the property line, a 3-foot variance to the north lot line to allow construction within 4-feet of the property line, 12-feet six-inches to the west lot line to allow construction to within 12-feet six-inches of the property line, a building area variance of 3% to allow building coverage of 43%, and a total impervious coverage variance of 9% to allow total impervious coverage of 54%.

The Fort's lot is both irregularly shaped and is undersized. The minimum required lot area in the R-2 Zoning District is 7,200 square feet. Lot Fort's lot is 5,810 square feet. The lot is angled along the south lot line, making it difficult to construct a dwelling compared to building on a lot which has more right angles. Additionally, the lot is on a corner which results in having greater

setbacks on at least one lot side, for example, a 25-foot street side as opposed to a 7-foot setback for an interior side yard setback. If the lot was the minimum required size, the area variances would not be necessary and most likely at least one of the setback variances would not be required.

The property currently has a detached structure, but it is too small to park an average-size car or pickup in it. The proposed garage is slightly larger than a two-car garage, but it is not considered a three-car garage.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

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. 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: There are

other properties in the area that have two car garages and there are other two-story homes in the area. Due to the shape of the lot and the location of other buildings on the site which were pre-existing and in compliance at the time they were constructed, it makes it difficult to place the new garage and home addition far enough away from the lot lines to allow for the construction of the new addition. (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 irregular as well, but the main dwelling is not situated the same. (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 addition will be adjacent to another two-story structure to the north and the back face of the building on the west side will be setback 12-feet six inches from the adjoining dwelling, which, if this were and interior lot line would only require a 7-foot setback, so the building is not out of character for this neighborhood. (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, irregularly shaped, and is a corner lot, it is therefore somewhat limited in how this addition could be placed on the lot and comply. (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 other lots in this area that are of a similar size and nature 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 an attached garage and home addition that should add value to the home and provide a common feature (two-car attached garage). Taking these items into consideration will not substantially impair this Ordinance and will not be a detriment to the public good.

RECOMMENDATION: Review and approve application 2025-5 based on the requirements of Article 1209 of the Zoning Ordinance and State requlations.

ATTACHMENTS:

1. Application 415 E Lakeshore
2. Survey 415 E Lakeshore
3. Notice to Property Owners 2025-5

4. Map with Key

Variance Application

10/06/2025 8:47 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	Clark
Property Owner Last Name	Fort
Business Name	Clark E Fort and Svitlana Ivlyeva Fort Living Trust
Owner Address	P.O. Box 164
Owner City	Storm Lake
Owner State	Iowa
Owner ZIP Code	50588
Phone Number	712-299-4094
Email Address	clark.fort@century21stormlake.com
Property Address	415 E. Lakeshore Dr.
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lot 07, Block 53 of the City of Storm Lake
Current Zoning District	R-2-Residential

Click to view City Zoning Code and set back requirements

Type of Request	• Side Yard Set Back
Street Side Yard Required Set Back	25
Street Side Yard Proposed	10
Principle Use	Residential

Maps and Drawings

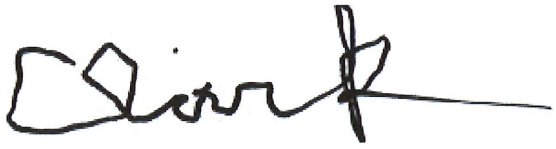
home addition.pdf

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 10/05/2025

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:_____

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 415 East Lakeshore Drive

Property Owner: Clark E. and Svitlana Ivlyeva Fort

Owner Address (if different than above): _____
City State Zip Code

Phone: 299-4094 E-mail: Clark.fort@Century21Stormlake.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 informatino, which must accompany this applicatin before it can be considered by the Board of Adjustment:

The legal description and local address of the property. Lot 7, Block 53, City of Storm Lake

The present zoning classification. R-2

The existing use of the property and the proposed use of the property. Single family dwelling, same

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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continues on back

Existing use of the property: Single family dwelling

Proposed use of the property: Single family dwelling

Legal Description of Property:

Present Zoning District: R-2

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	25'	24'	Street Side Yard:	25'	N/A
Side Yard(s):	7'	4'	Rear Yard:	25'	12'6"
Height:	≤ 65'	≤ 65'			
Max Building Coverage:	40%	43%	Max Impervious Coverage:	45%	54%

Other Request(s):

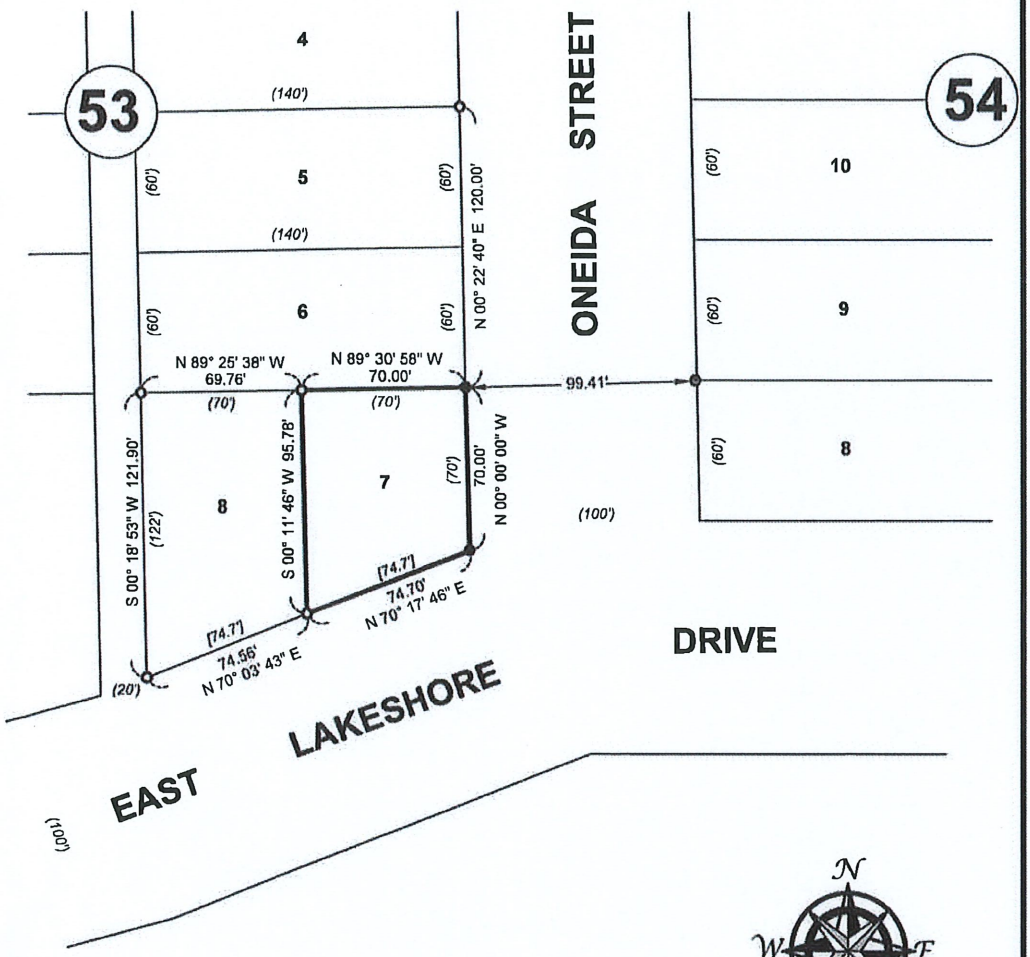
Principal Use:

Accessory Use:

Signature:

Date:

INDEX LEGEND
RETRACEMENT SURVEY
CITY: STORM LAKE
COUNTY: BUENA VISTA
SUBDIVISION/ADDITION NAME: ORIGINAL TOWN
LOT: 7
BLOCK: 53
PROPRIETOR: CLARK E. & SVITLANA FORT
SURVEY PREPARED FOR: CLARK FORT
SURVEY PREPARED BY: J. SCOTT SHEVEL IOWA PLS NO. 11810
COMPANY NAME: ISG
ADDRESS: 1725 N. LAKE AVE, STORM LAKE, IA. 50588
PHONE: 712-732-7745





SCALE: 1" = 60'

0 30 60

DESCRIPTION:

LOT SEVEN (7), BLOCK FIFTY-THREE (53), ORIGINAL TOWN OF STORM LAKE, BUENA VISTA COUNTY, IOWA.

FOR THE PURPOSES OF THIS SURVEY, THE EAST LINE OF LOT 7, BLK. 53 IS ASSUMED TO BEAR N 00° 00' 00" W

LEGEND OF SYMBOLS/ABBREVIATIONS

- ○ CORNERS FOUND (1/2" rebar - no cap)
- ● CORNERS FOUND (pipe 1-1/2" I.d.)
- ● CORNERS SET (1/2" rebar w/rpc no. 11810)

70.00' MEASURED
(70') RECORD DIMENSION
[70'] RECORD - UNRECORDED PLAT BY D. BURNS 7/23/65
rpc RED PLASTIC CAP

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

LICENSED LAND SURVEYOR J. SCOTT SHEVEL 11810 IOWA

J. Scott Shevel 10/14/24

J. Scott Shevel Date:
License Number 11810
My License renewal date is December 31, 2025
Pages covered by this seal 1

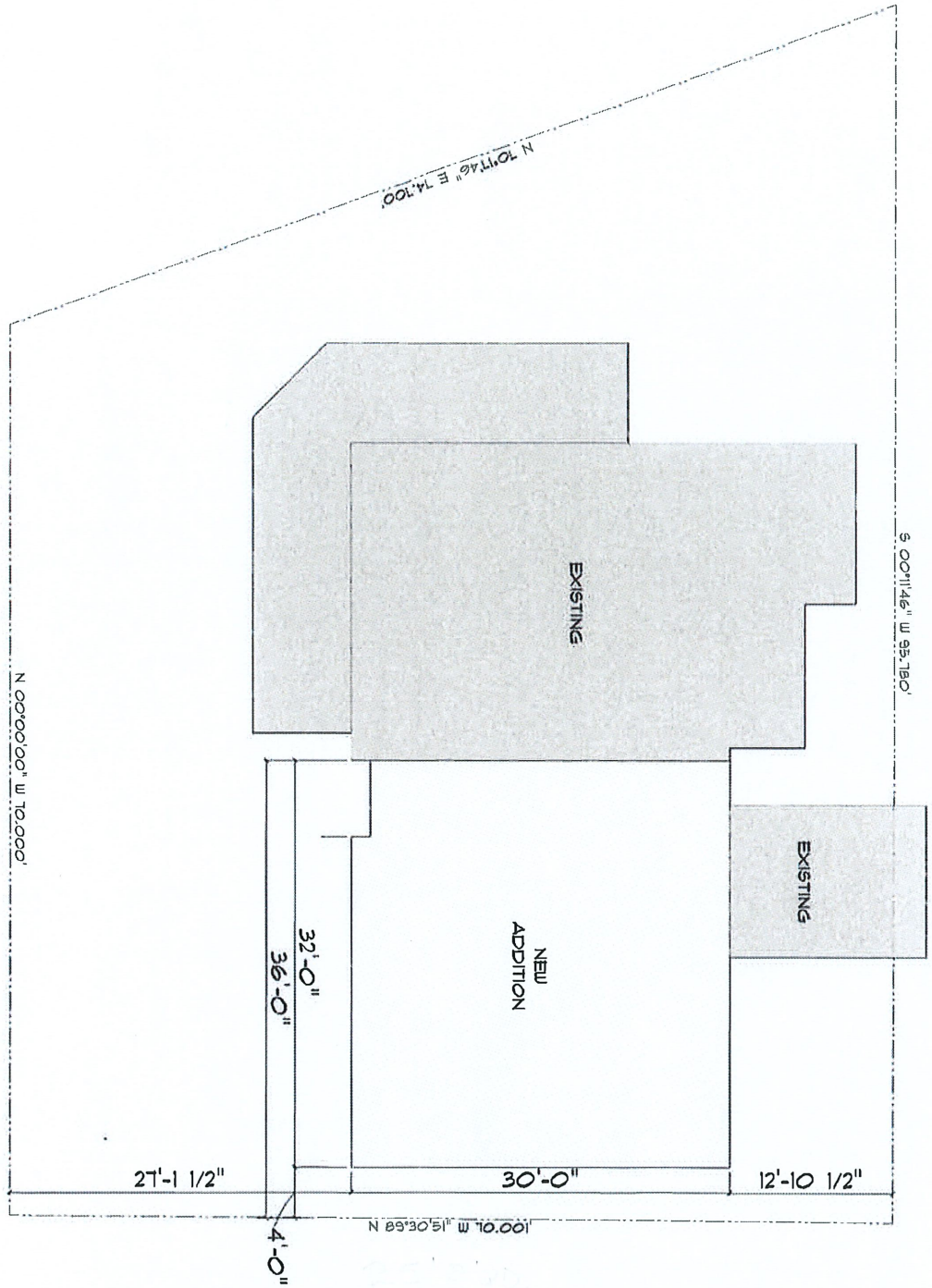
ISG Architecture Engineering Land Surveying Environmental Planning

I+S GROUP

PN: 24-31838	
Drawn: JSS	
Sheet 1 OF 1	
Surveyed by: JSS	
Surveyed: 10/14/24	
Revised:	
Drawing Name:	

SITE PLAN 5

SCALE: 1/4" = 1'-0"



MARCUS LUMBER COMPANY E: ANGIE@MARCUSLUMBER.COM P: 712.376.4141 C:712.540.0409 WWW.MARCUSLUMBER.COM	DRAWN BY: ANGIE B. DATE: 9/10/2015	FORT, CLARK & LANA	"MARCUS LUMBER COMPANY" (MLC) IS NOT A CERTIFIED ARCHITECT OR ENGINEER AND MAKES NO REPRESENTATION OR WARRANTY OF CONSTRUCTION PRACTICES OR LOCAL CODES. MLC IS NOT RESPONSIBLE FOR ANY ERRORS OMISSIONS OR IMPROPER CONSTRUCTION. THESE PLANS ARE THE PROPERTY OF MLC AND ANY REPRODUCTION OR BUILDING OF THESE PLANS IS PROHIBITED WITHOUT A WRITTEN CONSENT OF MLC	1

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: **2025-5**

November 5, 2025, 5:10 p.m.

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Clark E Fort & Svitlana Ivlyeva Fort Liv Trust located at 415 E Lakeshore Drive and legally described as:

Lot Seven (7), Block Fifty-Three (53), in the City of Storm Lake, Iowa.

The petition requests approval of a front yard setback variance of one foot (1') a side yard setback variance of three feet (3') a rear yard setback variance of twelve feet six inches (12.6') a maximum building coverage variance of three percent (3%) and a maximum total impervious coverage variance of nine percent (9%) to construct an addition 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, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

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



Parcel Id	Owner Name	Property Address	Map Key	Owner Address	Owner City St Zip
1403455016	FORT CLARK E & FORT SVITLANA IVLYEVA LIV TRUST	416 E LAKESHORE DR	A	P O BOX 164	STORM LAKE, IA 50588
1403456001	STORM LAKE CITY OF (CHAUTAUQUA PARK)	P O BOX 1086	B	P O BOX 1086	STORM LAKE, IA 50588
1403476008	DOAN NGOC TUYET & VY K	101 ONEIDA	C	101 ONEIDA	STORM LAKE, IA 50588
1403476007	ROWLET PETE & BETH L	105 ONEIDA	D	105 ONEIDA	STORM LAKE, IA 50588
1403476006	LOPEZ-MALDONADO JENNIFER	107 ONEIDA ST	E	107 ONEIDA ST	STORM LAKE, IA 50588
1403476005	M & J FOUR PROPERTIES LLC	115 ONEIDA	F	1426 SENECA	STORM LAKE, IA 50588
1403476003	SMITH STEVEN R	121 ONEIDA	G	121 ONEIDA	STORM LAKE, IA 50588
1403476012	VARGAS RAQUEL	112 HUDSON	H	129 SENECA	STORM LAKE, IA 50588
1403476013	COOPER SUNEE VANG, THONGSY BUNCHAN	110 HUDSON	I	110 HUDSON	STORM LAKE, IA 50588
1403476014	NEPPLE BEVERLY J	505 E LAKESHORE	J	505 E LAKESHORE	STORM LAKE, IA 50588
1403455010	HANSON JOSEPH & DONNA	120 ONEIDA	K	120 ONEIDA	STORM LAKE, IA 50588
1403455011	MEYER KATHERYN LIFE USE	118 ONEIDA	L	118 ONEIDA	STORM LAKE, IA 50588
1403455012	PLATERO FLORES ANA E	114 ONEIDA ST	M	114 ONEIDA ST	STORM LAKE, IA 50588
1403455013	ALVARADO MARCOS R	110 ONEIDA	N	704 HICKORY LANE	STORM LAKE, IA 50588
1403455014	HOLLIDAY DENNIS R & HELEN E	106 ONEIDA	O	106 ONEIDA	STORM LAKE, IA 50588
1403455015	FREENEY CHARLES M	411 E LAKESHORE DR	P	411 E LAKESHORE DR	STORM LAKE, IA 50588
1403455008	NEGRETE-REYES JOCELIYN, NEGRETE-GUERRA JORGE	105 SENECA	Q	105 SENECA	STORM LAKE, IA 50588
1403455007	SLAA LLC	107 SENECA	R	1712 VIOLET LN	STORM LAKE, IA 50588
1403455006	KEENAN MICHAEL J & EDNA D	113 SENECA	S	505 EXPANSION BLVD	STORM LAKE, IA 50588
1403455005	HOCH CURTIS	117 SENECA	T	117 SENECA	STORM LAKE, IA 50588
1403455004	ROSAS-GUZMAN FRANCISCO	119 SENECA ST	U	119 SENECA ST	STORM LAKE, IA 50588
1403455003	VARGAS GILDARDO & RAQUEL	125 SENECA	V	129 SENECA	STORM LAKE, IA 50588
1403455002	VARGAS GILDARDO & RAQUEL	129 SENECA	W	129 SENECA	STORM LAKE, IA 50588
1403455009	SMITH DELORES J & JOSEPH R	124 ONEIDA	X	124 ONEIDA	STORM LAKE, IA 50588
1403476004	PERSOON CHRISTOPHER C	117 ONEIDA	Y	117 ONEIDA	STORM LAKE, IA 50588

Staff Summary

11/5/2025
Agenda Item # A.4.

