

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 3/2/19

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Dan & Candy Pulis
(NAME)

OF 816 Prescott Ln. Marion, IA 52307
(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 Feb 13, 2019 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 22 of 96 North Township.

The property affected is zoned ^{R3} residential according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: Section 22, Range 22 West
Clear Lake Methodist Camp, Lot 87

I am the Owner Contract Purchaser Other (Explain) _____
4573 Asbury Dr. of the property affected.

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

Update/Renovate the property that will allow our family to use and enjoy. Changes include addition of a 2nd level over the back half of the existing footprint.

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 James King

OFFICE USE ONLY

Date Filed _____ Case Number _____
Date Set for Hearing _____ Fee Paid _____
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) Dan Pulis

Type of Variance Requested Update/Renovation of Existing Property @ 4573 Asbury Dr. Clear Lake, IA
Hardship Variance

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

The existing structure is in need of maintenance/renovation to make it a usable property.

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

The existing structure does not meet setback, the ~~the~~ lot is small compared to many others in the Bell Harbor community.

Case No. 19-24
Dan and Candy Pulis (4573 Asbury Drive)

Figure 1

Looking at the existing building



March 8, 2019, J. Robbins

Figure 2

Looking westerly along the rear lot line



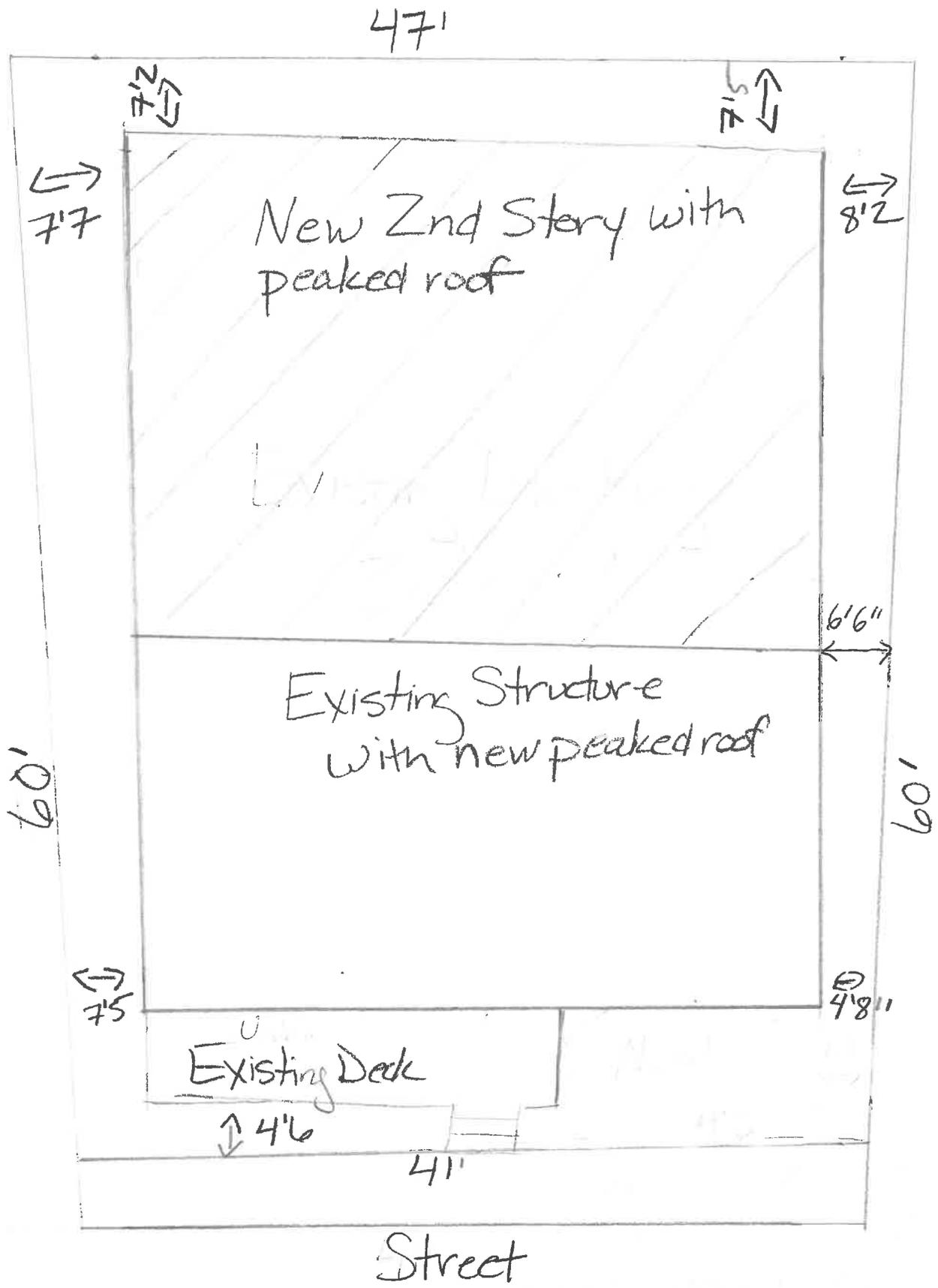
March 8, 2019, J. Robbins



ASBURY DR.

