



PLANNING AND ZONING Cerro Gordo County Courthouse

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Staff Report Board of Adjustment Variance Request August 25, 2026

Case No.: 26-09

Hearing Date: August 25, 2026

Request: A variance request to remove the existing dwelling with attached 3-season porch and construct a new two-story dwelling in the same footprint related to the west side yard setback and front yard average setback.

Applicant:

Ron Loudenburg, Meints Construction
801 6th Ave S
Clear Lake, IA 50428

Owner:

Aldridge Revocable Trust
6610 NW 84th Circle
Johnston, IA 50131

Property Address: 4621 Wesley Dr, Clear Lake, IA 50428

Brief Legal Description: Lot 193, CLMC, Clear Lake Township

Zoning: R-3 Single Family Residential District

Background

The property contains a dwelling with an attached three-season porch measuring approximately 28 feet by 34 feet. The dwelling was constructed in 1948. At its closest points, the existing dwelling is approximately 1.5 feet from the west side lot line at the southwest corner, where a 6-foot setback is required, and approximately 12.6 feet from the front lot line at the northwest corner, where a 13.7-foot average front-yard setback is required.

The contractor previously requested variances to allow the existing dwelling to be raised so the footings and foundation could be repaired or replaced, a new basement could be constructed, and a 10-foot-by-10-foot covered deck could be added to the rear of the dwelling. On April 28, 2026, the Board of Adjustment approved variances allowing a 1.5-foot west side-yard setback and a 12.6-foot front-yard setback. A zoning permit for the approved project was issued on April 29, 2026.

According to the contractor, after the dwelling was raised and portions of the structure were exposed, it was determined that remodeling and preserving the existing dwelling was not feasible. The contractor states that the conditions requiring replacement could not reasonably have been determined before the dwelling was raised and portions of its walls were opened.

The property owner now proposes to construct a new two-story dwelling within the same approximately 28-foot-by-34-foot (952 square feet) footprint occupied by the previous dwelling. The peak height would increase from approximately 18 feet to 23 feet. New basement footings have been constructed within the original footprint.

Because construction of a new dwelling is a material change from the repair and remodeling project previously approved, a new variance application is required. The current application must be evaluated independently under the standards in Iowa Code section 335.15(4).

VARIANCE REQUEST

Structure	Request(s)	Requirement(s)
Two-story dwelling	1.5-foot west side yard setback	6-foot side yard setback required per Article 11.6B
Two-story dwelling	12.6-foot front yard avg setback required	13.7'-foot front yard avg setback per Article 6.11

Findings of Fact

1. The Aldridge Revocable Trust is the owner of the property.
2. Ron Loudenburg of Meints Construction is the contractor and applicant acting on behalf of the property owner.
3. The property is zoned R-3 Single-Family Residential.
4. A single-family dwelling is a permitted principal use in the R-3 District.
5. The previous dwelling and attached three-season porch were constructed in approximately 1948 and occupied an approximately 28-foot-by-34-foot footprint.
6. The previous dwelling was located approximately 1.5 feet from the west side lot line at its closest point and approximately 12.6 feet from the front lot line at its closest point.
7. On April 28, 2026, the Board of Adjustment approved variances allowing a 1.5-foot west side-yard setback and a 12.6-foot front-yard setback for a project involving the raising, repair, and remodeling of the existing dwelling.
8. A zoning permit for the previously approved project was issued on April 29, 2026.
9. The contractor reports that, after the dwelling was raised and portions of the structure were exposed, it was determined that retaining and remodeling the existing structure was not feasible.
10. The applicant proposes to construct a new two-story dwelling within the same approximately 28-foot-by-34-foot footprint occupied by the previous dwelling.

11. The proposed dwelling would be approximately 1.5 feet from the west side lot line, where a 6-foot side-yard setback is required.
12. The proposed dwelling would be approximately 12.6 feet from the front lot line, where a 13.7-foot average front-yard setback is required.
13. The proposed west side-yard setback represents a 4.5-foot deviation from the applicable requirement.
14. The proposed front-yard setback represents a 1.1-foot deviation from the applicable average setback requirement.
15. The proposed peak height would increase from approximately 18 feet to approximately 23 feet.
16. New basement footings have been installed within the footprint of the previous dwelling.
17. The variance application was filed on July 31, 2026.
18. Any construction undertaken before final approval of the current variance application was performed at the property owner's risk and does not, by itself, establish practical difficulty or support approval of the variance.