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 Application 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.**

BACKGROUND: St. Marks Lutheran Church is requesting a variance to the allowable height of a freestanding sign and to the allowable sign area permitted in the R-1 Zoning District. The Church is proposing to utilize the steeple which was original to the Church and was attached to the main Church structure as a part of a new sign. The Church roof was damaged by excessive movement of the steeple caused by the wind event which occurred this spring, and they determined that it would be best not to re-install the steeple. The steeple is seen as historic by the Church since it was original to the building and is therefore symbolic to the congregation. Based on that, the Church has developed a concept where the steeple can be integrated as a new detached sign, and therefore allow it to remain on site in a way that is aesthetically pleasing.

The Church has hired an engineering firm to design the new foundation for the steeple to ensure that it is structurally sound. The Church is asking for a height variance of 40 feet to allow the installation of the steeple to a height of 50 feet, and is additionally asking for a sign area variance of 61 square feet to allow a total sign area of 93 square feet of area.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

COMPREHENSIVE PLAN RELATIONSHIP: Page 14 Goal 1: "Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable and sustainable and improves Storm Lakes vibrancy and appeal."
Item 1 under Goal 1 states: "Preserve the existing institutions and housing within Storm Lake."

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: The Steeple was previously located on the roof and this was permitted as steeples are exempt from height regulations. Steeples are defined as being located on the roof of a Church or other structure, so technically it is no longer considered to be a steeple, but it is at a lower elevation and is on the same property as it was previously, so in this case it would not be inconsistent for this particular site. The request for a sign area variance would not be necessary if the Church was located in the IN-2 Zoning District as most Churches are.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: This is a unique case of a historic structure and most churches are located in the IN-2 District.

(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 Steeple was previously located on the site and churches adjacent to residential areas are permitted to have larger sign area in the IN-2 District.

(d) The granting of such a variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: The Church is not able, for structural reasons, to re-install the steeple on the roof. The Church does have other permitted accessory uses in the building that require additional signage.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are no other Churches at this time that are in a similar situation that would require a similar variance.

(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 steeple was previously located on this site so it will not be out of character for the area and the signs existing and proposed are not excessive.

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

ATTACHMENTS:

1. 1610 W 5th Application
2. Engineer Drawings
3. Notice to Property Owners 2025-6
4. Map with Key

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 1614 West 5th Street
Property Owner St Mark Lutheran Church
Owner Address (if different than above): _____
City State Zip Code
Phone: 712-532-5255 E-mail pastordave@stmarksstormlake.

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 informatino, which must accompany this applicatin before it can be considered by the Board of Adjustment:

- X The legal description and local address of the property.
- X The present zoning classification.
- X The existing use of the property and the proposed use of the property.
- X The existing use of the property and the proposed use of the property.
- X 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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continues on back

Existing use of the property:

Proposed use of the property:

Legal Description of Property:

Present Zoning District:

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	5'	5'+	Street Side Yard:	N/A	N/A
Side Yard(s):	10'	10'+	Rear Yard:	N/A	N/A
Height:	10'	50'	Max Impervious Coverage:	35%	≈35%
Max Sign Area	32#	93#			

Other Request(s): N/A

Principal Use: ~~Sign~~ Church

Accessory Use: - Sign

Signature:

Date: 10-07-2025

3. Upon the public hearing, any party may appear in person or by agent or attorney. The concurring vote of three out of five members of such board as so composed shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the appellant on any matter upon which it is required to pass under any zoning ordinance, or to effect any variation in such ordinance.

4. A fee as determined by the City Council and approved on their most current fee resolution shall be paid to the Administrative Officer at the time the notice of appeal is filed, which the Administrative Officer shall forthwith pay over to the credit of the General Revenue Fund of the City.

1209 Powers and Duties of the Board Of Adjustment

The Board of Adjustment shall have only the following powers and duties:

a. Administrative Review:

To hear and decide appeals where it is alleged there is error in any order, requirement, decisions or determination made by the Zoning Administrator, or his/her designee in the enforcement of this Ordinance or any regulation relating to the location or soundness of structures

b. Conditional Use Permits:

To hear and decide the approval of applications for Conditional Use permits, as provided by this Ordinance. Procedures for Conditional Use Permits are established in Section 1203.

c. Variances to Relieve Hardships Relating to Property:

To authorize, upon appeal, variances from the strict application of this Ordinance where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the zoning regulations; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property.

1. Requirements for Grant of a Variance. The Board shall authorize no such variance unless it finds that:

(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 district under the terms of this ordinance.

(b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

(c) The authorization of such variance will not be of substantial detriment to adjacent property and the granting of the variance will not change the

character of the district.

(d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

(e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance.

(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.

2. Findings by Board. The Board of Adjustment shall make findings that the requirements of Section 1209(c)(1) have been met by the applicant for a variance.

3. Conditions for Grant of Variance.

(a) In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 1213 of this Ordinance.

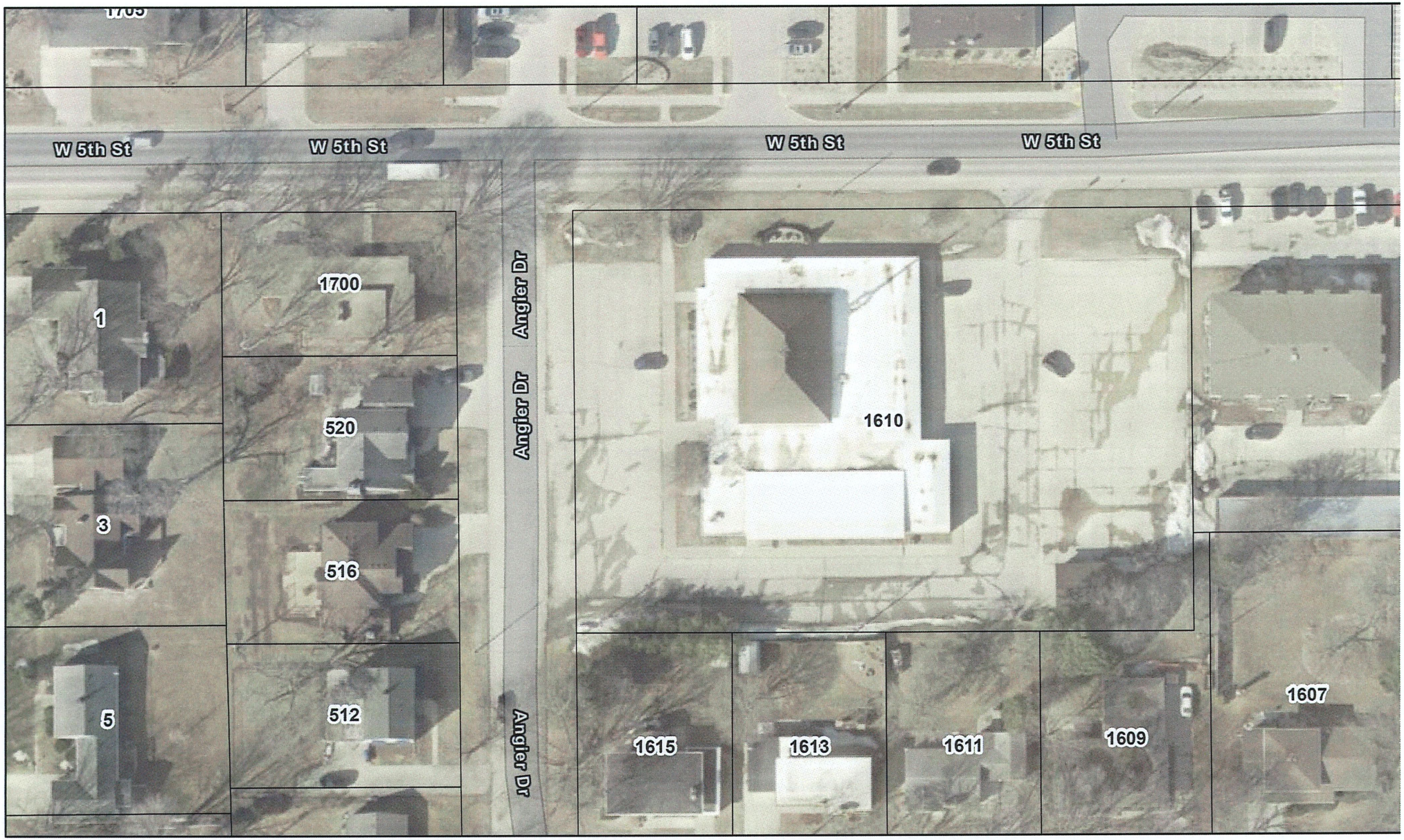
(b) Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

(c) No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(d) Effective Date of Variances/Review by Council:

Every variance granted by the Board of Adjustment shall be subject to review by the City Council, and the Council may, in its discretion, remand a decision to grant a variance back to the Board of Adjustment for further consideration. The only persons authorized to request the remand of a decision to grant a variance shall be the Mayor, the City Administrator, the City Attorney or the Zoning Administrator, and the only grounds for requesting a remand shall be that legal error is believed to have occurred in the procedures followed by the Board of Adjustment or that the evidence presented by the applicant did not support the finding required by 1209(c)(1), or that the variance granted was beyond the authority of the Board of Adjustment. On remand, all parties shall be permitted to introduce such additional relevant evidence, as they deem appropriate.

ArcGIS Web Map



10/13/2025, 2:19:51 PM

Parcels

City Limits

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © Op contributors, and the GIS User Community

Maxar | Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USI

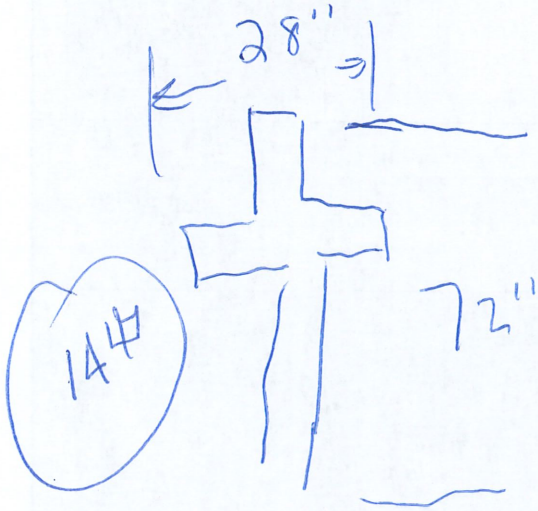
6" + 54" + 41" + 26" x 6"

27.7# | - 40" x 70" - LS1 - NE Corner of bld.
23.32# | - 48" x 70" - By SE entr., St MARK off.
7.2 | - 24" x 40" - SW entry | St. " "
4.1 | - 18" x 33" - NW door.
8# | - 24" x 48" - NW Corner facing Street.

70.32#

? - Electronic Sign?

70.32
14.0
8.0
93# tot. proposed



61# VARIANCE

8' for monument sign

GENERAL NOTES

A. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.

B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK; AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.

C. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

D. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.

E. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL STRUCTURAL LOADS DURING THE REMOVAL OF THE EXISTING STRUCTURE. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS ARE SECURED INTO PLACE PER CONSTRUCTION DOCUMENTS.

G. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, DRAIN TILE, PUMPS AND EQUIPMENT INCLUDING ANCHORING SYSTEMS AND HOUSEKEEPING PADS. GENERAL CONTRACTOR TO COORDINATE ALL OF THESE ITEMS WITH ALL DISCIPLINES INVOLVED.

H. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND MANUALS (LATEST ADOPTED EDITION):
1. STATE BUILDING CODE, WHEN APPLICABLE.
2. INTERNATIONAL BUILDING CODE (IBC).
3. AMERICAN CONCRETE INSTITUTE (ACI).
4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE (FOR PLACING AND DETAILING OF ALL REINFORCING).
5. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
6. AMERICAN WELDING SOCIETY (AWS) STANDARDS FOR WELDING AS MODIFIED BY AISC SPECIFICATION.
7. MASONRY STANDARDS JOINT COMMITTEE (MSJC)
8. AMERICAN FOREST & PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION (AF & PA NDS)

DESIGN LOADS CRITERIA

A. CODES USED:
1. 2018 INTERNATIONAL BUILDING CODE
2. 2016 AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD 7 (ASCE 7-16)

B. RISK CATEGORY: I

C. WIND LOAD CRITERIA:
1. BASIC DESIGN WIND SPEED, V = 104 MPH (3 SECOND GUST)
2. ALLOWABLE STRESS DESIGN WIND SPEED, Vasd = 80.6 MPH (3 SECOND GUST)
3. WIND LOAD EXPOSURE: C
4. INTERNAL PRESSURE COEFFICIENT: +/- 0.18 (ENCLOSED BUILDING)
5. WIND TOPOGRAPHIC FACTOR: K_{ZT} = 1.0

D. SNOW LOAD CRITERIA:
1. GROUND SNOW LOAD, P_G = 30 PSF
2. FLAT-ROOF SNOW LOAD (BALANCED), P_F = 20.2 PSF
3. SNOW LOAD IMPORTANCE FACTOR, I_S = 0.8
4. SLOPE FACTOR, C_S = 1.0
5. THERMAL FACTOR, C_T = 1.2
6. SNOW EXPOSURE FACTOR, C_E = 1.0
7. UNBALANCED SNOW LOAD: ON PLAN IF APPLICABLE
8. DRIFT SURCHARGE LOADS, Pd: ON PLAN IF APPLICABLE
9. WIDTH OF SNOW DRIFT(s), w: ON PLAN IF APPLICABLE

E. EARTHQUAKE LOAD CRITERIA
1. SEISMIC IMPORTANCE FACTOR: I_E = 1.0
2. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
   - S_S = 6.1% g
   - S_1 = 4.0% g
3. SOIL SITE CLASS: D
4. SPECTRAL RESPONSE COEFFICIENT:
   - S_{DS} = 0.065
   - S_{D1} = 0.064
5. SEISMIC DESIGN CATEGORY = A

F. LIVE LOADS
1. LIVE LOAD NOT APPLICABLE

G. DEAD LOADS
1. STEEPLE STRUCTURE: ACTUAL, ASSUMED TO BE 22,000 LBS

H. RAIN LOAD DATA
1. RAIN INTENSITY: 3.66 IN/HR

SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR ITS PREPARATION, WHO IS REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.

B. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.

C. THE ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE OF THE DESIGN CONCEPT. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTALS THAT IS ACCEPTABLE TO BOTH CONTRACTOR AND ENGINEER. AFTER THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, PROMPT REVIEW BY THE ENGINEER WILL BE MADE OF ALL SUBMITTALS.

D. FOR LARGE SUBMITTALS, REASONABLE REVIEW TIME SHALL BE ALLOWED AND MAY EXCEED TWO WEEKS. THE CONTRACTOR SHALL SUBMIT NECESSARY REQUEST FOR INFORMATION (RFI's) DURING THE DETAILING PROCESS TO AVOID SUBMITTALS THAT ARE INCOMPLETE OR NEED SIGNIFICANT VERIFICATIONS. THE CONCURRENT SUBMITTAL OF MULTIPLE SHOP DRAWINGS ("DUMPING") WILL FURTHER EXTEND THE REVIEW PROCESS AND TIME FRAME NECESSARY TO PROPERLY REVIEW EACH SUBMITTAL.

E. UNLESS INDICATED OTHERWISE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS FOR STRUCTURAL REVIEW. REFER TO SPECIFIC SECTION OF STRUCTURAL NOTES FOR ANY ADDITIONAL CRITERIA:
1. CONCRETE MIX DESIGNS
2. STRUCTURAL STEEL
3. ADDITIONAL STRUCTURAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS

F. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

G. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAIL SCHEDULES, PROCEDURES, AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS AND SUBMIT PRIOR TO FABRICATION.

