

APPLICATION/APEAL FORM

[For Completion by All Applicants]

Date 2-03-2020

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), John G. Skarlis & Eric Rithland
(NAME)

OF 1000 73rd Street, Suite #18, West Des Moines, IA 50265
(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 01-27-2020 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 Clear Lake Township.

The property affected is zoned R-3 according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: Lot #5, Block #3, Crane & Hill's First Addition To Oakwood Park - (Subdivision).

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

Describe what you are proposing to do on the property affected.
Build a single family home that will
have a decent amount of square
footage. so that a single garage
and two bedrooms can be built.

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 2-3-20

Case Number ~~20-24~~ 20-23

Date Set for Hearing 3/2/20

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) John Skarlis & Eric Ritland
Type of Variance Requested Side Yard (3') and Rear Yard (15')

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

Too narrow and shallow of a lot to
accommodate a structure that is built to
adhere to the county setbacks
required by zoning.

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

The lot is about half the size of
the other building lots in the area or
block.

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

It is primarily a "vacation home neighborhood" so the home will look similar to the other properties in the area - being that many of the other lots are small.

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

We did not set or determine the size of the lots in this development.

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

- ① We are requesting a 3' side yard setback and the zoning requirement is a 6' setback.
- ② We are requesting a 15' rear yard setback and the zoning requirement is a 30' setback.

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

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

Because it will still be an acceptable distance from the other homes.

