

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date MARCH 2, 2020

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), JEFF & MARY PETERSEW
(NAME)

OF 501 WEST ASHLAND AVE INDIANOLA, IA 50125
(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. 28, 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 _____ of _____ Township.

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

District Maps. Legal description of the property is: Lots 17-19, Block 8, Crane and Hills
Clear Lake, Iowa

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 30x56 addition to the existing garage which would
include some living space for additional family/friends

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 3-4-20 Case Number 20-25
Date Set for Hearing 3/31/20 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) Jeff & Mary Petersen

Type of Variance Requested Rear Yard Set-back

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

The Current property purchased in 2018 combined 3 of 4 parcels into the current property - when done the 3 combined has the existing garage 6' from the rear set-back

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

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

The Variance will then match the existing back yard foot print of current garage, and allow the addition to work into the plan of additional living space and garage addition

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

The current property structure was changed when we purchased only 3 of 4 parcels from previous owners that divided 3 into one purchase price and 1 into a separate purchase price

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

The need for a shortened Set-back

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

To maintain the line of sight of back wall and to be able to include the additional living quarters

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

It just adds additional wall structure to the south on the same line as the current garage

I, Jeffrey A. Peterson  certify that

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

Case No. 20-25
Jeff & Mary Petersen (15277 Crane Street)