H. ERECTION PLANS ARE THE RESPONSIBILITY OF THE FABRICATOR.

REINFORCING STEEL

A. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.

B. MINIMUM DEVELOPMENT LENGTH OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

MINIMUM LENGTH FOR STANDARD UN-COATED BARS IN NORMAL WEIGHT CONCRETE						
CONCRETE STRENGTH f'c IN PSI	DEVELOPMENT LENGTH (Ld) FOR STRAIGHT BARS (MIN. OF 12 INCHES)					FOR 90 DEGREE HOOKED BARS, HOOK DEVELOPMENT LENGTH
	TENSION CLASS A		TENSION CLASS B		COMPRESSION	
	#6 AND SMALLER	#7 TO #11	#6 & SMALLER	#7 TO #11	#18, #14, & #11 AND SMALLER	
3000	44 Db	55 Db	57 Db	71 Db	30 Db	22 Db
3500	41 Db	51 Db	53 Db	66 Db	30 Db	20 Db
4000	38 Db	47 Db	49 Db	62 Db	30 Db	19 Db
4500	36 Db	45 Db	47 Db	58 Db	30 Db	18 Db
5000	34 Db	42 Db	44 Db	55 Db	30 Db	17 Db
NOTE: Db = DIAMETER OF REINFORCEMENT. Ld = DEVELOPMENT LENGTH						

C. TYPICAL SPLICES: CLASS B AS DEFINED IN ACI 318, UNLESS NOTED OTHERWISE

D. ADJUSTMENT FACTORS FOR STRAIGHT BARS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.
3. EPOXY COATED WITH COVER LESS THAN 3DB OR CLEAR SPACING LESS THAN 6 DB = 1.5.
4. HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = 1.3
5. EPOXY COATED HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = NOT GREATER THAN 1.7.

E. ADJUSTMENT FACTORS FOR STRAIGHT HOOKS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.

F. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

MINIMUM CLEAR CONCRETE COVER FOR REINFORCING STEEL	
CONCRETE ON SOIL (DIRECT CONTACT)	3"
SLAB ON GRADE	CENTERED
WALLS, STRUCTURAL SLABS EXPOSED TO SOIL OR WEATHER #6 TO #18 REBAR	2"
#5 AND SMALLER REBAR	1 1/2"
WALLS, STRUCTURAL SLABS NOT EXPOSED TO EARTH OR WEATHER #11 AND SMALLER REBAR	3/4"
COLUMNS AND PIERS (COVER TO STIRRUPS AND TIES)	1 1/2"

G. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE OR GROUT.

H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.

I. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL A MINIMUM OF 10 DAYS PRIOR TO FABRICATION AND INSTALLATION.

J. BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4.

CONCRETE

A. CONCRETE SHALL BE STANDARD WEIGHT MIX UNLESS NOTED OTHERWISE AND MEET THE FOLLOWING CRITERIA:

LOCATIONS	f'c @ 28 DAYS	AIR ENTRAINMENT	MAX W/C RATIO	COMMENTS
FOUNDATIONS EXPOSED TO EXTERIOR CONDITIONS	4500 PSI	6% ± 1.5%	0.40	

B. CEMENT SHALL CONFORM TO ASTM C150, TYPE I / II OR ASTM C595 TYPE IL.

C. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.

D. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.

E. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).

F. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 10 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING COMPANY.

G. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OR NOTED OTHERWISE.

H. PLACE VAPOR RETARDER OR VAPOR BARRIER DIRECTLY BELOW FLOOR SLAB.

I. CONCRETE FLOOR SHALL BE CURED IN ACCORDANCE WITH ASTM C309. CONCRETE FLOOR SHALL BE PROTECTED FROM MOISTURE LOSS FOR A MINIMUM OF 14 DAYS, USING AN APPROVED SHEET MEMBRANE IN ACCORDANCE WITH C171.

J. FLOOR FLATNESS AND LEVELNESS TOLERANCES:
1. UNLESS NOTED OTHERWISE, FLOORS SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES:
   a. FLOOR FLATNESS NUMBER (F_F)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
   b. FLOOR LEVELNESS NUMBER (F_L)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
2. FLOOR TOLERANCE (F_F AND F_L) MEASUREMENTS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 1155. ACTUAL OVERALL F-NUMBERS SHALL BE CALCULATED USING THE INFERIOR / SUPERIOR AREA METHOD.
3. CORRECT DEFECTIVE SLABS BY GRINDING OR REMOVING AND REPLACING DEFECTIVE WORK. RE-MEASURE CORRECTED AREAS BY THE SAME PROCESS.

ANCHOR BOLTS

A. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNLESS NOTED OTHERWISE.

B. ALL ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 HEX-HEAD, UNLESS NOTED OTHERWISE. NUTS SHALL BE ASTM A563 GRADE A HEAVY HEX. OVER-SIZED PLATE WASHERS SHALL BE ASTM A36.

C. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.

D. POST-INSTALLED ANCHORS SHALL BE ADHESIVE ANCHORING SYSTEM PROVIDED AND INSTALLED BY FRAMING CONTRACTOR. ADHESIVE ANCHORS SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM" OR APPROVED ALTERNATE. ANCHORS SHALL BE "HILTI HAS-E" THREADED ROD CONFORMING TO ISO 898-1 CLASS 5.8 OR SHALL BE MADE FROM ALL-THREADED ROD CONFORMING TO ASTM A572 GRADE 60, OR APPROVED ALTERNATE, UNLESS NOTED OTHERWISE.

FOOTINGS AND FOUNDATIONS

A. SOIL BEARING DESIGN VALUE:
1. 1500 PSF (PRESUMED).
2. BEARING VALUE TO BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.

B. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.

C. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.

D. DESIGN FROST PENETRATION DEPTH: 42 INCHES (HEATED) OR 60 INCHES (UNHEATED)

E. MINIMUM OF 6" COMPACTED GRANULAR SUBGRADE BELOW SLABS.

FOOTINGS AND FOUNDATIONS (CONTINUED)

MATERIAL COMPACTION CRITERIA	
LOCATION	MINIMUM RELATIVE COMPACTION PERCENTAGE (ASTM D698 STANDARD PROCTOR DENSITY (SPD))
1'-0" BELOW FOUNDATION AND SLAB SUBGRADE ELEVATIONS	98%
ABOVE BOTTOM OF FOUNDATIONS AND BELOW SLAB SUBGRADE ELEVATIONS	95%
BELOW EXTERIOR SLAB, WITHIN 1'-0" OF SUBGRADE ELEVATIONS	98%
BELOW EXTERIOR SLAB, MORE THAN 1'-0" BELOW SUBGRADE ELEVATIONS	95%

STRUCTURAL STEEL

A. SPECIFICATIONS:
1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE "STEEL CONSTRUCTION MANUAL", 14TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, UNLESS NOTED OTHERWISE.
2. STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE:

STRUCTURAL TYPE/SHAPE	ASTM DESIGNATION	MATERIAL STRENGTH
ANCHOR BOLTS	F1554 GRADE 36	Fy = 36 KSI
W-SHAPE	A992	Fy = 50 KSI
M, S, C, MC, AND L-SHAPES, PLATES AND BARS	A36	Fy = 36 KSI
STAIR STEEL PLATE	A283 GRADE C	Fy = 30 KSI
STAIR SHEET STEEL	A653 GRADE C	Fy = 36 KSI
HP-SHAPE	A572 GRADE 50	Fy = 50 KSI
PIPES	A53 GRADE B	Fy = 35 KSI
HSS RECTANGULAR	A500 GRADE B	Fy = 46 KSI
HSS ROUND	A500 GRADE B	Fy = 42 KSI
FASTENERS	A325N A325X A490N A490X	Fnv = 48 KSI, Fnt = 90 KSI Fnv = 60 KSI, Fnt = 90 KSI Fnv = 60 KSI, Fnt = 113 KSI Fnv = 75 KSI, Fnt = 113 KSI
CONNECTION NUTS	A563	
WASHERS	F436	
WELDS		
E70XX ELECTRODES	A233	FU = 70 KSI
COLD ROLLED E60XX ELECTRODES	A233	FU = 60 KSI
STUD ANCHORS	A108	FU = 65 KSI

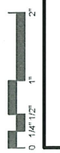
3. TWO COPIES OF CERTIFIED MILL TEST REPORTS ON ALL ASTM MATERIALS USED IN THIS WORK SHALL BE FURNISHED TO THE ENGINEER.
4. ALL STAINLESS STEEL SHALL BE TYPE S30400/S30403 DUAL CERTIFIED OR S30403 (S304L), UNLESS NOTED OTHERWISE.
5. ALL ASTM A325 BOLTS EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123; ASTM 490 BOLTS SHALL NOT BE GALVANIZED.
6. CLEAN ALL EXTERIOR FIELD WELDS AND MEMBERS PER SSPC-SP3 AND PRIME PAINT WITH GRAY INORGANIC ZINC TO A 3-5 MIL THICKNESS.

B. DESIGN STRESS:
1. MINIMUM BEAM CONNECTIONS SHALL NOT BE SMALLER THAN THOSE LISTED IN PART 10 OF THE AISC MANUAL.
2. UNLESS DETAILED OTHERWISE, MAKE CONNECTIONS WITH E70XX ELECTRODES OR BOLTED WITH 3/4" A325 BOLTS IN BEARING-TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE (A325N).

C. WELDING:
1. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 STRUCTURAL WELDING CODE.
2. WELDER CERTIFICATION PROCEDURES SHALL BE AS FOLLOWS:
   a. ALL WELDERS SHALL BE CURRENTLY CERTIFIED AND REGISTERED BY THE LOCAL OFFICIALS AND/OR THE AMERICAN WELDING SOCIETY AND, IF REQUIRED, ALL WELDERS SHALL HAVE THEIR CERTIFICATION AVAILABLE TO THE ENGINEER.
3. ALL WELD FILLER METAL SHALL BE AWS E70XX WITH A MINIMUM CHARPY V-NOTCH (CVN TOUGHNESS OF 20FT-LB AT 0 DEG F, AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION, UNLESS NOTED OTHERWISE.
4. WELDS DESIGNATED AS DEMAND CRITICAL (DC) SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 20 FT-LB AT -20 DEG F AND 40 FT-LB AT A TEMPERATURE OF 70DEG F AS DETERMINED BY THE MANUFACTURER'S CERTIFICATION, AISC 341-05 APPENDIX X, OR OTHER APPROVED METHOD. WELD FILLER METALS SHALL NOT BE USED FROM PACKAGING THAT HAS BEEN PUNCTURED OR TORN, OR IF THE MANUFACTURER'S RECOMMENDATIONS FOR EXPOSURE TIME OR DRYING PROCEDURES HAVE NOT BEEN FOLLOWED.
5. ALL BUTT WELDS SHALL BE COMPLETE JOINT PENETRATION (CJP) WELDS, UNLESS NOTED OTHERWISE.
6. ALL GROOVE WELDS SHALL BE COMPLETE JOINT PENETRATION (CJP) WELDS, UNLESS NOTED OTHERWISE.
7. WELDING PROCEDURE AND SEQUENCES SHALL BE PLANNED TO MINIMIZE WELD SHRINKAGE THAT COULD RESULT IN LAMELLAR TEARING.
8. FIELD WELDING WILL BE ALLOWED ONLY WHERE SHOWN ON THE DRAWINGS.
9. EXISTING AND NEW STEEL SURFACES TO BE WELDED SHALL BE CLEANED OR PAINT, GREASE, SCALE, OR OTHER FOREIGN MATERIAL REMOVED.
10. ALL FIELD WELDS SHALL BE WIRE BRUSHED AND CLEANED, THEN TOUCHED-UP PAINTED.

D. MISCELLANEOUS METAL
1. WORK INCLUDES LINTELS, STAIRS, PANS, HANDRAILS, GUARDRAILS, POSTS, ETC.
2. FABRICATION:
   a. FABRICATE STAIRS WITH CLOSED RISERS AND TREADS OF METAL PAN CONSTRUCTION READY TO RECEIVE CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
   b. FORM LANDINGS WITH SHEET STEEL STOCK.
   c. FORM STRINGERS WITH STEEL PLATE OR CHANNELS.
   d. FIT AND SHOP ASSEMBLE HANDRAIL COMPONENTS WHERE POSSIBLE. GRIND EXPOSED JOINTS FLUSH AND SMOOTH.
   e. SHOP PRIME WITH TWO COATS.

E. STRUCTURAL STEEL SHOP DRAWINGS SHALL INCLUDE CALCULATIONS THAT SUMMARIZE ANY CONNECTION REVISIONS.



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PROJECT

ST MARK LUTHERAN CHURCH

STEEPLE FOUNDATION

STORM LAKE IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33345
FILE NAME	33345 Struct R24
DRAWN BY	JHR
DESIGNED BY	JHR
REVIEWED BY	SB
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

STRUCTURAL NOTES

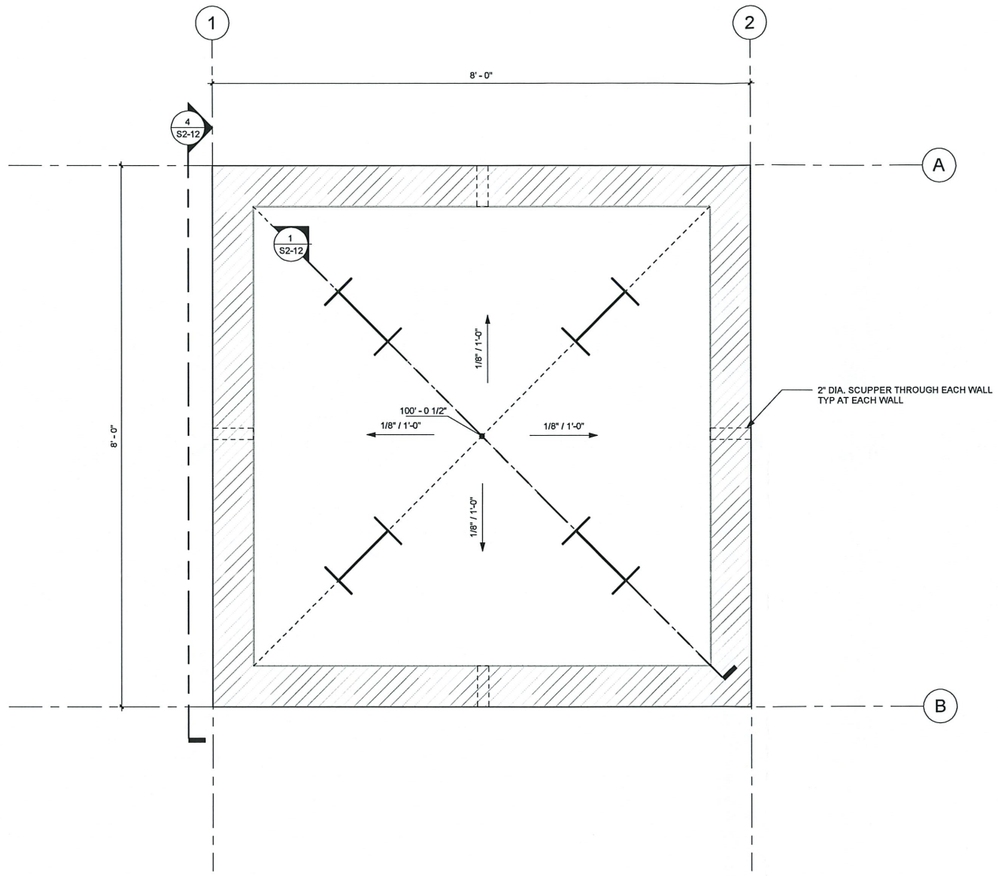
SHEET

S1-00

SLAB PLAN SHEET NOTES

- TOP OF SLAB ELEVATION = 100'-00" UNO.

