

APPLICATION/APEAL FORM

[For Completion by All Applicants]

Date July 1, 2019

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Anthony + Beth Jackson
(NAME)

OF 6735 Hampton Ct. Johnston IA 50131
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this Application/Appeal based on the letter written by the Zoning Administrator dated June 28, 2019 for the reason that it was a matter which, in his/her opinion, should come before the Board of Adjustment.

This Application/Appeal is: (Please Check One)

- A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section _____ of 96 North of Range 22 Township.

The property affected is zoned residential R3 according to the Cerro Gordo County Zoning District Maps. Legal description of the property is: _____

Subdivision PM Park Parcel #05224350000, Lot 7 Block 6

ACCEPTED FOR THE DEPARTMENT OF THE ARMY, WASHINGTON, D. C.

THIS DOCUMENT IS UNCLASSIFIED

DATE 08-14-2001 BY SP-6 BTJ/STW

EXEMPT FROM AUTOMATIC DOWNGRADING AND DECLASSIFICATION

EXEMPTION AUTHORITY: 25 CFR 171.16

EXEMPTION CODE: 25X

EXEMPTION DATE: 08-14-2001

EXEMPTION OFFICER: [Signature]

EXEMPTION REVIEW DATE: 08-14-2001

EXEMPTION REVIEW OFFICER: [Signature]

EXEMPTION REVIEW DATE: 08-14-2001

EXEMPTION REVIEW OFFICER: [Signature]

EXEMPTION REVIEW DATE: 08-14-2001

EXEMPTION REVIEW OFFICER: [Signature]

EXEMPTION REVIEW DATE: 08-14-2001

EXEMPTION REVIEW OFFICER: [Signature]

VARIANCE CRITERIA SUPPLEMENTAL INFORMATION

Cerro Gordo County Zoning Board of Adjustment

[For completion by Variance Applicants Only]

This attachment is intended to supplement the Appeal to the Board of Adjustment Application for requests for variances. This attachment shall be submitted as a part of and attached to the Appeal Application and serve to enable the Board to make fair and equitable decisions. Failure to complete this form in its entirety may result in postponing the request until adequate information is submitted.

The Board of Adjustment shall authorize upon appeal, in specific cases, such variance from the terms of the 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 result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

The Applicant shall be held responsible to provide adequate evidence that the literal enforcement of the Ordinance will result in unnecessary hardship. "Hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under the conditions allowed by the provisions of the Ordinance, the plight of the landowner is due to circumstances unique to his property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

The Board shall ensure that their decision shall not be contrary to the public interest, that the spirit of the Ordinance shall be observed, and substantial justice done.

Applicant(s) Anthony + Beth Jackson

Type of Variance Requested Front + Rear Setback

1. The land in question cannot yield a reasonable use for the following reasons:

Small lot doesn't allow us to stay within ordinance.

2. What is unique about this property compared to other properties in the vicinity?

It is a small lot as are others near us. Most lots near us have a variance for their sheds/outbuildings.

3. Explain how the variance will fit in with the character of the area (i.e., size, height, scale, etc.):

The 11 x 15 structure will compliment our home. It is approximately similar in size to our neighbors on East + West. It will be shorter in height than our southward entry to the home.

4. The need for the variance cannot be attributed to the present or past property owner for the following reasons:

Not applicable - This is a new request based solely on our needs for storage.

5. The Zoning Ordinance requirements have resulted in a need for a variance for the following reasons:

According to the letter received, it states front + rear setbacks. The rear setback from South Shore drive is shorter than called for in ordinance.

6. The variance is in accord with the purposes and intent of the Zoning Ordinance and Comprehensive Plan for the following reasons:

The structure will not be a safety or visual impediment to others. It is a storage structure easily within our lot lines + similar to others.

7. The variance will not impair the public health, safety and general welfare of the residents of the County for the following reasons:

The sole purpose is for storage for our family. It will not jeopardize safety or health of nearby county residents.

I, Bob + Anthony Jackson certify that

all of the above statements are true to the best of my knowledge and belief.

Handwritten text at the top of the page, possibly a title or header.

Handwritten text on the first line of the page.

Handwritten text on the second line of the page.

Handwritten text on the third line of the page.

Handwritten text on the fourth line of the page.

Handwritten text on the fifth line of the page.

Handwritten text on the sixth line of the page.

Handwritten text on the seventh line of the page.

Handwritten text on the eighth line of the page.

Handwritten text on the ninth line of the page.

Handwritten text on the tenth line of the page.

Handwritten text on the eleventh line of the page.

I am the Owner Contract Purchaser Other (Explain) _____
_____ of the property affected.

Describe what you are proposing to do on the property affected.

Buy + assemble on site the storage shed so that we can
house several items that are used outdoors.

I (We) grant permission to the Planning & Zoning staff and Board of Adjustment members to enter onto the above described property for purposes of review.

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant Anthony + Brett Jack

OFFICE USE ONLY

Date Filed 7/1/19

Case Number 20-03

Date Set for Hearing 7/30/19

Fee Paid 100

Application/Appeal was Granted

Denied

Tabled

**Case No. 20-03
Anthony and Beth Jackson (4821 Roseman Drive)**

Figure 1

Looking at the proposed location for the shed



July 8, 2019, J. Robbins

Figure 2

Looking east along the rear lot line



July 8, 2019, J. Robbins

Pictometry





LERROY ST.

ROSEMAN DR.

22

SOUTH SHORE DR.