Figure 1
Looking at the existing garage



March 16, 2020, J. Robbins

Figure 2
Looking at the proposed location of the addition



March 16, 2020, J. Robbins

Figure 3
Looking north along the rear yard lot line



March 16, 2020, J. Robbins

Figure 4
Looking east along Clark Street



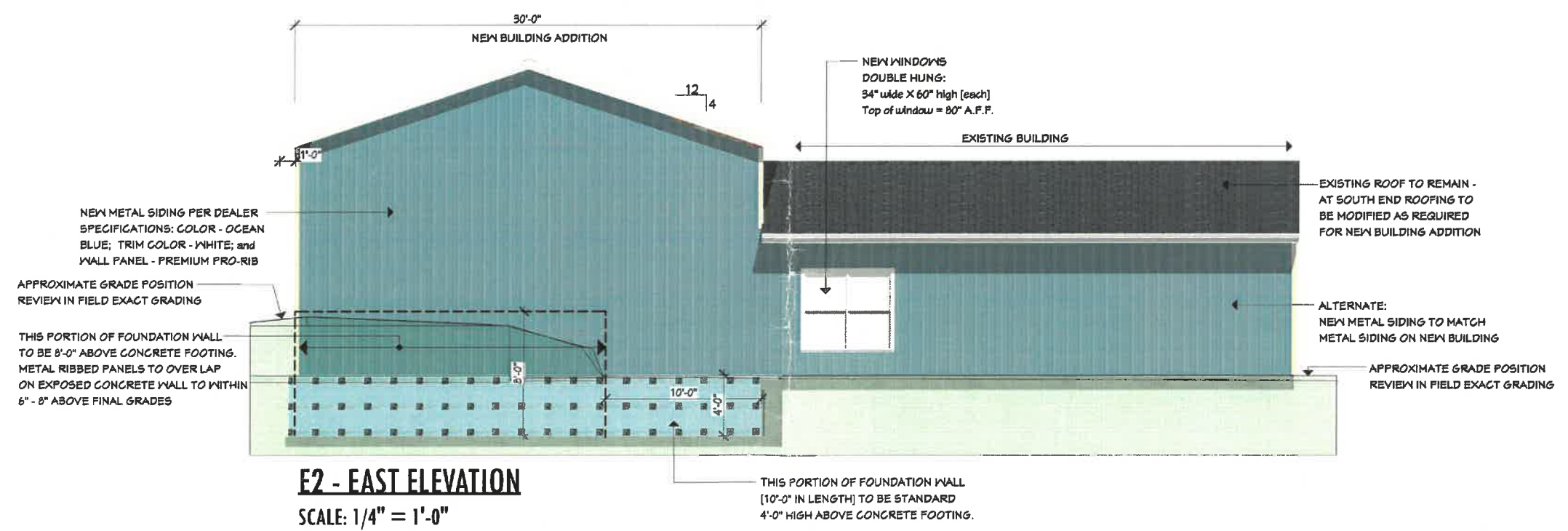
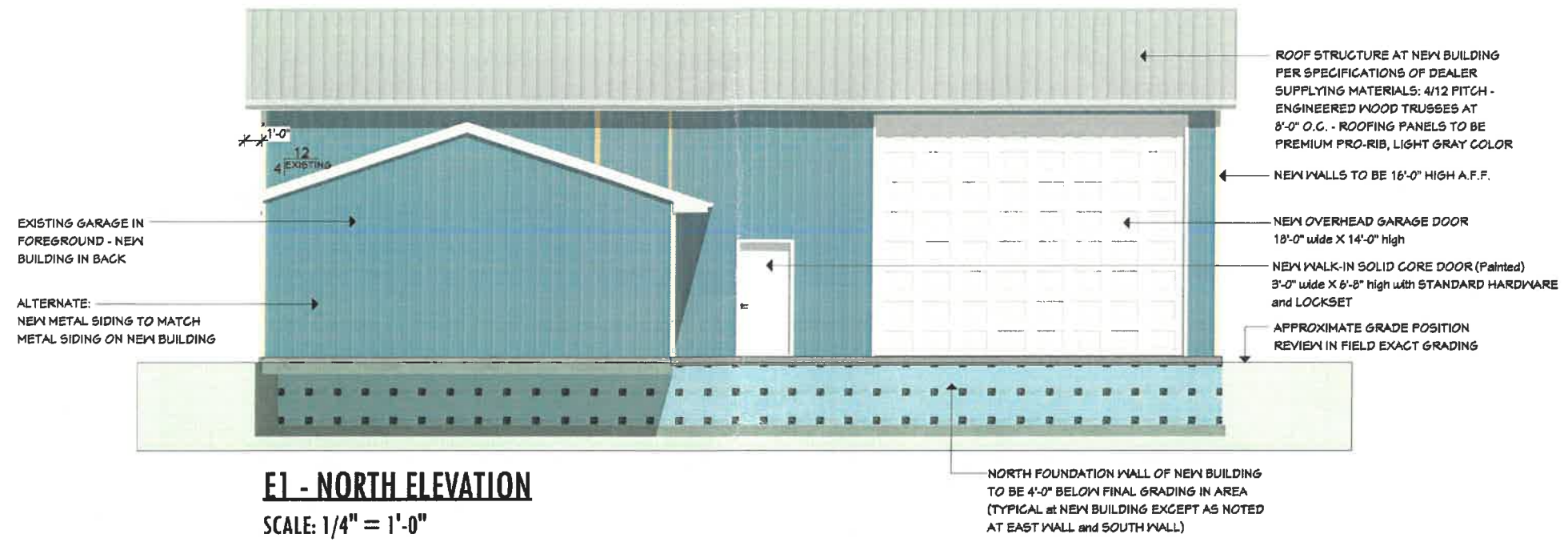
March 16, 2020, J. Robbins

