APPLICATION/APPEAL FORM
[For Completion by All Applicants]

Date _July 6, 2020_

TO: ZONING BOARD OF ADJUSTMENT
        CERRO GORDO COUNTY, IOWA

I (WE), _George F. Jessen_
                    (NAME)

OF _4144 A S. Shore Drive, Clear Lake IA 50428_
                    (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 _June 12, 2020_

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 _Clear Lake_ Township.

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

District Maps. Legal description of the property is: _W ½ SW ¼ Quarter of_

Section 22, Clear Lake Township T96N, R22W

lots 28 & 27 Block 10 i Dodges Point Park

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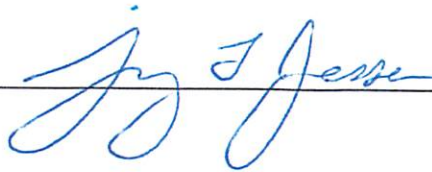
_____ of the property affected.

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

Add a four season addition to the Family room on the lake side and an extension of the roof in the middle part of the house to accomodate a screened porch

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 __7/8/20__   Case Number __21-5__

Date Set for Hearing __7/28/20__   Fee Paid __$200__

Application/Appeal was ☐ Granted   ☐ Denied   ☐ Tabled

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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) _George F Jessen_

Type of Variance Requested _Side yard setback of 6' from the west side lot line to accomodate Four Season Porch addition_

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

With a lake home we want the porch addition to be on the lake side

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

The lot is somewhat pie shaped so the house is on a skew to the sideyard so an addition of 10' will move it closer to the sideyard

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

The addition will match the house to the east as far as distance from the lake and sidewalk and will be 6' from the property fence on the west

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

The 6' setback requested is much less than other properties in the neighborhood
The existing house was built in 1996 - 97

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

with a lot width of 75', a 7.5' side yard setback is required.

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

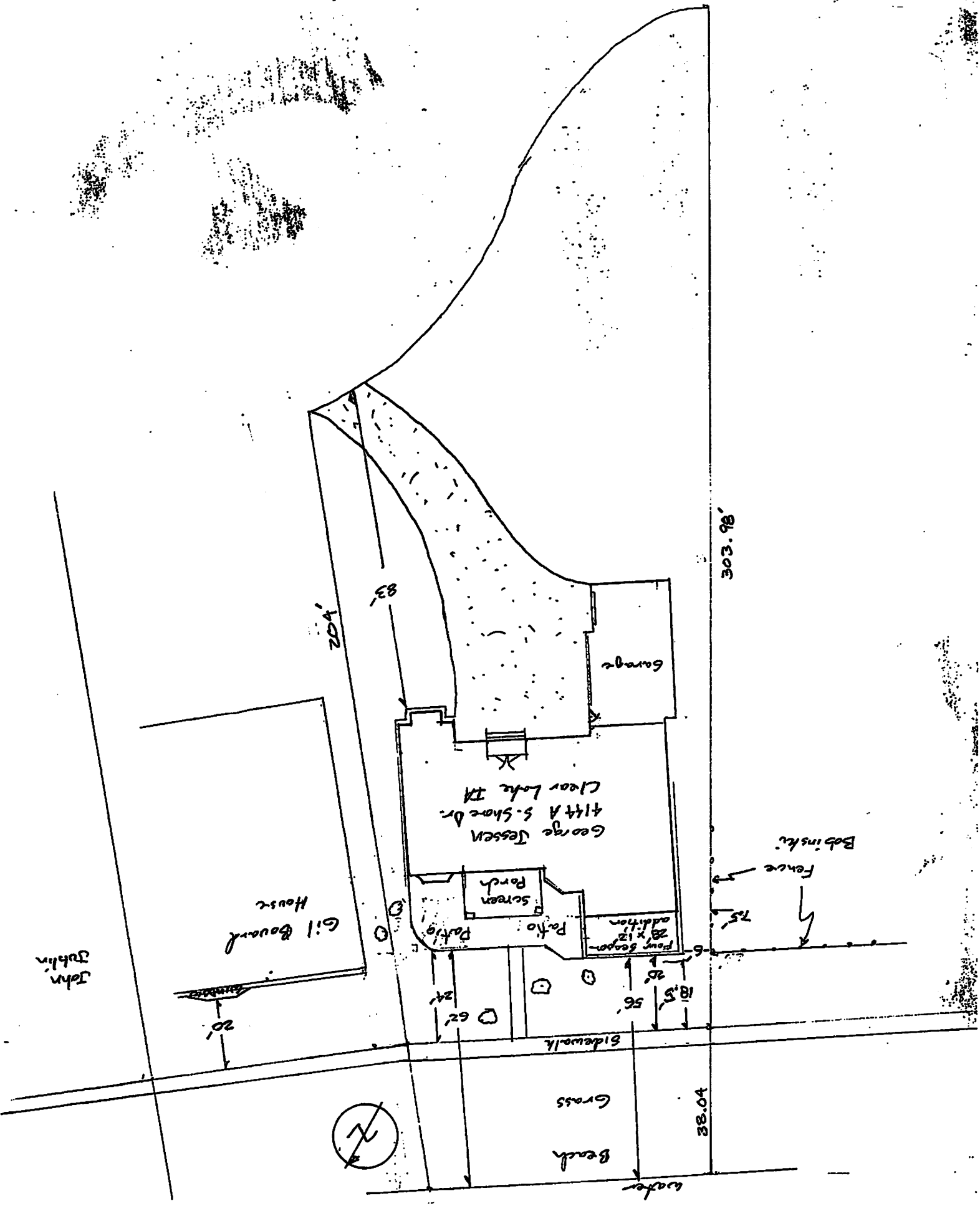The requested addition does not infringe on the use and enjoyment of neighboring properties