KEYNOTE LEGEND



1 FIRST FLOOR SLAB PLAN
1" = 1'-0"

0 1/4 1/2" 1" 2"

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PROJECT

ST MARK LUTHERAN CHURCH

STEEPLE FOUNDATION

STORM LAKE IOWA

REVISION SCHEDULE

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PROJECT NO.	25-33345
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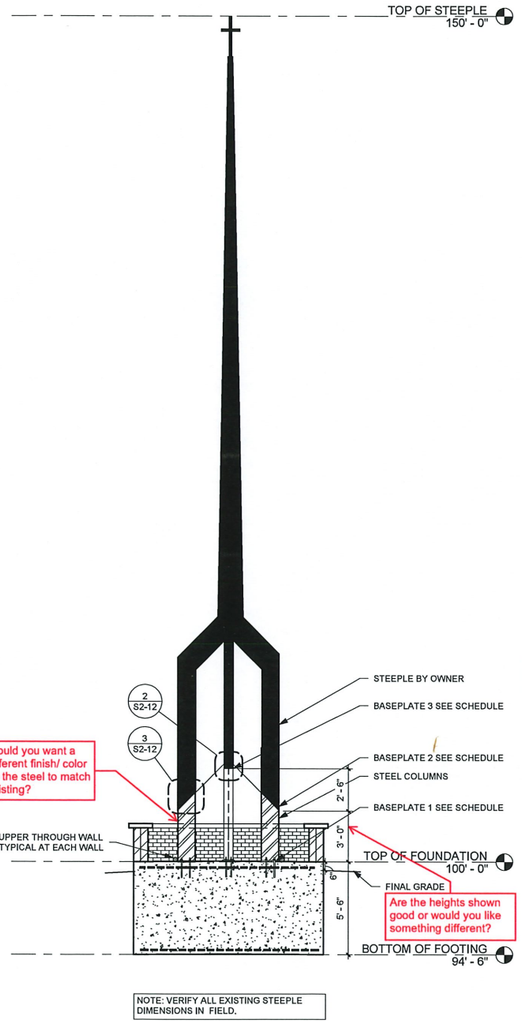
TITLE

SLAB PLAN

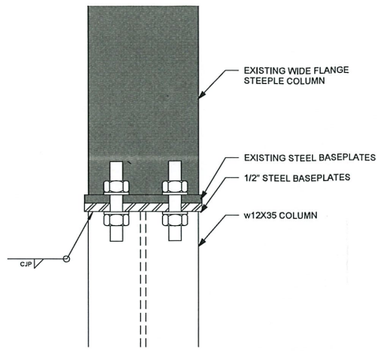
SHEET

S1-31

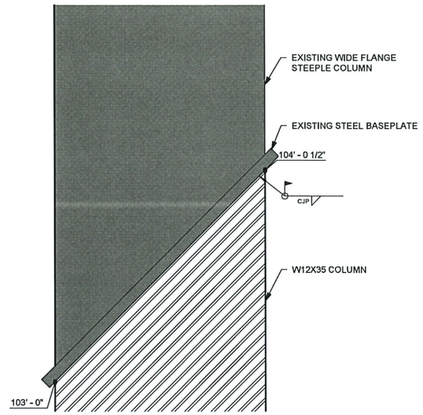
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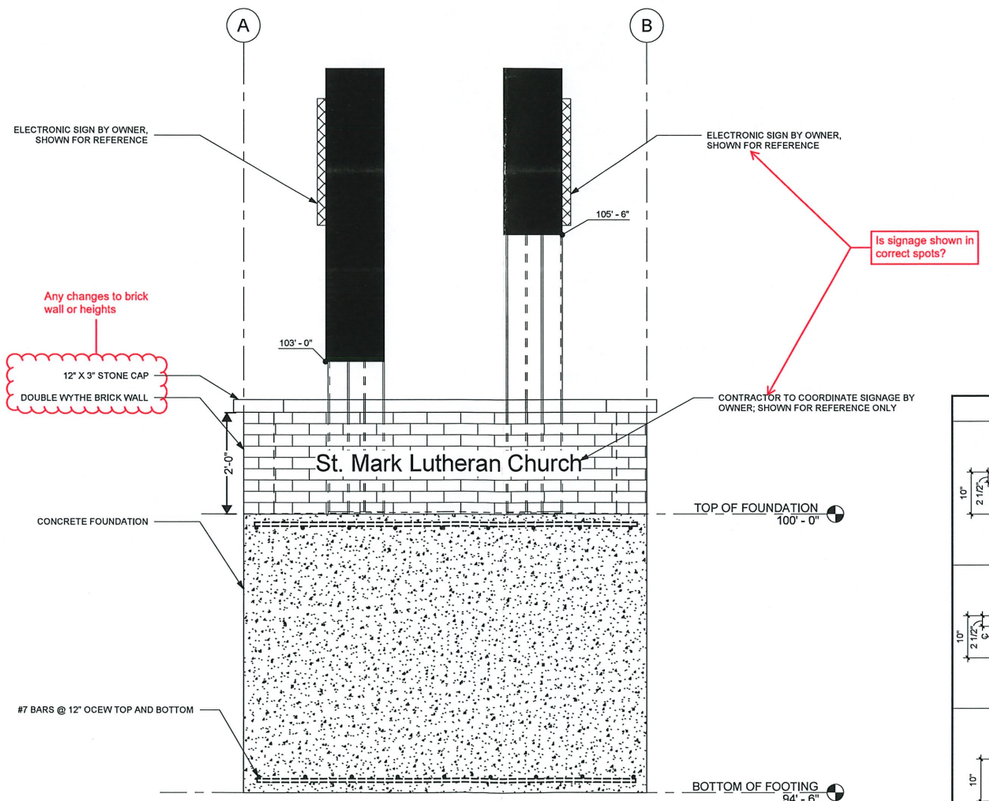
1 STEEPLE FOUNDATION
1/4" = 1'-0"



2 STEEPLE FOUNDATION - BP2
3" = 1'-0"

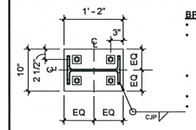


3 STEEPLE FOUNDATION - BP3
3" = 1'-0"

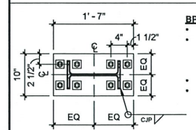


4 FRONT VIEW
3/4" = 1'-0"

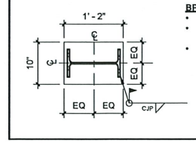
BASE PLATE LEGEND



BP1
- 1/2" STEEL BASE PLATE
- (4) 3/4" DIA ASTM F1554 ANCHOR BOLTS WITH NUT
  - 9" EMBED
  - 5" PROJECTION
- SET BASEPLATE ON 1 1/2" NON-SHRINK GROUT
- PL1/4x2x2 PLATE WASHERS
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII



BP2
- 1/2" STEEL BASE PLATE
- (4) 3/4" DIA ASTM F1554 ANCHOR BOLTS WITH NUT
  - 9" EMBED
  - 5" PROJECTION
- PL1/4x2x2 PLATE WASHERS
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII



BP3
- EXISTING STEEL BASE PLATE
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII
- BASEPLATE TO BE INSTALLED AT 45 DEGREE ANGLE FROM HORIZONTAL REFER TO DETAIL

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PROJECT
ST MARK LUTHERAN CHURCH

STEEPLE FOUNDATION

STORM LAKE IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33345
FILE NAME	33345 Struct R24
DRAWN BY	JHR
DESIGNED BY	JHR
REVIEWED BY	SB
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE
FOUNDATION & SLAB DETAILS

SHEET
S2-12

PRELIMINARY NOT FOR CONSTRUCTION

0 1/4" 1/2" 1" 2"

9/19/2025 9:53:05 AM

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: **2025-6**

Wednesday, November 5, 2025 at 5:10 pm

2025-6

A request has been filed for a Variance to the zoning regulations as applied to the property owned by St Marks Lutheran Church Storm Lake located at 1610 W 5th Street and legally described as:

Lot One (01) Block One (01) St Marks Addition to the City of Storm Lake, Iowa.

The petition requests approval of a Forty -foot (40') Height Variance and a Sixty-one (61) square foot sign area variance to place a new sign with steeple 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, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

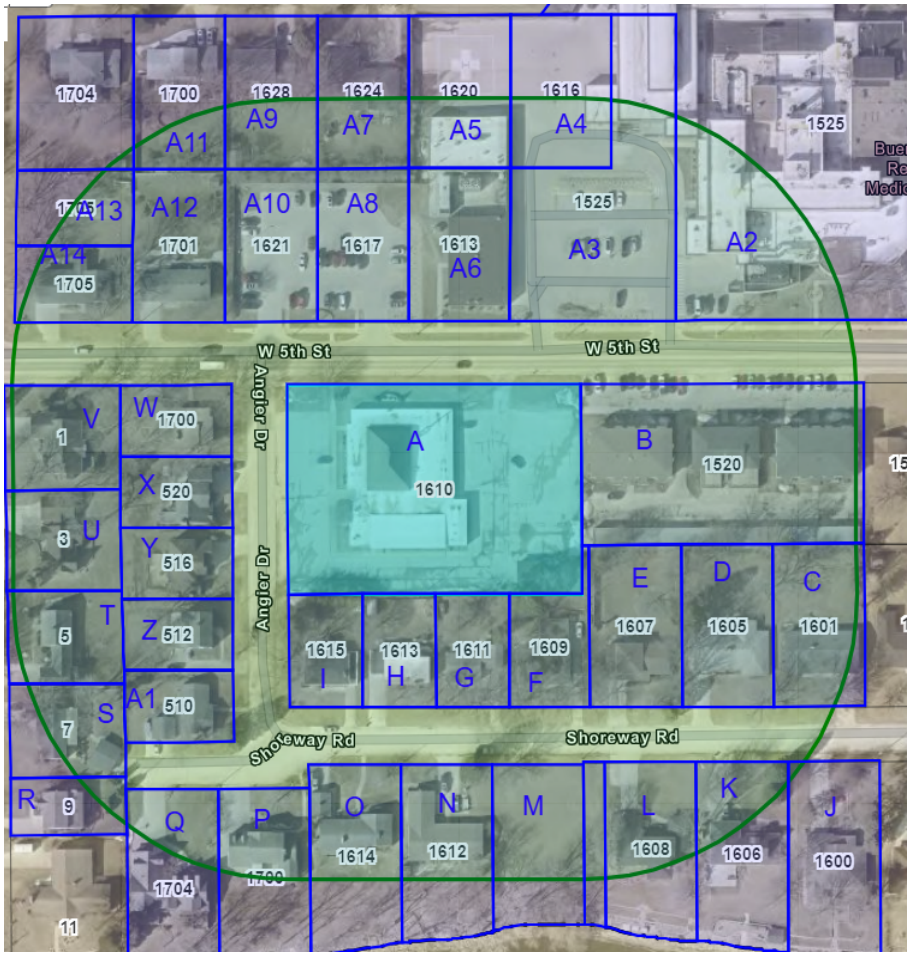
The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

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

Parcel Id	Owner Name	Property Address	Map Key	Owner Address	Owner City St Zip
1404177001	ST MARKS LUTHERAN CHURCH STORM LAKE (CHURCH)	1614 W 5TH	A	1614 W 5TH	STORM LAKE, IA 50588
1404176005	ROBINSON DANIEL J, PRISCILLA T	510 ANGIER	A1	510 ANGIER	STORM LAKE, IA 50588
1404133007	BUENA VISTA REGIONAL MEDICAL CENTER	1621 W 5TH	A10	1525 W 5TH	STORM LAKE, IA 50588
1404133001	OCEGUEDA OMAR	1700 W 6TH	A11	1700 W 6TH	STORM LAKE, IA 50588
1404133006	PIERCY DONALD W JR, JEAN A	1701 W 5TH	A12	1701 W 5TH	STORM LAKE, IA 50588
1404103002	BROWN RESIDENTIAL PROPERTY REV TRUST	1705 W 5TH	A13	1705 W 5TH	STORM LAKE, IA 50588
1404103003	BROWN RESIDENTIAL PROPERTY REV TRUST	1705 W 5TH	A14	1705 W 5TH	STORM LAKE, IA 50588
1404103001	KOSTER DON R, ROBIN	1704 W 6TH	A15	1704 W 6TH	STORM LAKE, IA 50588
1404133012	BUENA VISTA COUNTY HOSPITAL (HOSPITAL)	1525 W 5TH	A2	1525 W 5TH	STORM LAKE, IA 50588
1404133017	BUENA VISTA COUNTY HOSPITAL	1525 W 5TH	A3	1525 W 5TH	STORM LAKE, IA 50588
1404133005	BUENA VISTA COUNTY HOSPITAL	1616 W 6TH	A4	1525 W 5TH	STORM LAKE, IA 50588
1404133004	BUENA VISTA REGIONAL MEDICAL CENTER	1620 W 6TH	A5	1525 W 5TH	STORM LAKE, IA 50588
1404133009	BUENA VISTA REGIONAL MEDICAL CENTER	1613 W 5TH	A6	1525 W 5TH	STORM LAKE, IA 50588
1404133003	DANIELS TIMOTHY K	1624 W 6TH	A7	1624 W 6TH	STORM LAKE, IA 50588
1404133008	BUENA VISTA REGIONAL MEDICAL CENTER	1617 W 5TH	A8	1525 W 5TH	STORM LAKE, IA 50588
1404133002	MGWE BE L, PAW AERO	1628 W 6TH	A9	1628 W 6TH	STORM LAKE, IA 50588
1404177003	MC MAJOR ENTERPRISES LLC	1520 W 5TH	B	1830 160TH ST	STORM LAKE, IA 50588
1404177016	BOWMAN DAVID E, KATHERINE S	1601 SHOREWAY	C	1601 SHOREWAY	STORM LAKE, IA 50588
1404177015	JOHANNSEN KENNETH M	1605 SHOREWAY	D	1605 SHOREWAY	STORM LAKE, IA 50588
1404177014	SIEVERT RANDALL L	1607 SHOREWAY	E	1607 SHOREWAY	STORM LAKE, IA 50588
1404177012	GOODENOW ISAIAH D, AMANDA	1609 SHOREWAY	F	1609 SHOREWAY	STORM LAKE, IA 50588
1404177011	HERNANDEZ-PRECIADO GUILLERMO	1611 SHOREWAY	G	1611 SHOREWAY	STORM LAKE, IA 50588
1404177010	GONZALEZ EDGAR	1613 SHOREWAY	H	1613 SHOREWAY	STORM LAKE, IA 50588
1404177009	TORREY JEROD J, RACHAEL L	1615 SHOREWAY	I	1615 SHOREWAY	STORM LAKE, IA 50588
1404178009	ELLIS STEVEN, SUSAN	1600 SHOREWAY	J	1600 SHOREWAY	STORM LAKE, IA 50588
1404178008	CLAUSEN AARON, HARTNETT KELSEY	1606 SHOREWAY	K	1606 SHOREWAY	STORM LAKE, IA 50588
1404178007	ALLEN LAURIE K REVOCABLE TRUST	1608 SHOREWAY	L	1608 SHOREWAY	STORM LAKE, IA 50588
1404178005	PRICHARD FARMS LLC	209 E LAKESHORE DR #2	M	SHOREWAY	STORM LAKE, IA 50588
1404178004	SCOTT JOHN, YULILI	1612 SHOREWAY DR	N	1612 SHOREWAY	STORM LAKE, IA 50588
1404178003	TUCKER HAL M AND TUCKER JOANNE M FAMILY TRUST	1614 SHOREWAY	O	1614 SHOREWAY	STORM LAKE, IA 50588
1404178002	BUENA VISTA COLLEGE	610 W 4TH	P	1700 SHOREWAY	STORM LAKE, IA 50588
1404178001	BLUM MICHAEL	7377 E DEL ACERO DR	Q	1704 SHOREWAY	SCOTTSDALE, AZ 85258
1404154005	BRADDOCK MARLA MELISSA	9 VISTA DR	R	9 VISTA DR	STORM LAKE, IA 50588
1404154004	HERNANDEZ JUAN A , TABITHA L	7 VISTA DR	S	7 VISTA DR	STORM LAKE, IA 50588
1404154003	FORTIN TAMRA M	5 VISTA DR	T	5 VISTA DR	STORM LAKE, IA 50588
1404154002	WILSON ROBERT L REVOCABLE TRST	3 VISTA DR	U	3 VISTA DR	STORM LAKE, IA 50588
1404154001	MESENBRINK SUSAN KAY REV TRUST	1 VISTA DR	V	1 VISTA DR	STORM LAKE, IA 50588
1404176001	PORTER DONALD C , DIANE F	1700 W 5TH	W	1700 W 5TH	STORM LAKE, IA 50588
1404176002	TIMKO MARY M	520 ANGIER	X	520 ANGIER DR	STORM LAKE, IA 50588
1404176003	WIESE ELDON B, DEBRA J	516 ANGIER	Y	516 ANGIER DR	STORM LAKE, IA 50588
1404176004	FROST JAMES P	512 ANGIER	Z	512 ANGIER DR	STORM LAKE, IA 50588
1404178006	STORM LAKE CITY OF (EXT OF SHOREWAY RD)	P O BOX 1086		P O BOX 1086	STORM LAKE, IA 50588



Staff Summary

11/5/2025
Agenda Item # A.5.

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 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.**

BACKGROUND: St. Marks Lutheran Church is requesting a variance to the allowable height of a freestanding sign and to the allowable sign area permitted in the R-1 Zoning District. The Church is proposing to utilize the steeple which was original to the Church and was attached to the main Church structure as a part of a new sign. The Church roof was damaged by excessive movement of the steeple caused by the wind event which occurred this spring, and they determined that it would be best not to re-install the steeple. The steeple is seen as historic by the Church since it was original to the building and is therefore symbolic to the congregation. Based on that, the Church has developed a concept where the steeple can be integrated as a new detached sign, and therefore allow it to remain on site in a way that is aesthetically pleasing.

The Church has hired an engineering firm to design the new foundation for the steeple to ensure that it is structurally sound. The Church is asking for a height variance of 40 feet to allow the installation of the steeple to a height of 50 feet, and is additionally asking for a sign area variance of 61 square feet to allow a total sign area of 93 square feet of area.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhoo

COMPREHENSIVE PLAN RELATIONSHIP: Page 14 Goal 1: "Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable and sustainable and improves Storm Lakes vibrancy and appeal."
Item 1 under Goal 1 states: "Preserve the existing institutions and housing within Storm Lake."