ANALYSIS

The requested variances involve dimensional limitations and are governed by Iowa Code section 335.15(4). Under that section, the property owner must establish that:

1. The variance will not be contrary to the public interest;
2. Literal enforcement will result in practical difficulties in making a beneficial use of the property permitted by the Zoning Ordinance;
3. The spirit of the ordinance will be observed and substantial justice done;
4. The practical difficulties are unique to the property and are not self-created; and
5. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

The Board of Adjustment is authorized to grant variances under Section 24.4(A)(3) of the Zoning Ordinance. The Board may impose reasonable conditions directly related to the requested variances to ensure compliance with the ordinance and mitigate impacts resulting from the reduced setbacks.

The required Standards of Review per Iowa Code Section 335.15(4)

1. Granting the variance is not contrary to the public interest.

The proposed use of the property as a single-family residence is consistent with the purpose of the R-3 District. The requested variances would allow the new dwelling to occupy substantially the same footprint and maintain the same minimum front and west side-yard setbacks as the dwelling that previously occupied the property.

The front-yard deviation is approximately 1.1 feet. The west side-yard deviation is more substantial, but the proposed dwelling would not extend closer to the west lot line than the previous dwelling. The record presently identifies no interference with public access, traffic safety, utilities, or another specific public interest. The increase in peak height from approximately 18 feet to 23 feet does not require a height variance, although the Board may consider whether the increased mass of the new structure creates an additional impact relevant to the reduced setbacks.

Conclusion: On the present record, continuation of the existing residential use and building footprint does not appear contrary to the public interest. This conclusion is subject to any evidence presented at the hearing concerning drainage, fire access, utilities, visibility, or impact on adjoining property.

2. Owing to special conditions of the property, a literal enforcement of the Ordinance will result in “practical difficulties” to the property owner in making a beneficial use of the property allowed by the Zoning Ordinance.

A single-family dwelling is a permitted beneficial use of the property. Literal enforcement of the 6-foot west side-yard setback and the 13.7-foot average front-yard setback would require the proposed dwelling to be reduced in size, shifted from the longstanding building location, or redesigned. The requested front-yard deviation is approximately 1.1 feet, while the requested west side-yard deviation is approximately 4.5 feet.

The proposal would continue the historical placement of a residence without expanding the prior footprint toward the affected lot lines. Conversely, the application proposes an entirely new dwelling, and the Board may consider whether a reasonably sized dwelling could be designed within the required setbacks or with a lesser variance. The applicant should provide evidence concerning the lot dimensions, usable building area, and limitations on relocating the structure closer to the west side lot line or narrowing the structure.

The basement footings already installed cannot independently establish practical difficulty because construction undertaken before variance approval was at the property owner’s risk.

Conclusion: If the Board finds that the property’s dimensions and existing site constraints make a compliant or less nonconforming design impractical, the criterion may be found satisfied. The Board should determine whether the applicant has adequately shown why a compliant dwelling or a modified footprint is not reasonably feasible.

3. The spirit of the Ordinance is observed, and substantial justice is done by granting the variance.

The purposes of residential setback requirements include maintaining adequate separation between structures, preserving access to light and air, protecting neighboring properties, maintaining the general development pattern of the neighborhood, and providing reasonable access around buildings.

The proposed dwelling would remain within the same approximate footprint and would be no closer to the affected lot lines than the previous dwelling. The front-yard deviation is limited, and the location continues the established residential placement on the property. The new structure would, however, be taller and may have greater mass than the previous cabin. The Board should consider any evidence that this difference in the size of the structure increases impacts associated with the reduced west side-yard setback.

Conclusion: If the Board finds that the proposed height and design do not create material additional impacts, allowing continued use of the historical footprint would balance the purposes of the setback regulations with the property owner's permitted residential use. Conditions prohibiting any closer encroachment and addressing projections and drainage would help preserve the spirit of the ordinance.

4. The practical difficulties faced are unique to the property at issue and not self-created (e.g., lot shape, topography, prior lawful platting).

