



Agenda

Zoning Board of Adjustment
20 Second Avenue SW, Oelwein
6:00 PM

June 29, 2026
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Board Members: Warren Fisk, Cindy Noll, Jerry Bostian, Board Secretary: David Kral

Roll Call

Approve Minutes

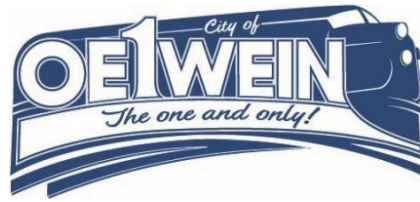
- [1.](#) Approve minutes from September 25, 2025 meeting

Variance Requests

- [2.](#) Variance request for setback relaxation on garage project at 922 1st ave SE
- [3.](#) Variance request for setback relaxation on home addition project at 420 Lincoln dr NE

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



Agenda

Zoning Board of Adjustment

20 Second Avenue SW, Oelwein

6:00 PM

September 25, 2025

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Board Members: Warren Fisk, Cindy Noll, Gary Crawford, Jerry Bostian, Board Secretary: David Kral

Roll Call

-All members present

Approve Minutes

1. Approval of previous meeting minutes from December 17th, 2024
-Motion by Noll, 2nd by Bostian, All in favor

New Business

2. Discuss HF 652
 - Discussed new Iowa House File 652 which involved the primary language change for variance requests shifting from “hardship” to “practical difficulties” and how that will affect future variance requests. Hardships previously were very difficult to prove while a “practical difficulty” allows more discretion from the Board to determine if a variance could be allowed, however, to be sure that not every variance request may need to be allowed and that zoning in generally should not need a variance in most cases.

Variance Requests

3. Variance request for Parcel 1821456011 - Tom Carrico
 - Tom Carrico presented his request for a variance to C-1 zoning setbacks. The primary structure on his property formerly extended ~40’ to the southeast corner of his parcel. It was required to be removed as part of a DNR related cleanup of the site. The site was previously a utility company storage building and main gas service lines ran through the property. The property has brownfield site grounds that cannot be disturbed in all areas other than the SE area Mr. Carrico requests his variance for. That ground has been effectively cleaned up and can be disturbed. It would aid in the community benefit to allow the construction as Mr. Carrico’s business stores potentially dangerous chemicals used in the pool and spa industry. People have attempted to steal these chemicals in the past if stored outside. Discussion involved newly discussed “practical difficulty” language and applicability to this situation.
 - Motion made by Fisk to allow a variance of the setbacks in the South-East section of the parcel to be reduced to 0’. 2nd by Noll. All in Favor, none opposed. Variance for setbacks granted, building permit details to be discussed upon future plan drawings.

Old Business -None

Adjournment

-Motion by Noll, 2nd by Bostian, Adjourned

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440

FOR OFFICE USE ONLY
 Appeal No. _____
 Date Received: _____
 \$75 Fee Paid on: _____
 Form Updated (12/23)



Variance Application

Filing Fee \$75

Michael Redman
Applicant Name
922 1st Ave SE
Applicant Address
1828253015
Property Address or Parcel Number
R-1
Current Zoning of Property

563-340-0237
Phone Number
Mr. Pike 41@hotmail.com
Email Address
6-8-26
Application Date

VARIANCES

The Board of Adjustment has the power and duty to review variance applications as defined by the following City of Oelwein Code:

Appendix A – Section 104 – Definitions –

(77) Variance - A legal modification or variation of the provisions of this ordinance as applied to a specific piece of property.

Appendix A – Article VII - 705.3. Variances.

To authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will in an individual case result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. The existence of a nonconforming use of neighboring land, building, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the board of adjustment that any of the following conditions exist:

- (a) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- (b) Literal interpretation of the ordinance would result in unjust financial hardship to a previously established business or industry.
- (c) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- (d) A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.



- (e) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to, or alter the essential character of the neighborhood and the general welfare.
- (f) The special circumstances are not the result of the actions of the applicant.
- (g) The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- (h) The variance is not a request to permits a use of land, building, or structure which is not permitted in the district involved.
- (i) The variance shall be void after six months unless a building permit is secured.