22

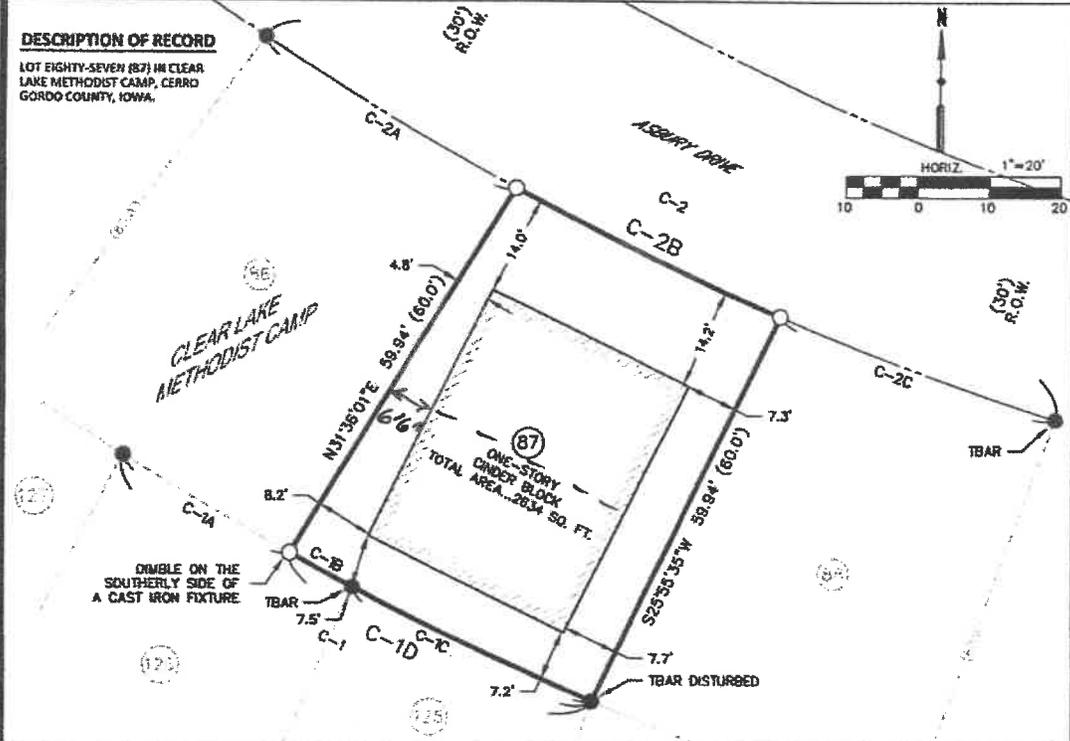
WESLEY DR.



45/1/2023

INDEX LEGEND
LOCATION
 LOT 87 IN CLEAR LAKE METHODIST CAMP, CERRO GORDO COUNTY, IOWA.
PROPRIETOR
 DANIEL L. PULIS AND CANDIDA E. PULIS
SURVEY REQUESTED BY
 CANDIDA PULIS
SURVEYOR COMPANY
 STARK SURVEYING INC.
 1622 S. TAFT AVE.
 MASON CITY, IOWA, 50401
 PHONE: 641-423-7947
RETURN TO:
 BENJAMIN STARK
 1622 S. TAFT AVE.
 MASON CITY, IOWA, 50401

