

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 8/3/2018

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Albert and Suzanne Duroe
(NAME)

OF 755 Duroe Street, Jesup, IA 50648
(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 August 1, 2018
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)

- X 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.

at 15352 Lambert Drive, Located in parts of Lot 1 & 2
The property affected is located in Section of Township Block 9
PM Park
The property affected is zoned R-3 according to the Cerro Gordo County Zoning
District Maps. Legal description of the property is: Attached

I am the Owner Contract Purchaser Other (Explain) _____
_____ of the property affected.

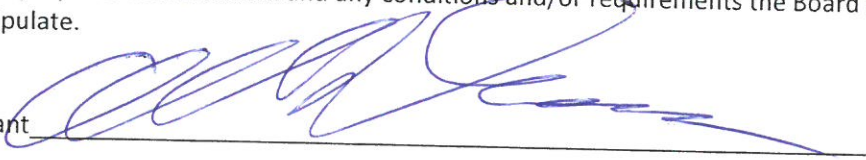
Describe what you are proposing to do on the property affected.

Remove the current home and replace it with a new home on the same
basic footprint. Attached site plan with house and prior home outlined.

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 _____



OFFICE USE ONLY

Date Filed 8-16-18

Case Number 19-04

Date Set for Hearing 8-28-18

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) Albert and Suzanne Duroe

Type of Variance Requested Two side yards and front lot line

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

The lot is narrow and building a new home would not be desireable if we followed the set back lines.

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

Most lots in our neighborhood are narrow.

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

The new home will fit in very nicely in our neighborhood. Most houses
have 3' side setbacks, and our house on the street lines up with the
other houses.

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

Current home was built before Zoning and the 3' setbacks are normal.

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

Ordinance request 6' setbacks on the sides, our current home has a
3' setback.

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

Sec 3, 3 - Variances to a Zoning district are allowed where there are
unusual conditions. It would be desireable to build a narrower
home. The current home has been remodeled several times and is
approximately 100 years old.

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

Same as what we currently have. We have also talked to our neighbors
and they have expressed no problems with what we are planning to build.
They feel it would benefit the neighborhood.

I,  certify that

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

Case No. 19-04
Albert and Suzanne Duroe (15352 Lambert Drive)

