



PLANNING AND ZONING Cerro Gordo County Courthouse

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John Robbins, Assistant Administrative Officer
Michelle Rush, Executive Assistant

APPEAL INSTRUCTIONS AND PROCEDURES Zoning Board of Adjustment ~ Cerro Gordo County

Read the attached **Rules of Procedure** for the Cerro Gordo County Board of Adjustment. These rules will be complied with in all applications or appeals before the Board of Adjustment. Please do not ask for a variance in these rules as none will be given.

Ordinance sections referred to in this document may be found at www.co.cerro-gordo.ia.us under the Planning and Zoning Department. Click on Zoning Ordinance.

All forms must be typewritten or written in black ink and returned to the address listed above.

FORMS OF APPEAL (choose one):



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.

Required items for review:

- Fully completed application/appeal form (pp. 3 & 4) with necessary site plans
- Fully completed Variance Criteria Supplemental information (pp. 5 & 6)
- Six (6) copies of the property plat if the original plat filed with the Application for Zoning Certificate was drawn larger than 8½" x 14"
- \$100.00 non-refundable filing fee made payable to *Cerro Gordo County Treasurer*



Special Uses listed in Article 20.2 of the Zoning Ordinance and upon which the Board is required to act under the Ordinance.

Required items for review:

- Fully completed application/appeal form (pp. 3 & 4) with necessary site plans
- If the area to be considered is located within a flood plain, attach copy of Iowa Department of Natural Resources approval
- Written letter:
 - ✓ Describing the special use and how such building or use will affect the character of the neighborhood, traffic conditions, public utility facilities and

other matters pertaining to the public safety, public health and general welfare

- ✓ Addressing the provisions of Section 24.4(A)(2)(a-g) in the Zoning Ordinance, and
- ✓ Addressing the performance standards in the applicable subsection of Article 20.2
- Seven (7) copies of the schematic drawing
- \$175.00 non-refundable filing fee made payable to *Cerro Gordo County Treasurer*

Site plans are required for the following special uses and an additional fee of \$100.00 made payable to *Cerro Gordo County Treasurer* is required for an area of one acre or less, and \$200.00 for an area of more than one acre. Site plans shall comply with the provisions of Section 18.12(D) of the Zoning Ordinance. This fee is for site plan review only.

- Go-Kart Tracks, Racetracks, Drag strips
- Sewage Treatment Plants and Waste Stabilization Lagoons
- Public or Private Utility service
- Anhydrous Ammonia Pumping and Storage Facilities
- Wholesale Storage of Gasoline, Fuels, Oils, Flammable or Toxic Substances
- Commercial Feedlots and Confinement Operations
- Salvage Yards and/or Junk Yards
- Extraction and Primary Material Processing
- Permanent Asphalt Plants
- Mobile Home Park
- Travel Trailer Park

- Appeal an error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.**

Required items for review:

- Fully completed application/appeal form (pp. 3 & 4) with necessary site plans
- Written letter describing the reasons or facts you feel the order, requirement, decision or determination was in error.
- \$175.00 non-refundable filing fee made payable to *Cerro Gordo County Treasurer*

The Applicant shall, immediately after filing the appeal paperwork, mark all corners of the lot with lath and colored flags. The Applicant shall also mark with a different colored flag the location of the addition/structure being proposed.

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 8-24-18

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Paul & LuAnn Schuster (Ron Loudenburg)
(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.

Raise Utility shed & install footings. Exist
shed does not have footings.

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

Rim Lowenburg

OFFICE USE ONLY

Date Filed _____

Case Number _____

Date Set for Hearing _____

Fee Paid _____

Application/Appeal was Granted

Denied

Tabled

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

The shed will be more stable being placed on footings. Shed to be re-sided to match house.

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

Original structure was built on floating slab.

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

Original shed was built 1.5 feet from property line. Requiring 6' side set back

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

Not moving other than being raised up to receive footings

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

No change to it's function

I, Ron Humphrey (Meets Const.) certify that all of the above statements are true to the best of my knowledge and belief.

