

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 10-14-20

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Dave & Sanel Hanson (Ron Loudenbury)
(NAME)

OF 15340 Dodge Ave
(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 10-12-20 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 _____ Township.

The property affected is zoned _____ according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: _____

PCL "J" LOC IN BLOCK DODGES POINT
PARC DES IN SURV BK 2011 PG-2653
CONTAIN 8739 S.F.

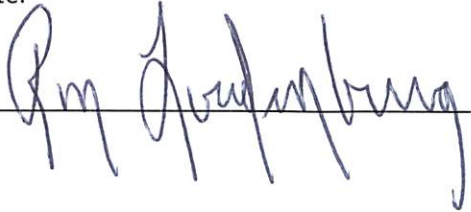
I am the Owner Contract Purchaser Other (Explain) Contractor
_____ of the property affected.

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

We are proposing for a 3 season porch on the lakeside
of existing structure connecting to the Master
Bedroom.

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 10-15-20 Case Number 21-23
Date Set for Hearing 11/24/20 Fee Paid \$ 200
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) Dave T Janel Hanson (Ron Loudenburg)

Type of Variance Requested Hardship

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

Property line runs at a diagonal causing the
corner of the proposed addition to be less
than the required dimension from the side lot line.

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

With the side lot, it offers a large
green space along the lake than some of
the other neighboring properties.

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

It will line up with the edge of the house & take on same details as existing

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

Size or additional square footage.

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

The corner of proposed addition will be slightly less than the 6' requirement.

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

The distance to the side lot line will not be noticed due to trees & ground cover in the area.

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

It is a basic addition, screened in 3 season room that poses no threat to neighbors or residents using the space.

I, Ray Goodenburg certify that
all of the above statements are true to the best of my knowledge and belief.

**Case No. 21-23
Dave and Janel Hanson (15340 Dodge Avenue)**

Figure 1

Looking at the location of the proposed porch



November 10, 2020, J. Robbins

Figure 2

Looking westerly along the south side lot line



November 10, 2020, J. Robbins

Figure 3

Looking north along the rear line of the existing deck



November 10, 2020, J. Robbins

Figure 4

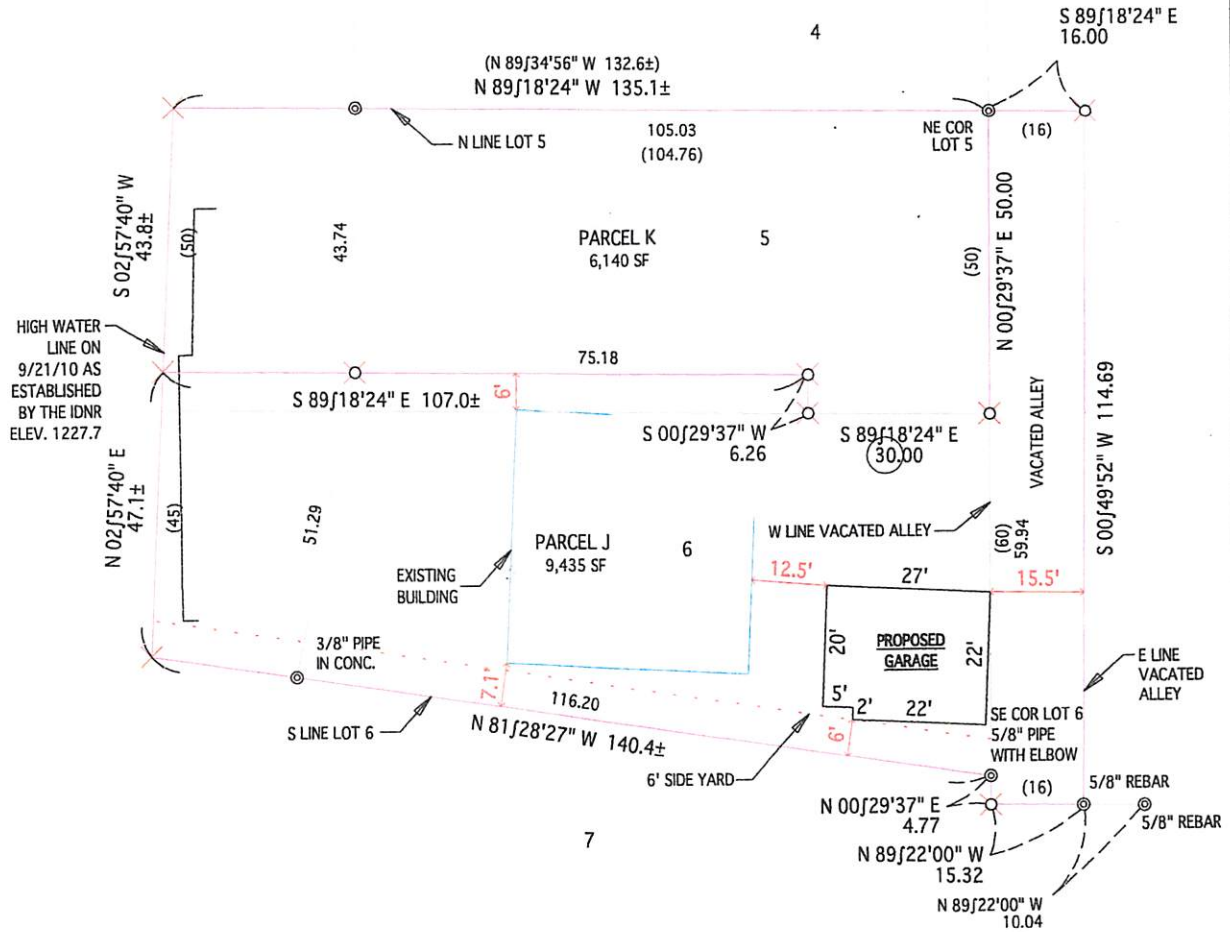
Looking northwest from the rear corner of the adjacent house



