



**PLANNING AND ZONING**  
**Cerro Gordo County Courthouse**

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February 10, 2021

TO:            Cerro Gordo County Board of Adjustment  
 FROM:        John Robbins  
 SUBJECT:    Next Meeting – *Tuesday, February 23, 2021; 4:00 p.m.; Board Room*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Board of Adjustment is scheduled for **Tuesday, February 23, 2021 at 4:00 p.m. in the Board Room at the Courthouse.** The Board will be considering four variance requests.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via teleconference will be made available. Social distancing will be practiced. You may join via teleconference by calling the phone number below and enter the Conference ID when prompted. Please let me know if you have any questions about this.

**Conference phone:** (641) 421-3113  
**Conference ID:** 3044#

- Case No. 21-28      Jane Fogg      4322 Southshore Drive (Southerly 40' of Lot 7, Block 9, Dodges Point Park)

Zoning  
 R-3 Single Family Residential

Background  
 Ms. Fogg proposes to construct a 42'x28.5' addition to the existing house (See Figure 1). The proposed addition consists of a 12'x14' foyer and 30'x24' attached garage. The new addition will replace the existing shed (See Figure 2).

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Addition	3.5' northeast side yard 6' street-side yard setback	6' side yard setback (11.6-B) 12.5' street-side yard setback on corner lots/steps may encroach 50% (11.6-D/6.28-C)

See Figures 3 & 4

Property Details

The property is a typical size in the neighborhood with a 40’ lot width. It is a lake lot that sits adjacent to a public approach to Clear Lake, which is a public right-of-way even though there is not a completed street. As a result, the property is considered a corner lot as defined in the Zoning Ordinance.

Analysis

While there is an existing reasonable residential on the property, the proposed addition would be an improvement in several respects. The existing detached garage is only a few feet from the right-of-way of Southshore Drive, and the proposed addition will meet the front yard setback requirement as established by the 10.75’ front yard setback average (See Figure 5). Additionally, the existing deck on the front side of the house will be removed, and the proposed addition will have a 6’ setback to the steps and an 8’ setback to the main structure (See Figure 3). The northeast side yard setback will not be exacerbated from the existing detached garage.

The proposed addition fits the character of the lake lots in the area (See Figure 6). There is no foreseeable negative impacts from the request. I have no concerns as a result.

Recommendation

1. Approve a northeast side yard setback variance for the addition to be no closer than 3.5’.
2. Approve a street-side yard setback variance for the entry steps to be no closer than 6’ and the main body of the addition to be no closer than 8’.

2.	Case No. 21-29	Larry Eckblad	23260-B Pheasant Avenue (SW¼, Section 10, Lime Creek Township)
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Zoning

A-1 Agricultural

Background

Mr. Eckblad proposes to construct a 41’x60’ machine shed (See Figure 1). The proposed shed is intended to replace the original 120’ long machine shed, constructed in 1938, that collapsed from ice and snow a couple years ago. It will be constructed on the existing concrete foundation in which the original machine shed stood.

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Machine shed	14’ north side yard	25’ side yard (7.6-B)

See Figure 2

Property Details

The property is grandfathered in the A-1 District at 1.48 acres in size.

Analysis

The Zoning Ordinance allows for the repair or reconstruction of structures damaged by a severe weather event or “Act of God” to 50 percent or less of its fair market value. While the structure was entirely destroyed, the previous setback will not be exacerbated (See Figure 2). Additionally, while Mr. Eckblad has a reasonable use of the property, the proposed machine shed will also provide storage space and prevent exterior storage of items such as lawn equipment.

This office has received no complaints regarding the previous machine shed. The proposed machine shed is unlikely to cause any negative impacts to the neighbors, is typical of a structure in rural areas, and is likely an aesthetic improvement to the vicinity.

Recommendation

1. Approve a north side yard setback for the machine shed to be no closer than 14’.

3. Case No. 21-30 Kenneth Hines NE¼, Section 20, Mason Township

Zoning

A-1 Agricultural

Background

Mr. Hines proposes to install bathroom facilities within the existing accessory building along with a new 27’x52.5’ addition (See Figure 1). The proposed addition will meet all other requirements.

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Addition	Include bathroom facilities	Bathroom facilities within detached accessory structures prohibited (6.9-A)

Property Details

The property is grandfathered in the A-1 District at 4.67 acres in size. The property is accessed via Benjamin Avenue with the city limits of Mason City and is otherwise landlocked. Mr. Hines lives just inside city limits immediately north of the property, so the property has historically been treated as having a principle use as a result despite being an accessory structure.

Analysis

The building and property can still be reasonably used if there is not a bathroom in the building. No hardship exists under the Zoning Ordinance. The applicant would not need a variance to build the addition without the bathroom.

The provision against bathrooms in accessory buildings is in place to prevent multiple dwellings from being built on single lots. The building will not be used for dwelling purposes and is in line with the intent of the Zoning Ordinance. There should be no detrimental effects due to the inclusion of bathroom facilities, so long as the proper permits are sought through the Cerro Gordo County Department of Public Health. The current building has existed without complaint and will not have any foreseeable impact to the immediate neighborhood.

Recommendation

1. Approve a variance for the building to include bathroom facilities with the condition that the required septic permit is obtained from CG Public Health.

Zoning

R-3 Single Family Residential

Background

The Boekelmans propose to construct an 11’x7.5’ storage addition to the existing cabin. The Boekelmans were granted a variance by the Board for a 1’ separation distance from the house for a shed and issued a permit in 2019. The project never began, and now they are proposing to the storage addition instead. It will replace the existing shed.

<b>VARIANCE REQUEST*</b>		
<b>Structure</b>	<b>Request(s)</b>	<b>Requirement(s)</b>
Addition	8’-10” rear yard setback	30’ rear yard setback (11.6-C)

Figure 2

Property Details

Like most of Bell Harbor, the lot is undersized for the R-3 District, being only about 65’x45’ in size. Variances are needed for virtually any improvement to the lot.

Analysis

Like most lots in the Clear Lake Methodist Camp, this property is small and cannot accommodate improvements without a variance. There is a reasonable residential use of the property without a shed or addition. Without a basement or other storage area, the Boekelmans do not have any other space for storage without a shed or storage area. Interior storage of lawn maintenance equipment is preferable to being left outside. The addition will be in line with the character be an overall improvement to the lot. I have no concerns as a result.

Recommendation

1. Approve a rear yard setback variance for the shed to be no closer than 8’-10”