List specific code section(s) for exception being requested:

202.4 + 202.2

Please describe your request in detail and include any relevant data and drawings as applicable. If necessary, attach your documents to the application.

Continue existing near of setback. Allow garage add-on that would
code Allow reduction of side setback

Michael Best
Applicant Signature
6-8-26
Date

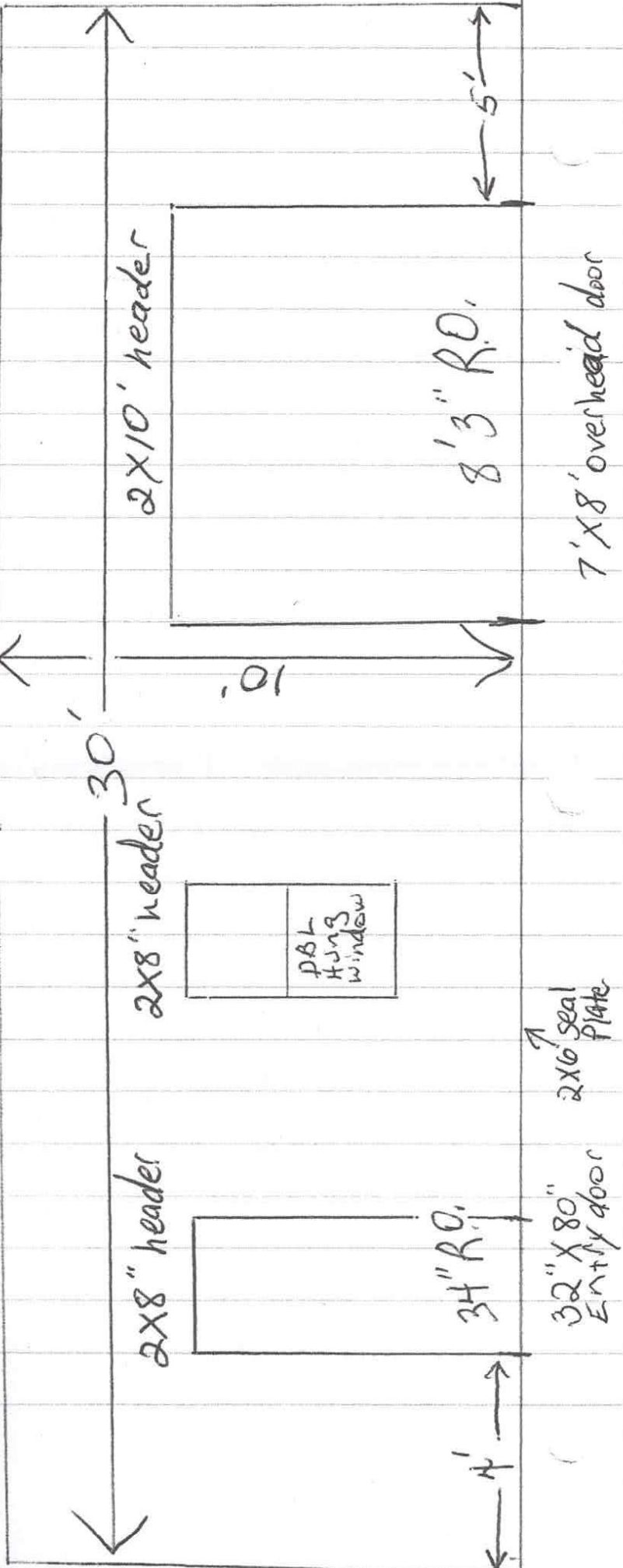
Applicant Signature

Date

North wall

(insulated)
2x4x10' walls
16" OC

2x4 dbl top plate





South wall

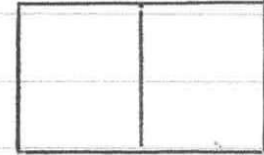
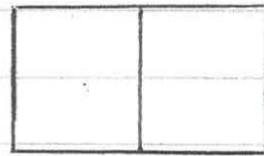
30'