RETRACEMENT PLAT OF SURVEY



CURVE TABLE											
C-1	$\Delta = 08^{\circ}18'43"$	RADIUS 510.10'	ARC LENGTH 74.00'	CH. LENGTH 73.54'	CH. BEARING N 62°24'18" W	C-2	$\Delta = 15^{\circ}40'50"$ (15°16'32")	RADIUS 450.10'	ARC LENGTH 123.28'	CH. LENGTH 122.60'	CH. BEARING S 64°17'33" E
C-1A	$\Delta = 03^{\circ}02'06"$	RADIUS 510.10'	ARC LENGTH 27.02'	CH. LENGTH 27.02'	CH. BEARING N 59°48'54" W	C-2A	$\Delta = 05^{\circ}13'36"$ (05°05'31")	RADIUS 450.10'	ARC LENGTH 41.05'	CH. LENGTH 41.05'	CH. BEARING S 59°03'53" E
C-1B	$\Delta = 01^{\circ}07'28"$	RADIUS 510.10'	ARC LENGTH 10.01'	CH. LENGTH 10.01'	CH. BEARING N 61°51'24" W	C-2B	$\Delta = 05^{\circ}13'36"$ (05°05'31")	RADIUS 450.10'	ARC LENGTH 41.05'	CH. LENGTH 41.05'	CH. BEARING S 64°17'22" E
C-1C	$\Delta = 04^{\circ}09'09"$	RADIUS 510.10'	ARC LENGTH 36.97' (37.00')	CH. LENGTH 36.95' (36.99')	CH. BEARING N 64°26'48" W	C-2C	$\Delta = 05^{\circ}13'36"$ (05°05'31")	RADIUS 450.10'	ARC LENGTH 41.05'	CH. LENGTH 41.05'	CH. BEARING S 69°31'02" E
C-1D	$\Delta = 05^{\circ}16'33"$	RADIUS 510.10'	ARC LENGTH 46.97' (47.00')	CH. LENGTH 46.95' (46.98')	CH. BEARING N 63°53'41" W						

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG (P.O.B.) POINT OF BEGINNING YPC 23709
- FOUND TBAR WITH CHROME CAP LS 5543 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- × CUT 'X'
- (0.00') RECORD MEASUREMENT
- (65) LOT NUMBER

- SURVEYOR'S NOTES:**
- 1) NAD 83 ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
 - 2) THE SOUTHWESTERLY CORNER OF LOT 87 IS A DIMBLE ON THE SOUTHERLY SIDE OF A CAST IRON FIXTURE.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: DOC.#1999-06824, BK.151
 PG.187
 DEED: DOC.#2018-4539

DATE SURVEYED 1-23-19
 SCALE: AS SHOWN
 PROJECT NO.: 18202
 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.

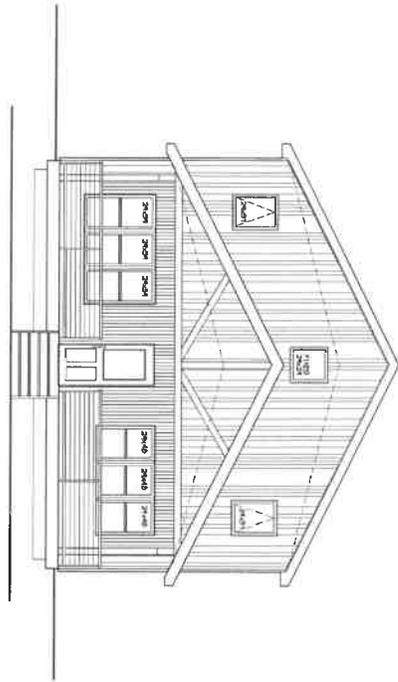
Benjamin Stark
 Benjamin Stark

1-29-19
 Date

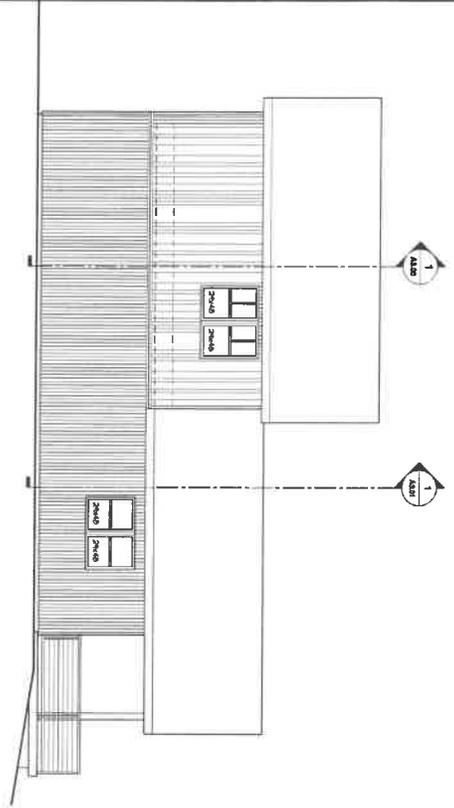
License number 23709 Sheets covered by this sad: 1
 My license renewal date is December 31, 2019