Case No. 19—09
Paul and LuAnn Schafer (5534 Lakeview Drive)

Figure 1

Looking at the existing wellhouse, which is temporarily located in the parking area



September 7, 2018, J. Robbins

Figure 2

Looking at the constructed footings and foundation for the wellhouse



September 7, 2018, J. Robbins

Figure 3

Looking at the recently constructed retaining wall



September 7, 2018, J. Robbins

Figure 4

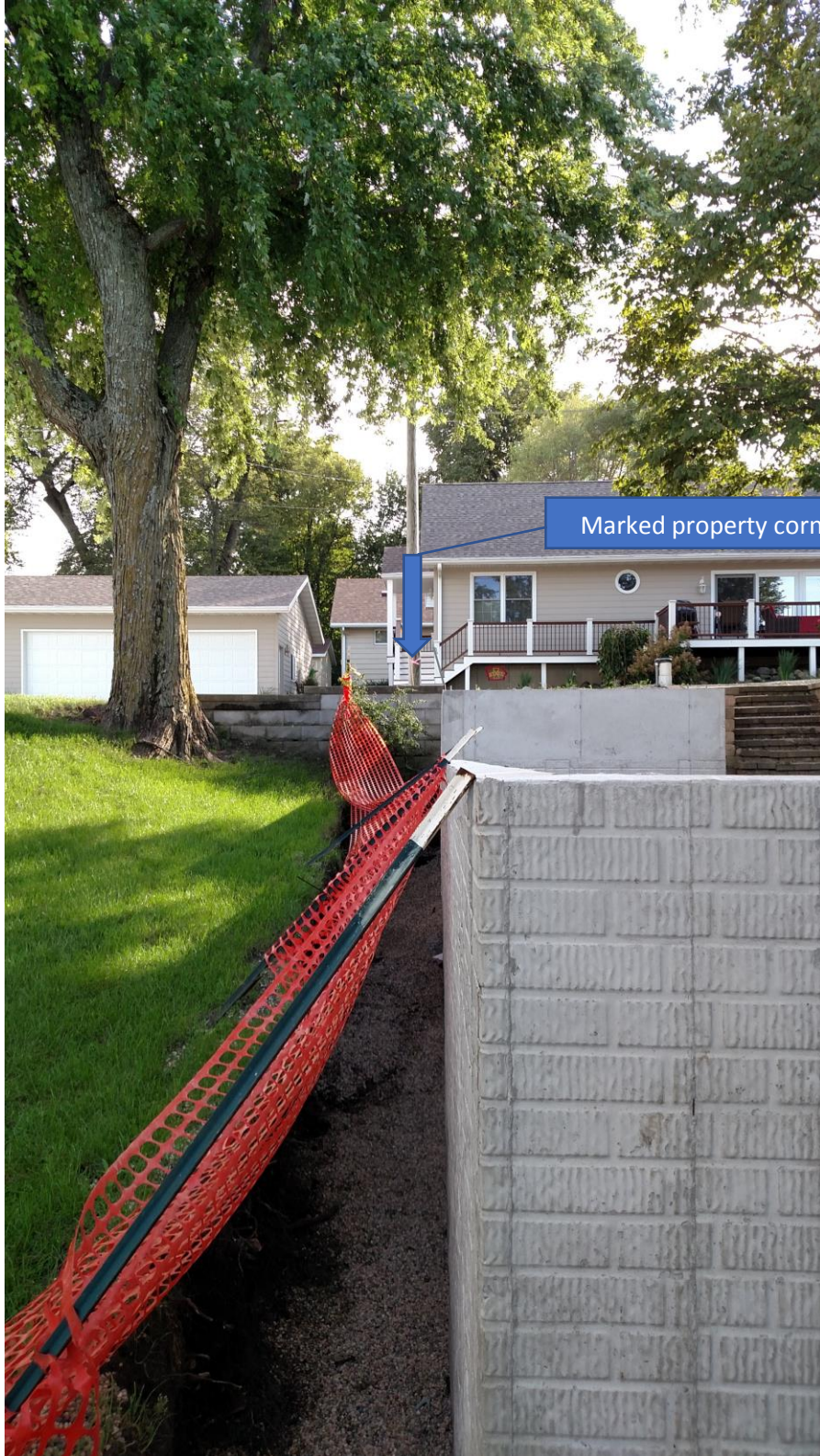
Looking northeast along the southeast side lot line