The setback difficulty arises from the size and configuration of the lot, the longstanding placement of the dwelling constructed in 1948, and the relationship between the established building footprint and the current setback requirements. These physical circumstances are specific to this property and were not created as part of the present application.

On the other hand, the present application concerns construction of a new dwelling. The owner generally has greater control over the size and placement of new construction than over repair of an existing structure. The applicant's preference to reproduce the former footprint, the cost of redesign, and the existence of newly installed footings cannot, standing alone, make the difficulty unique or non-self-created. The east side setback is more than 6' and could the structure have been moved closer to the east side lot line to lessen or eliminate the west side variance request.

The applicant initially sought to preserve the existing dwelling and obtained setback variances for that work. According to the contractor, the need for replacement became apparent only after the structure was raised and concealed conditions were exposed. The applicant should present evidence identifying those conditions, explaining why they could not reasonably have been discovered earlier, and addressing whether a compliant or less nonconforming replacement design was evaluated.

Conclusion: The Board should evaluate the request as though the new basement footings had not been constructed. If the Board accepts the contractor's account and finds that the lot configuration and historical building location—not the premature construction or a design/location preference—are the principal causes of the difficulty, it could find this criterion satisfied.

If the Board finds that the need for the requested variance results primarily from choices made after replacement became necessary or the structure could have been moved towards the east side lot line to be in compliance with the zoning code, the criterion may not be satisfied.

5. The variance will not significantly alter the essential character of the surrounding neighborhood.

The property has historically been used for a single-family dwelling, and the proposed use will remain unchanged. The new dwelling would occupy substantially the same footprint and maintain the same minimum front and west side-yard setbacks as the previous dwelling.

The proposed structure would be two stories, and its peak height would increase from approximately 18 feet to 23 feet. Although that height is permitted by the ordinance, the additional height and mass are relevant when considering neighborhood character and the effect of the reduced setbacks. The record presently contains no evidence that the design would be inconsistent with other residential development in the area or would significantly affect the neighborhood's character.

Conclusion: Because the use and footprint would remain substantially unchanged, the Board could find this criterion is met. The Board should nevertheless consider the surrounding building pattern, spacing between structures, and any site-specific evidence presented by neighboring property owners.

Staff Conclusions

The application requests permission to construct a new dwelling within substantially the same footprint and at the same minimum front and west side-yard setbacks as the previous dwelling. The proposed use would remain single-family residential, but the replacement dwelling would be a new two-story structure with a greater peak height than the former cabin.

The record contains facts relevant to each of the five criteria in Iowa Code section 335.15(4). In evaluating the application, the Board should consider the historical location of the dwelling, the dimensions and configuration of the property, the extent of the requested setback deviations, the feasibility of a compliant or less nonconforming design, the circumstances that led to replacement rather than repair, and any effects of the proposed structure on adjoining property and the surrounding neighborhood.

The applicant bears the burden of proving each of the five statutory criteria. The Board must independently determine, based on the complete hearing record, whether the evidence satisfies every required criterion. If any single criterion is not proven, the variance must be denied.

Under Iowa law if the Board cannot make affirmative findings on all five statutory criteria, the variance should be denied.

Recommended Conditions if Approved:

1. The variances shall apply only to the construction of the new dwelling & attached rear covered deck in the application materials reviewed by the Board.
2. The new dwelling shall remain within the existing 28'x34' footprint unless a smaller area is achieved during construction.

3. Stormwater, roof drainage, grading, and construction activity shall be managed on the property and shall not be directed onto adjoining properties in a manner that creates a nuisance or drainage impact.
4. Any material change in size, location, height, use, or setback encroachment shall require review by the Zoning Office and may require further Board approval.
5. All other applicable zoning, building, sanitation, floodplain, and permitting requirements shall be satisfied before construction.

BOARD DECISION

The Board of Adjustment may consider the following alternatives:

Alternatives

1. Grant the requested variances subject to any conditions as deemed necessary by the Board.
2. Grant relief less or different from the requested variance by modifying the requested variances.
3. Deny the variances.

The following motions are provided for the Board's consideration:

Provided motion of approval:

- I move to adopt the staff report as the Board's findings and to approve the variances as requested by Meints Construction, on behalf of the Aldridge Revocable Trust, subject to the following conditions:
 1. All construction shall comply with the Site Plan submitted on February 19, 2026.
 2. No construction shall begin until a Zoning Permit has been issued by the Planning and Zoning Office.
 3. The construction shall follow all recommended conditions in the staff report.