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: The Steeple was previously located on the roof and this was permitted as steeples are exempt from height regulations. Steeples are defined as being located on the roof of a Church or other structure, so technically it is no longer considered to be a steeple, but it is at a lower elevation and is on the same property as it was previously, so in this case it would not be inconsistent for this particular site. The request for a sign area variance would not be necessary if the Church was located in the IN-2 Zoning District as most Churches are.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: This is a unique case of a historic structure and most churches are located in the IN-2 District.

(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 Steeple was

previously located on the site and churches adjacent to residential areas are permitted to have larger sign area in the IN-2 District.

(d) The granting of such a variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: The Church is not able, for structural reasons, to re-install the steeple on the roof. The Church does have other permitted accessory uses in the building that require additional signage.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are no other Churches at this time that are in a similar situation that would require a similar variance.

(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 steeple was previously located on this site so it will not be out of character for the area and the signs existing and proposed are not excessive.

RECOMMENDATION: Review and approve application 2025-6 based on Article 1209 of the Storm Lake Zoning Ordinance and in accordance with State regulations.

ATTACHMENTS:

1. 1610 W 5th Application
2. Engineer Drawings
3. Notice to Property Owners 2025-6
4. Map with Key

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 1614 West 5th Street
Property Owner St Mark Lutheran Church
Owner Address (if different than above): _____
City State Zip Code
Phone: 712-532-5255 E-mail pastordave@stmarksstormlake.

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 informatino, which must accompany this applicatin before it can be considered by the Board of Adjustment:

- X The legal description and local address of the property.
- X The present zoning classification.
- X The existing use of the property and the proposed use of the property.
- X The existing use of the property and the proposed use of the property.
- X 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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continues on back

Existing use of the property:

Proposed use of the property:

Legal Description of Property:

Present Zoning District:

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	5'	5'+	Street Side Yard:	N/A	N/A
Side Yard(s):	10'	10'+	Rear Yard:	N/A	N/A
Height:	10'	50'	Max Impervious Coverage:	35%	≤35%
Max Sign Area	32#	93#			

Other Request(s): N/A

Principal Use: ~~Sign~~ Church

Accessory Use: - Sign

Signature:

Date: 10-07-2025

3. Upon the public hearing, any party may appear in person or by agent or attorney. The concurring vote of three out of five members of such board as so composed shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the appellant on any matter upon which it is required to pass under any zoning ordinance, or to effect any variation in such ordinance.

4. A fee as determined by the City Council and approved on their most current fee resolution shall be paid to the Administrative Officer at the time the notice of appeal is filed, which the Administrative Officer shall forthwith pay over to the credit of the General Revenue Fund of the City.

1209 Powers and Duties of the Board Of Adjustment

The Board of Adjustment shall have only the following powers and duties:

a. Administrative Review:

To hear and decide appeals where it is alleged there is error in any order, requirement, decisions or determination made by the Zoning Administrator, or his/her designee in the enforcement of this Ordinance or any regulation relating to the location or soundness of structures

b. Conditional Use Permits:

To hear and decide the approval of applications for Conditional Use permits, as provided by this Ordinance. Procedures for Conditional Use Permits are established in Section 1203.

c. Variances to Relieve Hardships Relating to Property:

To authorize, upon appeal, variances from the strict application of this Ordinance where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the zoning regulations; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property.

1. Requirements for Grant of a Variance. The Board shall authorize no such variance unless it finds that:

(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 district under the terms of this ordinance.

(b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

(c) The authorization of such variance will not be of substantial detriment to adjacent property and the granting of the variance will not change the

character of the district.

(d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

(e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance.

(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.

2. Findings by Board. The Board of Adjustment shall make findings that the requirements of Section 1209(c)(1) have been met by the applicant for a variance.

3. Conditions for Grant of Variance.

(a) In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 1213 of this Ordinance.

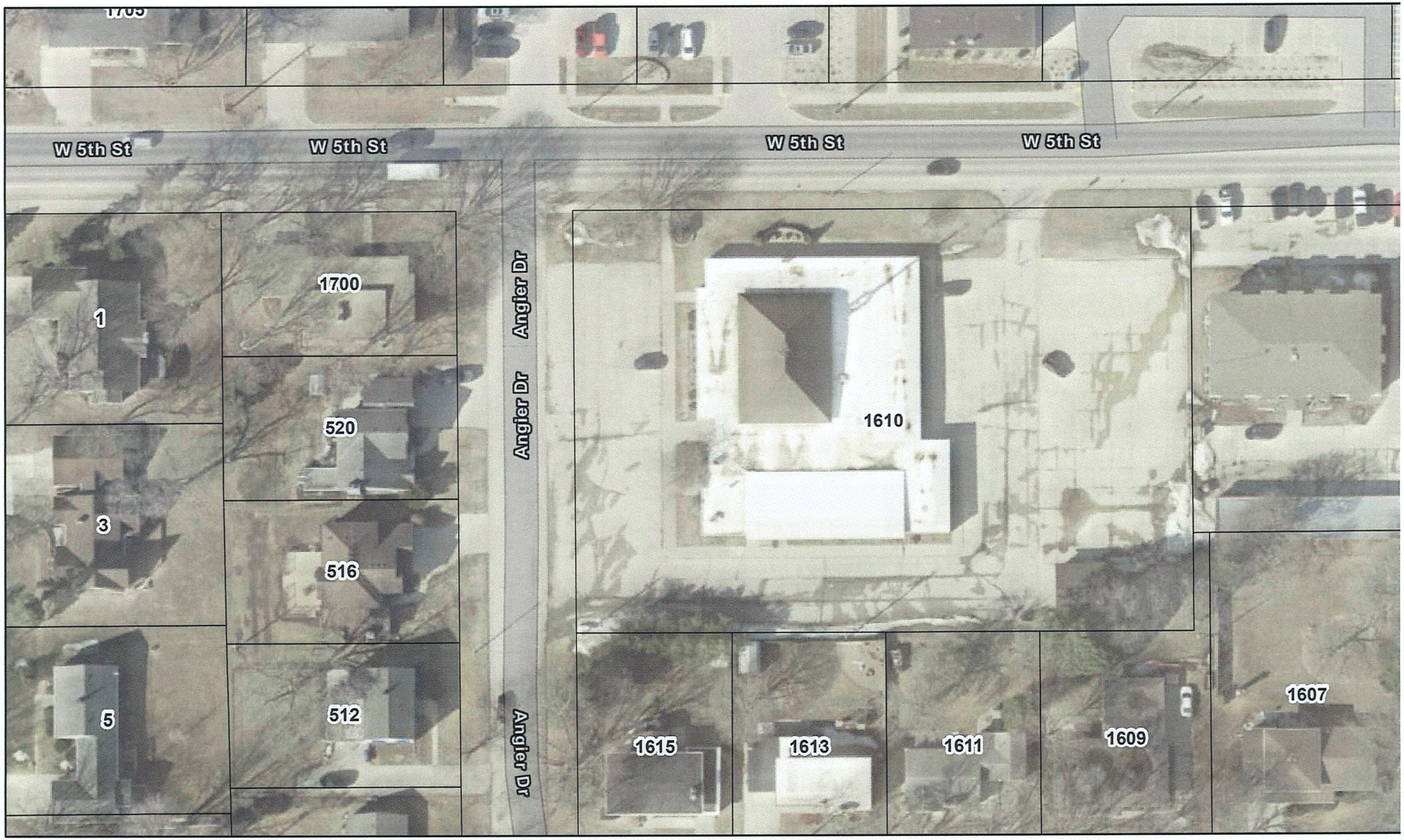
(b) Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

(c) No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(d) Effective Date of Variances/Review by Council:

Every variance granted by the Board of Adjustment shall be subject to review by the City Council, and the Council may, in its discretion, remand a decision to grant a variance back to the Board of Adjustment for further consideration. The only persons authorized to request the remand of a decision to grant a variance shall be the Mayor, the City Administrator, the City Attorney or the Zoning Administrator, and the only grounds for requesting a remand shall be that legal error is believed to have occurred in the procedures followed by the Board of Adjustment or that the evidence presented by the applicant did not support the finding required by 1209(c)(1), or that the variance granted was beyond the authority of the Board of Adjustment. On remand, all parties shall be permitted to introduce such additional relevant evidence, as they deem appropriate.

ArcGIS Web Map



10/13/2025, 2:19:51 PM

Parcels

City Limits

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © Op contributors, and the GIS User Community

Maxar | Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USI

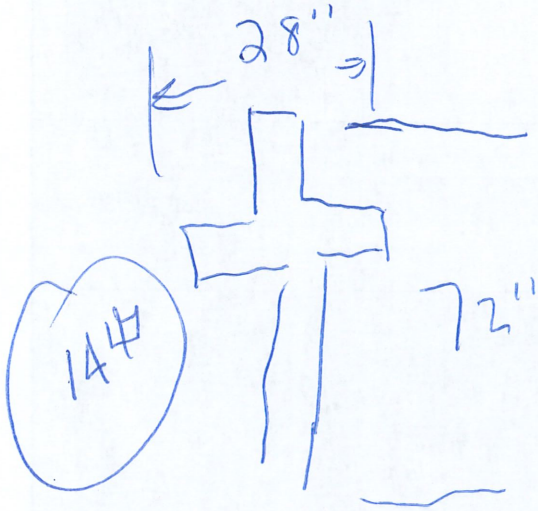
6" + 54" + 41" + 26" x 6"

27.7# | - 40" x 70" (3.33 / 5.833) - LS1 - NE Corner of bld,
23.32# | - 48" x 70" - By S entr., 1st MARK off.
7.12 | - 26" x 40" (3.11) - SW entry, 1st. " "
4.1 | - 18" x 33" - NW door.
8# | - 24" x 48" - NW Corner facing Street.

70.32#

? - Electronic Sign?

70.32
14.0
8.0
93# TOT. proposed



61# VARIANCE

8' for monument sign

GENERAL NOTES

A. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.

B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK; AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.

C. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

D. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.

E. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL STRUCTURAL LOADS DURING THE REMOVAL OF THE EXISTING STRUCTURE. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS ARE SECURED INTO PLACE PER CONSTRUCTION DOCUMENTS.

G. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, DRAIN TILE, PUMPS AND EQUIPMENT INCLUDING ANCHORING SYSTEMS AND HOUSEKEEPING PADS. GENERAL CONTRACTOR TO COORDINATE ALL OF THESE ITEMS WITH ALL DISCIPLINES INVOLVED.

H. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND MANUALS (LATEST ADOPTED EDITION):
1. STATE BUILDING CODE, WHEN APPLICABLE.
2. INTERNATIONAL BUILDING CODE (IBC).
3. AMERICAN CONCRETE INSTITUTE (ACI).
4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE (FOR PLACING AND DETAILING OF ALL REINFORCING).
5. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
6. AMERICAN WELDING SOCIETY (AWS) STANDARDS FOR WELDING AS MODIFIED BY AISC SPECIFICATION.
7. MASONRY STANDARDS JOINT COMMITTEE (MSJC)
8. AMERICAN FOREST & PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION (AF & PA NDS)

DESIGN LOADS CRITERIA

A. CODES USED:
1. 2018 INTERNATIONAL BUILDING CODE
2. 2016 AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD 7 (ASCE 7-16)

B. RISK CATEGORY: I

C. WIND LOAD CRITERIA:
1. BASIC DESIGN WIND SPEED, V = 104 MPH (3 SECOND GUST)
2. ALLOWABLE STRESS DESIGN WIND SPEED, Vasd = 80.6 MPH (3 SECOND GUST)
3. WIND LOAD EXPOSURE: C
4. INTERNAL PRESSURE COEFFICIENT: +/- 0.18 (ENCLOSED BUILDING)
5. WIND TOPOGRAPHIC FACTOR: K_{ZT} = 1.0

D. SNOW LOAD CRITERIA:
1. GROUND SNOW LOAD, P_G = 30 PSF
2. FLAT-ROOF SNOW LOAD (BALANCED), P_F = 20.2 PSF
3. SNOW LOAD IMPORTANCE FACTOR, I_S = 0.8
4. SLOPE FACTOR, C_S = 1.0
5. THERMAL FACTOR, C_T = 1.2
6. SNOW EXPOSURE FACTOR, C_E = 1.0
7. UNBALANCED SNOW LOAD: ON PLAN IF APPLICABLE
8. DRIFT SURCHARGE LOADS, Pd: ON PLAN IF APPLICABLE
9. WIDTH OF SNOW DRIFT(s), w: ON PLAN IF APPLICABLE

E. EARTHQUAKE LOAD CRITERIA
1. SEISMIC IMPORTANCE FACTOR: I_E = 1.0
2. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
   - S_S = 6.1% g
   - S_1 = 4.0% g
3. SOIL SITE CLASS: D
4. SPECTRAL RESPONSE COEFFICIENT:
   - S_{DS} = 0.065
   - S_{D1} = 0.064
5. SEISMIC DESIGN CATEGORY = A

F. LIVE LOADS
1. LIVE LOAD NOT APPLICABLE

G. DEAD LOADS
1. STEEPLE STRUCTURE: ACTUAL, ASSUMED TO BE 22,000 LBS

H. RAIN LOAD DATA
1. RAIN INTENSITY: 3.66 IN/HR

SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR ITS PREPARATION, WHO IS REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.

B. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.

C. THE ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE OF THE DESIGN CONCEPT. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTALS THAT IS ACCEPTABLE TO BOTH CONTRACTOR AND ENGINEER. AFTER THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, PROMPT REVIEW BY THE ENGINEER WILL BE MADE OF ALL SUBMITTALS.

D. FOR LARGE SUBMITTALS, REASONABLE REVIEW TIME SHALL BE ALLOWED AND MAY EXCEED TWO WEEKS. THE CONTRACTOR SHALL SUBMIT NECESSARY REQUEST FOR INFORMATION (RFI's) DURING THE DETAILING PROCESS TO AVOID SUBMITTALS THAT ARE INCOMPLETE OR NEED SIGNIFICANT VERIFICATIONS. THE CONCURRENT SUBMITTAL OF MULTIPLE SHOP DRAWINGS ("DUMPING") WILL FURTHER EXTEND THE REVIEW PROCESS AND TIME FRAME NECESSARY TO PROPERLY REVIEW EACH SUBMITTAL.

E. UNLESS INDICATED OTHERWISE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS FOR STRUCTURAL REVIEW. REFER TO SPECIFIC SECTION OF STRUCTURAL NOTES FOR ANY ADDITIONAL CRITERIA:
1. CONCRETE MIX DESIGNS
2. STRUCTURAL STEEL
3. ADDITIONAL STRUCTURAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS

F. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

G. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAIL SCHEDULES, PROCEDURES, AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS AND SUBMIT PRIOR TO FABRICATION.

H. ERECTION PLANS ARE THE RESPONSIBILITY OF THE FABRICATOR.

REINFORCING STEEL

A. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.

B. MINIMUM DEVELOPMENT LENGTH OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

MINIMUM LENGTH FOR STANDARD UN-COATED BARS IN NORMAL WEIGHT CONCRETE						
CONCRETE STRENGTH f'c IN PSI	DEVELOPMENT LENGTH (Ld) FOR STRAIGHT BARS (MIN. OF 12 INCHES)					FOR 90 DEGREE HOOKED BARS, HOOK DEVELOPMENT LENGTH
	TENSION CLASS A		TENSION CLASS B		COMPRESSION	
	#6 AND SMALLER	#7 TO #11	#6 & SMALLER	#7 TO #11	#18, #14, & #11 AND SMALLER	
3000	44 Db	55 Db	57 Db	71 Db	30 Db	22 Db
3500	41 Db	51 Db	53 Db	66 Db	30 Db	20 Db
4000	38 Db	47 Db	49 Db	62 Db	30 Db	19 Db
4500	36 Db	45 Db	47 Db	58 Db	30 Db	18 Db
5000	34 Db	42 Db	44 Db	55 Db	30 Db	17 Db
NOTE: Db = DIAMETER OF REINFORCEMENT. Ld = DEVELOPMENT LENGTH						

C. TYPICAL SPLICES: CLASS B AS DEFINED IN ACI 318, UNLESS NOTED OTHERWISE

D. ADJUSTMENT FACTORS FOR STRAIGHT BARS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.
3. EPOXY COATED WITH COVER LESS THAN 3DB OR CLEAR SPACING LESS THAN 6 DB = 1.5.
4. HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = 1.3
5. EPOXY COATED HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = NOT GREATER THAN 1.7.

E. ADJUSTMENT FACTORS FOR STRAIGHT HOOKS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.

F. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

MINIMUM CLEAR CONCRETE COVER FOR REINFORCING STEEL	
CONCRETE ON SOIL (DIRECT CONTACT)	3"
SLAB ON GRADE	CENTERED
WALLS, STRUCTURAL SLABS EXPOSED TO SOIL OR WEATHER #6 TO #18 REBAR	2"
#5 AND SMALLER REBAR	1 1/2"
WALLS, STRUCTURAL SLABS NOT EXPOSED TO EARTH OR WEATHER #11 AND SMALLER REBAR	3/4"
COLUMNS AND PIERS (COVER TO STIRRUPS AND TIES)	1 1/2"

G. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE OR GROUT.

