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DON W. BURINGTON
1909-1998
JAMES R. HEINY
1928-2016
CHARLES W. McMANIGAL
1939-2013**

July 13, 2020

John Robbins
Zoning Administrator
Planning & Zoning Department
Cerro Gordo County Courthouse
220 North Washington Avenue
Mason City, Iowa 50401
(HAND DELIVERED)

In re: Applicant: JMS Property Management, LLC
 Application: Change of Zone
 Property: 4737 South Shore Drive
 Clear Lake, Iowa

John:

I have enclosed:

1. Application for Change of Zone.
2. Rough schematic showing the lot and proposed improvements.
3. Tentative elevations and floor plans for the proposed improvements.
4. Check payable to Cerro Gordo County in the amount of \$200.00 for the filing fee.

The property is currently zoned R-~~2~~ Residential. We are requesting a change to R-4 Residential to allow for the construction of two four-unit residential buildings for a total of eight units.

The property would be submitted to the condominium form of ownership.

November 26, 2019

Page 2

We believe this request is in keeping with the overall development of the area. We believe the development will provide a transition between single-family residential and the commercial property to the east. Additionally, there are other multi-unit residential condominium units in the area.

You will see the proposed site plan shows one access on South Shore Drive. We have orientated the development to separate the new access point from existing accesses to South Shore Drive.

The proposed site plan complies with the required setbacks.

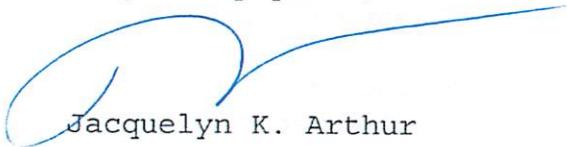
We are willing to agree to conditions that limit the permitted uses to those uses that are residential in nature.

The proposed zone change and development are in keeping with the County's Comprehensive Plan Goals. No land will be taken out of agricultural production. The proposed residential use is harmonious with the area's residential uses. The proposed development will enhance the existing residential area and create a buffer to the existing commercial use located to the east.

We would appreciate it if you would place our application on the next Agenda for the Planning and Zoning Commission. We would also appreciate receiving a copy of your Staff Report and Agenda for that meeting.

Please let us know if you need anything further to review our application.

Very truly yours,



Jacquelyn K. Arthur

Enclosures

Copy to:

Jon M. Snow
JMS Property Management, LLC
2500 S. 8th Street
Clear Lake, Iowa 50428

received
7-13-20

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

JMS Property Management, LLC

2500 S. 8th Street

Clear Lake, Iowa 50428

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

R12

Proposed zoning district for described property

R4

Reasons for re-zoning:

Applicant is proposing to build two four-unit residential structures. The existing structures would be demolished. Access would be by a single access to South Shore Drive. The units would be submitted to the condominium form of ownership to allow for separate ownership. Applicant anticipates the units will be a mix of owner-occupied and rentals. The proposed development is consistent with other multi-family residential development in the neighborhood. Additionally, the development will create a buffer to the commercial property to the east.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

See attached list.

An official survey by a Registered Land Surveyor is attached.

This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

This property is undeveloped and a rough draft or schematic drawing of the area is attached.

Other information is also attached which may be pertinent to this request.

Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

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

7/13/20

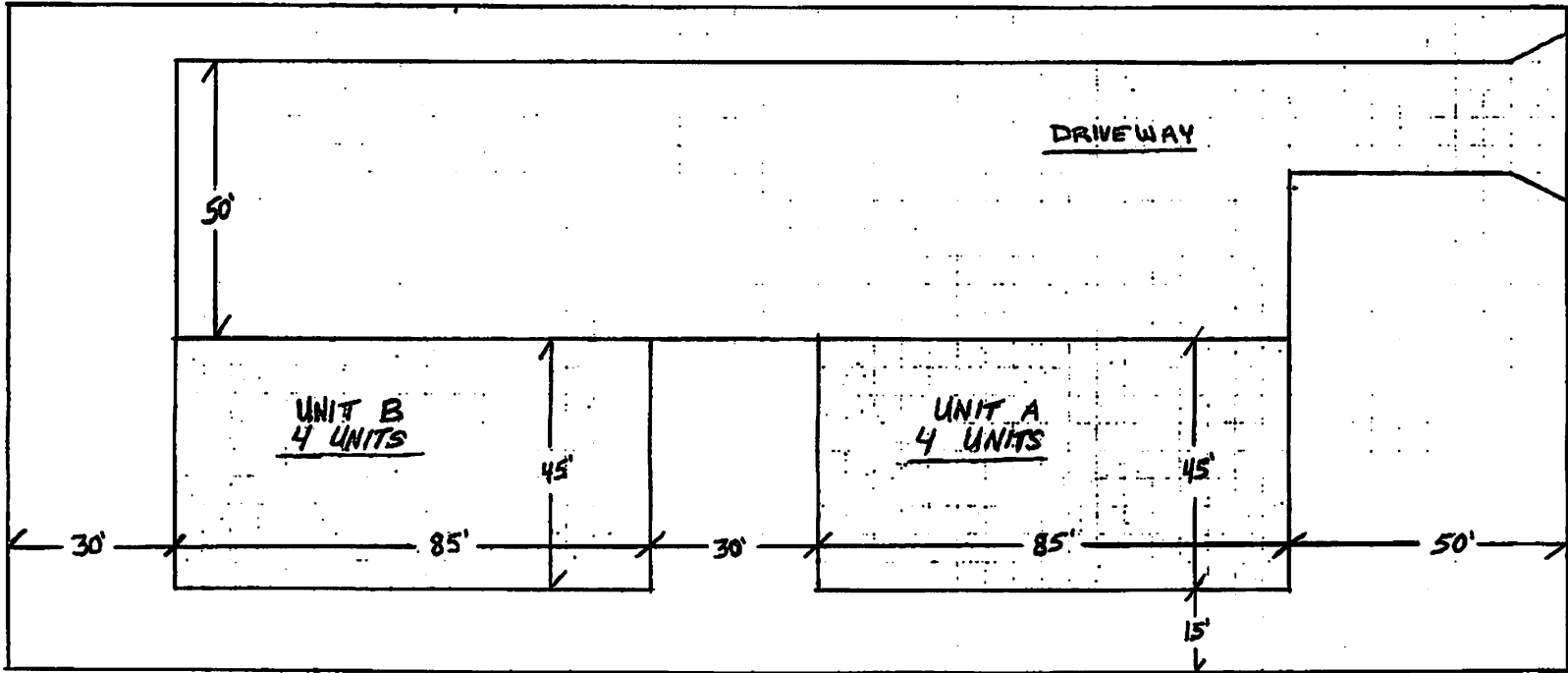
Dated

JMS Property Management, LLC

By: 

Owner's Signature

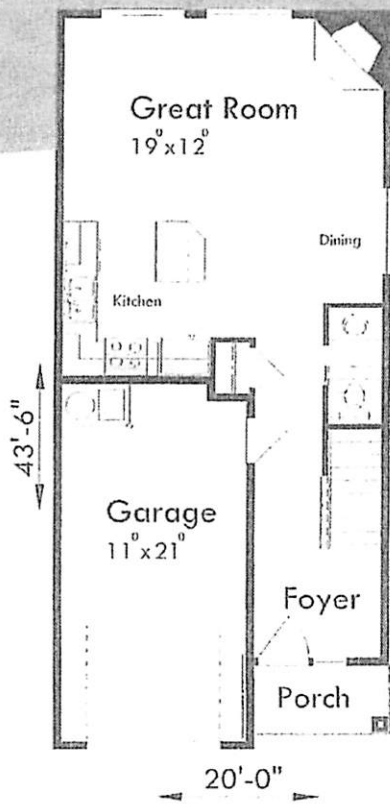
Owner's Signature



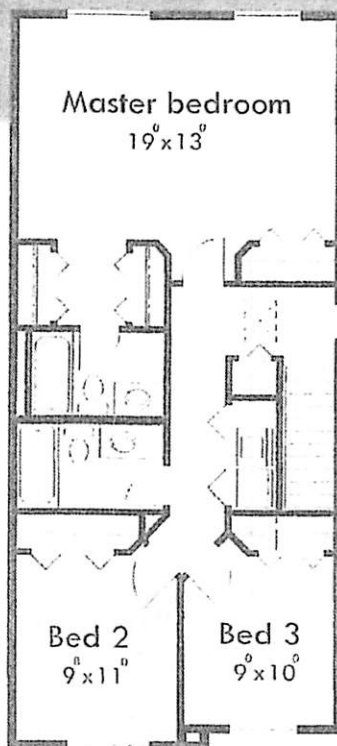
SOUTH SHORE DR.



