

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 5-10-18

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Paul & LuAnn Schafer (Ron Lendenburg)
(NAME)

OF Box 306 Earlham, Iowa 50072
(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 _____ 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 23 of CL Township.

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

District Maps. Legal description of the property is: Lot 0 Block 11

Oakwood Park

I am the Owner Contract Purchaser Other (Explain) (Contractor)
Owner's Representative of the property affected.

Describe what you are proposing to do on the property affected.
Add a 2nd Story Bedroom
Covered Entry / Walkway

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 Randy Lundberg

OFFICE USE ONLY

Date Filed 5-14-18 Case Number 18-39
Date Set for Hearing 6-26-18 Fee Paid 100

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) Ron Goudy

Type of Variance Requested Hardship

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

Existing structure is close to property line
Set back requirements

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

This is first action of remodeling or updating.
try to make structure more user friendly &
accessible.

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

The existing structure was built in a low area. This 2nd Story addition will mimick roof elev. in the neighborhood.

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

Property originally constructed in 1910

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

The proposed 2nd Story addition is 10' from side lot line. the walkway/entryway is 5'-3" from side lot.

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

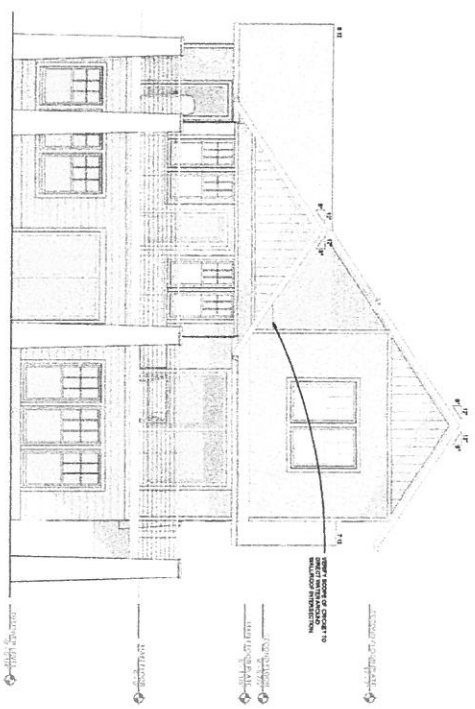
The 2nd Story addition will line up with 1st floor walls. the walkway/entryway will allow for a safe & distinct entrance. the walkway will allow a protected path from front to back side of house.

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

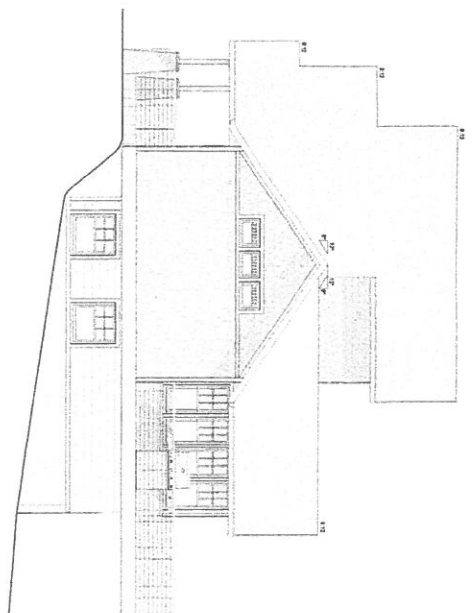
Majority of Variances being applied for are in addition to previous variances already granted. the most evasive request is for the walkway on the public approach side that doesn't directly affect the neighbors.

I, Ben J. Jandenberg (Mentz Construction Inc.) certify that

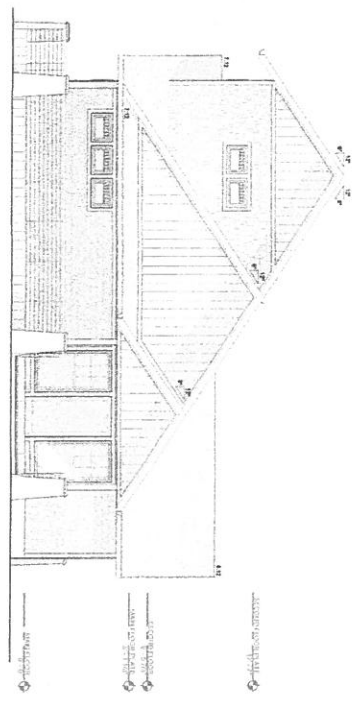
all of the above statements are true to the best of my knowledge and belief.