H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.

I. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL A MINIMUM OF 10 DAYS PRIOR TO FABRICATION AND INSTALLATION.

J. BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4.

CONCRETE

A. CONCRETE SHALL BE STANDARD WEIGHT MIX UNLESS NOTED OTHERWISE AND MEET THE FOLLOWING CRITERIA:

LOCATIONS	f'c @ 28 DAYS	AIR ENTRAINMENT	MAX W/C RATIO	COMMENTS
FOUNDATIONS EXPOSED TO EXTERIOR CONDITIONS	4500 PSI	6% ± 1.5%	0.40	

B. CEMENT SHALL CONFORM TO ASTM C150, TYPE I / II OR ASTM C595 TYPE IL.

C. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.

D. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.

E. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).

F. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 10 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING COMPANY.

G. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OR NOTED OTHERWISE.

H. PLACE VAPOR RETARDER OR VAPOR BARRIER DIRECTLY BELOW FLOOR SLAB.

I. CONCRETE FLOOR SHALL BE CURED IN ACCORDANCE WITH ASTM C309. CONCRETE FLOOR SHALL BE PROTECTED FROM MOISTURE LOSS FOR A MINIMUM OF 14 DAYS, USING AN APPROVED SHEET MEMBRANE IN ACCORDANCE WITH C171.

J. FLOOR FLATNESS AND LEVELNESS TOLERANCES:
1. UNLESS NOTED OTHERWISE, FLOORS SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES:
   a. FLOOR FLATNESS NUMBER (F_F)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
   b. FLOOR LEVELNESS NUMBER (F_L)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
2. FLOOR TOLERANCE (F_F AND F_L) MEASUREMENTS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 1155. ACTUAL OVERALL F-NUMBERS SHALL BE CALCULATED USING THE INFERIOR / SUPERIOR AREA METHOD.
3. CORRECT DEFECTIVE SLABS BY GRINDING OR REMOVING AND REPLACING DEFECTIVE WORK. RE-MEASURE CORRECTED AREAS BY THE SAME PROCESS.

ANCHOR BOLTS

A. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNLESS NOTED OTHERWISE.

B. ALL ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 HEX-HEAD, UNLESS NOTED OTHERWISE. NUTS SHALL BE ASTM A563 GRADE A HEAVY HEX. OVER-SIZED PLATE WASHERS SHALL BE ASTM A36.

C. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.

D. POST-INSTALLED ANCHORS SHALL BE ADHESIVE ANCHORING SYSTEM PROVIDED AND INSTALLED BY FRAMING CONTRACTOR. ADHESIVE ANCHORS SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM" OR APPROVED ALTERNATE. ANCHORS SHALL BE "HILTI HAS-E" THREADED ROD CONFORMING TO ISO 898-1 CLASS 5.8 OR SHALL BE MADE FROM ALL-THREADED ROD CONFORMING TO ASTM A572 GRADE 60, OR APPROVED ALTERNATE, UNLESS NOTED OTHERWISE.

FOOTINGS AND FOUNDATIONS

A. SOIL BEARING DESIGN VALUE:
1. 1500 PSF (PRESUMED).
2. BEARING VALUE TO BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.

B. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.

C. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.

D. DESIGN FROST PENETRATION DEPTH: 42 INCHES (HEATED) OR 60 INCHES (UNHEATED)

E. MINIMUM OF 6" COMPACTED GRANULAR SUBGRADE BELOW SLABS.

FOOTINGS AND FOUNDATIONS (CONTINUED)

MATERIAL COMPACTION CRITERIA	
LOCATION	MINIMUM RELATIVE COMPACTION PERCENTAGE (ASTM D698 STANDARD PROCTOR DENSITY (SPD))
1'-0" BELOW FOUNDATION AND SLAB SUBGRADE ELEVATIONS	98%
ABOVE BOTTOM OF FOUNDATIONS AND BELOW SLAB SUBGRADE ELEVATIONS	95%
BELOW EXTERIOR SLAB, WITHIN 1'-0" OF SUBGRADE ELEVATIONS	98%
BELOW EXTERIOR SLAB, MORE THAN 1'-0" BELOW SUBGRADE ELEVATIONS	95%

STRUCTURAL STEEL

A. SPECIFICATIONS:
1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE "STEEL CONSTRUCTION MANUAL", 14TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, UNLESS NOTED OTHERWISE.
2. STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE:

STRUCTURAL TYPE/SHAPE	ASTM DESIGNATION	MATERIAL STRENGTH
ANCHOR BOLTS	F1554 GRADE 36	Fy = 36 KSI
W-SHAPE	A992	Fy = 50 KSI
M, S, C, MC, AND L-SHAPES, PLATES AND BARS	A36	Fy = 36 KSI
STAIR STEEL PLATE	A283 GRADE C	Fy = 30 KSI
STAIR SHEET STEEL	A653 GRADE C	Fy = 36 KSI
HP-SHAPE	A572 GRADE 50	Fy = 50 KSI
PIPES	A53 GRADE B	Fy = 35 KSI
HSS RECTANGULAR	A500 GRADE B	Fy = 46 KSI
HSS ROUND	A500 GRADE B	Fy = 42 KSI
FASTENERS	A325N A325X A490N A490X	Fnv = 48 KSI, Fnt = 90 KSI Fnv = 60 KSI, Fnt = 90 KSI Fnv = 60 KSI, Fnt = 113 KSI Fnv = 75 KSI, Fnt = 113 KSI
CONNECTION NUTS	A563	
WASHERS	F436	
WELDS		
E70XX ELECTRODES	A233	FU = 70 KSI
COLD ROLLED E60XX ELECTRODES	A233	FU = 60 KSI
STUD ANCHORS	A108	FU = 65 KSI

3. TWO COPIES OF CERTIFIED MILL TEST REPORTS ON ALL ASTM MATERIALS USED IN THIS WORK SHALL BE FURNISHED TO THE ENGINEER.
4. ALL STAINLESS STEEL SHALL BE TYPE S30400/S30403 DUAL CERTIFIED OR S30403 (S304L), UNLESS NOTED OTHERWISE.
5. ALL ASTM A325 BOLTS EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123; ASTM 490 BOLTS SHALL NOT BE GALVANIZED.
6. CLEAN ALL EXTERIOR FIELD WELDS AND MEMBERS PER SSPC-SP3 AND PRIME PAINT WITH GRAY INORGANIC ZINC TO A 3-5 MIL THICKNESS.

B. DESIGN STRESS:
1. MINIMUM BEAM CONNECTIONS SHALL NOT BE SMALLER THAN THOSE LISTED IN PART 10 OF THE AISC MANUAL.
2. UNLESS DETAILED OTHERWISE, MAKE CONNECTIONS WITH E70XX ELECTRODES OR BOLTED WITH 3/4" A325 BOLTS IN BEARING-TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE (A325N).

C. WELDING:
1. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 STRUCTURAL WELDING CODE.
2. WELDER CERTIFICATION PROCEDURES SHALL BE AS FOLLOWS:
   a. ALL WELDERS SHALL BE CURRENTLY CERTIFIED AND REGISTERED BY THE LOCAL OFFICIALS AND/OR THE AMERICAN WELDING SOCIETY AND, IF REQUIRED, ALL WELDERS SHALL HAVE THEIR CERTIFICATION AVAILABLE TO THE ENGINEER.
3. ALL WELD FILLER METAL SHALL BE AWS E70XX WITH A MINIMUM CHARPY V-NOTCH (CVN TOUGHNESS OF 20FT-LB AT 0 DEG F, AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION, UNLESS NOTED OTHERWISE.
4. WELDS DESIGNATED AS DEMAND CRITICAL (DC) SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 20 FT-LB AT -20 DEG F AND 40 FT-LB AT A TEMPERATURE OF 70DEG F AS DETERMINED BY THE MANUFACTURER'S CERTIFICATION, AISC 341-05 APPENDIX X, OR OTHER APPROVED METHOD. WELD FILLER METALS SHALL NOT BE USED FROM PACKAGING THAT HAS BEEN PUNCTURED OR TORN, OR IF THE MANUFACTURER'S RECOMMENDATIONS FOR EXPOSURE TIME OR DRYING PROCEDURES HAVE NOT BEEN FOLLOWED.
5. ALL BUTT WELDS SHALL BE COMPLETE JOINT PENETRATION (CJP) WELDS, UNLESS NOTED OTHERWISE.
6. ALL GROOVE WELDS SHALL BE COMPLETE JOINT PENETRATION (CJP) WELDS, UNLESS NOTED OTHERWISE.
7. WELDING PROCEDURE AND SEQUENCES SHALL BE PLANNED TO MINIMIZE WELD SHRINKAGE THAT COULD RESULT IN LAMELLAR TEARING.
8. FIELD WELDING WILL BE ALLOWED ONLY WHERE SHOWN ON THE DRAWINGS.
9. EXISTING AND NEW STEEL SURFACES TO BE WELDED SHALL BE CLEANED OR PAINT, GREASE, SCALE, OR OTHER FOREIGN MATERIAL REMOVED.
10. ALL FIELD WELDS SHALL BE WIRE BRUSHED AND CLEANED, THEN TOUCHED-UP PAINTED.

D. MISCELLANEOUS METAL
1. WORK INCLUDES LINTELS, STAIRS, PANS, HANDRAILS, GUARDRAILS, POSTS, ETC.
2. FABRICATION:
   a. FABRICATE STAIRS WITH CLOSED RISERS AND TREADS OF METAL PAN CONSTRUCTION READY TO RECEIVE CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
   b. FORM LANDINGS WITH SHEET STEEL STOCK.
   c. FORM STRINGERS WITH STEEL PLATE OR CHANNELS.
   d. FIT AND SHOP ASSEMBLE HANDRAIL COMPONENTS WHERE POSSIBLE. GRIND EXPOSED JOINTS FLUSH AND SMOOTH.
   e. SHOP PRIME WITH TWO COATS.

E. STRUCTURAL STEEL SHOP DRAWINGS SHALL INCLUDE CALCULATIONS THAT SUMMARIZE ANY CONNECTION REVISIONS.

2"
1"
1 1/4"
1/2"
0

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PROJECT

ST MARK LUTHERAN CHURCH

STEEPLE FOUNDATION

STORM LAKE IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33345
FILE NAME	33345 Struct R24
DRAWN BY	JHR
DESIGNED BY	JHR
REVIEWED BY	SB
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

STRUCTURAL NOTES

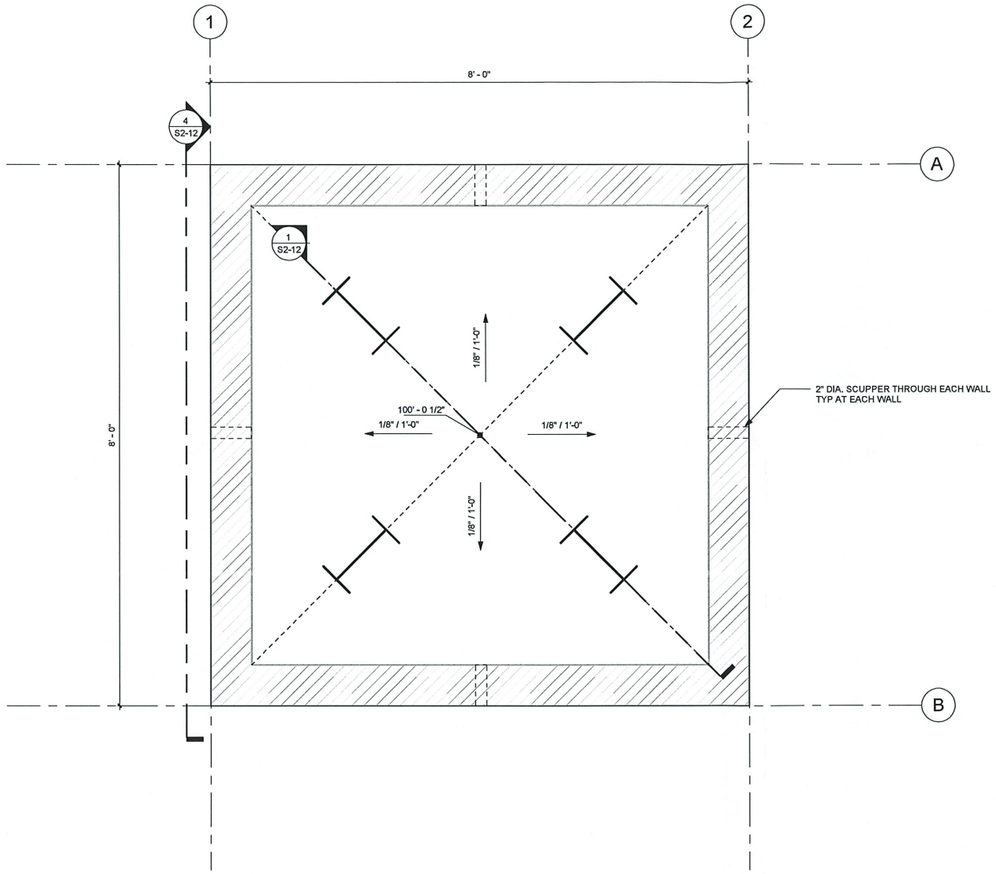
SHEET

S1-00

SLAB PLAN SHEET NOTES

- TOP OF SLAB ELEVATION = 100'-00" UNO.

KEYNOTE LEGEND



1 FIRST FLOOR SLAB PLAN
1" = 1'-0"

0 1/4 1/2" 1" 2"

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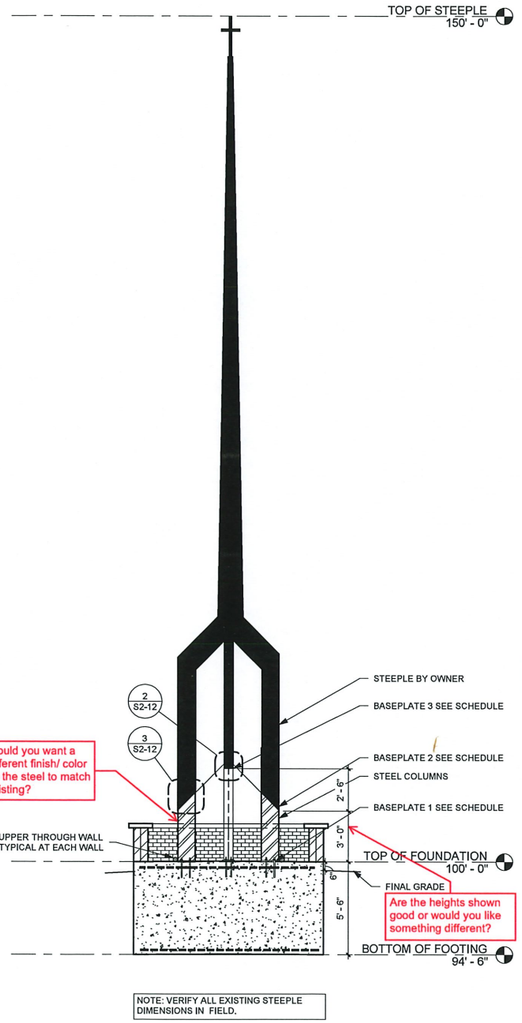
TITLE

