



PLANNING AND ZONING Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254
Tom Drzycimski, AICP, Administrative Officer
John Robbins, Assistant Administrative Officer
Michelle Rush, Executive Assistant

(641) 421-3075
FAX (641) 421-3088

APPEAL INSTRUCTIONS AND PROCEDURES Zoning Board of Adjustment ~ Cerro Gordo County

Read the attached **Rules of Procedure** for the Cerro Gordo County Board of Adjustment. These rules will be complied with in all applications or appeals before the Board of Adjustment. Please do not ask for a variance in these rules as none will be given.

Ordinance sections referred to in this document may be found at www.co.cerro-gordo.ia.us under the Planning and Zoning Department. Click on Zoning Ordinance.

All forms must be typewritten or written in black ink and returned to the address listed above.

FORMS OF APPEAL (choose one):



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.

Required items for review:

- Fully completed application/appeal form (pp. 3 & 4) with necessary site plans
- Fully completed Variance Criteria Supplemental information (pp. 5 & 6)
- Six (6) copies of the property plat if the original plat filed with the Application for Zoning Certificate was drawn larger than 8½" x 14"
- \$100.00 non-refundable filing fee made payable to *Cerro Gordo County Treasurer*



Special Uses listed in Article 20.2 of the Zoning Ordinance and upon which the Board is required to act under the Ordinance.

Required items for review:

- Fully completed application/appeal form (pp. 3 & 4) with necessary site plans
- If the area to be considered is located within a flood plain, attach copy of Iowa Department of Natural Resources approval
- Written letter:
 - ✓ Describing the special use and how such building or use will affect the character of the neighborhood, traffic conditions, public utility facilities and

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

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

Tear down existing house and rebuild on existing foundation,
connect house to currently unmatched garage. Remodel
current garage to include existing footings that expand front of
garage 2 feet. Increase width of garage 2ft toward house.

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



OFFICE USE ONLY

Date Filed 6-28-18

Case Number 19-02

Date Set for Hearing 7-31-18

Fee Paid \$100

Application/Appeal was ☐ Granted

☐ Denied

☐ Tabled

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) DARRON & JULIE JONES

Type of Variance Requested Variance to a zoning district

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

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

The house was raised and a new foundation
poured 2 years ago. Current plan is to build
on that foundation and connect home to garage

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

This 1930's cottage is much smaller in height/width/Scale compared to most of the lake homes. The planned construction will modernize the garage and add only a couple feet in height to house. It will fit nicely with all homes along Lakeview Drive

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

The variance for existing foundation and expanding depth of garage was obtained by previous owner.

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

Three reasons were given in letter of June 15 and all three of those pertain to existing foundation & structure of house and garage. New plan to connect house to garage falls within setback regulations. Expanding width of garage to accommodate modern size vehicles.

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

The existing footprint of garage & house will not change other than connecting garage to house

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

No change to any existing public or private lands or utilities

I, Jim Jones certify that

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

Case No. 19-02
Darron and Julie Jones (5380 Lakeview Drive)