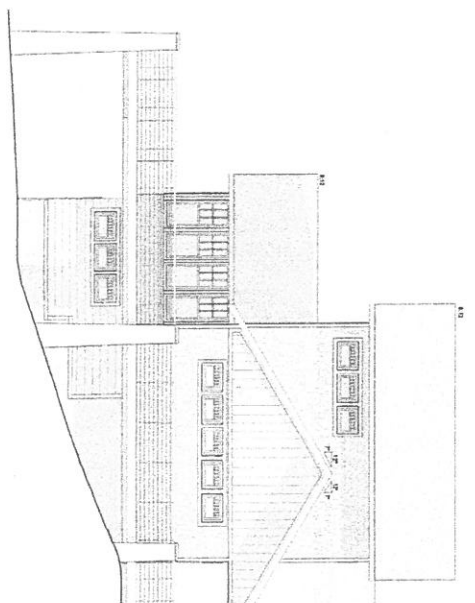
1 NORTH ELEVATION



2 EAST EXTERIOR



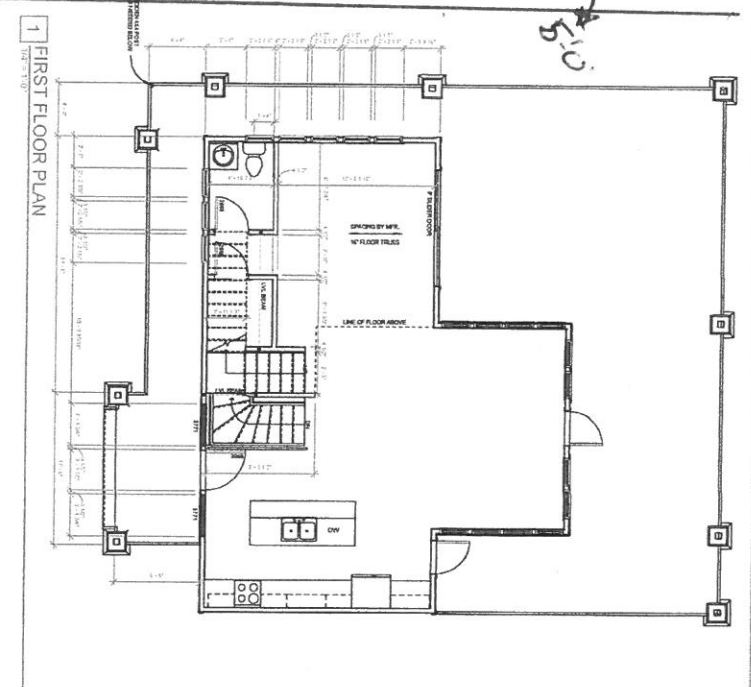
3 SOUTH EXTERIOR



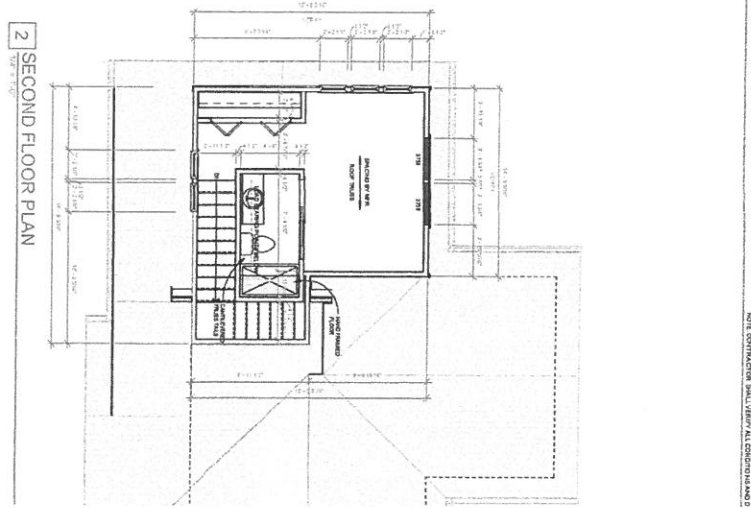
4 WEST EXTERIOR

P.L.
P.L.
P.L.

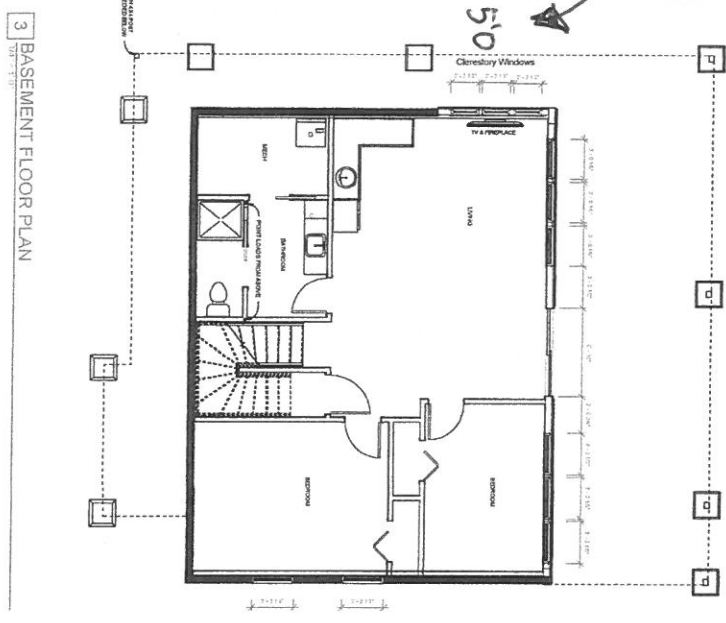
P.L.
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1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