I, John Skarlis certify that

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

Case No. 20-23
John G. Skarlis and Eric Ritland

Figure 1
Looking at Lots 5 and 6



February 14, 2020, J. Robbins

Figure 2
Looking south along the west side lot line



February 14, 2020, J. Robbins

Figure 3
Looking south along the east side lot line



February 14, 2020, J. Robbins

Figure 4
Looking east along the rear lot line



February 14, 2020, J. Robbins

Figure 5
Looking at the adjacent lot to the east



February 14, 2020, J. Robbins

Figure 6
Looking at the easterly shed on the adjacent property to the south



February 14, 2020, J. Robbins

Figure 7

Looking southeasterly at the general grade of the neighborhood from Lee Street

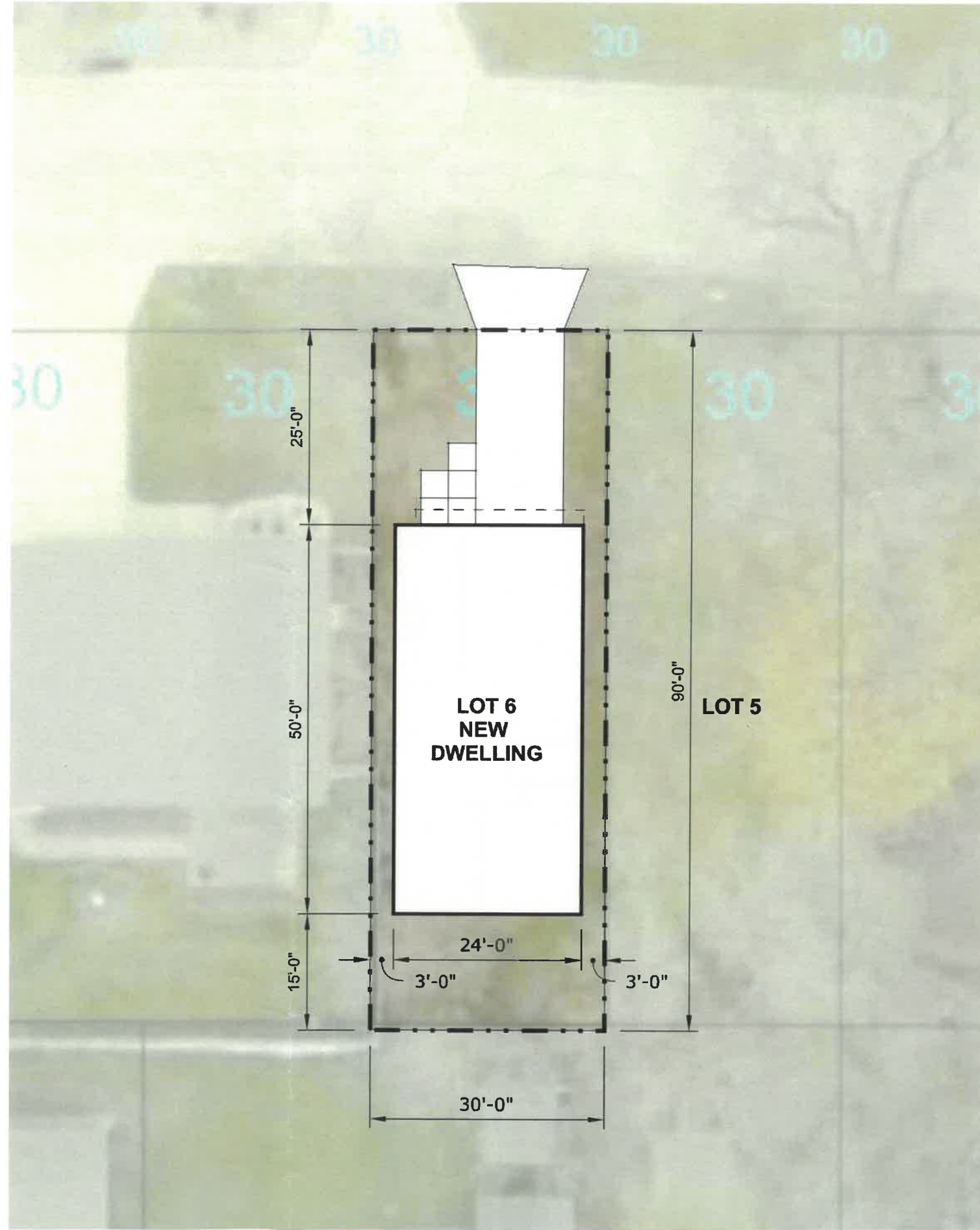


February 14, 2020, J. Robbins



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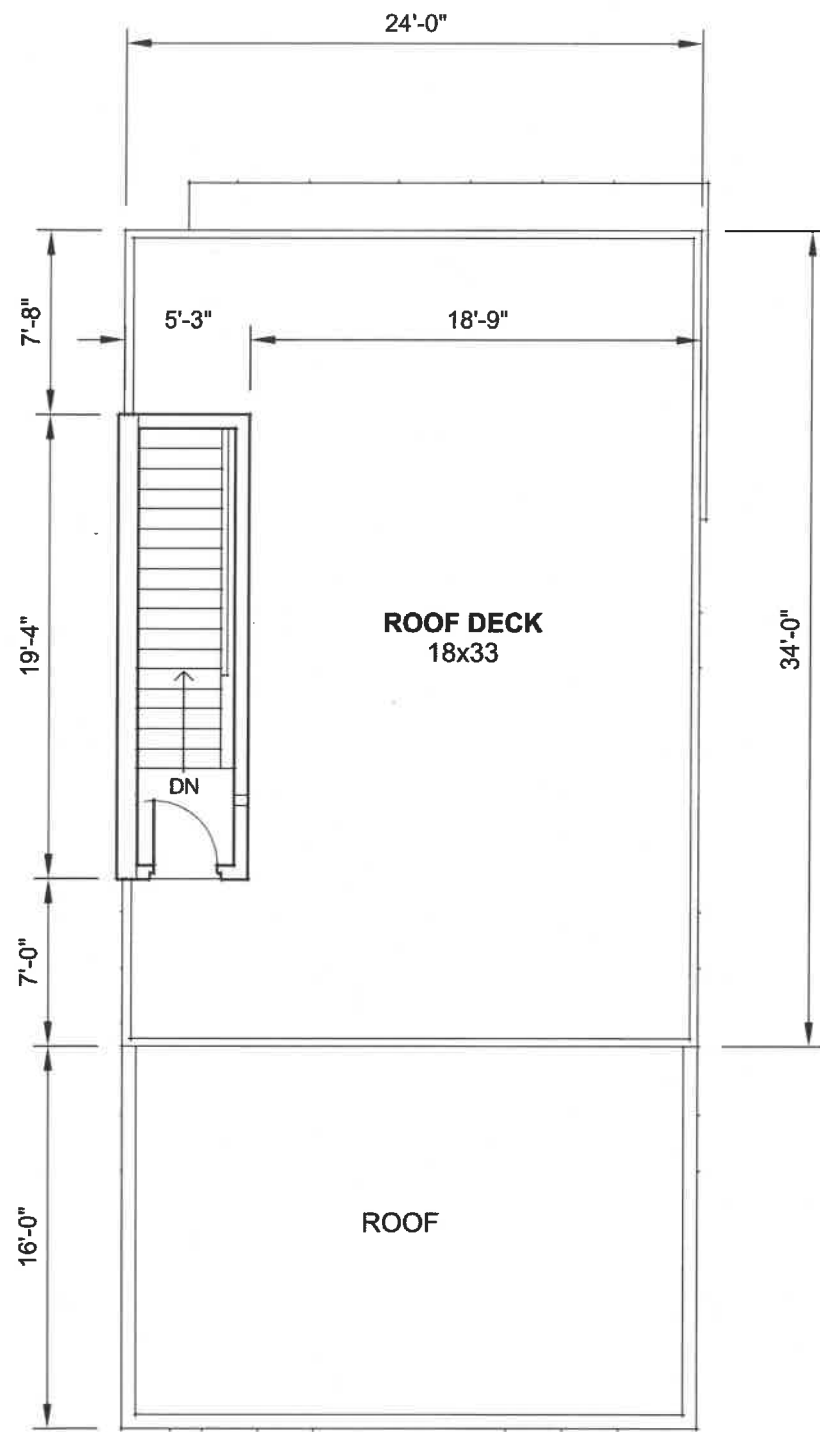
LOT 6 - NEW RESIDENCE
LEE STREET, CLEAR LAKE, IOWA 50428
January 20, 2020



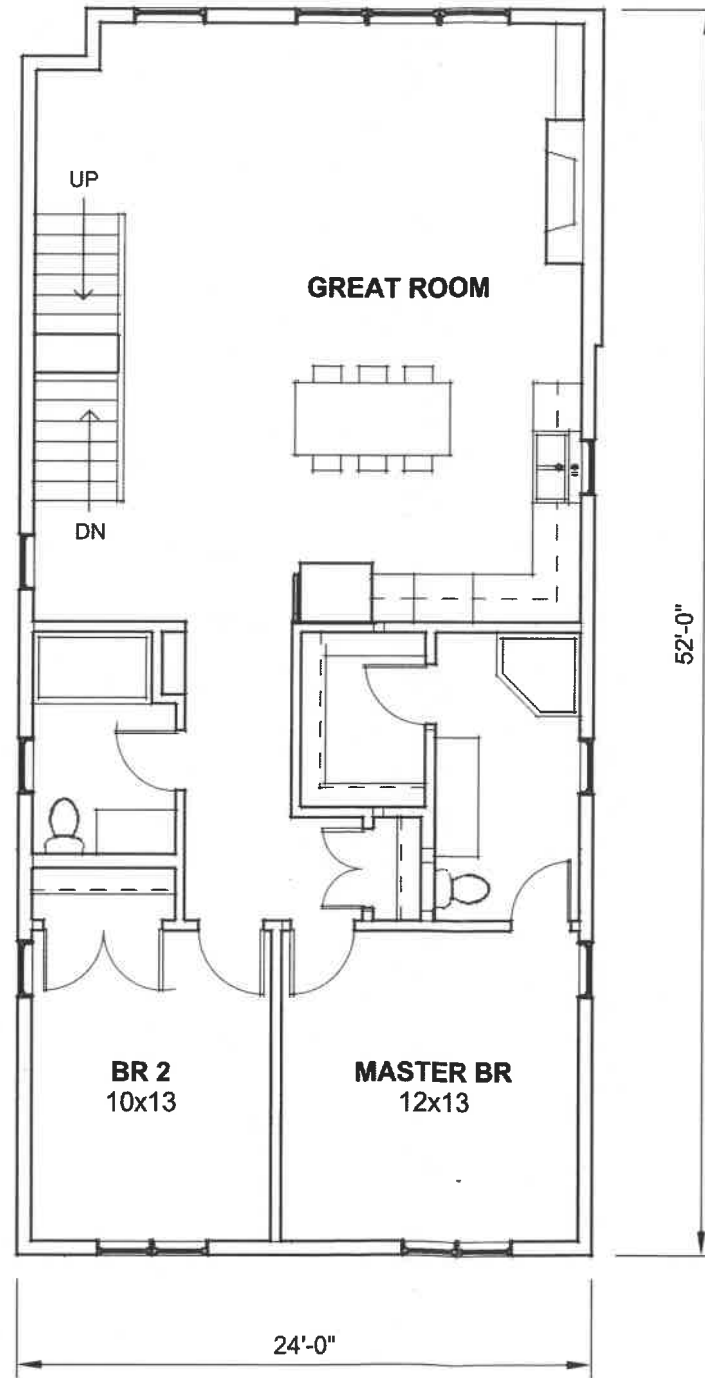
SITE PLAN
1/16" = 1'-0"