Patio



MAIN FLOOR



UPPER FLOOR

PLAN #F-547

MAIN FLR.	583 SQ. FT.
UPPER FLR.	831 SQ. FT.
TOTAL	1414 SQ. FT.
GARAGE	247 SQ. FT.

www.houseplans.pro

Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

JMS Property Management, LLC
4737 Southshore Drive

Figure 1

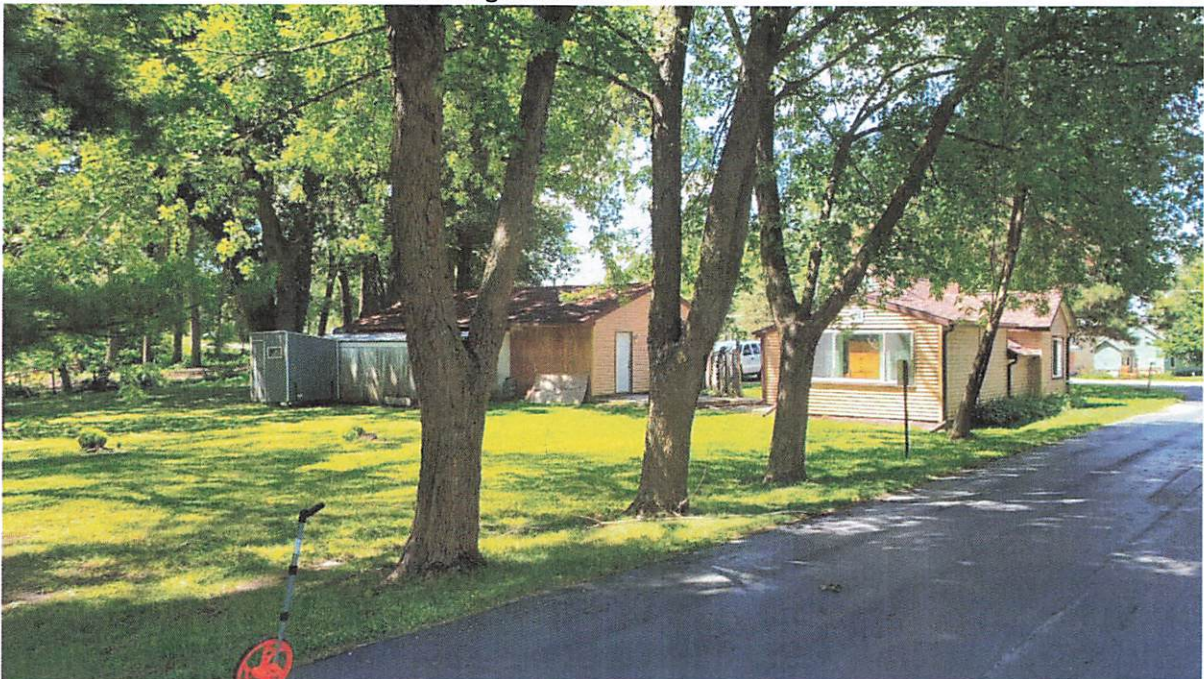
Looking at the existing dwelling



July 22, 2020, J. Robbins

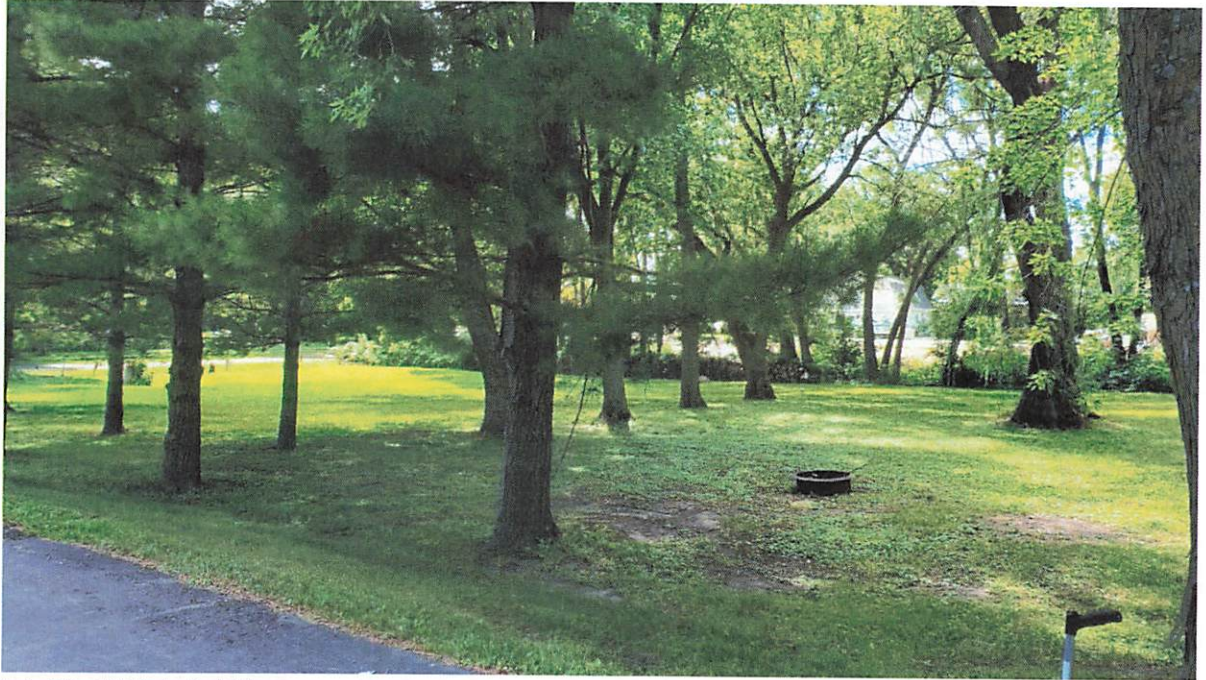
Figure 2

Looking at the front half of the lot



July 22, 2020, J. Robbins

Figure 3
Looking at the back half of the lot



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Figure 4
Looking at the Clear Lake Boats storage facility to the east of the property



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Figure 5

