

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date Oct 8 2018

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Frank Hanig
(NAME)

OF 7042 2nd St Rockwell IA 50469
(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 Oct 3 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)

- 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 Block 2 of Owen Township.

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

District Maps. Legal description of the property is: Lot 1 and Lot 2 Block 2
Conterville IA Owen township

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

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

Storage for personal cars, lawn equipment

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 Frank Hanig_____

OFFICE USE ONLY

Date Filed 10/8/18 Case Number 19-13

Date Set for Hearing 10/30/18 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) Frank Haring

Type of Variance Requested _____

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

type of structure and size of Building
covering more square ft than allowed

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

There was already a Building on this location
that was damaged by a storm this summer
I am replacing it with a newer looking
Building

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

the Building will fit the area due to
the fact that it will match color style of other Building
on the same Block

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

there has been a building on this same
location for 30 years

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

Covering too many sq feet and zoning.

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

residential area storage build not suitable

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

It is a cold storage Building on Block where
I own all the other structures

I, Frank Hancig certify that

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

Case No. 19-13
Frank Hanig (Lots 1 & 2, Block 2, Cartersville)

Figure 1

Looking at the proposed location of the storage building (approximate location indicated by orange lines)



October 11, 2018, J. Robbins

Figure 2

Looking at the Mr. Hanig's home south of the proposed location of the storage building



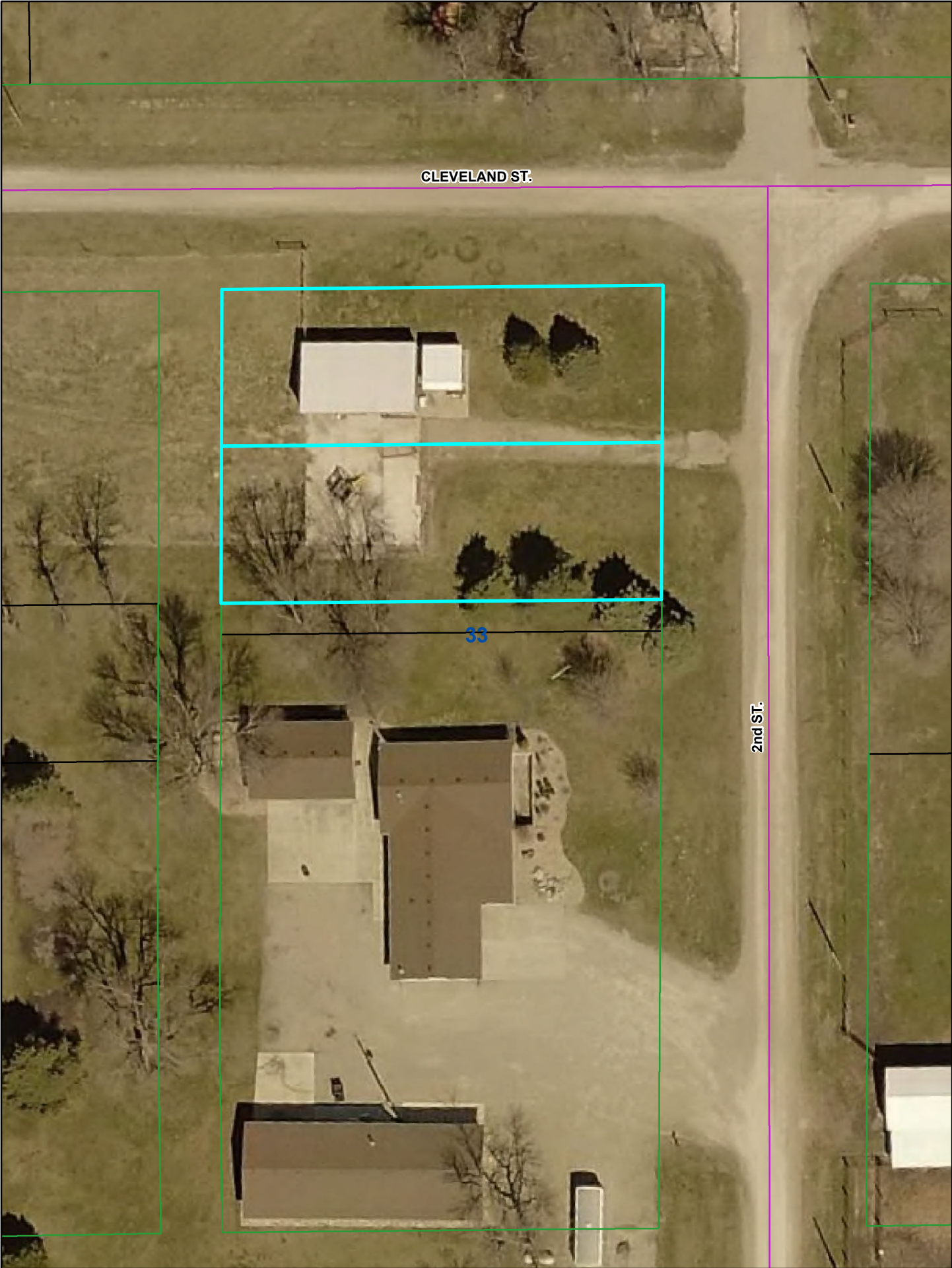
October 11, 2018, J. Robbins

Figure 3

Looking at an example accessory building just north of the proposed location of the storage building