Provided Alternate Action:

- I move to adopt the staff report as the Board's findings and to approve the variances with the following changes (list changes).
 1. No construction shall begin until a Zoning Permit has been issued by the Planning and Zoning Office.

Provided motion of denial:

- I move to adopt the staff report as the Board's findings and to deny the variances as requested by Meints Construction, on behalf of the Aldridge Revocable Trust for the following reasons:

The request does not meet the criteria in Iowa Code Chapter 335.15.
[STATE ANY OTHER REASONS FOR DENIAL]

EXHIBITS

- Exhibit 1: Figures 1-5 photos
- Exhibit 2: Variance Application dated July 31, 2026
- Exhibit 3: 2021 Plat of Survey
- Exhibit 4: House plans
- Exhibit 5: Parcel Highlight

Figure 1

Existing house from Wesley Drive with eastern 4-foot wide 3-season porch removed



Figure 2
Looking along west lot line from Wesley Drive



Figure 3
Looking at rear of house



Figure 4
Looking along east lot line from Wesley Drive



Figure 5
Basement



VARIANCE APPEAL

APPLICATION

Date Filed _____ Date Set for Hearing _____ Case Number: _____

Applicant Name: Meems Construction Builders Phone: 641-420-4747 E-Mail: ron@meemsconstruction.com
Mailing Address: 801 6th Ave S Clear Lake, IA 50428
Property Owner Name: Derrick & Marsha Aldridge Phone: 515-988-3205 E-Mail: _____
Property Owner Address: 10610 NW 84th Cir Johnston, IA 50131
Property Description (Not to be used on legal documents): Parcel # "05224160020" Township Clear Lake
Property Address: 4421 Wesley Dr Clear Lake, IA 50428 Zoning: R-3

Brief Legal Description:

L193 Methodist Camp

Project Description

Decision Date: _____

Variance(s) Requested (As cited on results from denied Zoning Permit Application)

Criteria Justifying Variance under Standards for Review (You may add more details in the Additional Information)

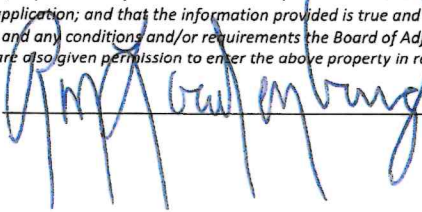
1. NOT granting variance would render property useless.
2. Just trying to update property & make safe.
3. Location is going to be in the same spot on property.
4. Setbacks are same as they have been.
5. The proposed structure will not have any negative affect on current status of neighborhood.

I am the ☐ Owner ☐ Contract Purchaser ☒ Other (Explain) Contractor

_____ of the property affected.

I, the applicant, being duly sworn, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, who makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this Application.

Applicant Signature

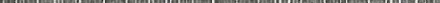


Date 7-31-26

RETRACEMENT PLAT OF SURVEY

Type: ISUR Pages: 2 06/16/2021 09:54 AM

Pymt: Check



LOCATION: LOT 193 CLEAR LAKE METHODIST CAMP,
CERRO GORDO COUNTY, IOWA

LOCATION: LOT 193 CLEAR LAKE METHODIST CAMP.
CERRO GORDO COUNTY, IOWA

PROPRIETORS: DERRICK D. AND MARSHA A. ALDRIDGE

PREPARED BY CLAPSADDLE-GARBER ASSOCIATES, INC.
& RETURN TO: 511 BANK ST., WEBSTER CITY, IA. 50595
 PH: 515-832-1876 FAX: 515-832-1932
 WWW.CGACONSULTANTS.COM