2x4x10' walls

2x8" header

Dbl Hung windows

2x8" header



7'

7'



FOR OFFICE USE ONLY
 Appeal No. _____
 Date Received: _____
 \$75 Fee Paid on: _____
 Form Updated (12/23)



Variance Application
Filing Fee \$75

Jessica Keegan
Applicant Name
 420 Lincoln Drive, Oelwein, IA 50662
Applicant Address
 420 Lincoln Drive, Oelwein, IA 50662
Property Address or Parcel Number
 R-1
Current Zoning of Property

563-422-0167
Phone Number
 jkeegan089@gmail.com
Email Address
 06/11/2026
Application Date

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- (h) The variance is not a request to permits a use of land, building, or structure which is not permitted in the district involved.
- (i) The variance shall be void after six months unless a building permit is secured.

List specific code section(s) for exception being requested:

Zoning Code 202.4

Please describe your request in detail and include any relevant data and drawings as applicable. If necessary, attach your documents to the application.

Our plan is to take down our garage where it sits right now and add our addition. We will add a basement and 1st floor where the garage is sitting right now. Then, in the back yard, we will add a 3-stall garage that will connect to the back of the addition and will be alley access.



Applicant Signature

6/11/2026

Date

Applicant Signature

6/11/2026

Date



20 2nd Ave. S.W.
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



Phone: (319) 283-5862
Fax: (319) 283-4032

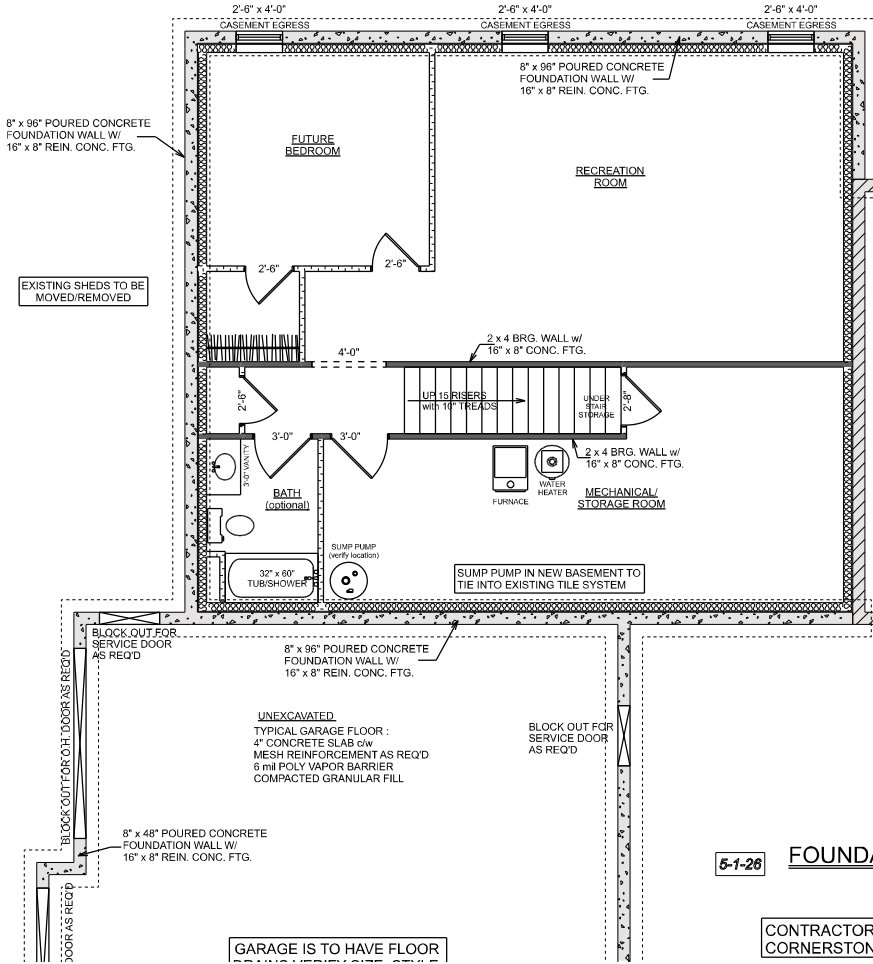
NORTH

PROPERTY LINE

PROPERTY LINE

ALLEY ACCESS

WEST



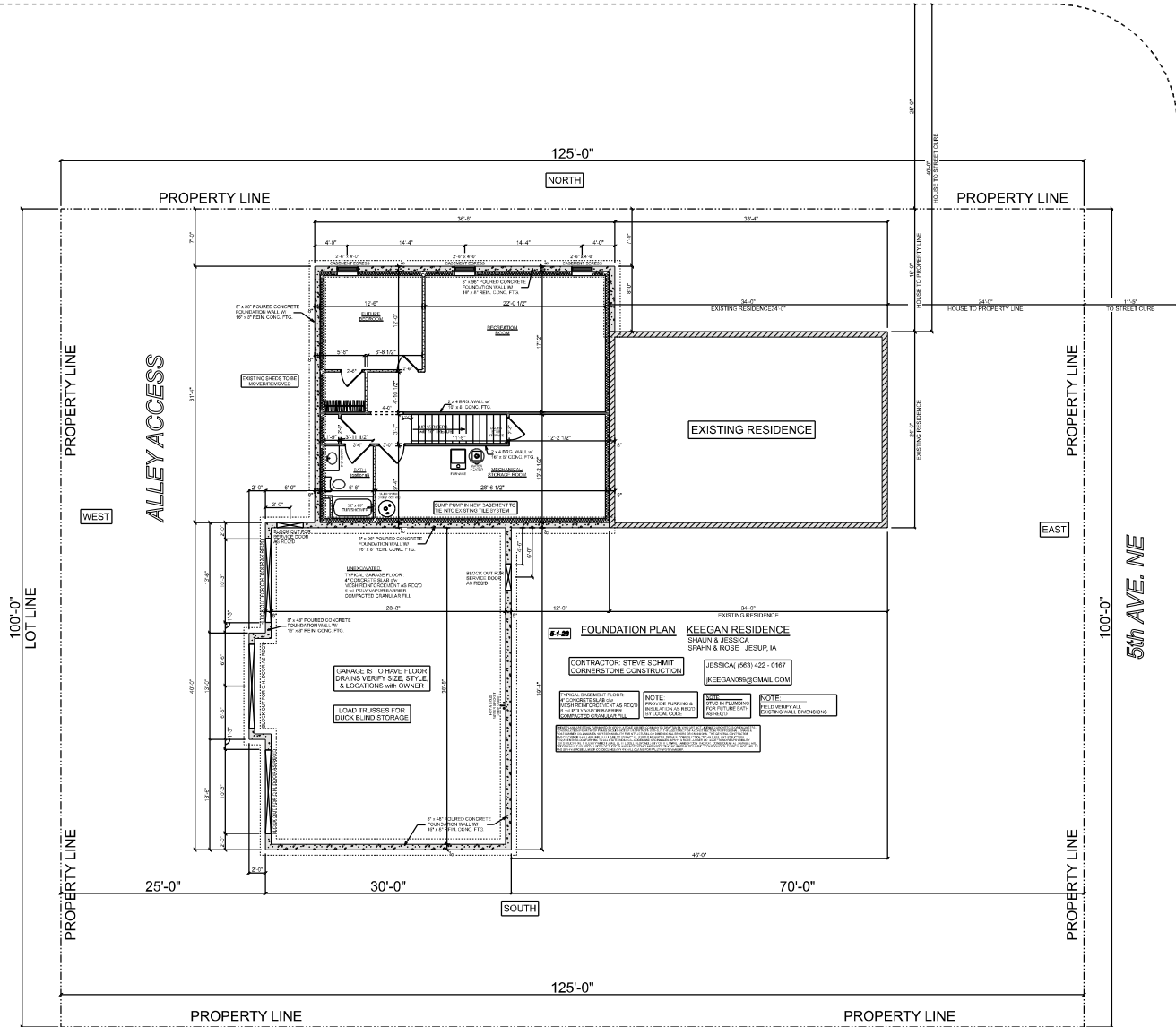
EXISTING RES

5-1-26 FOUNDATION PLAN **KEEGAN RESIDE**
 SHAUN & JESSICA
 SPAHN & ROSE JESUP

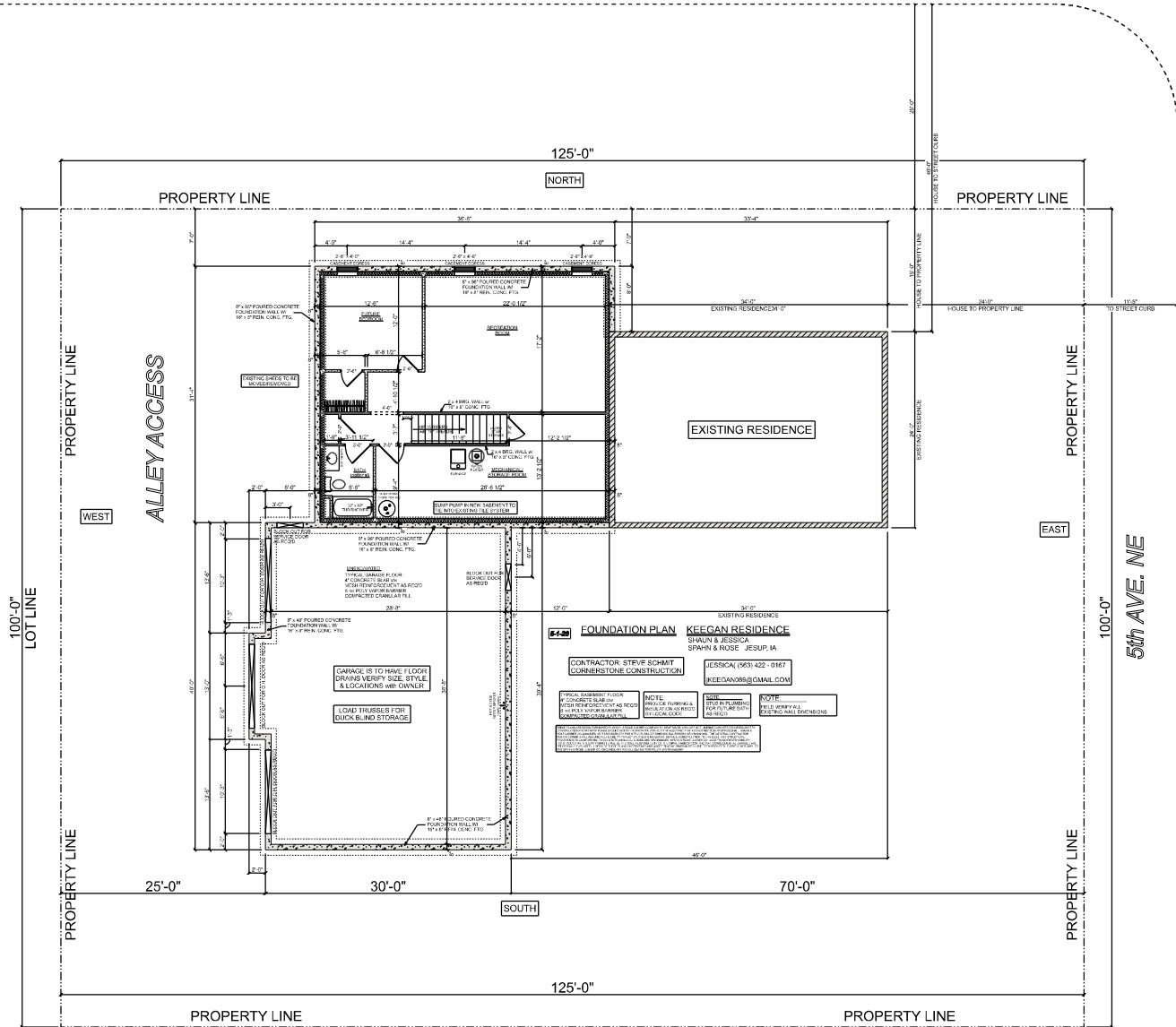
CONTRACTOR: STEVE SCHMIT