SLAB PLAN

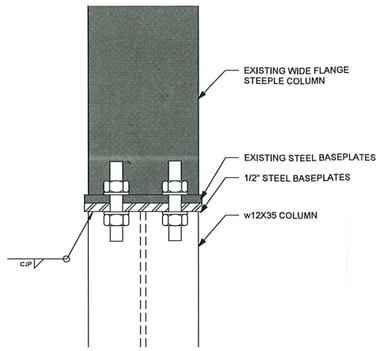
SHEET

S1-31

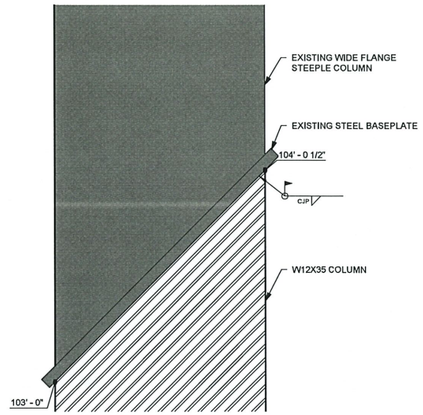
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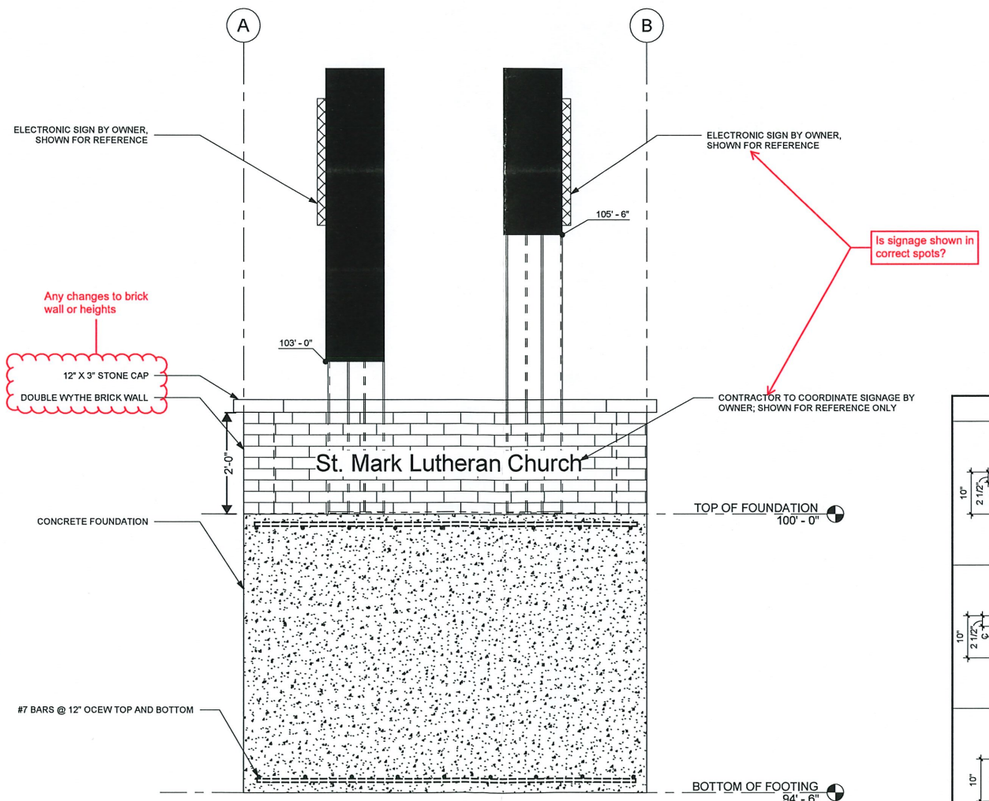
1 STEEPLE FOUNDATION
1/4" = 1'-0"



2 STEEPLE FOUNDATION - BP2
3" = 1'-0"

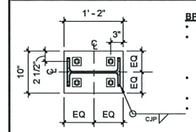


3 STEEPLE FOUNDATION - BP3
3" = 1'-0"

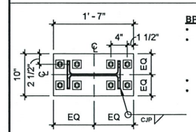


4 FRONT VIEW
3/4" = 1'-0"

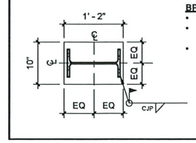
BASE PLATE LEGEND



BP1
- 1/2" STEEL BASE PLATE
- (4) 3/4" DIA ASTM F1554 ANCHOR BOLTS WITH NUT
  - 9" EMBED
  - 5" PROJECTION
- SET BASEPLATE ON 1 1/2" NON-SHRINK GROUT
- PL1/4x2x2 PLATE WASHERS
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII



BP2
- 1/2" STEEL BASE PLATE
- (4) 3/4" DIA ASTM F1554 ANCHOR BOLTS WITH NUT
  - 9" EMBED
  - 5" PROJECTION
- PL1/4x2x2 PLATE WASHERS
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII



BP3
- EXISTING STEEL BASE PLATE
- EXCLUDE WELDS FROM WEB TIPS AND FLANGE RADII
- BASEPLATE TO BE INSTALLED AT 45 DEGREE ANGLE FROM HORIZONTAL REFER TO DETAIL

0 1/4" 1/2" 1" 2"

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PROJECT

ST MARK LUTHERAN CHURCH

STEEPLE FOUNDATION

STORM LAKE IOWA

REVISION SCHEDULE

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CLIENT PROJECT NO.	

TITLE

FOUNDATION & SLAB DETAILS

SHEET

S2-12

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: **2025-6**

Wednesday, November 5, 2025 at 5:10 pm

2025-6

A request has been filed for a Variance to the zoning regulations as applied to the property owned by St Marks Lutheran Church Storm Lake located at 1610 W 5th Street and legally described as:

Lot One (01) Block One (01) St Marks Addition to the City of Storm Lake, Iowa.

The petition requests approval of a Forty -foot (40') Height Variance and a Sixty-one (61) square foot sign area variance to place a new sign with steeple 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, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

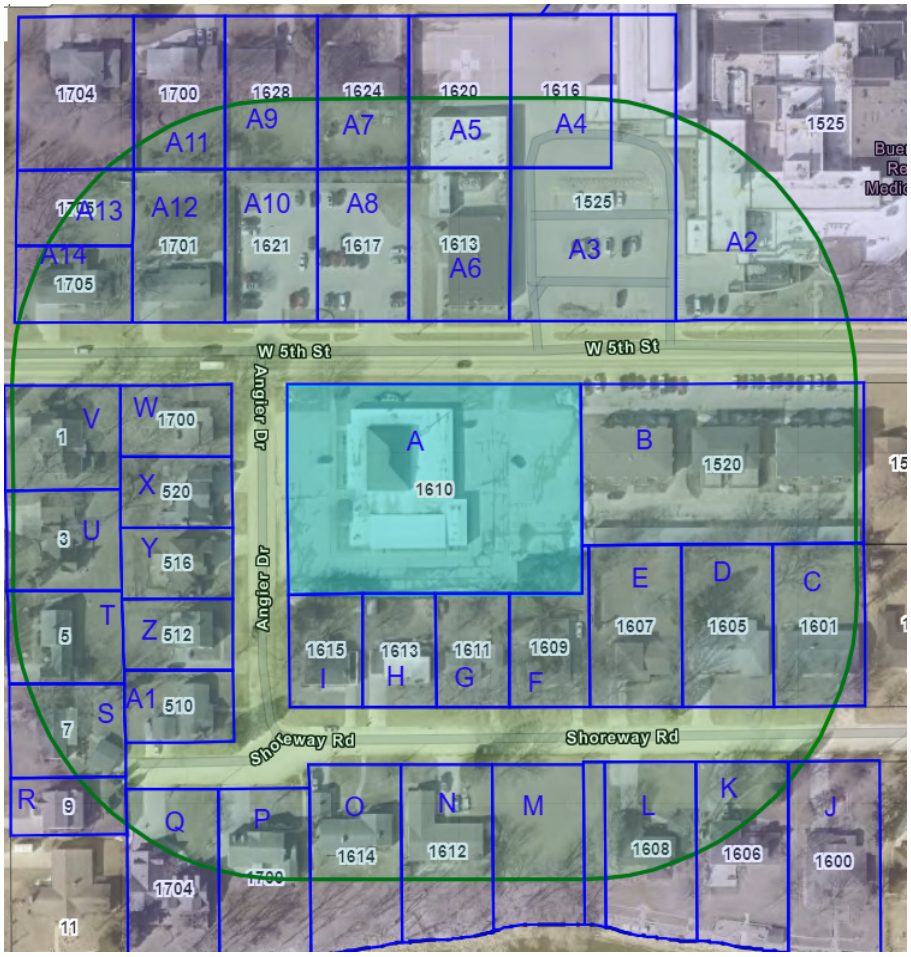
The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

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

Parcel Id	Owner Name	Property Address	Map Key	Owner Address	Owner City St Zip
1404177001	ST MARKS LUTHERAN CHURCH STORM LAKE (CHURCH)	1614 W 5TH	A	1614 W 5TH	STORM LAKE, IA 50588
1404176005	ROBINSON DANIEL J, PRISCILLA T	510 ANGIER	A1	510 ANGIER	STORM LAKE, IA 50588
1404133007	BUENA VISTA REGIONAL MEDICAL CENTER	1621 W 5TH	A10	1525 W 5TH	STORM LAKE, IA 50588
1404133001	OCEGUEDA OMAR	1700 W 6TH	A11	1700 W 6TH	STORM LAKE, IA 50588
1404133006	PIERCY DONALD W JR, JEAN A	1701 W 5TH	A12	1701 W 5TH	STORM LAKE, IA 50588
1404103002	BROWN RESIDENTIAL PROPERTY REV TRUST	1705 W 5TH	A13	1705 W 5TH	STORM LAKE, IA 50588
1404103003	BROWN RESIDENTIAL PROPERTY REV TRUST	1705 W 5TH	A14	1705 W 5TH	STORM LAKE, IA 50588
1404103001	KOSTER DON R, ROBIN	1704 W 6TH	A15	1704 W 6TH	STORM LAKE, IA 50588
1404133012	BUENA VISTA COUNTY HOSPITAL (HOSPITAL)	1525 W 5TH	A2	1525 W 5TH	STORM LAKE, IA 50588
1404133017	BUENA VISTA COUNTY HOSPITAL	1525 W 5TH	A3	1525 W 5TH	STORM LAKE, IA 50588
1404133005	BUENA VISTA COUNTY HOSPITAL	1616 W 6TH	A4	1525 W 5TH	STORM LAKE, IA 50588
1404133004	BUENA VISTA REGIONAL MEDICAL CENTER	1620 W 6TH	A5	1525 W 5TH	STORM LAKE, IA 50588
1404133009	BUENA VISTA REGIONAL MEDICAL CENTER	1613 W 5TH	A6	1525 W 5TH	STORM LAKE, IA 50588
1404133003	DANIELS TIMOTHY K	1624 W 6TH	A7	1624 W 6TH	STORM LAKE, IA 50588
1404133008	BUENA VISTA REGIONAL MEDICAL CENTER	1617 W 5TH	A8	1525 W 5TH	STORM LAKE, IA 50588
1404133002	MGWE BE L, PAW AERO	1628 W 6TH	A9	1628 W 6TH	STORM LAKE, IA 50588
1404177003	MC MAJOR ENTERPRISES LLC	1520 W 5TH	B	1830 160TH ST	STORM LAKE, IA 50588
1404177016	BOWMAN DAVID E, KATHERINE S	1601 SHOREWAY	C	1601 SHOREWAY	STORM LAKE, IA 50588
1404177015	JOHANNSEN KENNETH M	1605 SHOREWAY	D	1605 SHOREWAY	STORM LAKE, IA 50588
1404177014	SIEVERT RANDALL L	1607 SHOREWAY	E	1607 SHOREWAY	STORM LAKE, IA 50588
1404177012	GOODENOW ISAIAH D, AMANDA	1609 SHOREWAY	F	1609 SHOREWAY	STORM LAKE, IA 50588
1404177011	HERNANDEZ-PRECIADO GUILLERMO	1611 SHOREWAY	G	1611 SHOREWAY	STORM LAKE, IA 50588
1404177010	GONZALEZ EDGAR	1613 SHOREWAY	H	1613 SHOREWAY	STORM LAKE, IA 50588
1404177009	TORREY JEROD J, RACHAEL L	1615 SHOREWAY	I	1615 SHOREWAY	STORM LAKE, IA 50588
1404178009	ELLIS STEVEN, SUSAN	1600 SHOREWAY	J	1600 SHOREWAY	STORM LAKE, IA 50588
1404178008	CLAUSEN AARON, HARTNETT KELSEY	1606 SHOREWAY	K	1606 SHOREWAY	STORM LAKE, IA 50588
1404178007	ALLEN LAURIE K REVOCABLE TRUST	1608 SHOREWAY	L	1608 SHOREWAY	STORM LAKE, IA 50588
1404178005	PRICHARD FARMS LLC	209 E LAKESHORE DR #2	M	SHOREWAY	STORM LAKE, IA 50588
1404178004	SCOTT JOHN, YULILI	1612 SHOREWAY DR	N	1612 SHOREWAY	STORM LAKE, IA 50588
1404178003	TUCKER HAL M AND TUCKER JOANNE M FAMILY TRUST	1614 SHOREWAY	O	1614 SHOREWAY	STORM LAKE, IA 50588
1404178002	BUENA VISTA COLLEGE	610 W 4TH	P	1700 SHOREWAY	STORM LAKE, IA 50588
1404178001	BLUM MICHAEL	7377 E DEL ACERO DR	Q	1704 SHOREWAY	SCOTTSDALE, AZ 85258
1404154005	BRADDOCK MARLA MELISSA	9 VISTA DR	R	9 VISTA DR	STORM LAKE, IA 50588
1404154004	HERNANDEZ JUAN A , TABITHA L	7 VISTA DR	S	7 VISTA DR	STORM LAKE, IA 50588
1404154003	FORTIN TAMRA M	5 VISTA DR	T	5 VISTA DR	STORM LAKE, IA 50588
1404154002	WILSON ROBERT L REVOCABLE TRST	3 VISTA DR	U	3 VISTA DR	STORM LAKE, IA 50588
1404154001	MESENBRINK SUSAN KAY REV TRUST	1 VISTA DR	V	1 VISTA DR	STORM LAKE, IA 50588
1404176001	PORTER DONALD C , DIANE F	1700 W 5TH	W	1700 W 5TH	STORM LAKE, IA 50588
1404176002	TIMKO MARY M	520 ANGIER	X	520 ANGIER DR	STORM LAKE, IA 50588
1404176003	WIESE ELDON B, DEBRA J	516 ANGIER	Y	516 ANGIER DR	STORM LAKE, IA 50588
1404176004	FROST JAMES P	512 ANGIER	Z	512 ANGIER DR	STORM LAKE, IA 50588
1404178006	STORM LAKE CITY OF (EXT OF SHOREWAY RD)	P O BOX 1086		P O BOX 1086	STORM LAKE, IA 50588



Staff Summary

11/5/2025
Agenda Item # A.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 Application 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.**

BACKGROUND: Xochitl Hernandez is requesting a variance to the rear yard set back requirement of 7-feet to allow the construction of an addition to within 18-feet of the rear lot line, and an interior side yard set back variance of 1-foot to allow the construction of an addition to within 6 feet of the north interior lot line.

Ms. Hernandez is requesting permission to construct an approximately 3-foot x 6-foot addition to the northwest corner of the single family dwelling located at 714 Superior Street. The reason for the addition is to allow the construction of a bathroom shower and interior improvements. The addition will be in line with the existing north wall of the dwelling and will extend to the east away from the rear lot line.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

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. 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: The addition will permit the interior remodel of the dwelling to include a shower for the bathroom and re-utilization of the interior space. The request is of a minimal nature and the proposed remodeling will be for features commonly found in dwellings.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: The location of the existing bathroom make it difficult to make the improvement without substantial changes to the dwelling.

(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 addition, although it is in the required setback is moving away from the required setback and is of a minimal size so it should not negatively affect the surrounding properties.

(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: The addition is on an existing dwelling that was compliant at the time it was constructed.

The existing bathroom layout was also completed at the time the building was constructed making it difficult to remodel without the requested variance.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: The shape of the dwelling and the location of the building and restroom is not of a recurring nature to warrant a change in the Ordinance.

(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 proposed addition is of a minimal size and will not substantially impact the adjoining parcels in a negative way, due to its small size.

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

ATTACHMENTS:

1. 714 Superior Application
2. Notice to Property Owners 2025-7
3. Map with Key

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 714 Superior

Property Owner XOchitL Hernandez

Owner Address (if different than above): _____
City State Zip Code

Phone: 712-299-8042 E-mail _____

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.

