



CITY HALL  
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Thomas J. Leners, Mayor  
Andrew J. Barden, City Administrator

## BOARD OF ADJUSTMENT AGENDA

Governmental Body: Board of Adjustment

Date of Meeting: November 5, 2025

Time of Meeting: 8:30 A.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

### Agenda:

1. Approve the minutes of the October 2, 2025 meeting
2. Variance request for rear yard setback for 427 S 7<sup>th</sup> Street to allow the property owner to add onto an existing garage.
3. Special Exception Use Permit for a daycare at 103 S 5<sup>th</sup> Ave
4. Variance request for front yard setback at 113 S 3<sup>rd</sup> Street to allow the removal of a deck on the front of the house to be replaced in the same location but without a handicap ramp

Thomas Sheppard of 427 S 7<sup>th</sup> Street would like to add onto his existing garage. The existing garage sets approximately 9 feet from the rear (east) property line but is legal non-conforming due to it being in a location that does not meet current setback requirements for the rear yard. The variance request is for the addition to setback 9 feet from the rear (east) property line 30 feet is required in the R-2 zoning district.

Megan Tucker and Amy Swenson are requesting a Special Exception Use permit to operate a childcare at 103 S 5<sup>th</sup> Ave. This is located in the R-2 Zoning district. In-Home daycares are allowed with a SUP. Letters have been mailed to the surrounding property owners per the municipal code requirement.

Trevor Lehman is requesting a front yard variance for 113 S 3<sup>rd</sup> Street to remove an existing front deck with an attached handicap ramp and replace with a deck in the same location without a handicap ramp. The current deck sets back approximately 3 feet from the front (west) property line where 30 feet is required in the R-2 zoning district. The lot is legal non-conforming.

City Council

Mary Ann Orr- North    Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large    Michael Eller - At Large    Michael Cook- At Large