September 7, 2018, J. Robbins

Figure 5

Looking southwest along the southeast side lot line



September 7, 2018, J. Robbins

MARQUART

CONCRETE PRODUCTS

PROJECT: SCHAFER

PROJECT NO:

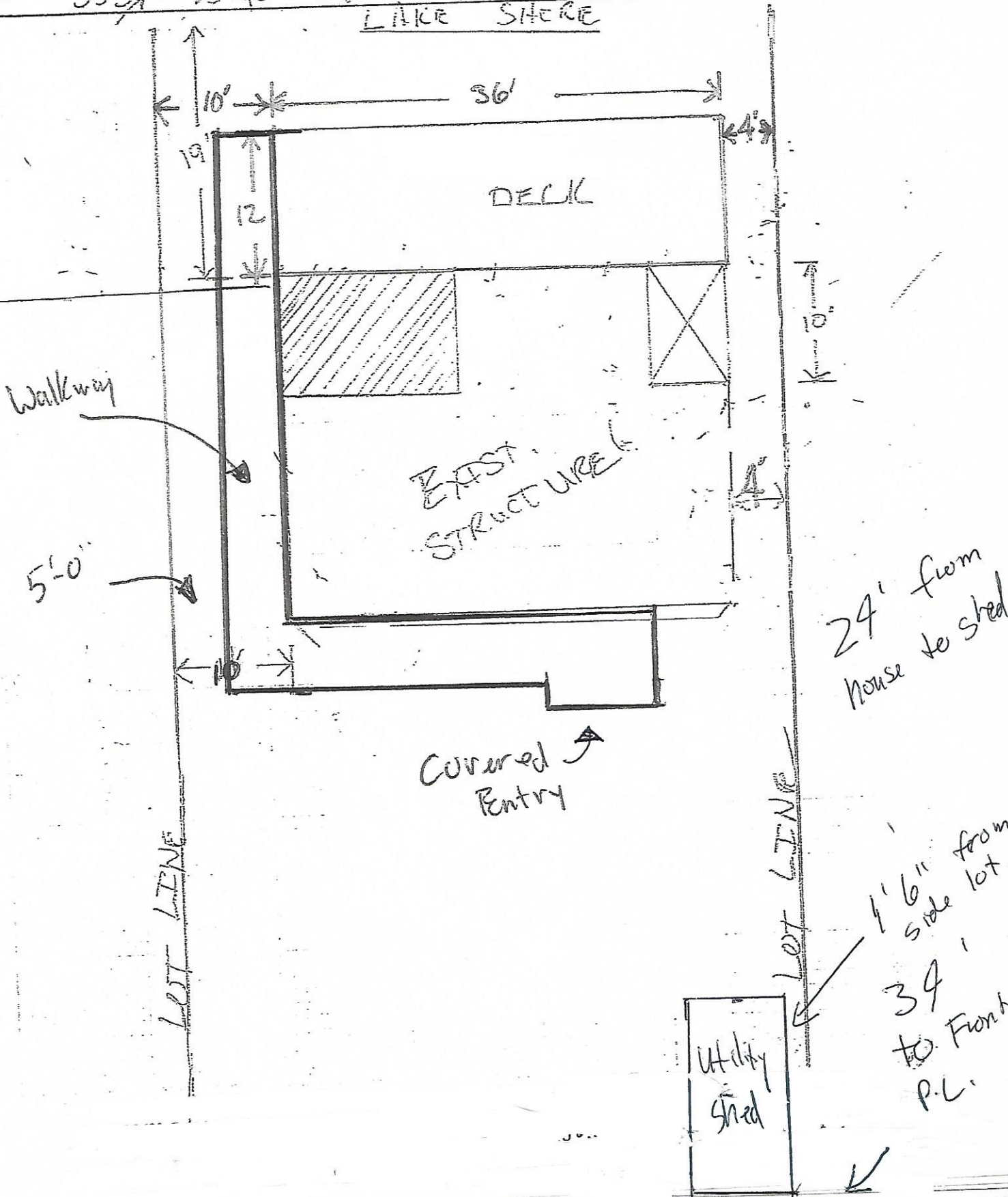
SHEET 1-1

LOCATION: 5534 LAKEVIEW

BY: BOB

DATE:

LAKE SHORE



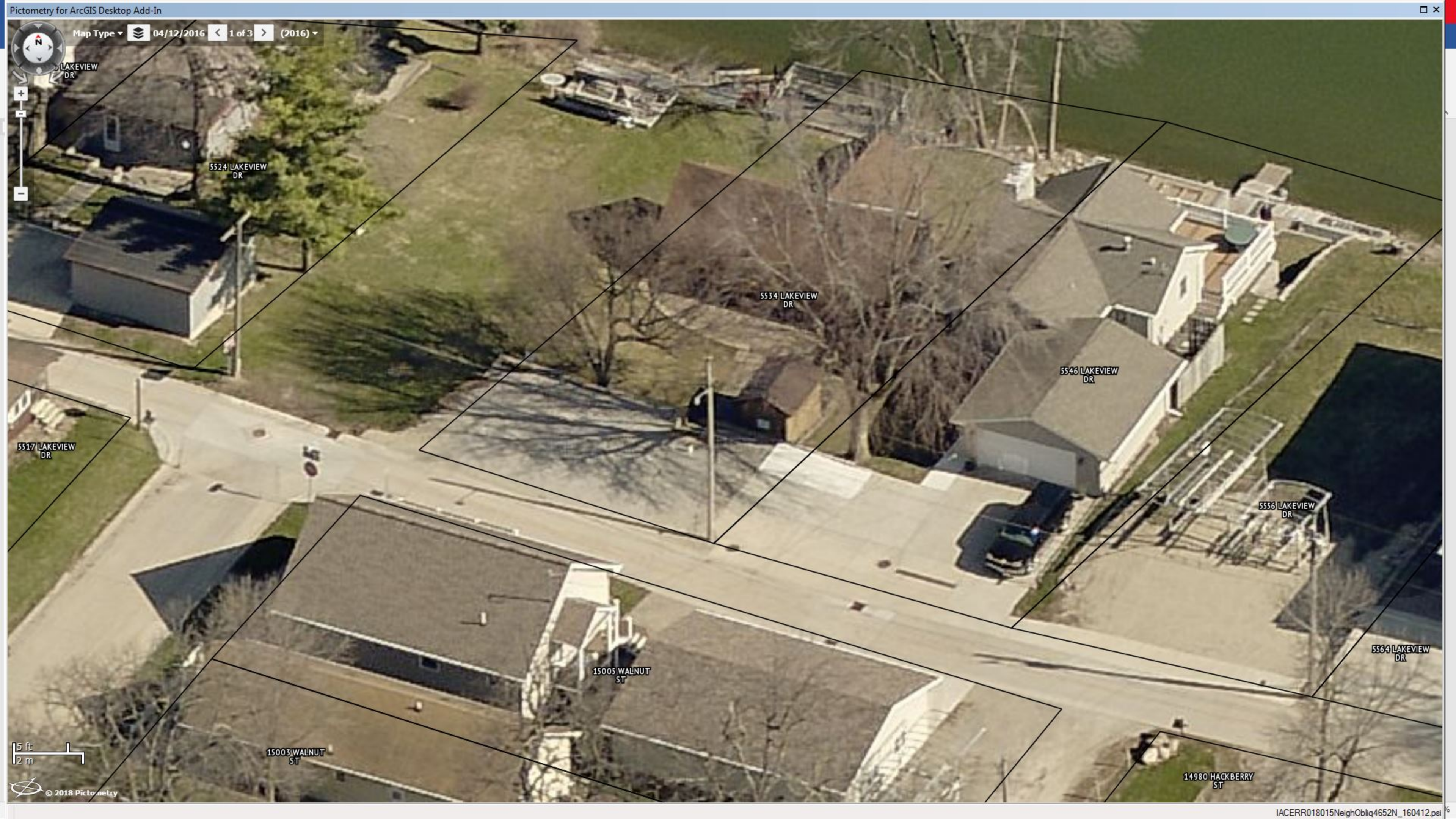


Clear Lake

23

WALNUT ST.

LAKEVIEW DR.



LAKEVIEW DR

5524 LAKEVIEW DR

5534 LAKEVIEW DR

5546 LAKEVIEW DR

5556 LAKEVIEW DR

5564 LAKEVIEW DR

5517 LAKEVIEW DR

15005 WALNUT ST

15003 WALNUT ST

14980 HACKBERRY ST