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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continued on page 2 of 2

Existing use of the property: Single family dwelling

Proposed use of the property: Same

Legal Description of Property:

Present Zoning District: R-3

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	25'	≥ 25'	Street Side Yard:	N/A	N/A
Side Yard(s):	7'	6'	Rear Yard:	25'	18'
Height:	65'	≤ 65'			
Max Building Coverage:	50%	≤ 50%	Max Impervious Coverage:	55%	≤ 55%

Other Request(s):

Principal Use: Single family dwelling

Accessory Use: N/A

Signature:

Date:

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: **2025-7**

Wednesday, November 5, 2025 at 5:10 pm

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Xochitl Hernandes located at 714 Superior and legally described as:

> **Lot Four (4), Block Two (2), Thomas and Bradfords' North Addition to the City of Storm Lake, Iowa.**

The petition requests approval of a rear yard setback variance of seven feet (7') and a side yard setback variance of one foot (1') to construct an addition in the R-3, Medium Density Residential Zoning District.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

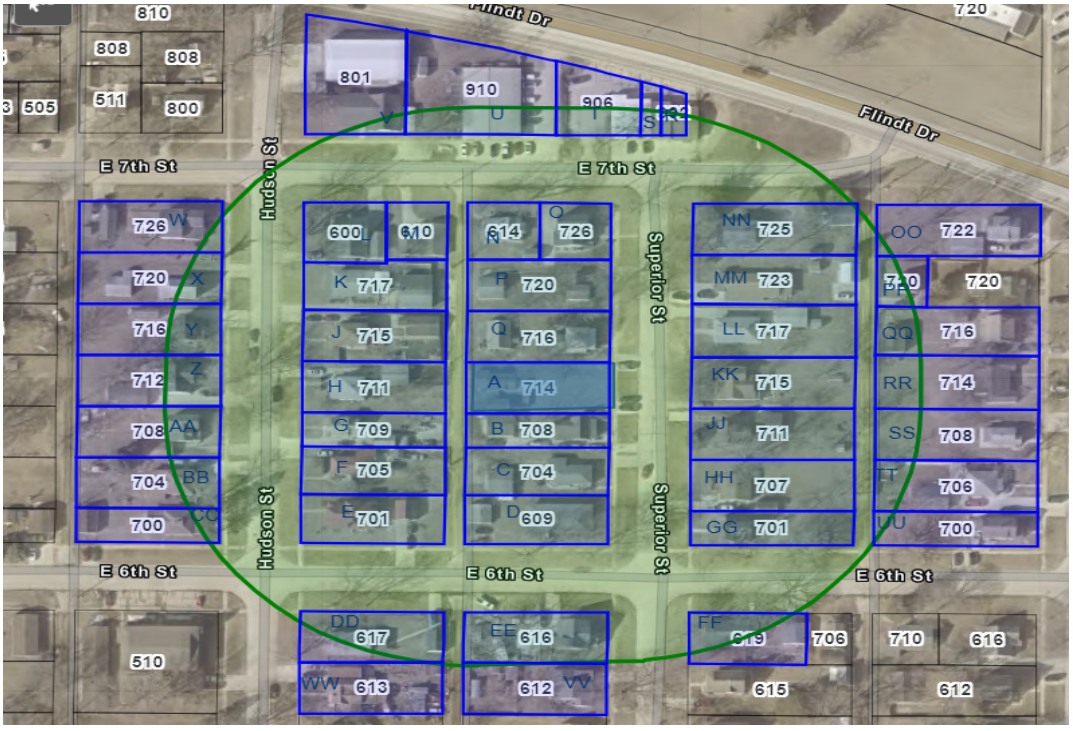
The hearing of this appeal is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has not received a copy, it would be appreciated if you would inform them of this public hearing.

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

Parcel ID	Taxpayer Name	Property Addres	Map Key	Taxpayer Address	Taxpayer City,State,Zip
1403230013	XOCHITL HERNANDEZ	714 SUPERIOR	A	714 SUPERIOR	STORM LAKE, IA 50588
1403229016	ANGEL GARCIA	708 HUDSON	AA	300 OTSEGO	STORM LAKE, IA 50588
1403230014	CARLOS J CABRAL-URENO	708 SUPERIOR	B	710 GEISINGER #4	STORM LAKE, IA 50588
1403229014	JUAN C JAIMES-PARRA	704 HUDSON	BB	711 HUDSON	STORM LAKE, IA 50588
1403230015	SABRINA MENDOZA	704 SUPERIOR	C	704 SUPERIOR	STORM LAKE, IA 50588
1403231015	GORDON K LIPAI	700 RUSSELL	CC	700 RUSSELL	STORM LAKE, IA 50588
1403230016	MIGUEL BAUTISTA	609 E 6TH	D	411 N 15TH ST	DENISON, IA 51442
1403233001	TONY BECERRA	617 HUDSON	DD	609 ONTARIO	STORM LAKE, IA 50588
1403230008	SALLY J HARSKAMP	701 HUDSON	E	701 HUDSON ST	STORM LAKE, IA 50588
1403233006	FERMIN RAMOS JR	616 SUPERIOR	EE	616 SUPERIOR	STORM LAKE, IA 50588
1403230007	LUIS E MENDEZ	705 HUDSON	F	705 HUDSON	STORM LAKE, IA 50588
1403234001	DENNIS FREKING	619 SUPERIOR	FF	619 SUPERIOR	STORM LAKE, IA 50588
1403230006	JEFFREY F SASSMAN	709 HUDSON	G	709 HUDSON	STORM LAKE, IA 50588
1403231007	ANA ROJAS	701 SUPERIOR	GG	600 SUPERIOR	STORM LAKE, IA 50588
1403230005	JUAN C JAIMES	711 HUDSON	H	711 HUDSON	STORM LAKE, IA 50588
1403231006	VINAY THAMMAKOT	707 SUPERIOR	HH	410 RUSSELL	STORM LAKE, IA 50588
1403230004	SAENGCHANH THINNAVONG	715 HUDSON	J	715 HUDSON	STORM LAKE, IA 50588
1403231005	CONNIE J HERPST	711 SUPERIOR	JJ	711 SUPERIOR ST	STORM LAKE, IA 50588
1403230003	SERGIO E LOPEZ-MARTINEZ	717 HUDSON	K	717 HUDSON ST	STORM LAKE, IA 50588
1403231004	JANET ELLEN WILLIAMS	715 SUPERIOR	KK	715 SUPERIOR	STORM LAKE, IA 50588
1403230001	CULLEN P CAVANAUGH	600 E 7TH	L	600 E 7TH	STORM LAKE, IA 50588
1403231003	DANIEL EK CHAN	717 SUPERIOR	LL	717 SUPERIOR ST	STORM LAKE, IA 50588
1403230002	DOUGLAS W JACOBSON	610 E 7TH	M	610 E 7TH	STORM LAKE, IA 50588
1403231002	MARITZA PANIAQUA	723 SUPERIOR	MM	723 SUPERIOR	STORM LAKE, IA 50588
1403230009	RAFAEL FLORES-MARIN	614 E 7TH	N	721 CAYUGA	STORM LAKE, IA 50588
1403231001	MARIN ALEJANDRO FLORES	725 SUPERIOR	NN	725 SUPERIOR	STORM LAKE, IA 50588
1403230010	ANA MARIA MORALES	726 SUPERIOR	O	726 SUPERIOR	STORM LAKE, IA 50588
1403231008	SANTA MIRANDA	722 RUSSELL	OO	722 RUSSELL	STORM LAKE, IA 50588
1403230011	THI NGOC HOA VO	720 SUPERIOR	P	720 SUPERIOR	STORM LAKE, IA 50588
1403231009	TRINIDAD ZAMUDIO	720 RUSSELL	PP	1123 ONEIDA ST	STORM LAKE, IA 50588
1403230012	NICKI J HARRINGTON	716 SUPERIOR	Q	716 SUPERIOR	STORM LAKE, IA 50588
1403231011	JACOB G FUNK	716 RUSSELL	QQ	716 RUSSELL	STORM LAKE, IA 50588
1403227007	CROP INSURANCE PLACE LLC	902 FLINDT	R	2140 BUCHANAN AVE	SCHALLER, IA 51053
1403231012	GERARD B TRUST BRUNGARDT	714 RUSSELL	RR	P O BOX 673	STORM LAKE, IA 50588
1403227006	HAMILTON LAW FIRM	904 FLINDT	S	606 ONTARIO	STORM LAKE, IA 50588
1403231013	DEMETRIO GRACIA-ORTIZ	708 RUSSELL	SS	706 RUSSELL	STORM LAKE, IA 50588
1403227005	LISA R LINDEMAN	906 FLINDT	T	906 FLINDT DR	STORM LAKE, IA 50588
1403231014	DEMETRIO GRACIA-ORTIZ	706 RUSSELL	TT	706 RUSSELL	STORM LAKE, IA 50588
1403227004	COMMUNITY FIRST BROADCAST	910 FLINDT	U	5809 S REMINGTON PLACE STE 106	SIOUX FALLS, SD 57108
1403229015	JAIME QUINTANILLA	700 HUDSON	UU	517 HUDSON	STORM LAKE, IA 50588
1403227008	TIMOTHY W REDENBAUGH	605 E 7TH	V	801 HUDSON	STORM LAKE, IA 50588
1403233007	FERMIN RAMOS-RODRIGUEZ	612 SUPERIOR	VV	616 SUPERIOR	STORM LAKE, IA 50588
1403229008	JOSE R OLIVA	726 HUDSON	W	726 HUDSON ST	STORM LAKE, IA 50588
1403233002	REYNA B QUINTANILLA	613 HUDSON	WW	613 HUDSON	STORM LAKE, IA 50588
1403229009	JAIME A QUINTANILLA	720 HUDSON	X	517 HUDSON	STORM LAKE, IA 50588
1403229010	ERIC OCEGUEDA	716 HUDSON	Y	210 KENZY	STORM LAKE, IA 50588
1403229011	GEORGE PINEDA	712 HUDSON	Z	712 HUDSON	STORM LAKE, IA 50588



Staff Summary

11/5/2025
Agenda Item # A.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 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.**

BACKGROUND: Xochitl Hernandez is requesting a variance to the rear yard set back requirement of 7-feet to allow the construction of an addition to within 18-feet of the rear lot line, and an interior side yard set back variance of 1-foot to allow the construction of an addition to within 6 feet of the north interior lot line.

Ms. Hernandez is requesting permission to construct an approximately 3-foot x 6-foot addition to the northwest corner of the single family dwelling located at 714 Superior Street. The reason for the addition is to allow the construction of a bathroom shower and interior improvements. The addition will be in line with the existing north wall of the dwelling and will extend to the east away from the rear lot line.

In accordance with State regulations, variance requests of this type can be approved where:

1. The variance is not contrary to the public interest, and
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 beneficial use of the property, and
3. The spirit of the ordinance shall be observed and substantial justice done.

The owners must prove the following:

1. The practical difficulties faced are unique to the property at issue and are not self-created, and
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

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. 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: The addition will permit the interior remodel of the dwelling to include a shower for the bathroom and re-utilization of the interior space. The request is of a minimal nature and the proposed remodeling will be for features commonly found in dwellings.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: The location of the existing bathroom make it difficult to make the improvement without substantial changes to the dwelling.

(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 addition, although it is in the required setback is moving away from the required setback and is of a minimal size so it should not negatively affect the surrounding properties.

(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: The addition is on an existing dwelling that was compliant at the time it was constructed. The existing bathroom layout was also completed at the time the building was constructed making it difficult to remodel without the

requested variance.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: The shape of the dwelling and the location of the building and restroom is not of a recurring nature to warrant a change in the Ordinance.

(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 proposed addition is of a minimal size and will not substantially impact the adjoining parcels in a negative way, due to its small size.

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

ATTACHMENTS:

1. 714 Superior Application
2. Notice to Property Owners 2025-7
3. Map with Key

Variance Request
City of Storm Lake
Board of Adjustment

Scan here to complete this application online.

Property Address: 714 Superior

Property Owner XOchitL Hernandez

Owner Address (if different than above): _____

City State Zip Code

Phone: 712-299-8042 E-mail _____

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.

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 property owners within three hundred (300') feet of 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 time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Application continued on page 2

Existing use of the property: Single family dwelling

Proposed use of the property: Same

Legal Description of Property:

Present Zoning District: R-3

Setbacks:	Required	Proposed		Required	Proposed
Front Yard:	25'	≥ 25'	Street Side Yard:	N/A	N/A
Side Yard(s):	7'	6'	Rear Yard:	25'	18'
Height:	65'	≤ 65'			
Max Building Coverage:	50%	≤ 50%	Max Impervious Coverage:	55%	≤ 55%

Other Request(s):

Principal Use: Single family dwelling

Accessory Use: N/A

Signature:

Date:

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: **2025-7**

Wednesday, November 5, 2025 at 5:10 pm

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Xochitl Hernandes located at 714 Superior and legally described as:

> **Lot Four (4), Block Two (2), Thomas and Bradfords' North Addition to the City of Storm Lake, Iowa.**

The petition requests approval of a rear yard setback variance of seven feet (7') and a side yard setback variance of one foot (1') to construct an addition in the R-3, Medium Density Residential Zoning District.

A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, November 5, 2025 at 5:10 pm** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187, By Computer: https://us06web.zoom.us/j/81618114187

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

Parcel ID	Taxpayer Name	Property Addres	Map Key	Taxpayer Address	Taxpayer City,State,Zip
1403230013	XOCHITL HERNANDEZ	714 SUPERIOR	A	714 SUPERIOR	STORM LAKE, IA 50588
1403229016	ANGEL GARCIA	708 HUDSON	AA	300 OTSEGO	STORM LAKE, IA 50588
1403230014	CARLOS J CABRAL-URENO	708 SUPERIOR	B	710 GEISINGER #4	STORM LAKE, IA 50588
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1403230015	SABRINA MENDOZA	704 SUPERIOR	C	704 SUPERIOR	STORM LAKE, IA 50588
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1403233001	TONY BECERRA	617 HUDSON	DD	609 ONTARIO	STORM LAKE, IA 50588
1403230008	SALLY J HARSKAMP	701 HUDSON	E	701 HUDSON ST	STORM LAKE, IA 50588
1403233006	FERMIN RAMOS JR	616 SUPERIOR	EE	616 SUPERIOR	STORM LAKE, IA 50588
1403230007	LUIS E MENDEZ	705 HUDSON	F	705 HUDSON	STORM LAKE, IA 50588
1403234001	DENNIS FREKING	619 SUPERIOR	FF	619 SUPERIOR	STORM LAKE, IA 50588
1403230006	JEFFREY F SASSMAN	709 HUDSON	G	709 HUDSON	STORM LAKE, IA 50588
1403231007	ANA ROJAS	701 SUPERIOR	GG	600 SUPERIOR	STORM LAKE, IA 50588
1403230005	JUAN C JAIMES	711 HUDSON	H	711 HUDSON	STORM LAKE, IA 50588
1403231006	VINAY THAMMAKOT	707 SUPERIOR	HH	410 RUSSELL	STORM LAKE, IA 50588
1403230004	SAENGCHANH THINNAVONG	715 HUDSON	J	715 HUDSON	STORM LAKE, IA 50588
1403231005	CONNIE J HERPST	711 SUPERIOR	JJ	711 SUPERIOR ST	STORM LAKE, IA 50588
1403230003	SERGIO E LOPEZ-MARTINEZ	717 HUDSON	K	717 HUDSON ST	STORM LAKE, IA 50588
1403231004	JANET ELLEN WILLIAMS	715 SUPERIOR	KK	715 SUPERIOR	STORM LAKE, IA 50588
1403230001	CULLEN P CAVANAUGH	600 E 7TH	L	600 E 7TH	STORM LAKE, IA 50588
1403231003	DANIEL EK CHAN	717 SUPERIOR	LL	717 SUPERIOR ST	STORM LAKE, IA 50588
1403230002	DOUGLAS W JACOBSON	610 E 7TH	M	610 E 7TH	STORM LAKE, IA 50588
1403231002	MARITZA PANIAQUA	723 SUPERIOR	MM	723 SUPERIOR	STORM LAKE, IA 50588
1403230009	RAFAEL FLORES-MARIN	614 E 7TH	N	721 CAYUGA	STORM LAKE, IA 50588
1403231001	MARIN ALEJANDRO FLORES	725 SUPERIOR	NN	725 SUPERIOR	STORM LAKE, IA 50588
1403230010	ANA MARIA MORALES	726 SUPERIOR	O	726 SUPERIOR	STORM LAKE, IA 50588
1403231008	SANTA MIRANDA	722 RUSSELL	OO	722 RUSSELL	STORM LAKE, IA 50588
1403230011	THI NGOC HOA VO	720 SUPERIOR	P	720 SUPERIOR	STORM LAKE, IA 50588
1403231009	TRINIDAD ZAMUDIO	720 RUSSELL	PP	1123 ONEIDA ST	STORM LAKE, IA 50588
1403230012	NICKI J HARRINGTON	716 SUPERIOR	Q	716 SUPERIOR	STORM LAKE, IA 50588
1403231011	JACOB G FUNK	716 RUSSELL	QQ	716 RUSSELL	STORM LAKE, IA 50588
1403227007	CROP INSURANCE PLACE LLC	902 FLINDT	R	2140 BUCHANAN AVE	SCHALLER, IA 51053
1403231012	GERARD B TRUST BRUNGARDT	714 RUSSELL	RR	P O BOX 673	STORM LAKE, IA 50588
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1403231013	DEMETRIO GRACIA-ORTIZ	708 RUSSELL	SS	706 RUSSELL	STORM LAKE, IA 50588
1403227005	LISA R LINDEMAN	906 FLINDT	T	906 FLINDT DR	STORM LAKE, IA 50588
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1403229015	JAIME QUINTANILLA	700 HUDSON	UU	517 HUDSON	STORM LAKE, IA 50588
1403227008	TIMOTHY W REDENBAUGH	605 E 7TH	V	801 HUDSON	STORM LAKE, IA 50588
1403233007	FERMIN RAMOS-RODRIGUEZ	612 SUPERIOR	VV	616 SUPERIOR	STORM LAKE, IA 50588
1403229008	JOSE R OLIVA	726 HUDSON	W	726 HUDSON ST	STORM LAKE, IA 50588
1403233002	REYNA B QUINTANILLA	613 HUDSON	WW	613 HUDSON	STORM LAKE, IA 50588
1403229009	JAIME A QUINTANILLA	720 HUDSON	X	517 HUDSON	STORM LAKE, IA 50588
1403229010	ERIC OCEGUEDA	716 HUDSON	Y	210 KENZY	STORM LAKE, IA 50588
1403229011	GEORGE PINEDA	712 HUDSON	Z	712 HUDSON	STORM LAKE, IA 50588