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and

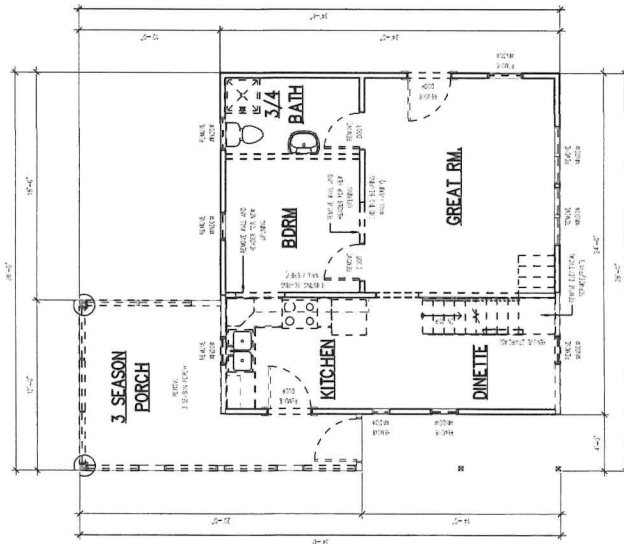


- ◆ T-Bar w/ Stainless Steel Washer (#5543)
- ◆ T-Bar w/ Illegible Stainless Steel Washer
- ◆ T-Bar in 1" I.D. Iron Pipe
- ◆ T-Bar w/ Stainless Steel Washer (#5543)
in 1" O.D. Iron Pipe
- ◆ 1" O.D. Iron Pipe, 0.6" deep.
- ◆ T-Bar w/ Stainless Steel Washer
(#13644) in PCC.
- ◆ 2" Iron Rod in PCC

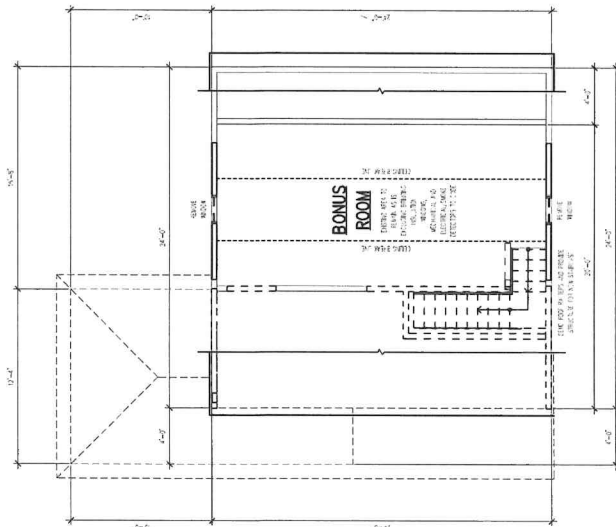
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

JOSEPH A. SWETHEN
LICENSED
23133
HOLLYWOOD

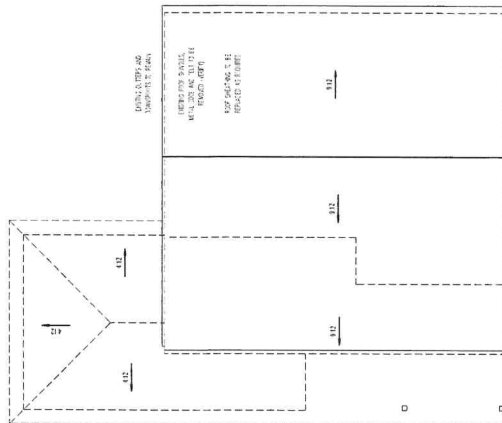
THE UNIVERSITY OF MICHIGAN LIBRARY
100 TAPSCOTT DRIVE
ANN ARBOR, MICHIGAN 48106-1000
TEL: 734 763 1000 FAX: 734 763 1001
WWW.UMICH.EDU



1 EXISTING MAIN FLOOR
1/4" = 1'-0"



3 EXISTING UPPER FLOOR
1/4" = 1'-0"



4 EXISTING ROOF PLAN
1/4" = 1'-0"

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ALBRIDGE LAKEHOUSE
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BUILDER
Client Name

SHEET NAME
EXISTING MAIN FLOOR PLAN
EXISTING UPPER FLOOR PLAN
EXISTING ROOF PLAN

SHEET NO.

