



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 MINUTES

Governmental Body: Board of Adjustment

Date of Meeting: April 3, 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 March 6, 2025 meeting
2. Variance request for 209 W Buchanan Street for an accessory building that would be 832 square feet in area where 594 square feet is the maximum size allowed at this address. The location of the accessory building would also protrude 7 feet into the buildable area.

The Board of Adjustment of the City of Winterset, Iowa met on April 3, 2025. The meeting was called to order by Chairman Liechty at 8:29 AM as all confirmed members were in attendance.

Present: Jim Liechty, Larry Dillinger, Shari Bush, Bob Duff

Absent: Janice Bowers

**Agenda Item 1:** Chairman Liechty asked the Board if they had any questions on the previous meeting minutes. Seeing none, he asked for a motion to approve the previous meeting minutes as submitted. Member Bush made a motion to approve the March 6, 2025 meeting minutes, seconded by Member Duff. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared that the motion carried.

**Agenda Item 2:** Chairman Liechty asked for Code Enforcement Officer Hollie Burgus to explain Agenda Item 2. Burgus explained that Mr. Kristofer Schutt would like to build a garage on the north west portion of his property at 209 W Buchanan St. It would set back 5 feet from the rear (north) property line and 5 feet from the side (west) property line. The size of the garage would be 832 square feet in area. Accessory structures for this property are limited to 594 square feet total. So he is requesting a variance of 832 sq ft where 594 is the maximum. Also, the orientation of the garage to allow access from the east would put the garage 7 feet into the buildable area. This requires a variance from the north property line of 5 feet where 30 feet is

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Mary Ann Orr- North Mike Fletcher- South

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



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required. Chairman Liechty stated he went by and thought that the location would create crowding off the alley. Member Dillinger stated he went by also and a lot of the garages on the alley are close to the property line. Mr. Schutt advised the board that the entry into the garage would be the same as the property to the north. You would drive onto the property then enter the garage from the East. After little discussion, Member Duff made a motion to approve the variances. The motion was seconded by Member Dillinger. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared that the motion carried.

Chairman Liechty then asked if there was any other business to discuss. Seeing none, member Duff made a motion to adjourn the meeting, seconded by Member Bush. On a voice call, all members present voted Aye and the meeting was adjourned.

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Chairman Jim Liechty

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Hollie Burgus  
Code Enforcement Officer

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