



**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF ADJUSTMENT  
CITY OF MONROE, IOWA  
DECEMBER 8, 2025**

**A petition has been filed for a variance and/or special exception to the zoning regulations as applied to the property owned by Randy Vander Waal at 102 S. Jasper Street in Monroe, Iowa. The brief description of the property is ORIGINAL PLAT LOT 8 BLK 18. The parcel number of the property is 1736238001.**

**Mr. Vander Waal is asking that a variance be granted to construct an addition to the front of his existing property. This property is zoned commercial. Monroe City Zoning Ordinance states that the required front setback is 30 feet. The application from Mr. Vander Waal shows a 10.79 foot front setback from the property line.**

**The Administrative Officer was required, under the provisions of the Monroe City Zoning Ordinance, to deny a building permit because of non-compliance of the law.**

**A public hearing will be held by the Board of Adjustment on Monday, December 8, 2025, at 6:30 p.m. at the Monroe City Hall located at 206 W. Sherman Street in Monroe.**

**The hearing of the appeal is not limited to those receiving copies of this notice and if you know of any neighbor or affected property owner who for any reason has not received a copy, please inform him or her of this public hearing.**

**Kim K. Thomas  
City Administrator  
City of Monroe, Iowa**