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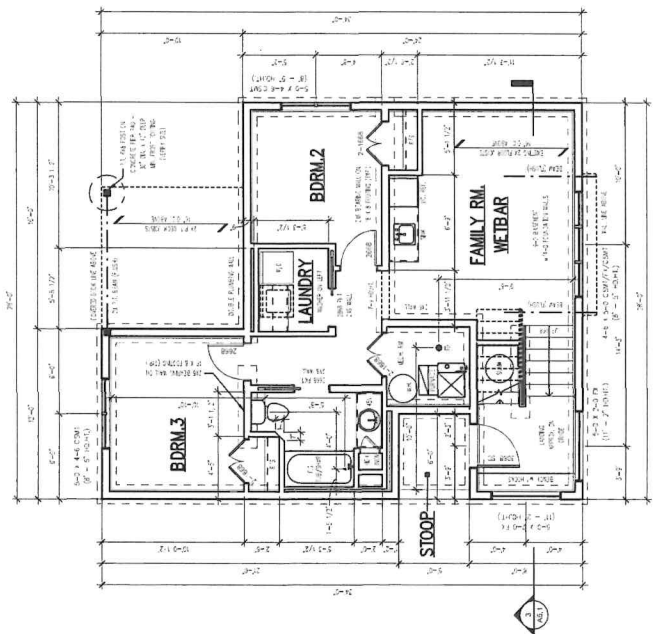
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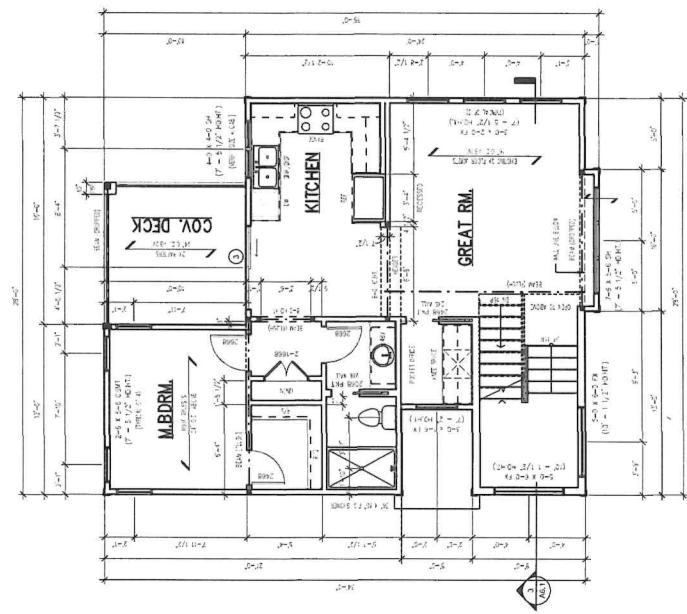
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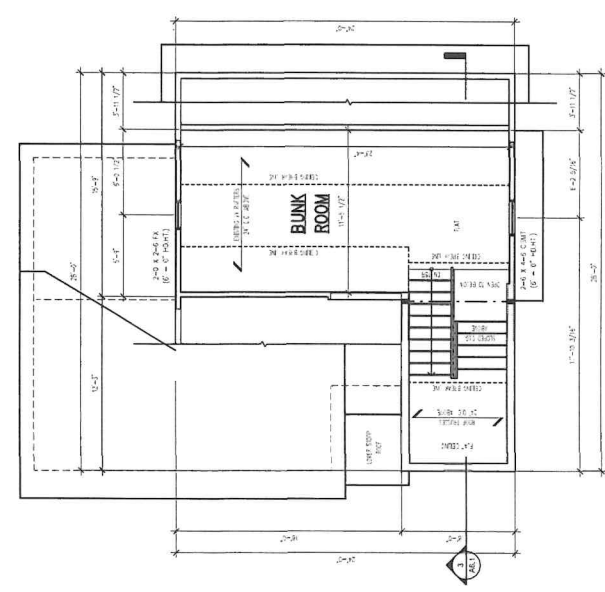
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9	REVISION	03.15.22
10	REVISION	03.15.22



NEW BASEMENT
 1/4" = 1'-0"



NEW MAIN FLOOR
 1/4" = 1'-0"



NEW UPPER FLOOR
 1/4" = 1'-0"

TYPICAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
- ALL Siding SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
- ALL WINDOWS SHALL BE DOUBLE GLAZED AND ENERGY EFFICIENT.
- ALL DOORS SHALL BE SOLID CORE AND ENERGY EFFICIENT.
- ALL EXTERIOR FINISHES SHALL BE DURABLE AND WEATHER RESISTANT.
- ALL INTERIOR FINISHES SHALL BE DURABLE AND EASY TO MAINTAIN.
- ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).
- ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
- ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
- ALL HEATING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).
- ALL COOLING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).
- ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.