Figure 5

Looking at the adjacent lot to the east



March 16, 2020, J. Robbins



PROJECT NAME

BUILDING ADDITION TO EXISTING GARAGE FOR:
JEFF and MARY PETERSEN
 15277 CRANE STREET
 CLEAR LAKE, IA 50428

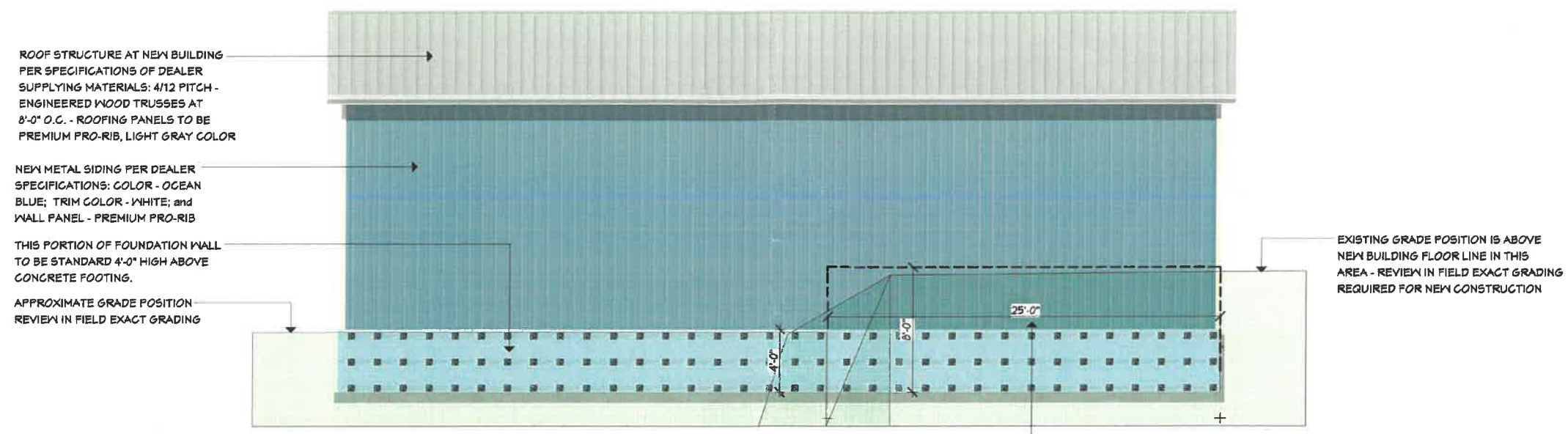
DRAWING INFORMATION

ISSUED FOR:
REVIEW + BIDDING + CONSTRUCTION
 ISSUE DATE:
NOV. 11, 2019

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PROJECT INFORMATION

PROJECT No.:
19012
 SHEET TITLE:
EXTERIOR ELEVATIONS
 SHEET No.:



ROOF STRUCTURE AT NEW BUILDING PER SPECIFICATIONS OF DEALER SUPPLYING MATERIALS: 4/12 PITCH - ENGINEERED WOOD TRUSSES AT 8'-0" O.C. - ROOFING PANELS TO BE PREMIUM PRO-RIB, LIGHT GRAY COLOR

NEW METAL SIDING PER DEALER SPECIFICATIONS: COLOR - OCEAN BLUE; TRIM COLOR - WHITE; and WALL PANEL - PREMIUM PRO-RIB

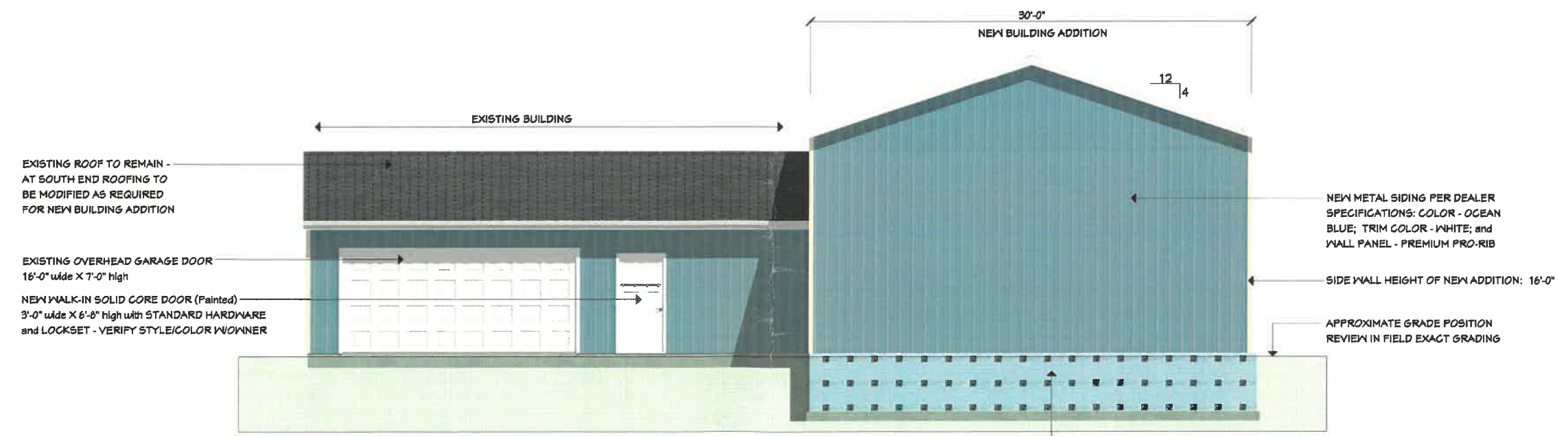
THIS PORTION OF FOUNDATION WALL TO BE STANDARD 4'-0" HIGH ABOVE CONCRETE FOOTING.