 CORNERSTONE CONSTRUCTION

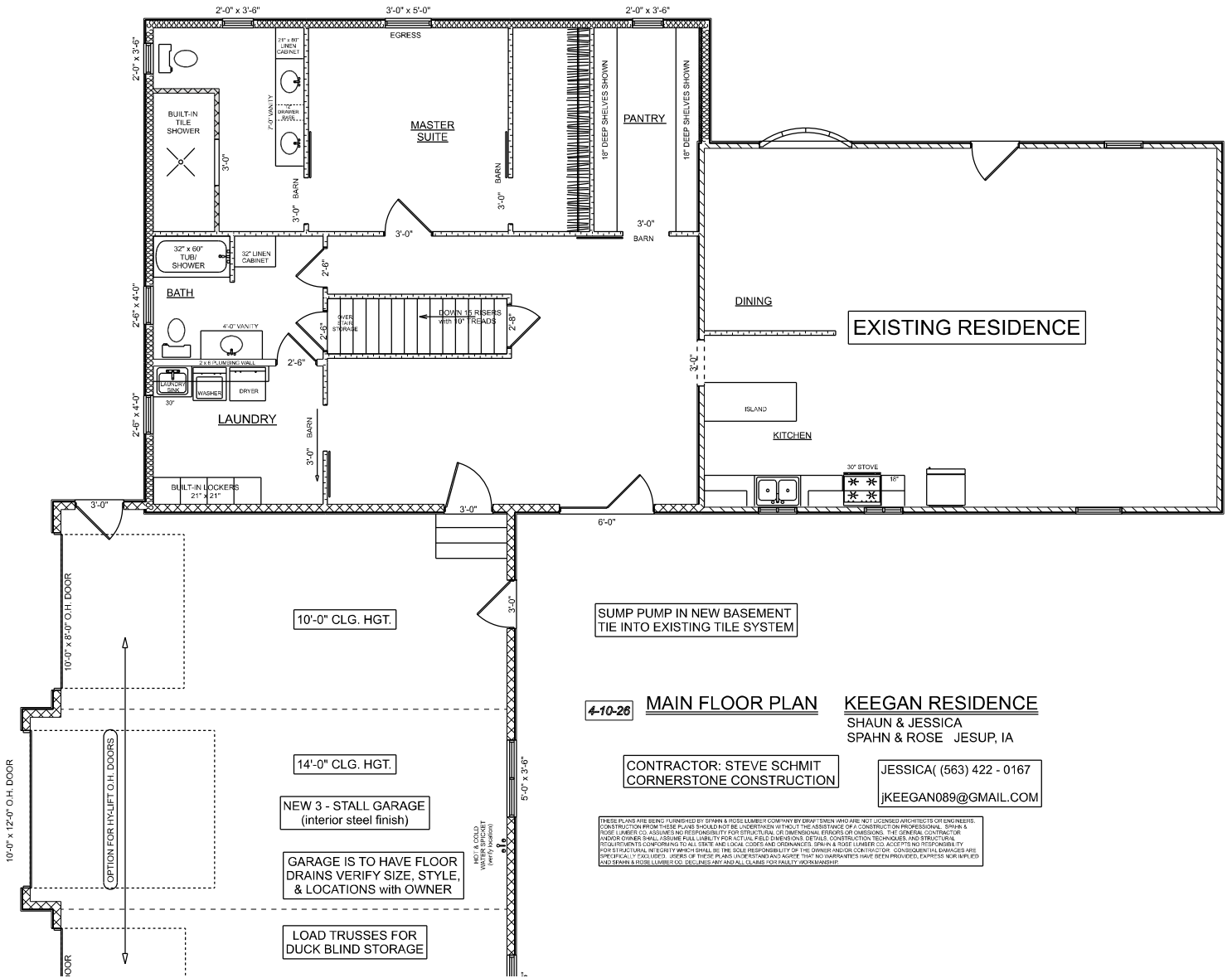
JESSICA (563) 422

LINCOLN DR. NE
LINE of STREET CURB



LINCOLN DR. NE
LINE of STREET CURB





4-10-26 MAIN FLOOR PLAN **KEEGAN RESIDENCE**
 SHAUN & JESSICA
 SPAHN & ROSE JESUP, IA

CONTRACTOR: STEVE SCHMIT
 CORNERSTONE CONSTRUCTION

JESSICA (563) 422 - 0167
 JKEEGAN089@GMAIL.COM

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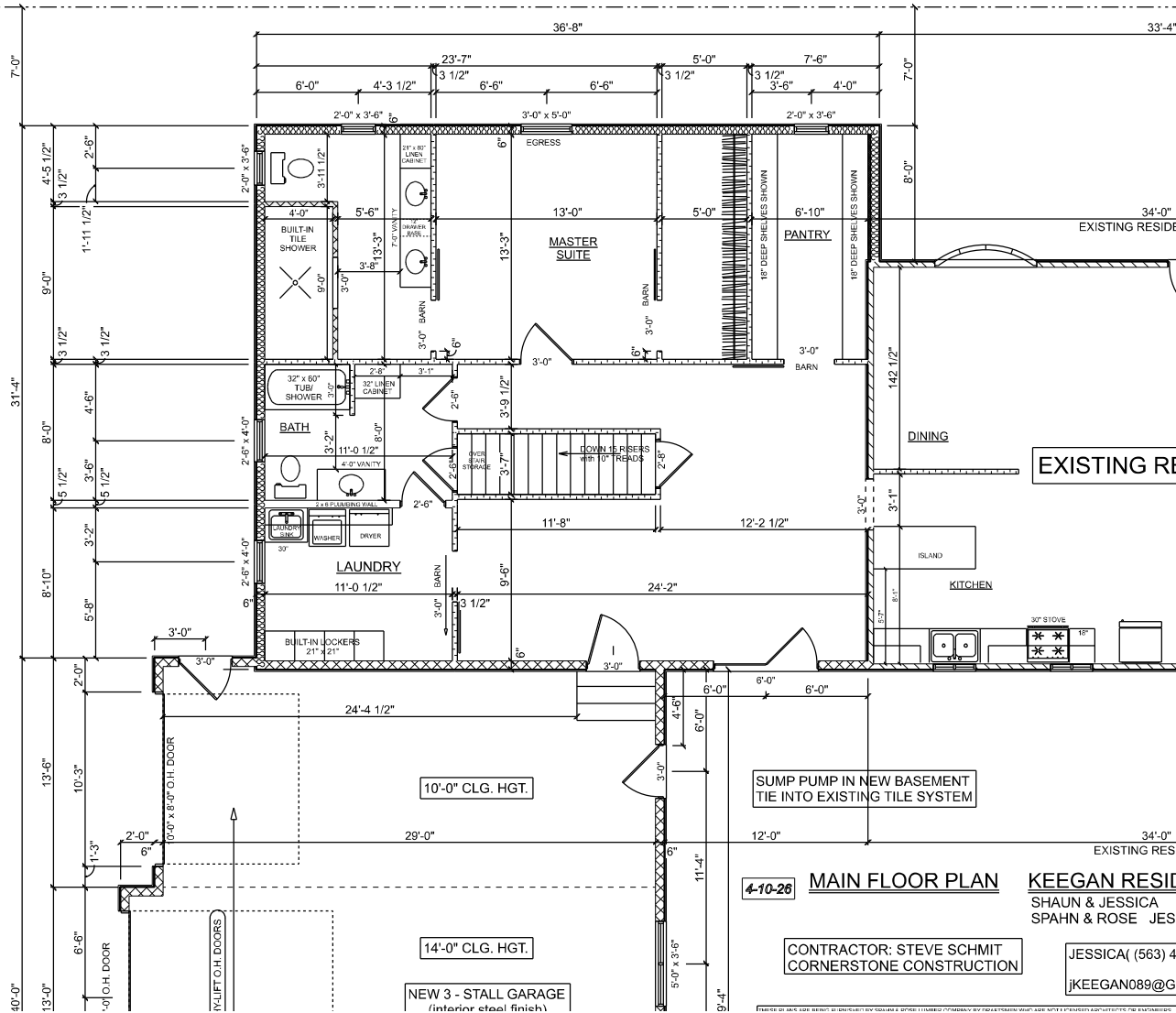
NORTH