4. ALL Siding SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.

5. ALL WINDOWS SHALL BE DOUBLE GLAZED AND ENERGY EFFICIENT.

6. ALL DOORS SHALL BE SOLID CORE AND ENERGY EFFICIENT.

7. ALL EXTERIOR FINISHES SHALL BE DURABLE AND WEATHER RESISTANT.

8. ALL INTERIOR FINISHES SHALL BE DURABLE AND EASY TO MAINTAIN.

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12. ALL HEATING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).

13. ALL COOLING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).

14. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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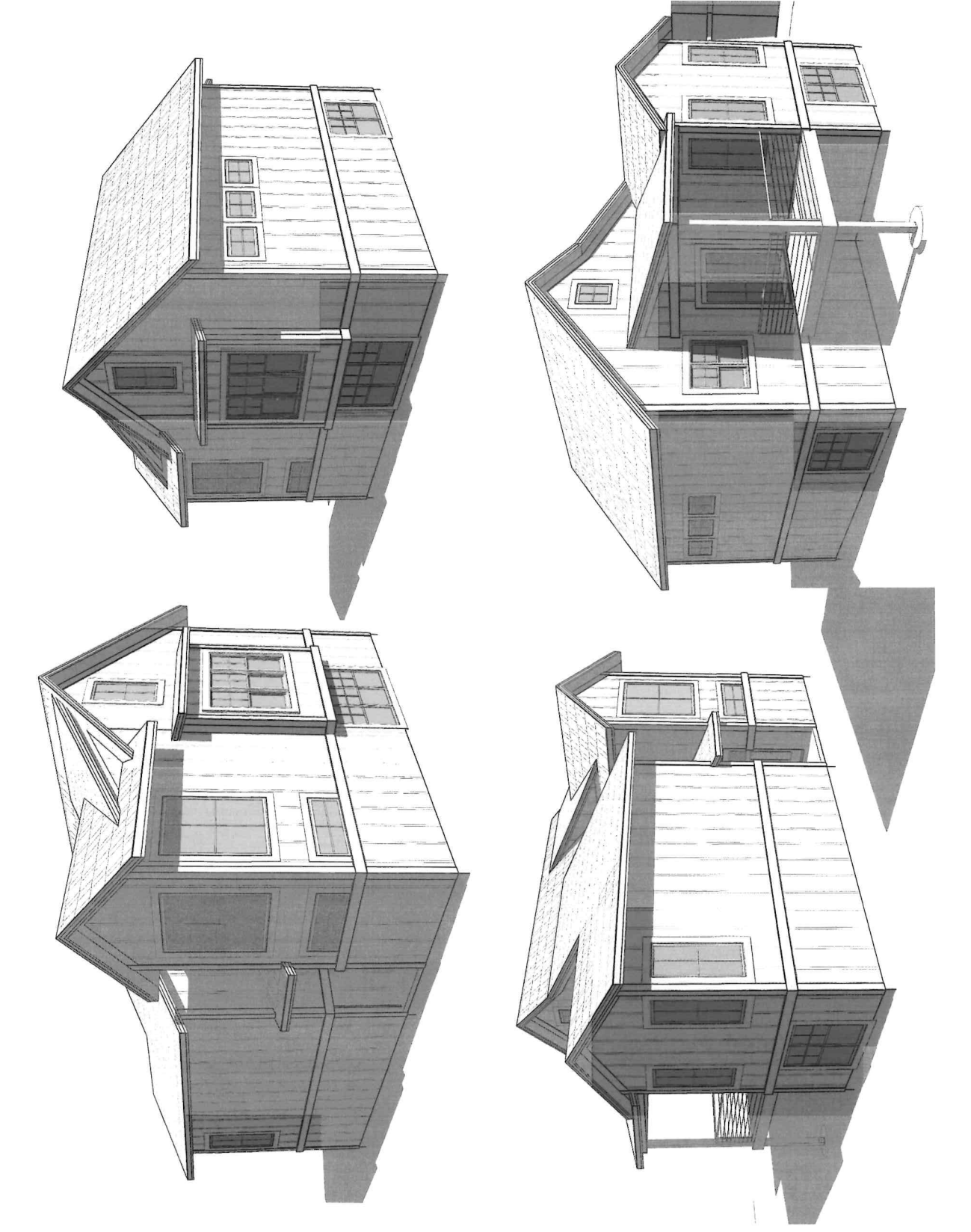
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15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.