Figure 1

Looking at the existing house and detached garage



July 10, 2018, J. Robbins

Figure 2

Looking at the rear side of the house



July 10, 2018, J. Robbins

Figure 3

Looking northeast along the northwest side lot line



July 10, 2018, J. Robbins

Figure 4

Looking southeast along the front lot line



July 10, 2018, J. Robbins

Figure 5
Looking northeast along the southwest side lot line



July 10, 2018, J. Robbins

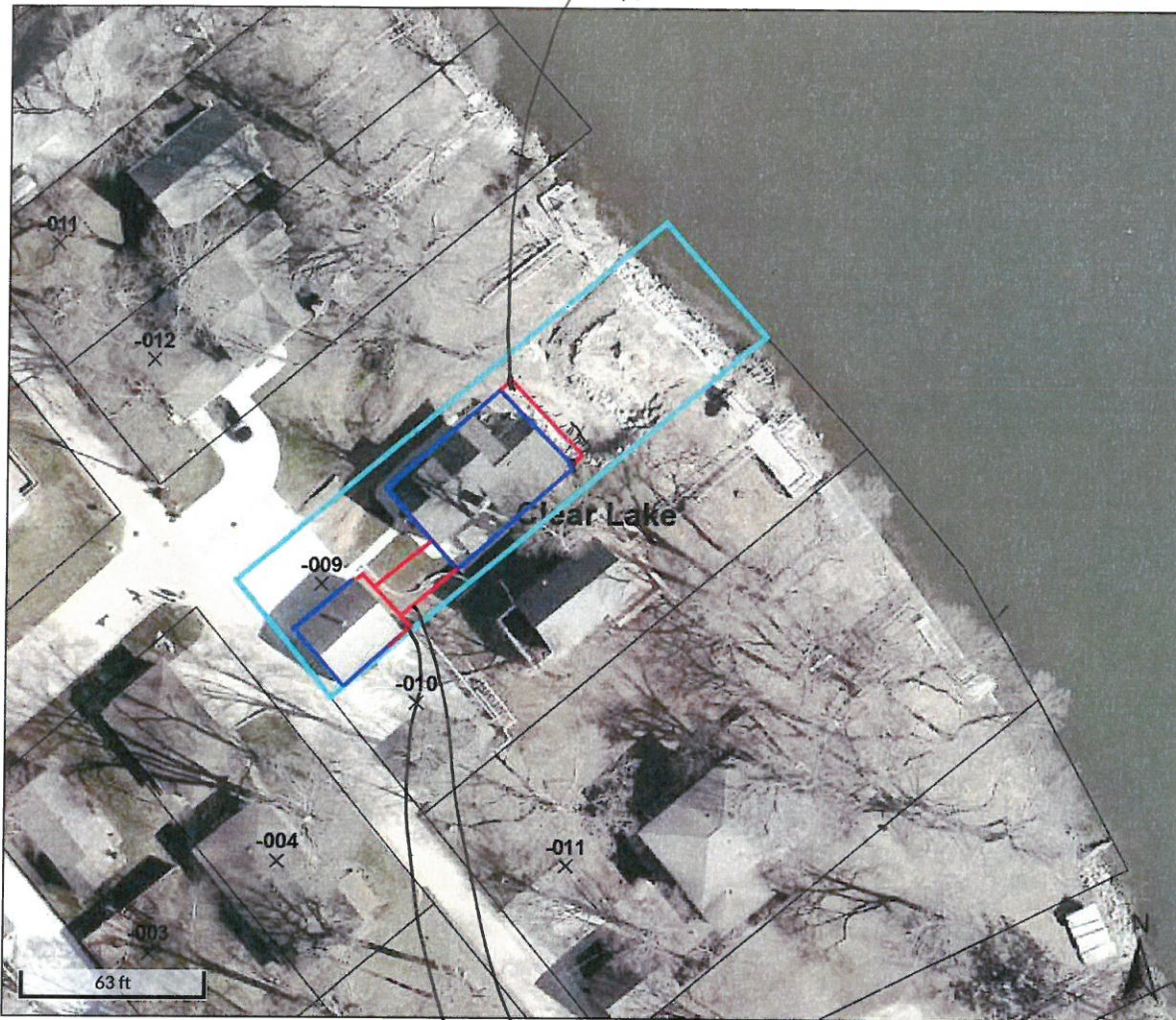
Figure 6
Looking at the drainage facilities on the adjacent property



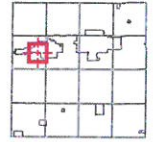
July 10, 2018, J. Robbins

**Beacon**TM

Cerro Gordo County, IA

upper main level-deck 8'

Overview



Legend

- × Parcel Point
- Parcels
- Corporate Limits
- Political Township

Parcel ID 052337900900
 Sec/Twp/Rng 6015
 Property Address 5380 LAKEVIEW DR
 CLEAR LAKE

District 12037

Brief Tax Description L O BLK 7 OAKWOOD PARK & A STRIP LAND BETW L O & LAKE SHORE BEING 50' IN WIDTH SURV BK 2002 PG 4222
 (Note: Not to be used on legal documents)

Alternate ID n/a
 Class R
 Acreage n/a

Owner Address JONES, DARRON M
 JONES, JULIE A
 13 COUNTRY CLUB PL
 CLEAR LAKE IA 50428

Date created: 6/5/2018
 Last Data Uploaded: 6/5/2018 2:32:54 AM

Developed by



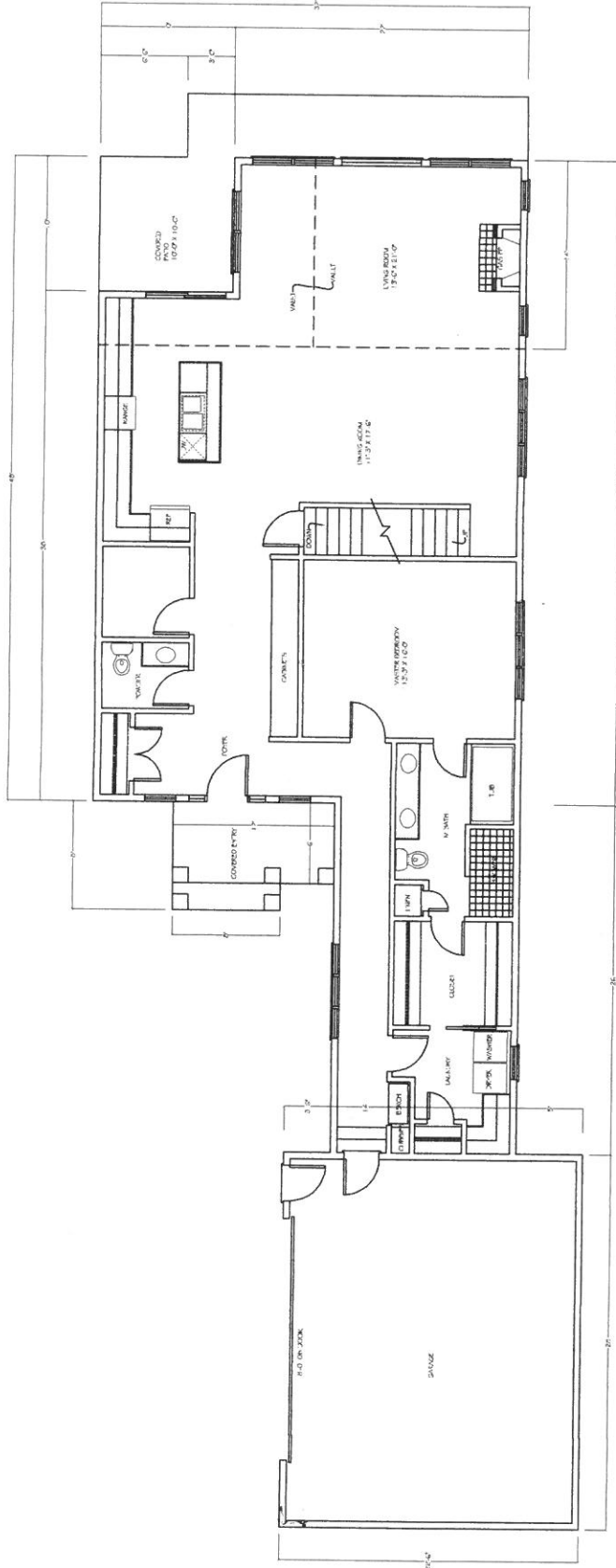
Connect house to garage - lot line to structure 6'4"
add 2' to garage width