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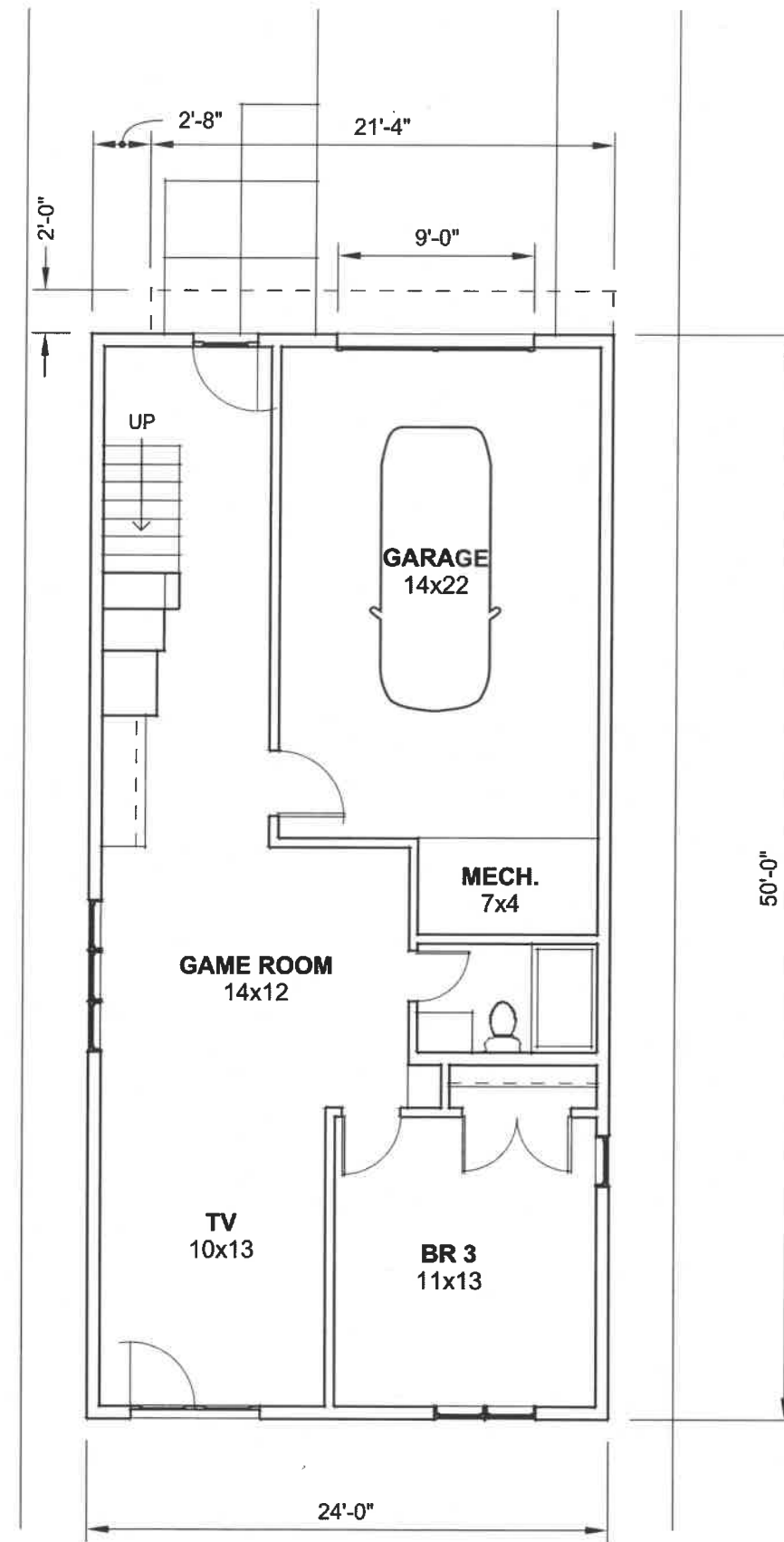
LOT 6 - NEW RESIDENCE
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ROOF DECK PLAN
1/8" = 1'-0"



