



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3075
John Robbins, Planning and Zoning Administrator FAX (641) 421-3088
Michelle Rush, Executive Assistant cgcounty.org/planning-zoning

May 9, 2018

TO: Cerro Gordo County Board of Adjustment

FROM: John Robbins

SUBJECT: Next Meeting – *Tuesday, May 22, 2018; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Board of Adjustment is scheduled for **Tuesday, May 22, 2018 at 4:00 p.m. in the Boardroom at the Courthouse**. The Board will be considering a variance request.

1. Case No. 18-38 Stephanie Hamilton 15388 Dodge Avenue (Lot 1 and the North 10' of Lot 2, Block 7, Dodges Point)

Mrs. Hamilton proposes to construct a 30'x24' detached garage near the northeast corner of the lot (See Figure 1). The stated reason for the proposed location is to help control water runoff from the neighboring property and to divert it toward the lake via an existing swale (See Figure 2).

The proposed garage is 3 feet from the north side lot line. An 8 foot side yard setback (10 percent of the lot width) is required in the R-3 District (See Figure 3).

The Zoning Ordinance allows the total area for all accessory structures to be 25 percent or less of the required rear yard in residential districts. 25 percent of the required rear yard is approximately 600 square feet for this lot. The proposed garage (720 square feet) and the existing storage structure (180 square feet) are 900 square feet in area (See Figure 1).

There is an existing reasonable residential use of the property. The Zoning Ordinance does not create a hardship by denying the garage.

The large lot is typical for the Dodges Point neighborhood. The proposed garage is similar in size to several other detached garages within the neighborhood and fits the character of the area.

The location of the proposed garage will significantly impede the view to the lake from Dodge Avenue (See Figure 3), so the Board would be justified in limiting the requested setback. However, the general location of the proposed garage would assist with diverting water directly to the lake.

Recommendation

1. Approve a side yard setback variance for the detached garage to be no closer than 6 feet.