Figure 1

Looking at the existing house



August 8, 2018, J. Robbins

Figure 2

Looking southeast along the front lot line



August 8, 2018, J. Robbins

Figure 3

Looking southeast along the southwest lot line



August 8, 2018, J. Robbins

Figure 4

Looking southeast along the northeast side lot line



August 8, 2018, J. Robbins

Figure 5

Looking southwest toward the adjacent property's rear yard



August 8, 2018, J. Robbins

Figure 6

Looking northeast toward the adjacent property's rear yard



August 8, 2018, J. Robbins

Figure 7

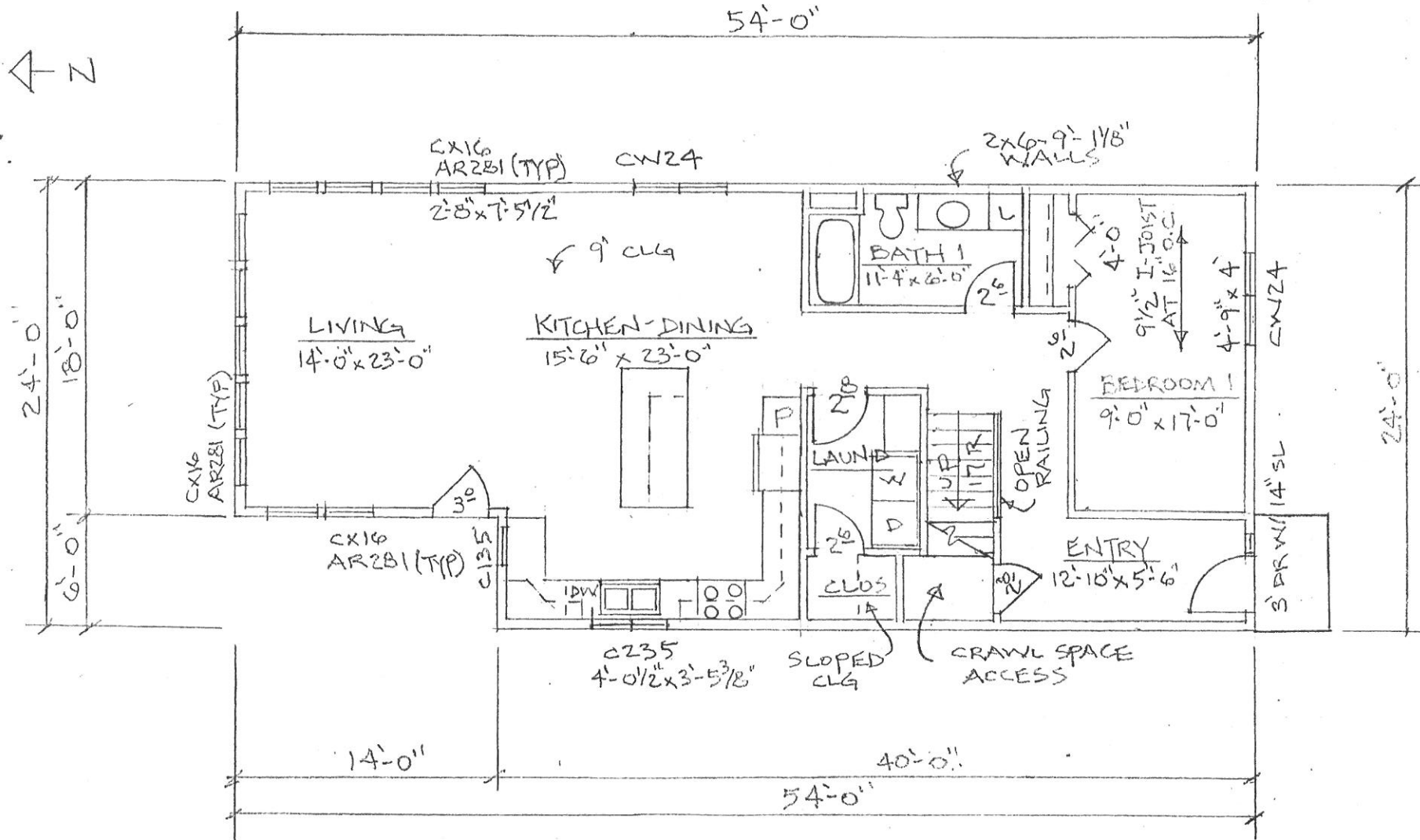
An aerial photo showing the rear side of the subject property in relation to the adjacent properties



