

PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254 cgcounty.org/planning (641) 421-3075 (641) 421-3110 plz@cgcounty.org

SPECIAL EXCEPTION STAFF REPORT

SUMMARY OF REQUEST

Case No.: 22-24 Hearing Date: October 25,2022

Staff Contact: John Robbins, Planning and Zoning Administrator

ApplicantOwnerJerry FlahertySame

1009 Fair Meadow Drive Mason City, IA 50401

Property Address: 1009 Fair Meadow Drive

<u>Brief Legal Description</u>: Lot 35, Fair Meadows 2nd Addition

Zoning: R-1 Single Family Residential

Background

The applicant proposes to construct a 20'x34' addition to the existing utility shed (See Figure 1). No complaints have been received as result of the existing utility building. The Board previously approved a variance for a 5' side yard setback for the construction of the existing utility shed on October 27, 2020. At the time, there was no special exception from bulk standards or legally non-conforming buildings, which was implemented in November 2021 as a means to modernize and clean up the Board of Adjustment processes within the Zoning Ordinance. Certain standards have been implemented for this type of request as a result.

SPECIAL EXCEPTION REQUEST*					
Structure	Request(s)	Requirement(s)			
Utility shed addition	5' east side yard setback	25' side yard setback (9.6-B)			

^{*}See Figure 2

FINDINGS OF FACT

- 1. Jerry Flaherty is the owner of the subject property.
- 2. The property is zoned R-1 Single Family Residential.
- 3. The proposed utility shed is 5' from the east side lot line.
- 4. A 25' side yard setback is required in the R-1 District.
- 5. The application was filed on September 27, 2022 with the Planning and Zoning Office.

ANALYSIS

The Board of Adjustment is provided the power to grant special exception under Article 6.2 of the Zoning Ordinance. The Board may grant special exception to an existing non-conforming building setback under the ordinance if, in its judgement, the standards established in Article 6.2 and the remaining standards under Section 24.4(A)(2)(a) are met. In its review, the Board may attach certain conditions to any special exception granted in order to observe the spirit of the Zoning Ordinance and Comprehensive Plan and mitigate any potential impacts that may directly result from the requested special exception.

Discussion of Standards of Review

Article 6.2 (Existing non-conforming building setback): The particular setback requirement in question is not reduced beyond the existing yard dimension if closer than 50 percent of the applicable setback requirement and all other standards established under Section 24.4(A)(2)(a) of this ordinance are satisfied.

The existing machine shed has a legally non-conforming setback. The proposed addition will be the same setback (5') as the existing machine shed and will be no closer to the east side lot line (See Figure 2). The standard appears to be met.

The exception relates entirely to a permitted use (principal, special, or accessory) classified by applicable district regulations, or to a permitted sign or off-street parking or loading areas accessory to such a permitted use.

The proposed addition to the machine shed is a permitted accessory use in the R-1 District. The standard appears to be met.

The practical difficulty is due to circumstances specific to the property and prohibits the use of the subject property in a manner reasonably similar to that of other property in the same district.

The property has a limited area where a detached accessory building could be located, which creates a practical difficulty location-wise. The Zoning Ordinance prohibits a detached accessory building from being located in front of the house. There are electrical lines, the septic lines, and trees located west of the house (See Figure 3). The leech field is located within most of the rear yard (See Figure 4). Additionally, while not a mapped floodplain, the rear 30' or so of the backside of the property has a drainage way and regular water build-up through the summer months (See Figure 5). As a result, a detached accessory is limited to the general vicinity roughly around the existing machine shed. Detached accessory buildings are common in the Fair Meadows neighborhood. The standard appears to be met.

A grant of the special exception applied for, or a lesser relaxation of the restriction than applied for, is reasonably necessary due to practical difficulties related to the land in question and would do substantial justice to an applicant as well as to other property owners in the locality.

As described in the analysis of the previous standard, any additional detached accessory buildings would be limited to the general area around where the proposed addition is located. The request does not exceed and otherwise meets all other zoning requirements. This general type of structure is common in the neighborhood. There are no foreseeable negative impacts if this request would be approved. The standard appears to be met.

Such practical difficulties cannot be overcome by any feasible alternative means other than an exception.

Due to the location of septic lines and leech field, trees, and flood areas, there is no feasible location for a detached accessory building except the generally proposed area. The standard appears to be met.

