

**Case No. 21-32**  
**Ron Laudenberg for Barbara Schoneman (4534 Asbury Drive)**

**Figure 1**

Looking at the existing rear section of the cabin



April 6, 2021, J. Robbins

**Figure 2**

Looking at the wood landing, located at the eastern corner of the existing cabin



April 6, 2021, J. Robbins

**Figure 3**  
Looking at the attached storage shed



April 6, 2021, J. Robbins

**Figure 4**  
Looking northwesterly along the rear lot line



April 6, 2021, J. Robbins

**APPLICATION/APEAL FORM**

[For Completion by All Applicants]

Date March 26<sup>th</sup>, 2021

TO: ZONING BOARD OF ADJUSTMENT  
CERRO GORDO COUNTY, IOWA

4534 Asbury Dr.  
Methodist Camp

I (WE), Ron Loudenburg, representing Schroeman Family  
(NAME)

OF 801, 6<sup>th</sup> Ave So. Clear Lake, Iowa 50426  
(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 March 24<sup>th</sup>, 2021 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

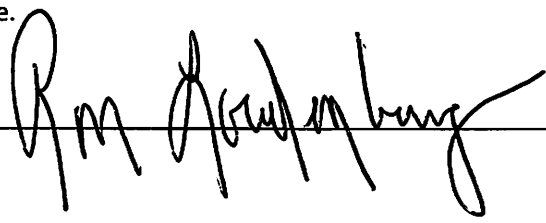
District Maps. Legal description of the property is: Lot 67 in Clear Lake  
Methodist Camp, Cerro Gordo County, Iowa

I am the  Owner  Contract Purchaser  Other (Explain) Contractor  
\_\_\_\_\_ of the property affected.

Describe what you are proposing to do on the property affected.  
Remove existing 3x4 attached shed.  
Remove 12x20 lean on back of property & Replace  
w/ new addition, 12x20, with footings &  
foundation walls to create storm shelter.

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 

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**OFFICE USE ONLY**

Date Filed 3/30/21 Case Number 21-32

Date Set for Hearing 4/27/21 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) Barbara Schoneman Family (Ron Lowenberg)  
Type of Variance Requested Hardship./setback

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

Both the lot & the structure are small.  
\_\_\_\_\_  
\_\_\_\_\_

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

this property, like many others in the camp was built in the mid 1930's. At that time, it was reasonable to build the structure on the property were it was best.  
\_\_\_\_\_  
\_\_\_\_\_

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

The overall footprint of the structure is not going to change, and therefore will not have an affect on neighboring properties.

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

Structure has been the same since it was built

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

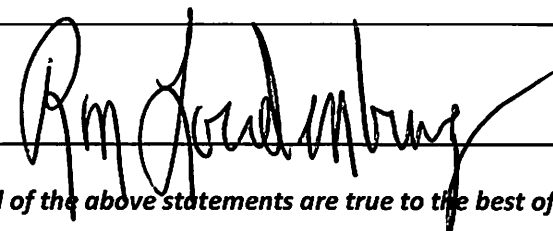
Current day set back requirements are not being met.

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

Although current setback requirements will not be able to be met due to lot size, it will physically be the same as it has looked since 1935, (with some added safety features)

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

Structure does remain the same footprint w/ the safety of having a below grade storm shelter for the homeowner