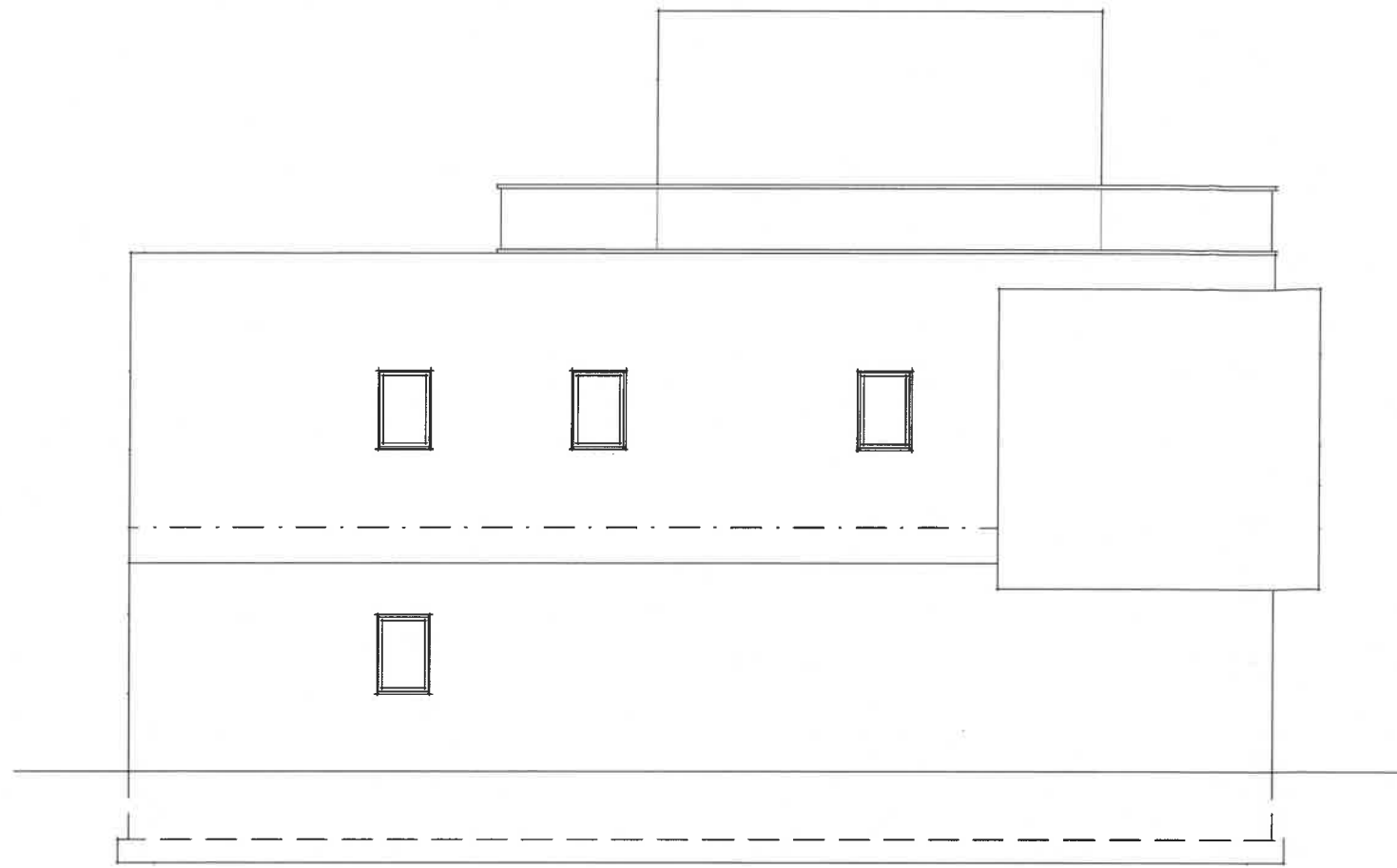
UPPER FLOOR PLAN
1/8" = 1'-0"



