



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

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

BOARD OF ADJUSTMENT AGENDA

Governmental Body: Board of Adjustment

Date of Meeting: August 7, 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 July 3, 2025 meeting
2. Variance request for 120 S 5th Street for a 6-foot fence where 4-foot is the maximum height for a corner lot.
3. Variance request for 1003 N 4th Ave for a building separation of 1' 6" where a minimum of 10 feet is required.
4. Variance request for 415 W Madison St for a lean-to structure to setback 10' where 20' is the minimum rear yard setback required.

Heather Arthurs hired Spencer Minnich of Clanton Creek Fence and Gate to install a fence at her home at 120 S 5th Avenue and the fence was built without a permit and at a height that is in violation of the municipal code. A variance is being requested to keep the 6-foot fence in the current location.

Ben Garrison is requesting a variance for a building separation of 1' 6" where 10 feet is required to build a new garage on his property located at 1003 N 4th Avenue. The new structure is proposed to be located north of the residence. It would meet all other setback requirements.

Joel Carlson and Lisa Wagner of 415 W Madison St would like to build a lean-to off of their house in the rear. It would be attached and set back 10 feet from the rear property line where 20 feet is the minimum required setback in the PUD for Northstone Plat 8. They wish to have this structure for protection from the sun.

City Council

Mary Ann Orr- North Mike Fletcher- South

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