November 10, 2020, J. Robbins

PLAT OF SURVEY

LOTS 5 AND 6 AND PART OF VACATED ALLEY, ALL IN BLOCK 7 IN DODGE'S POINT PARK
CERRO GORDO COUNTY, IOWA



DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

THE NORTH LINE OF LOT 5 IS ASSUMED TO HAVE A BEARING OF N 89°18'24" W FOR THE PURPOSE OF THIS SURVEY.

⊙ FOUND CERAMIC STAR, UNLESS NOTED.

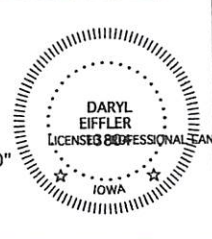
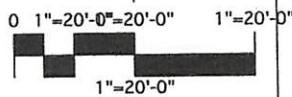
○ SET 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 13804".

PROPRIETOR: ROBERT & JOYCE BROSHAR

SHEET 1 OF 2

ENGINEERS - ARCHITECTS
SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS

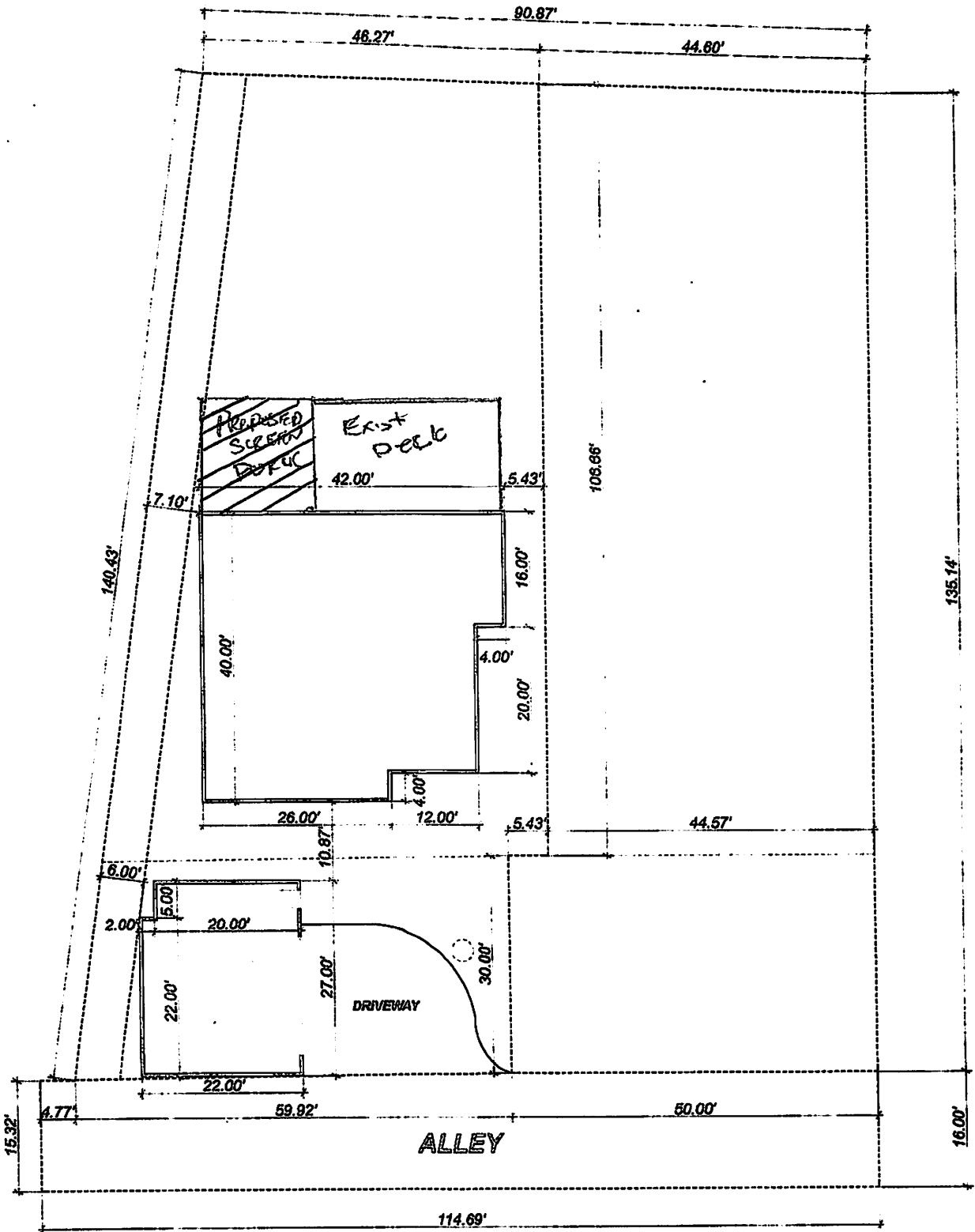
PROJECT NUMBER 11261
DATE OF SURVEY 09/21/10
SURVEYED BY R. CROOKS
SURVEYED FOR DAVID HANSEN