LOWER FLOOR PLAN
1/8" = 1'-0"

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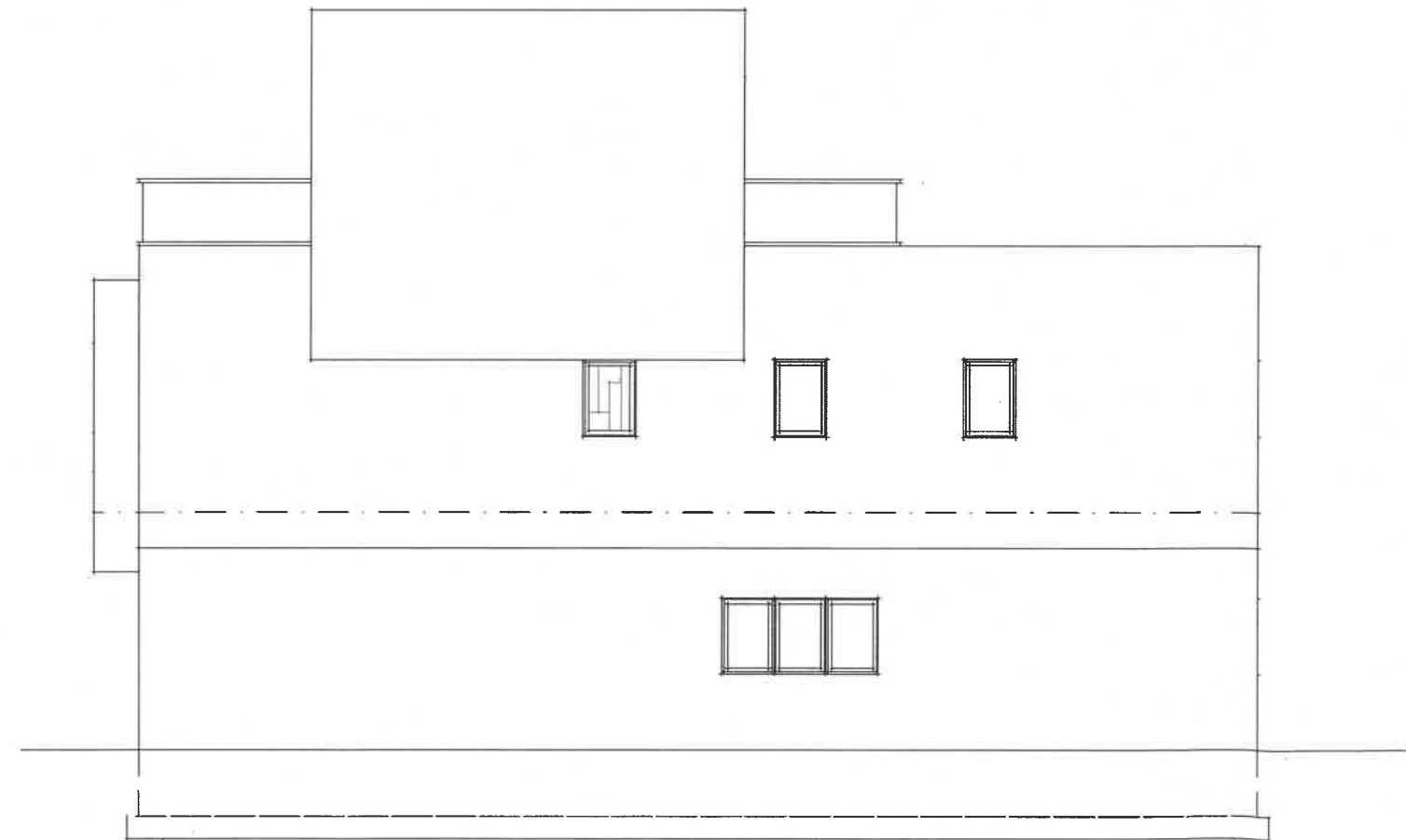
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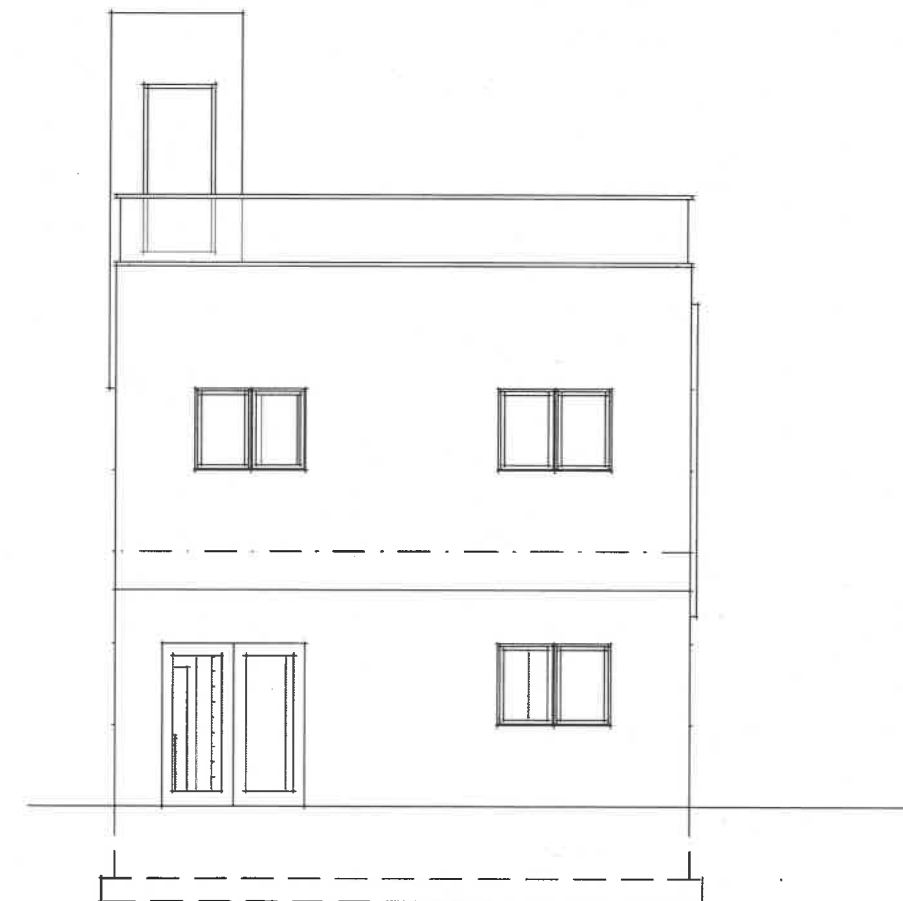
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



