

**CITY OF OKOBOJI BOARD OF ADJUSTMENT MINUTES
FOR THE MEETING HELD ON THURSDAY, MAY 11th, 2017 AT 6:00 P.M.
OKOBOJI CITY HALL**

The Board of Adjustment for the City of Okoboji met on the above date at 6:00 P.M. in the Okoboji City Hall. Board members present were Dennis Colton, Joyce Waddell, Ann Fitzgibbons and Rebecca Peters. Absent: Owen Primavera. Others present were: Tony Weber, Wanda Rockman and Jason Peters.

Dennis Colton chaired the meeting and called the meeting to order at 6:00 p.m.

Colton explained the agenda for the meeting. Request was made by Tony Weber of Okoboji Duradek on behalf of Wanda Rockman, owner of 1307 Brooks Lane to construct 2 feet of additional decking and new stairs to the deck on the lakeshore side of the property. The proposed construction represents an expansion of an existing nonconforming use, as stated in Section 14.3 of the Okoboji Zoning Ordinance. Introductions were made at this time.

Colton read into the record the Staff Report from Jason Peters. Colton inquired as to whether Jason Peters had received any additional correspondence or telephone calls in favor or against the request. Jason Peters stated he had not received any additional written correspondence other than the one provided in the materials. Jason Peters also stated that he had received one telephone call in favor of the request.

Colton opened the public hearing. Mr. Weber appeared on behalf of Wanda Rockman and gave a brief history of the property. Mr. Weber stated that the primary purpose of the construction was to solve a water issue and to ensure that Ms. Rockman would have egress from the building from the second floor. Mr. Weber stated that the additional decking and the new stairs would all fall within the front yard and side yard setbacks. Mr. Weber stated that the way the original house and the garage was built makes the house non-conforming under the current zoning ordinance. Discussion ensued between board members and Mr. Weber as to how/where the deck would be constructed and that the house was non-conforming due to overhangs. There were no opposing comments. With no additional comments from the public, Colton closed the public hearing.

Rebecca Peters/Waddell moved to approve the variance to allow the owner to expand the existing nonconforming building through the construction of 2 feet of additional decking and new stairs on the lakeside of the property. Roll call vote. All present voted in favor. Unanimously approved 4-0. Motion carried.

With nothing further to discuss meeting was adjourned at 7:15 P.M.

Jason Peters
City Clerk/City Administrator
Zoning Administrator.