Looking northerly toward the Clear Lake Methodist Camp (Bell Harbor) neighborhood



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Figure 6

Looking northeast toward the PM Park neighborhood



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Figure 7
Looking west toward adjacent houses



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Figure 8
Looking southwest toward nearby houses



July 22, 2020, J. Robbins

Figure 9
Looking south toward the adjacent house

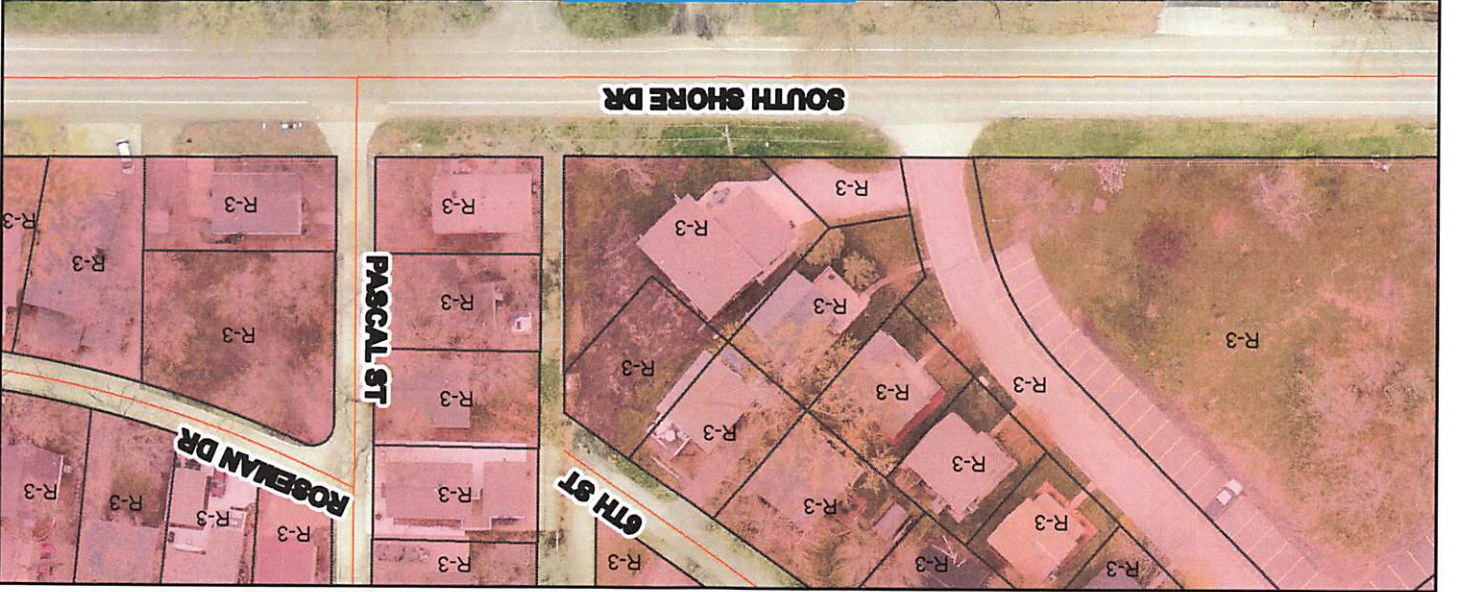


July 22, 2020, J. Robbins

Figure 10
Looking at the driveway entrance adjacent to the east of the property



July 22, 2020, J. Robbins



SOUTH SHORE DR

22



My Map

4609

4651

4693

4737



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