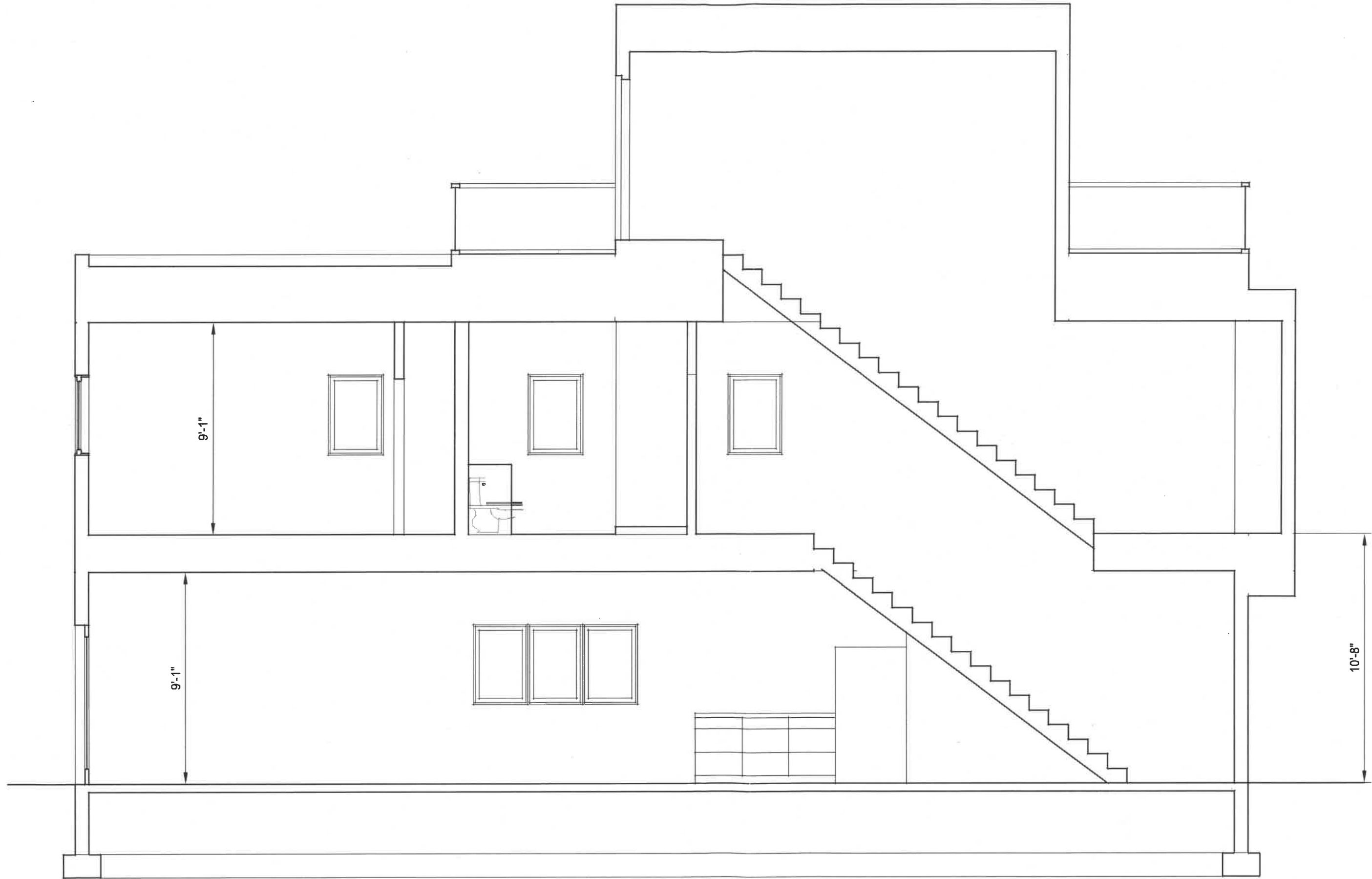
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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SECTION A-A
 1/4" = 1'-0"

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 January 20, 2020



BAYSIDE CT.

LEE ST.

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