Spring 2016 Aerial Imagery, Pictometry

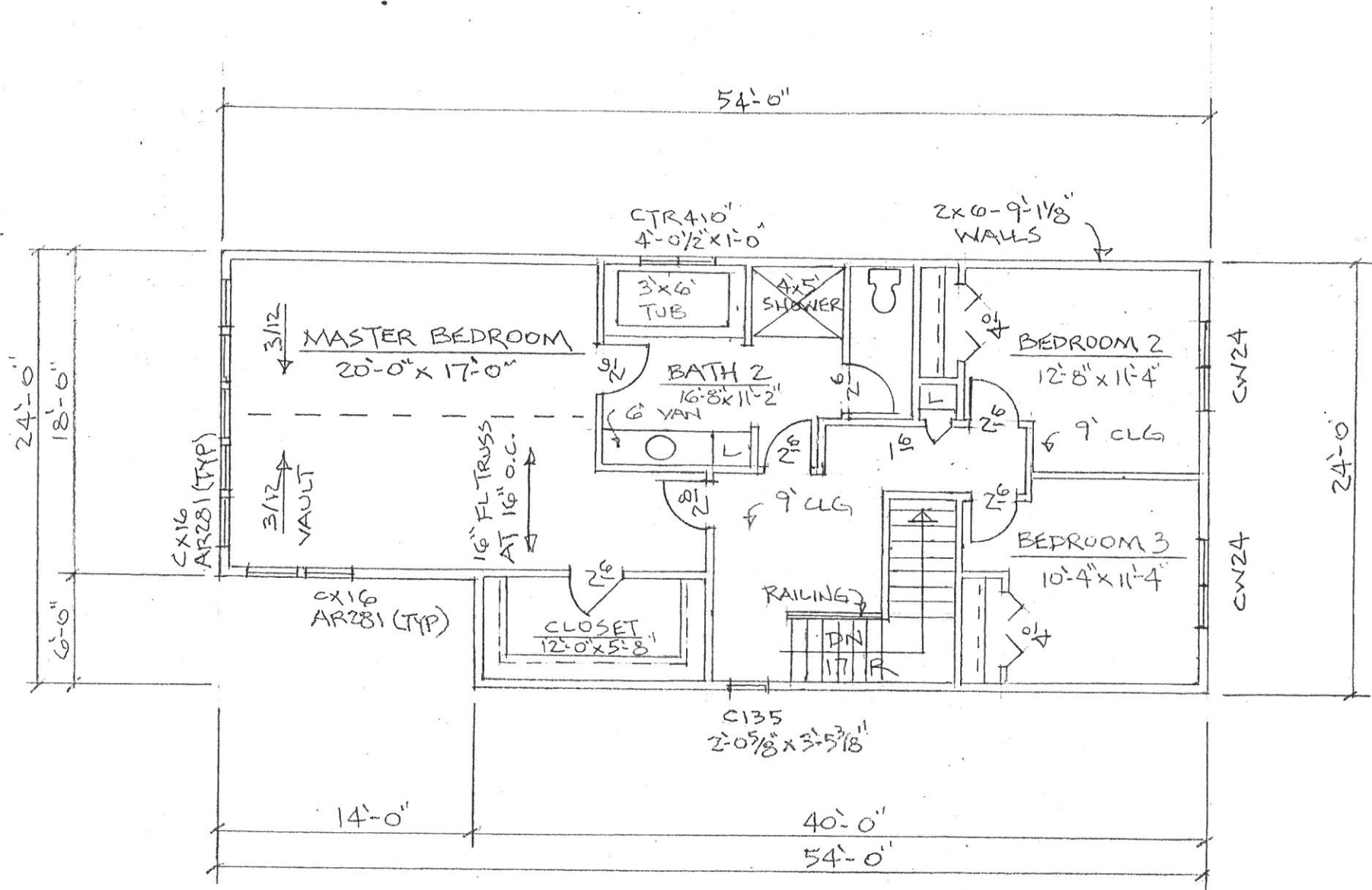
SPARKY & SUE DUROE
 15352 LAMBERT DR
 CLEAR LAKE, IA

SPAHN & ROSE LBR
 JESUP, IA



MAIN FL AREA - 1212 SF

MAIN FLOOR PLAN
 1/8" = 1'-0"