APPROXIMATE GRADE POSITION REVIEW IN FIELD EXACT GRADING

EXISTING GRADE POSITION IS ABOVE NEW BUILDING FLOOR LINE IN THIS AREA - REVIEW IN FIELD EXACT GRADING REQUIRED FOR NEW CONSTRUCTION

E3 - SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

THIS PORTION OF FOUNDATION WALL (25'-0" LENGTH) TO BE 8'-0" ABOVE CONCRETE FOOTING. METAL RIBBED PANELS TO OVER LAP ON EXPOSED CONCRETE WALL TO WITHIN 6" - 8" ABOVE FINAL GRADES.



EXISTING ROOF TO REMAIN - AT SOUTH END ROOFING TO BE MODIFIED AS REQUIRED FOR NEW BUILDING ADDITION

EXISTING OVERHEAD GARAGE DOOR 16'-0" wide X 7'-0" high

NEW WALK-IN SOLID CORE DOOR (Painted) 3'-0" wide X 6'-8" high with STANDARD HARDWARE and LOCKSET - VERIFY STYLE/COLOR/WOWNER

NEW METAL SIDING PER DEALER SPECIFICATIONS: COLOR - OCEAN BLUE; TRIM COLOR - WHITE; and WALL PANEL - PREMIUM PRO-RIB

SIDE WALL HEIGHT OF NEW ADDITION: 16'-0"

APPROXIMATE GRADE POSITION REVIEW IN FIELD EXACT GRADING

E4 - WEST ELEVATION
 SCALE: 1/4" = 1'-0"

WEST FOUNDATION WALL OF NEW BUILDING TO BE 4'-0" BELOW FINAL GRADING IN AREA (TYPICAL at NEW BUILDING EXCEPT AS NOTED AT EAST WALL and SOUTH WALL)

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JEFF and MARY PETERSEN
 15277 CRANE STREET
 CLEAR LAKE, IA 50428

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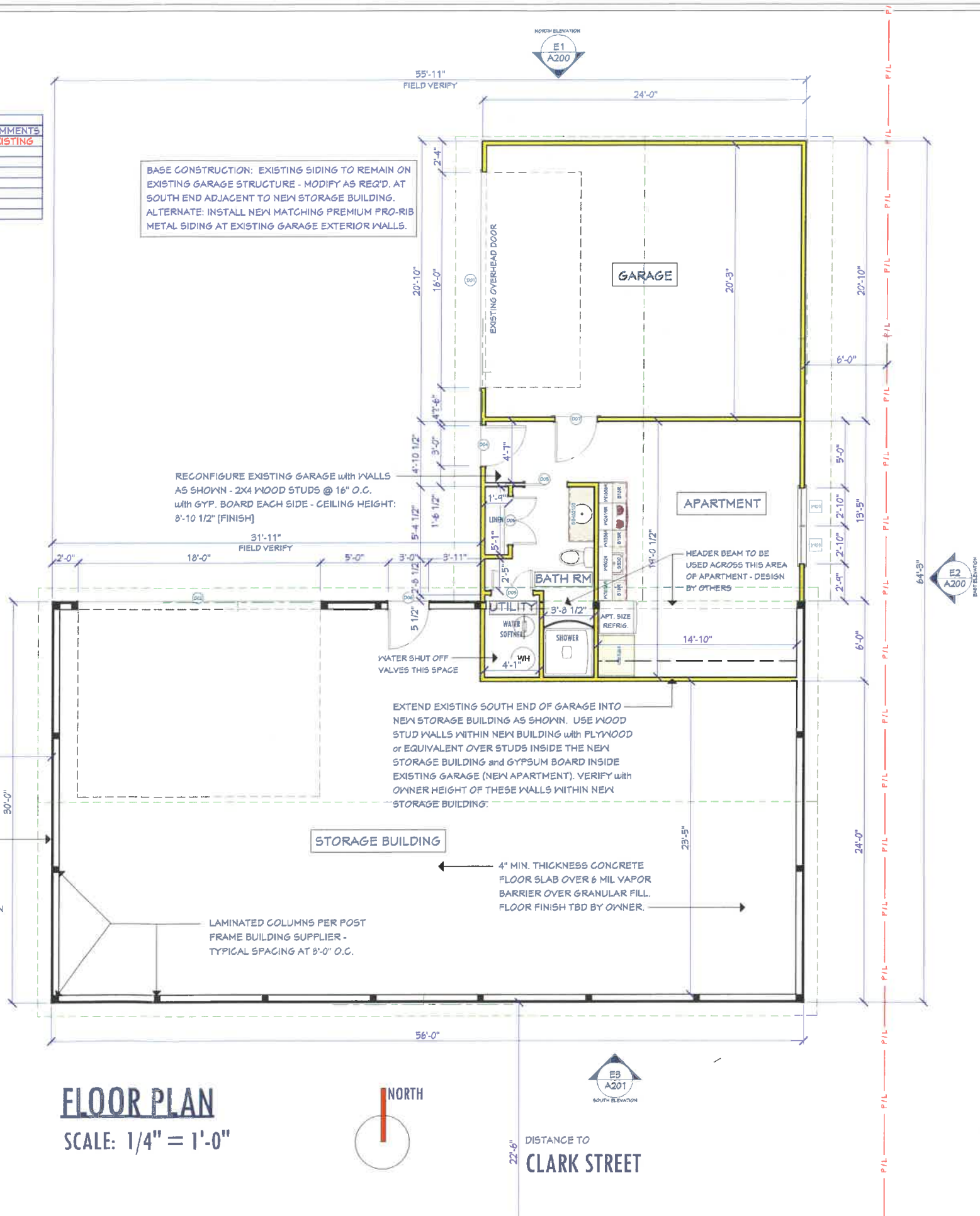
SHEET No.:

SCHEDULES

| DOOR SCHEDULE | | | | | | | | | | | | |
|---------------|--------|-----|-------------|-------|--------|-------------|------------------------|---------------|-----------|------|--------------|----------|
| NUMBER | LABEL | QTY | FLOOR SIZE | WIDTH | HEIGHT | R/O | DESCRIPTION | HEADER | THICKNESS | CODE | MANUFACTURER | COMMENTS |
| D01 | 180140 | 1 | 180140 | 142" | 84" | 194"X81" | GARAGE-GARAGE DOOR P05 | 2X12X200" (2) | 1 3/4" | | | EXISTING |
| D02 | 180140 | 1 | 180140 | 216" | 168" | 218"X111" | GARAGE-GARAGE DOOR P05 | 2X12X24" (2) | 1 3/4" | | | |
| D03 | 3068 | 1 | 3068 L | 36" | 80" | 74"X82 1/2" | POCKET-SLAB | 2X6X11" (2) | 1 3/8" | | | |
| D04 | 3068 | 1 | 3068 L EX | 36" | 80" | 38"X83" | EXT. HINGED-DOOR E21 | 2X6X41" (2) | 1 3/4" | | | |
| D05 | 3068 | 1 | 3068 L/R IN | 36" | 80" | 38"X82 1/2" | DOUBLE HINGED-SLAB | 2X6X41" (2) | 1 3/8" | | | |
| D06 | 3068 | 1 | 3068 R EX | 36" | 80" | 38"X83" | EXT. HINGED-SLAB | 2X6X41" (2) | 1 3/4" | | | |
| D07 | 3068 | 1 | 3068 R EX | 36" | 80" | 38"X83" | EXT. HINGED-SLAB | 2X6X41" (2) | 1 3/8" | | | |
| D08 | 3668 | 1 | 3668 L/R IN | 42" | 80" | 44"X82 1/2" | DOUBLE HINGED-SLAB | 2X6X41" (2) | 1 3/8" | | | |

| WINDOW SCHEDULE | | | | | | | | | | | | |
|-----------------|---------|-----|------------|-------|--------|---------|--------|-------------|-------------|------|--------------|----------|
| NUMBER | LABEL | QTY | FLOOR SIZE | WIDTH | HEIGHT | R/O | EGRESS | DESCRIPTION | HEADER | CODE | MANUFACTURER | COMMENTS |
| W01 | 21050DH | 2 | 21050DH | 34" | 60" | 35"X61" | | DOUBLE HUNG | 2X6X38" (2) | | | |