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.

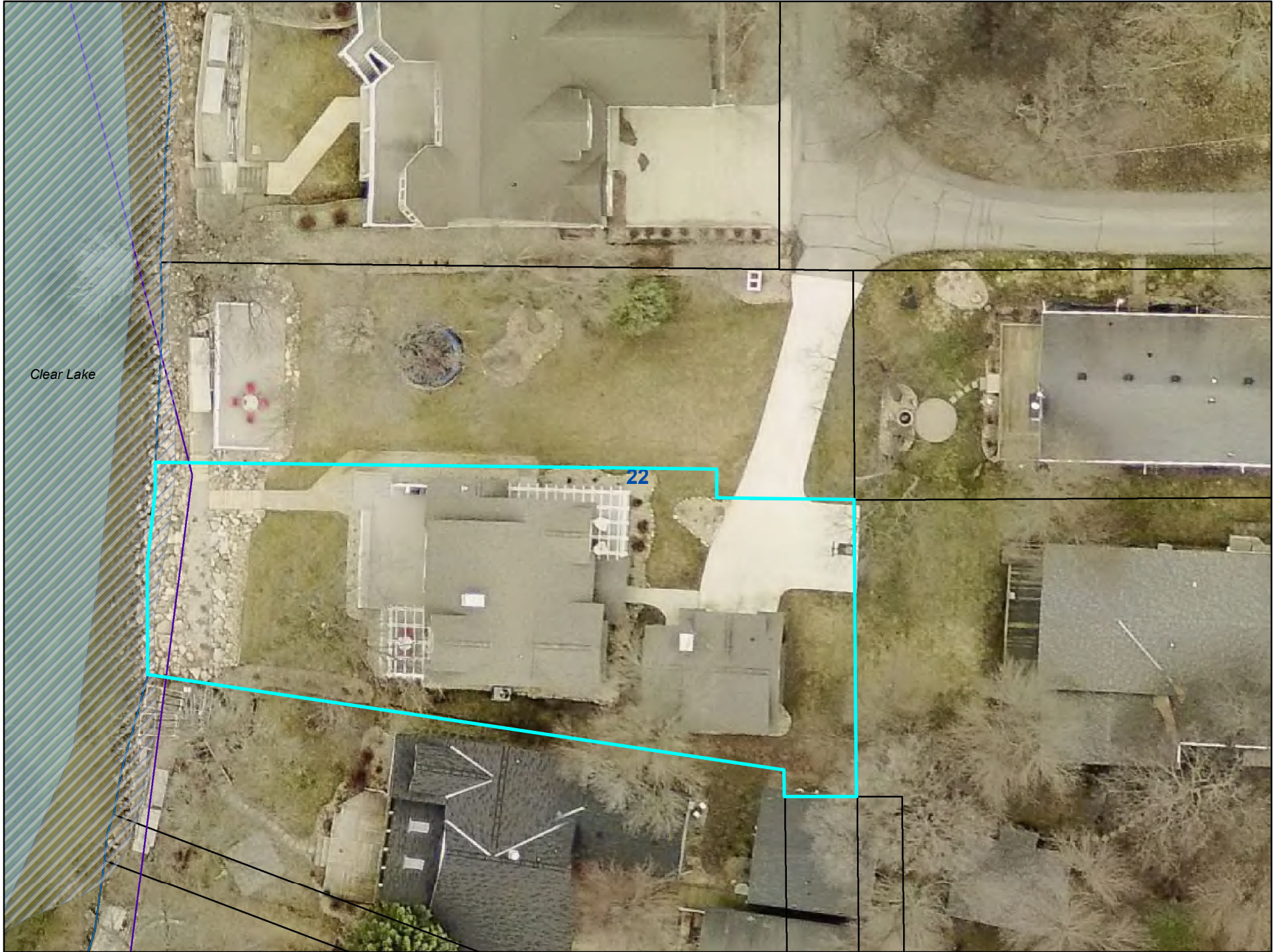
FOR YAGGY COLBY ASSOCIATES

DARYL EIFFLER
LICENSE NUMBER 13804
DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010
SHEETS COVERED BY THIS SEAL: 2



CLEAR LAKE SITE PLAN

SCALE: 1" = 20'-0"



Clear Lake

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