PROPERTY LINE

PROPERTY LINE

EXISTING SHEDS TO BE MOVED/REMOVED

WEST



4-10-26 MAIN FLOOR PLAN

KEEGAN RESID
SHAUN & JESSICA
SPAHN & ROSE JES

CONTRACTOR: STEVE SCHMIT
CORNERSTONE CONSTRUCTION

JESSICA (563) 4
JKEEGAN089@G



5-1-20

EAST ELEVATION

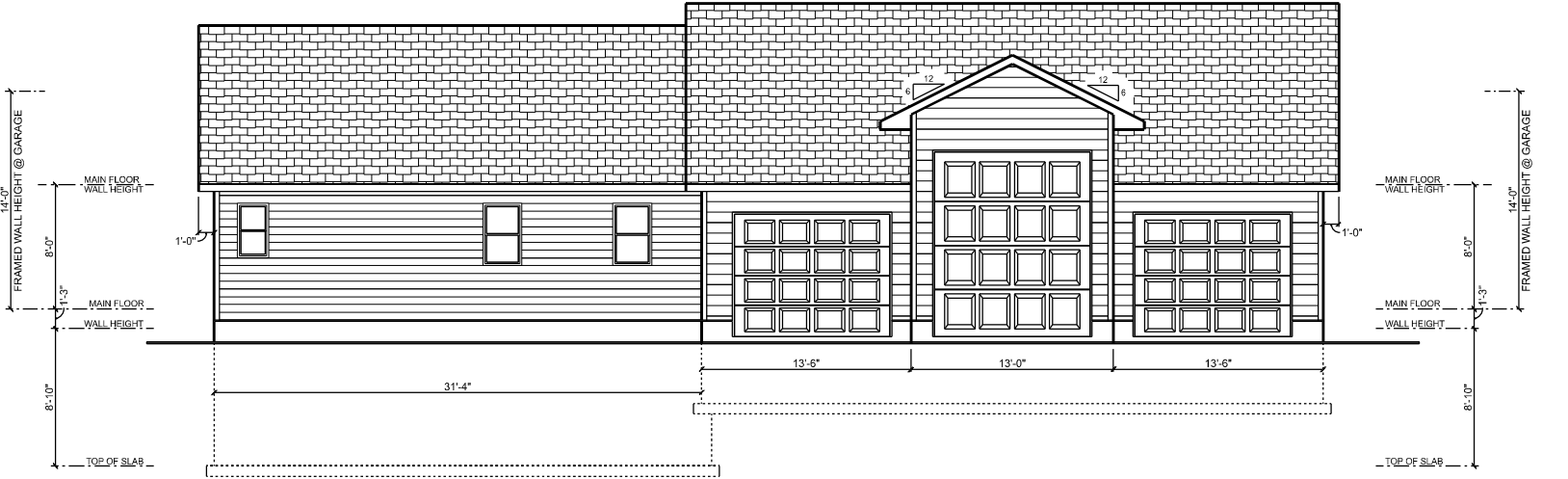
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SHAUN & JESSICA
SPAHN & ROSE JESUP, IA

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CORNERSTONE CONSTRUCTION

JESSICA (563) 422 - 0167
KEEGAN089@GAMAIL.COM



5-1-8

WEST ELEVATION

KEEGAN RESIDENCE

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SPAHN & ROSE JESUP, IA

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