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

**INDEX LEGEND**

**LOCATION**  
LOT 67 IN CLEAR LAKE METHODIST  
CAMP, CERRO GORDO COUNTY, IOWA

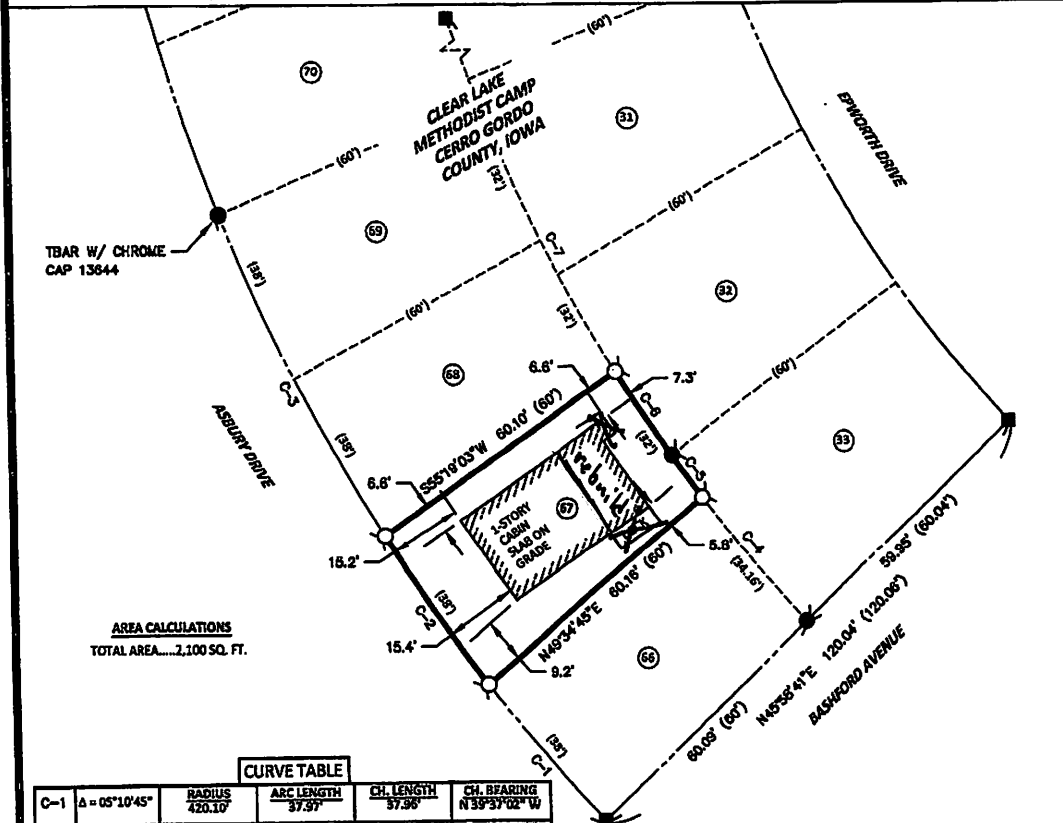
**PROPRIETOR**  
BARBARA A. SCHONEMAN

**SURVEY REQUESTED BY**  
RON LOUDENBURG

**SURVEYOR COMPANY**  
STARK SURVEYING INC.  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401  
PHONE: 641-423-7847

**RETURN TO:**  
BENJAMIN STARK  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401

## RETRACEMENT PLAT OF SURVEY

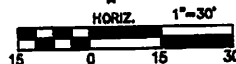


**CURVE TABLE**

C-1	Δ = 05°10'45"	RADIUS 420.10'	ARC LENGTH 37.97'	CH. LENGTH 37.96'	CH. BEARING N 33°37'02" W
C-2	Δ = 05°10'45"	RADIUS 420.10'	ARC LENGTH 37.97'	CH. LENGTH 37.96'	CH. BEARING N 34°23'13" W
C-3	Δ = 10°21'30"	RADIUS 420.10'	ARC LENGTH 75.94'	CH. LENGTH 75.85'	CH. BEARING N 25°40'11" W
C-4	Δ = 05°26'07"	RADIUS 360.10'	ARC LENGTH 34.16'	CH. LENGTH 34.15'	CH. BEARING N 33°13'33" W
C-5	Δ = 01°43'27"	RADIUS 360.10'	ARC LENGTH 10.84'	CH. LENGTH 10.84'	CH. BEARING N 35°37'48" W
C-6	Δ = 03°21'37"	RADIUS 360.10'	ARC LENGTH 21.12'	CH. LENGTH 21.12'	CH. BEARING N 33°05'16" W
C-7	Δ = 23°22'41"	RADIUS 360.10'	ARC LENGTH 143.31'	CH. LENGTH 143.31'	CH. BEARING N 19°43'07" W

**DESCRIPTION OF RECORD**

LOT SIXTY-SEVEN (67) IN CLEAR LAKE METHODIST CAMP, CERRO GORDO COUNTY, IOWA.



**LEGEND**

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 1/2" REBAR W/ YPC 10888 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND TBAR
- ⊙ LOT NUMBER
- (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**  
1) ICRS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY:**  
PLATS: DOC.#2004-7419,  
DOC.#9910081, INSTR.#02-5888,  
BK.161 PG.187  
DEED: DOC.#2010-2974

DATE SURVEYED	2-25-21
SCALE:	AS SHOWN
PROJECT NO.:	21220
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark*  
Benjamin Stark  
Date: 3-1-21  
License number 23709  
My license renewal date is December 31, 2021

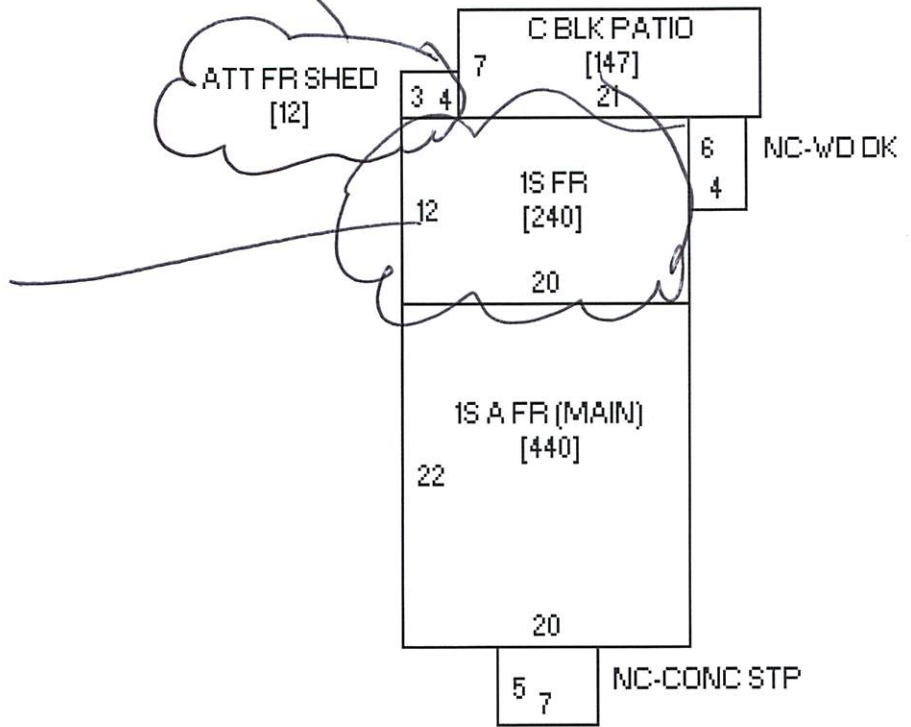
**STARK SURVEYING INC.**

Sheets covered by this seal: 1

Remove

Remove  
}

Replace.



Sketch by [www.camavision.com](http://www.camavision.com)

4534 Asbury Dr.  
Clear Lake, Iowa





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