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PROJECT

ALDRIDGE LAKEHOUSE
PROJECT ADDRESS
Review Set - Not for Permit
And/Or Construction 03.15.22

BUILDER
ALDRIDGE LAKEHOUSE

PROJECT NO.
ALDRIDGE LAKEHOUSE

ISSUE DATE
03.15.22

DRAWN
ALDRIDGE LAKEHOUSE

REVISION DATE

SHEET NAME
ALDRIDGE LAKEHOUSE

SHEET NO.
D2

TYPICAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
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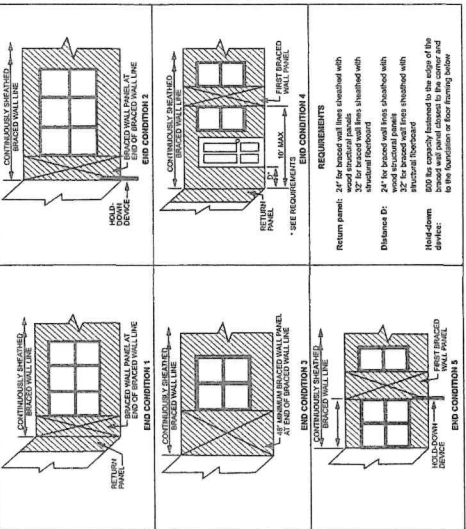
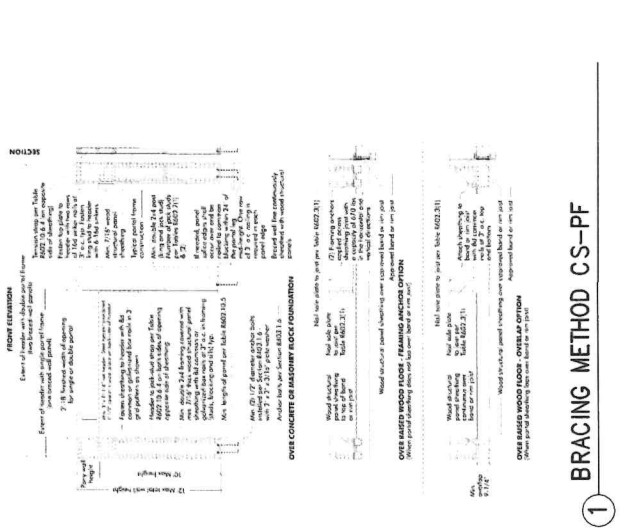
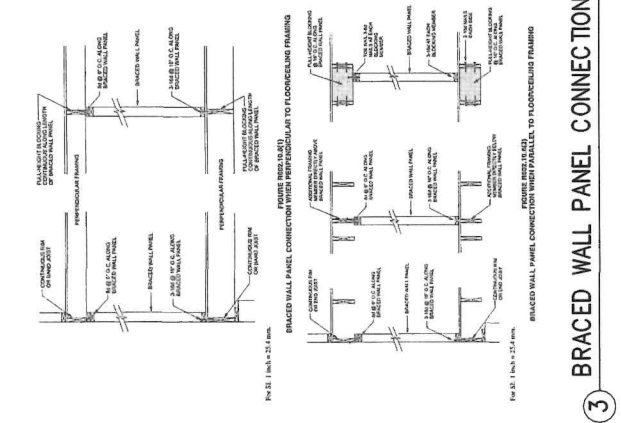


FIGURE H602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING
CS-END CONDITIONS
2



BRACING METHOD CS-PF
1



BRACED WALL PANEL CONNECTION
3

GUARDRAIL DETAIL



119

118

05-22-413-009

05-22-413-010

05-22-413-011

05-22-413-012

05-22-416-008

191

05-22-416-001

192

59.9

05-22-416-002

193

194

05-22-416-006

195

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93.5

45.71

45.66

278.03

SOUTHSHORE DR

WESLEY DR