Relief can be granted in a manner that will not alter the essential character of the locality.

Sheds, storage buildings, and workshops are common in the neighborhood. The addition will be similar to other detached accessory buildings on nearby properties. The standard appears to be met.

<u>Discussion of Potential Impacts to Immediate Area</u>

Typically, the biggest concern with this type of request is the encroachment of buildings to neighboring properties. With the large lot sizes in the neighborhood, encroachment is less of a concern. As a result, there are no foreseeable negative impacts due to the proposed addition. There have been no complaints received regarding the existing shed.

Staff Conclusions and Recommendation

All six of the standards appear to be met. Staff recommends approval of the request.

BOARD DECISION

The Board of Adjustment may consider the following alternatives:

Alternatives

- 1. Grant the requested special exception subject to any condition as deemed necessary by the Board.
- 2. Grant relief less or different from the requested special exception.
- 3. Deny the requested special exception.

The following motions are provided for the Board's consideration:

Provided motion of approval:

- I move to adopt the staff report as the Board's findings and to approve the special exception as requested by Jerry Flaherty subject to the following conditions:
 - 1. All construction shall comply with the site plan submitted with the application.
 - 2. No construction shall begin until a Zoning Permit has been issued by the Planning and Zoning Office.

Provided motion of denial:

 I move to adopt the staff report as the Board's findings and to deny the special exception as requested by Jerry Flaherty for the following reasons: [STATE REASONS FOR DENIAL]

EXHIBITS

• Exhibit 1: Figures

• Exhibit 2: Special Exception Application

• Exhibit 3: Site plan

• Exhibit 4: Aerial photo of site

Figure 1

Looking at the proposed location for the utility shed addition



September 29, 2022, J. Robbins

Figure 2Looking northerly along the east side line



September 29, 2022, J. Robbins

Figure 3Looking west of the house



September 29, 2022, J. Robbins

Figure 4
Looking at the rear yard and leech field location



September 29, 2022, J. Robbins

Figure 5

Looking toward the rear property line and area that floods during the summer season