**STARK
 SURVEYING
 INC.**

Date: Issue:
 11-30-10 REV/DM



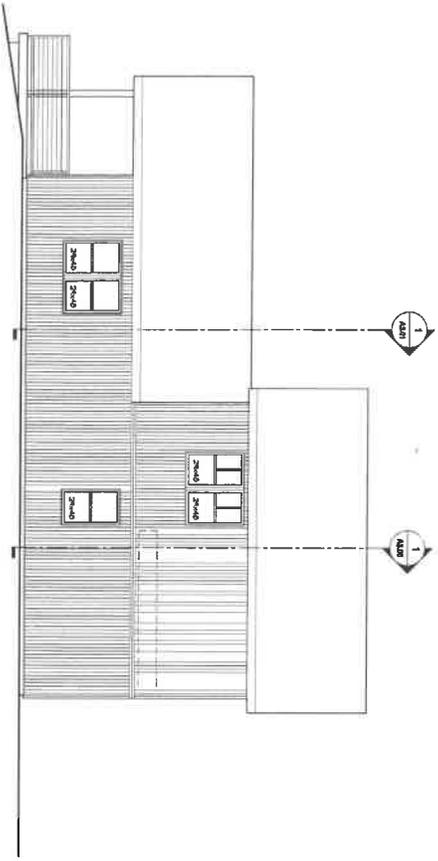
1 FRONT ELEVATION
 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
 1/8" = 1'-0"



2 REAR ELEVATION
 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
 1/8" = 1'-0"

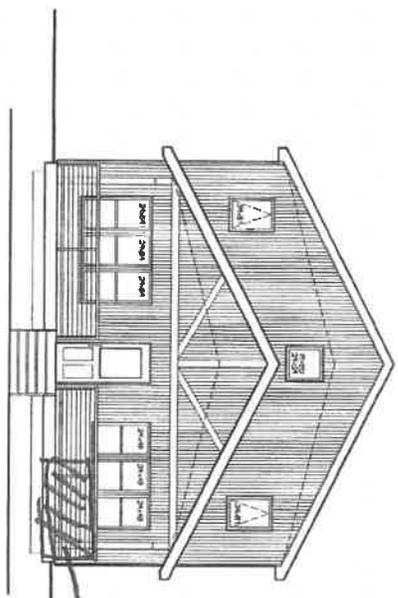
PULIS CABIN
 CLEAR LAKE
 IOWA

A2.00

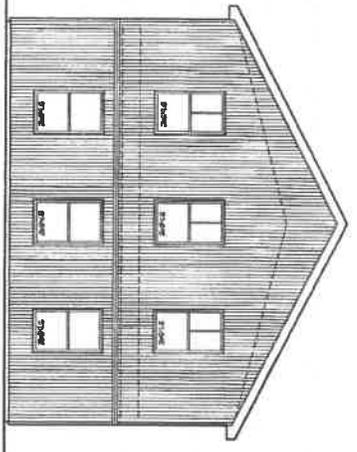
PULIS CABIN

CLEAR LAKE
IOWA

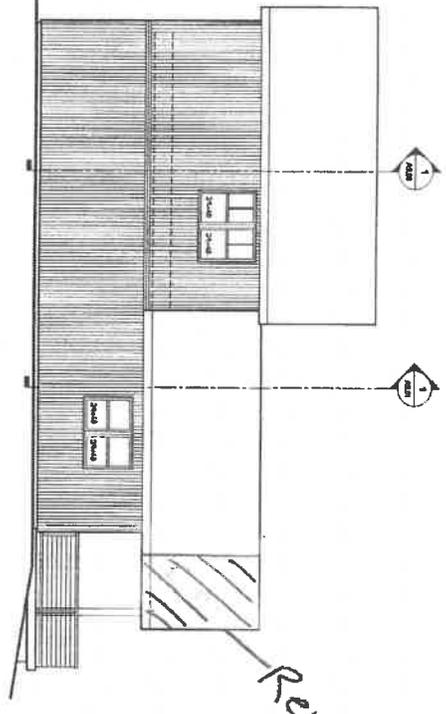
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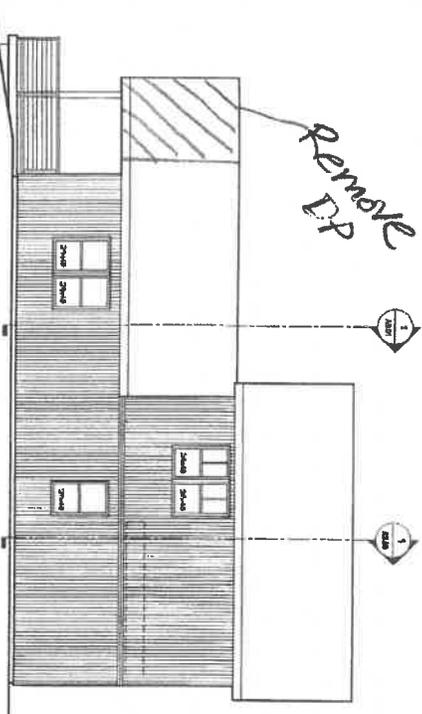
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