3 BASEMENT FLOOR PLAN

MARQUART

CONCRETE PRODUCTS

PROJECT: SCHAFER

PROJECT NO:

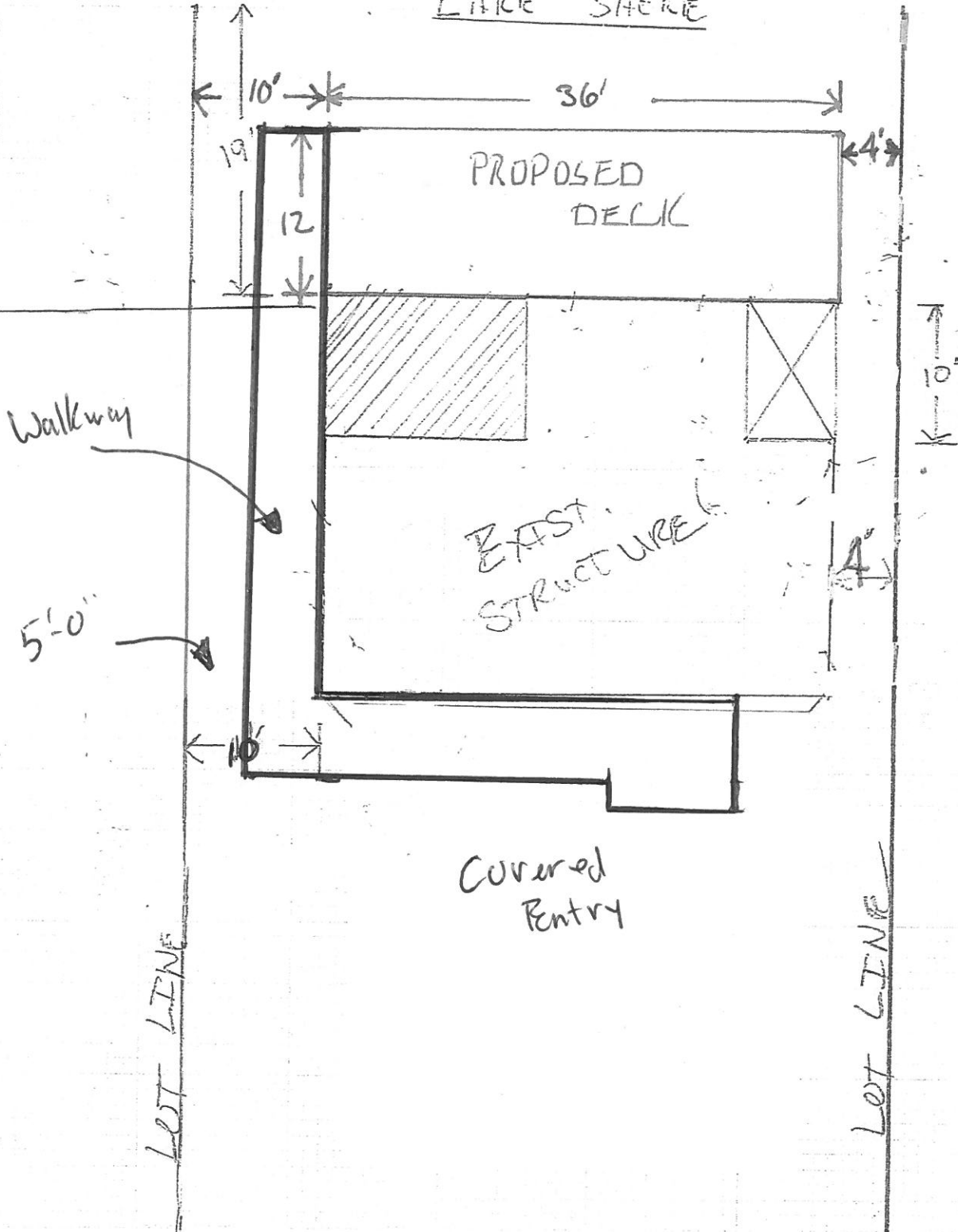
SHEET 1-1

LOCATION: 5534 LAKEVIEW

BY: RON

DATE: 5-12-18

LAKE SHORE



Case No. 18-39
Paul and LuAnn Schafer (5534 Lakeview Drive)

Figure 1
Looking at the existing cabin



June 13, 2018, J. Robbins

Figure 2
Looking at the status of the construction from the past year



June 13, 2018, J. Robbins

Figure 3

Looking northeast along the street-side lot line



June 13, 2018, J. Robbins



Clear Lake

23

LAKEVIEW DR.