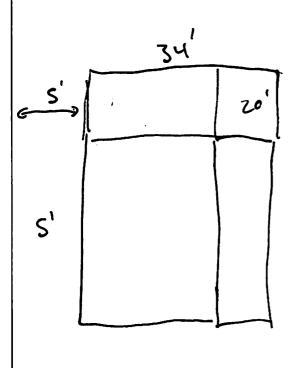


September 29, 2022, J. Robbins

SPECIAL EXCEPTION APPEAL

APPLICATION

Property Owner Name:	Applicant Name: Sirvy Huberty Phone: 641-430-1422 E-Mail: Wint-romoto 20 Mailing Address: 1009 Fair Mudaw Drive Property Owner Name: Sirvy Flaberty Property Owner Address: Sams Property Owner Address: Sams Property Description (Not to be used on legal documents): Parcel # Township Zoning: Brief Legal Description: Project Description: Project Description: Project Description: Project Description: Project Description: Decision Date: 9/2 2/2: Add. 20 Ft to Existing building Special Exception(s) Requested (As cited on results from denied Zoning Permit Application) Criteria Justifyling Special Exception under Standards for Review (You may add more details in the Additional Information) The 20 ft adduct to duilding does not interfue with Existing line and lines of with property; 444 ft from buch of property to crick their runs throw it! Subday to instruct of building on other Sidk of Lot makes property mare uniform. It is instructed to building on other Sidk of Lot makes property mare uniform. It is instructed to the Septic truth to dual with and trass on West Side of property in the Septic truth of the dual with and trass on West Side of property in income of the property affected. The opplicant being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, on the time purposes being study adong any another members the accompanying application; and that the information provided is mue and correct and actual construction will proceed in accordance the experience in the accordance of the property affected.	APPLICA		7	2-24
Mailing Address: 1009 Fair Mudaw Drive. Property Owner Name: Prop. Flahevitz. Phone: E-Mail: Property Owner Address: 5a.Ms. Property Description (Not to be used on legal documents): Parcel #	Mailing Address: 1009 Ear Muddle Drive. Property Owner Name:	Date Filed 4/27/27 Date Set for Hearing	s lales/re	Case Number: '\\2	200
Mailing Address: 1009 Ear Mudaw Drite. Property Owner Name: Prov. Flukerty. Phone: E-Mail: Property Owner Address: Same Property Owner Address: Same Property Description (Not to be used on legal documents): Parcel #	Mailing Address: 1009 Fair Mudal Drives Property Owner Name: 12 Prv. Flahard. Phone: E-Mail: 12 Property Owner Address: 5ams Property Owner Address: 5ams Property Description (Not to be used on legal documents): Parcel #	Applicant Name: Jewy Flutruty	Phone: <u>641-430-</u>	MZZ E-Mail:	Whielmanado Zunel
Property Owner Name:	Property Owner Name:	Mailing Address: 1009 Fair Mudow Drive			i
Property Owner Address: Sansa Property Description (Not to be used on legal documents): Parcel #	Property Owner Address: Sams Property Description (Not to be used on legal documents): Parcel #	Property Owner Name: Terry Fluharty	Phone:		
Property Description (Not to be used on legal documents): Parcel 8	Property Description (Not to be used on legal documents): Parcel #	Property Owner Address			
Project Description: Project Description: Decision Date: 9/27/22 Project Description: Decision Date: 9/27/22 Add 20 Ft to Existing Wilding pecial Exception(s) Requested (As cited on results from denied Zoning Permit Application) Project Description: Project Description Project Description Decision Date: 9/27/22 Add 20 Ft to Existing Wilding Decision Date: 9/27/22 Project Description Decision Date: 9/27/22 Project Description Decision Date: 9/27/22 Add 20 Ft to Existing Wilding Decision Date: 9/27/22 Project Description Decision Description Decision Description Decision Descript	Project Description: Decision Date: 9/2 7/2: Add 20 Ft to Existing building pecial Exception(s) Requested (As cited on results from denied Zoning Permit Application) riteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Property of Addul to building does not interfuse with Existing line and lines with property; 44 ft from buch of property to crick that runs through the instead of building on other side of bot makes property many uniform. Adding to instead of building on other side of bot makes property many uniform. It is instead of building on other side of bot makes property many uniform. Institution with allowed or water lines, Also does not increase with Existing party line of new building! In the Womer Contract Purchaser Other (Explain) Of the property affected. The opposition being duly swom, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or makes the accompanying application; and that the information provides are not correct and actual construction will proceed in accordance to the purpose here is sated and any conditions and/or requirements to the owner and correct and actual construction will proceed in accordance.				
Project Description: Decision Date: 9/27/22 Add 20 Ft to Existing building pecial Exception(s) Requested (As cited on results from denied Zonling Permit Application) riteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) 22 Oo ft addul to building does not interfive with Existing line and lines with property; 44 ft from buck of property to crick theat runs throu it! Adding to instruct of building on other side of bot makes property mane uniform. Mer Sick has Septic trunk to chai with and trees on west side of property. In introduction with allient or water lines, Also does not increach with Existing party line of new building! on the Owner Contract Purchaser Other (Explain) of the property affected. The opplicant, being duly swarm, depose and say that iam the owner, or that iam and orace and accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance to the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zonling staff and and of Adjustment members are also given permission to enter the obove property in reviewing this Application.	Project Description: Decision Date: 9/27/2: Add 20 Ft to Existing building pecial Exception(s) Requested (As cited on results from denied Zoning Permit Application) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) Prince is Justifying Special Exception under Standards for Review (You may add more details in the Additional Information provided is the Children of the Experiment of	Property Address: 1009 Eir Meuden Dr.14		Zoning:	
Add 20 Ft to Existing building interial striction of the property in a permission to enter the above property in reviewing this application will proceed in accordance to the permission to enter the above property in reviewing this Application.	fided 20 ft to Exitting building inectal Exception(s) Requested (As cited on results from denied Zoning Permit Application) interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) To off addult to building does not interface with Existing line and lines with property! 44 ft from buck of property + crick that runs throu it! Adding to instead of building on other Side of bot makes property made uniform. Amer Side has Septic trunk to dual with and trees on west side of property in not interest with allocate or water lines, Also does not increase with Existing in the Downer Contract Purchaser Other (Explain) of the property affected. The opplicant, being duty swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the formation provided is true and correct and actual construction will proceed in accordance				