Red = new

*blue = existing foundation
 Reconstructing roof of garage & replacing northeast wall*

DESIGNER:

Don Williams
Don Williams & Co., Inc.
1000 1st Avenue
St. Louis, MO 63102
Tel: 314.425.0043
donwilliams@earthlink.net



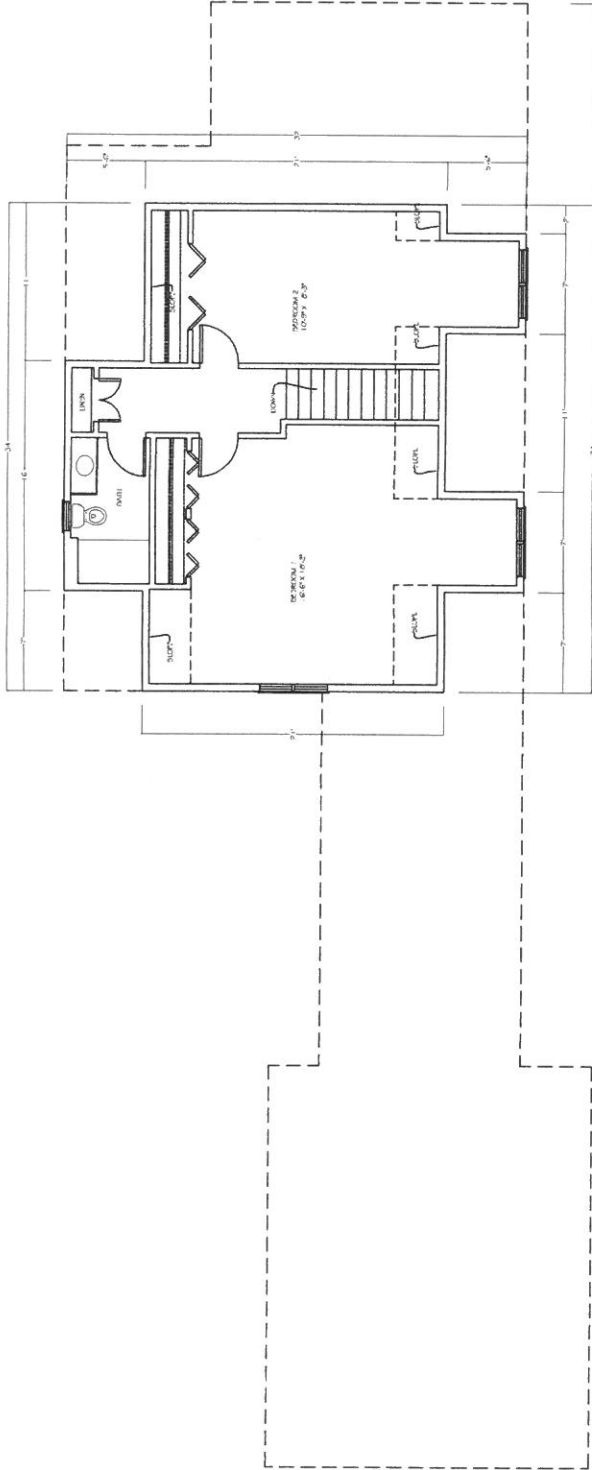
SCALE: 1/4" = 1'-0"
DATE: 05/10

MAIN LEVEL
PLAN
A1

©2010 Don Williams & Co., Inc.

DESIGNER:

Shawn Butler
Mason City, Lumber Co.
Mason City, IA 52050
508.233.1111
www.shawnbutlerdesign.com



SCALE: 1/8" = 1'-0"

DATE: 4/21/15

SECOND-LEVEL
PLAN

A2

© Shawn Butler and Associates



Clear Lake

23

OAK ST.

LAKEVIEW DR.