



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: April 2, 2026

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 November 5, 2025 meeting
2. Special Exception Use Permit request for 522 N 10th Street for an In-Home Daycare.
3. Variance request for 1400 N 7th Ave to extend an existing deck by 8 feet into the rear yard.
4. Discussion regarding residency with Jane Rosein.

Abigail Grace would like to operate a state-registered in-home daycare within her primary residence at 522 N 10th Street for more than 6 children.

Homeowner Scott Sutherland has asked Richard Harding to extend an existing deck at his property at 1400 N 7th Avenue. The existing deck sets at approximately 25 feet where 30 feet is required in the R-2 zoning district. The new addition would setback 18 feet where 30 feet is required.

Attorney Jane Rosein will be discussing residency with the Board of Adjustment.

City Council

Mary Ann Orr- North Mike Fletcher- South

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