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

This does not impair any of these items

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

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Scale 1"=30'

303.98'

204'

83'

Garage

George Jessen
4144 S. Shore Dr.
Clear Lake IA

Gail Bouvad House

John Joplin

Bob Inshe

Fence

Screen Porch

Patio

Patio

Pour Seapon 28' x 12' addition

Sidewalk

Grass

Beach

Water

38.04

75'

6'

28'

18.5'

56'

24'

29'

20

N

22' to the sand beach & 10' to water edge

SIDEWALK

George & Jayne Jessen
4144 A S. Shore Dr.
Clear Lake, IA 50428
4/5/2020

20' Corner of 18.5' 20'
neighbor to
Fence overhang

21.5'   20'

window

34'

Addition

Gil Bound
House

New
Stairs

Deck
Addition

Existing Deck

Proposed
Roof extension
for Screened
Patio

Built in   Fireplace Built in

TV
Room

Master
Bedroom

15'

Guest
Bdrm ①

Gas
Range

Formal
Living
Room

Fireplace

Frig

Bath
room

Guest
Bdrm ②

Formal
Dining
Rm

Main
Entrance

Office

Master
Bathroom

1 inch = 10'
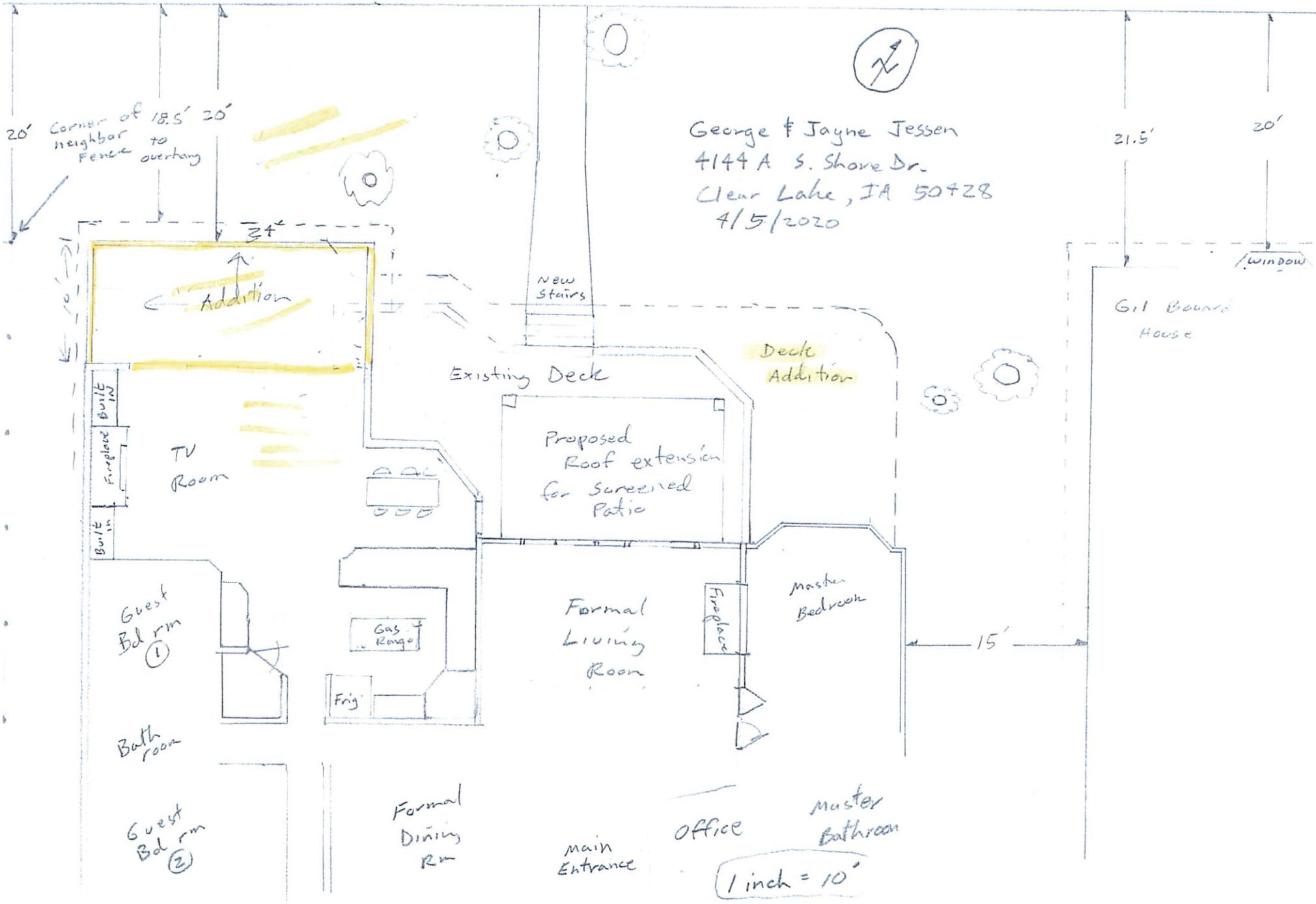
Figure 1
Looking at the proposed location for the porch

July 10, 2020, J. Robbins

Figure 2
Looking at the proposed location of the deck addition

July 10, 2020, J. Robbins

Figure 3
Looking southeasterly along the southwest side lot line

July 10, 2020, J. Robbins

Clear Lake

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SOUTH SHORE DR