2ND FL AREA - 1212 SF

SECOND FLOOR PLAN

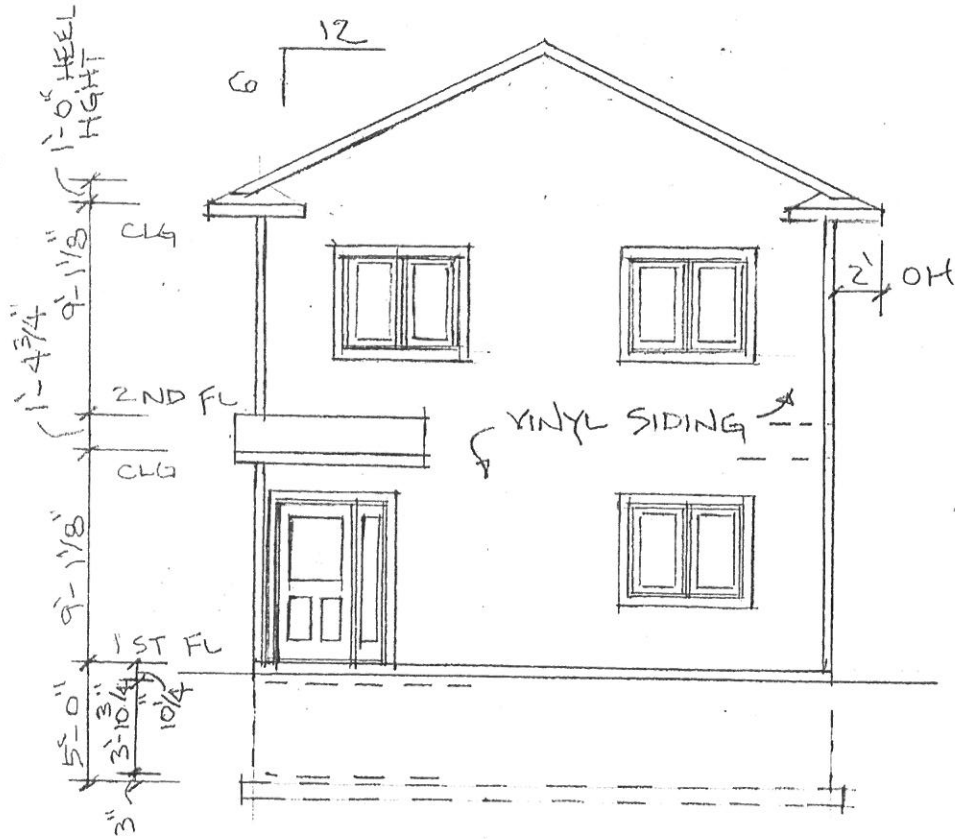
1/8" = 1'-0"

DURDE

3 OF 4

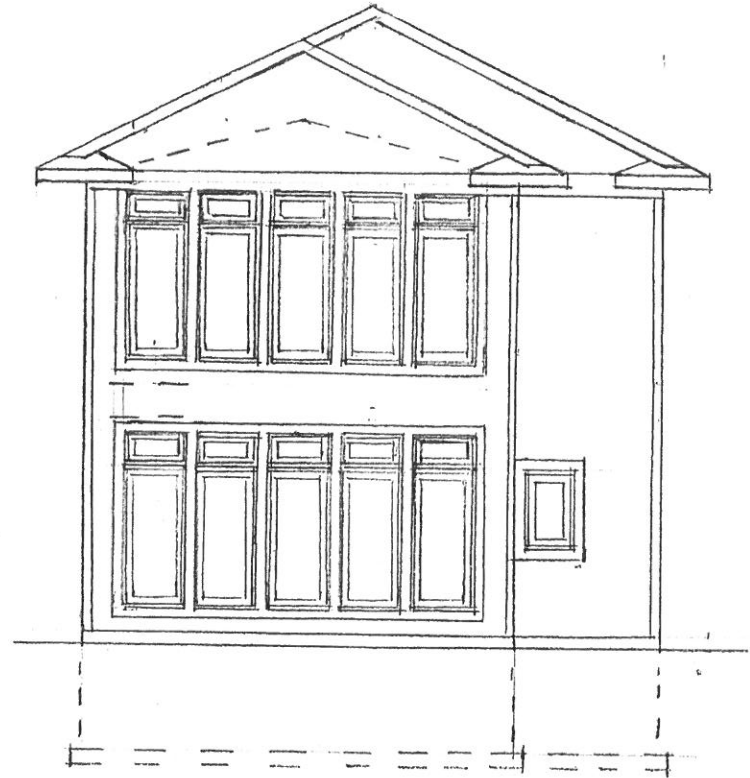
1-24-10

S & R JESUP



SOUTH ELEVATION

1/8" = 1'-0"