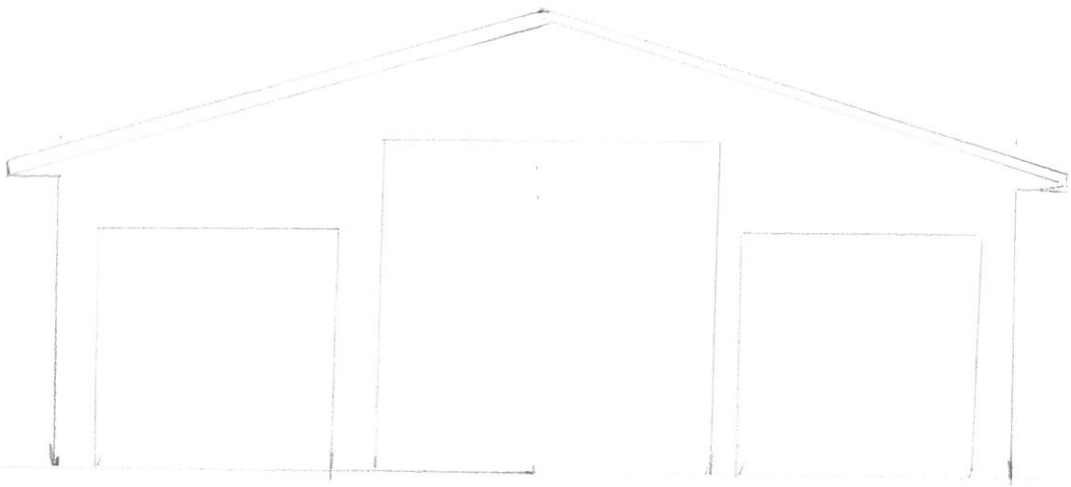
October 11, 2018, J. Robbins

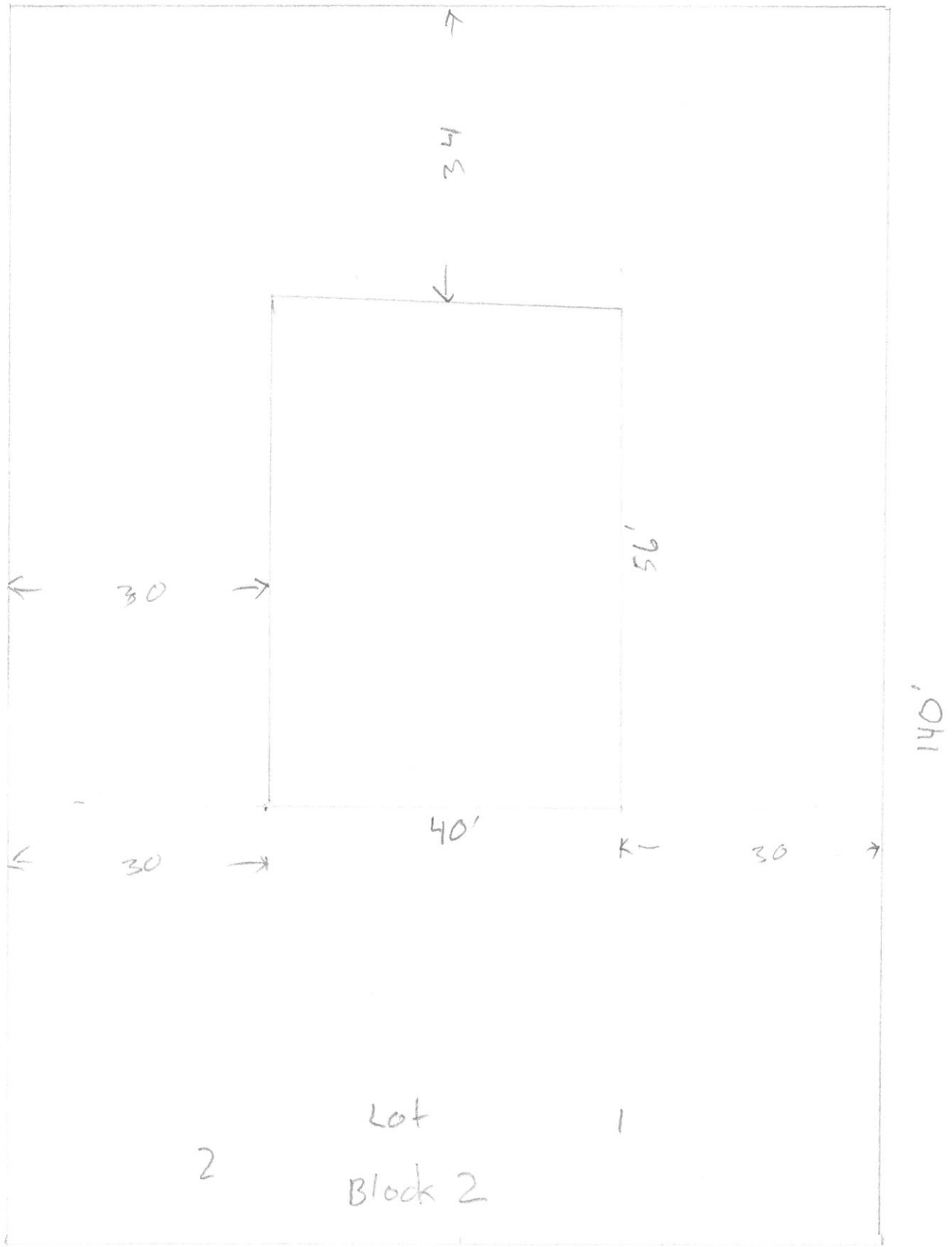


CLEVELAND ST.

2nd ST.

33





Lot 1
Block 2

2

100'

140'

34

56'

40'

30

30

30