CRANE STREET



GRAYSCALE ARCHITECTURE, LLC
13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

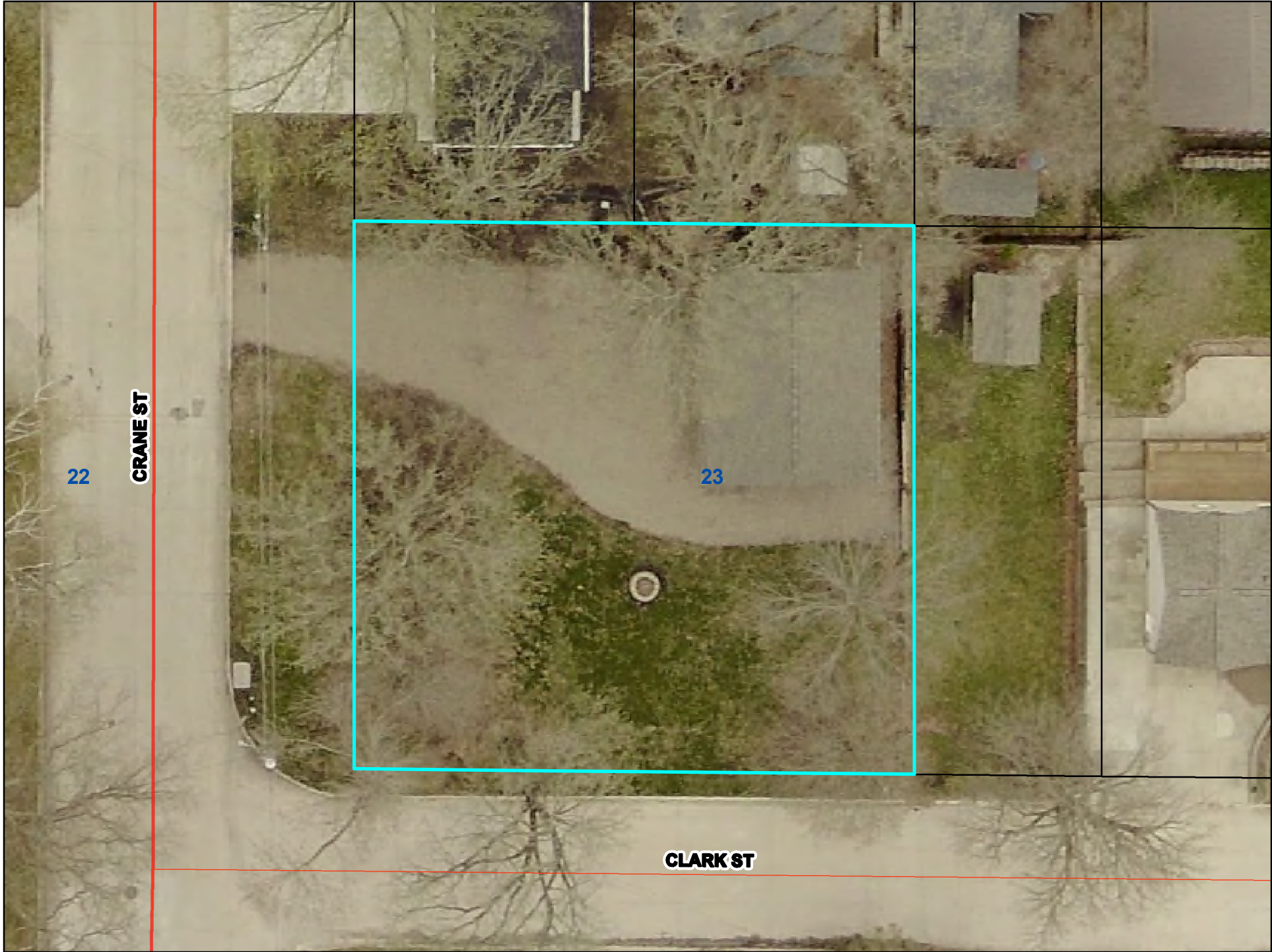
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SHEET TITLE: **FLOOR PLAN**
SHEET No.: **A 101**

22'-6" DISTANCE TO CLARK STREET



22

CRANE ST

23

CLARK ST