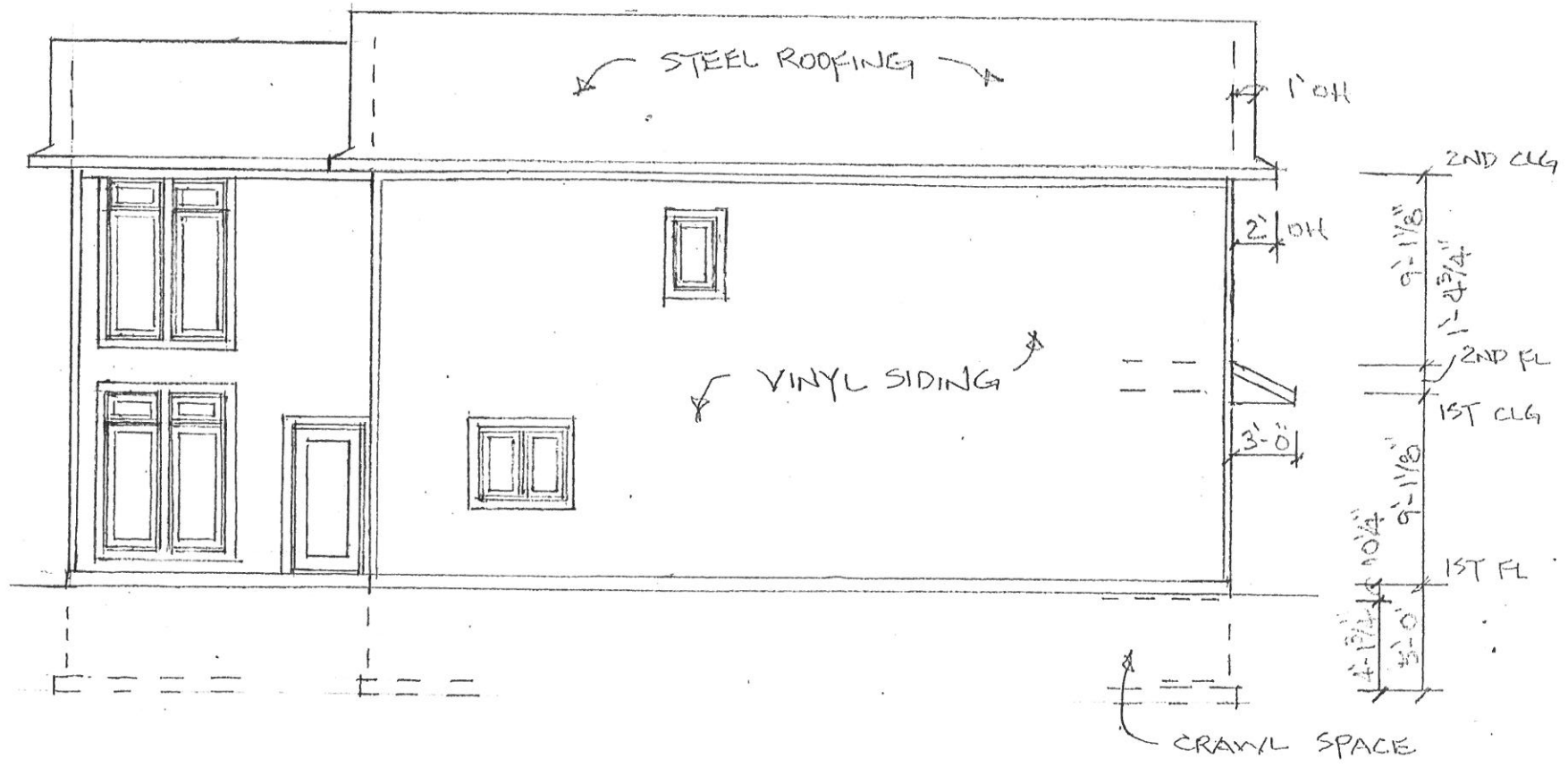


NORTH ELEVATION

1/8" = 1'-0"

DUROE

S&R JESUP



WEST ELEVATION

1/8" = 1'-0"

Clear Lake

22

LAMBERT DR.



Lot 24
100' long
32' wide @ Front
30' wide @ rear

15.352
Lambert Drive