Add 20 Ft to Existing building interial striction of the property in a permission to enter the above property in reviewing this application will proceed in accordance to the permission to enter the above property in reviewing this Application.	fided 20 ft to Exitting building inectal Exception(s) Requested (As cited on results from denied Zoning Permit Application) interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) To off addult to building does not interface with Existing line and lines with property! 44 ft from buck of property + crick that runs throu it! Adding to instead of building on other Side of bot makes property made uniform. Amer Side has Septic trunk to dual with and trees on west side of property in not interest with allocate or water lines, Also does not increase with Existing in the Downer Contract Purchaser Other (Explain) of the property affected. The opplicant, being duty swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the purposes herein stated and any conditions and for the formation provided is true and correct and actual construction will proceed in accordance				
Add 20 ft to Existing building inectal Exception(s) Requested (As cited on results from denied Zoning Permit Application) interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) In 20 ft addult to building does not interfus with Existing line and lines In with property! 44 ft from buch of property the crick that runs thro it! Adding to instaud of building on other Side of bot makes property mane uniform! Amer Side has Septic truck to deal with and trees on west side of property. In not interfuse with allient or water lines, Also does not increase with Existing of the property affected. The applicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidovit for the owner, or that I am authorized and empowered to make affidovit for the owner, or that I am authorized and empowered to make affidovit for the owner, or that I am authorized and empowered to make affidovit for the owner, or that I am authorized and empowered to make affidovit for the owner, or that I am authorized and actual construction will proceed in accordance to the application; and that the information provided is true and correct and actual construction will proceed in accordance to the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	Add 20 ft to Existing building Special Exception(s) Requested (As cited on results from denied Zoning Permit Application) Criteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) The 20 ft addult to building does not interface with Existing line and lines with property! 44 ft from buck of property + crick that runs throu it! Adding to instead of building on other Sidk of bot makes property made uniform. Amer Sidk has Septic trunk to chall with and trees on west side of property in not interface with allient or water lines, Also does not increase with Existing apply line of new building! In the Quence Contract Purchaser Other (Explain) of the property affected. The applicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance				
interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) In 20 ft addul to building does not interfere with Existing line and lines In with property! 44 ft from buck of property to crick that runs through the delinest of building on other side of bot makes property mare uniform. If the Side has Septic towk to drail with and trees on west side of property. In not intervene with allient or water lines, Also does not increase with Existing and the property affected. The opplicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and empowered to make affidavit for the owner, or that I am authorized and actual construction will proceed in accordance the opposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	Exception(s) Requested (As cited on results from denied Zoning Permit Application) Criteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) The 20 ft addult to building does not interface with existing line and lines With property! 44 ft from buch of property the crick that runs through the chain to instead of building on other side of bot makes property made uniform! Where Sick has Septic trunk to deal with and trees on west side of property In not instruction with allower or waster lines, Also does not increase with existing apply line of new building! The opplicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, or makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance to the proposes here in stated and any conditions and/or reviews and actual construction will proceed in accordance			Decision Date:	9/22/22
interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) The 20 ft addult to building does not interfere with Existing line and lines with property! 44 ft from buck of property to crick theat runs through it! Adding to instead of building on other side of bot makes property made uniform! Amered Side has Septic trunk to deal with and trees on West Side of property. In not instructure with allocat or water lines, Also does not increase with existing apply line of new building! In the Owner Contract Purchaser Other (Explain) Of the property affected. The applicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit far the owner, on makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and any conditions and/or requirements the above property in reviewing this Application.	iriteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) The Do ft addult to building does not interface with Existing line and lines I with property! 44 ft from buck of property + crick that runs thro it! I with property! 44 ft from buck of property + crick that runs thro it! I with property! 44 ft from buck of property + crick that runs thro it! I with property! 45 ft from buck of property for the standard of the property man comform! I with a sixtual of building on other side of that with and treas on west side of property in the interval with allowed or waster lines. Also does not increase with Existing of the property affected. The opplicant, being duly swom, depose and say that I am three owner, or that I am authorized and empowered to make affidavit for the owner, to make the accompanying application; and that I am interval on the I am authorized and empowered to make affidavit for the owner, to make the accompanying application; and that I am interval to the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and for requirements the Revent of the first and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and for requirements the Revent of the first and correct and actual construction will proceed in accordance	Add 20 Ft to existing building			·
Interia Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) In 20 ft addult to building does not interface with Efficient line and lines In with property! 44 ft from buck of property to crick that runs through it. In instruction that Septic trunk to drail with and traces on west Side of property. In not interclare with allowed or water lines, Also does not increased with Existing appety line of new building! In and the Downer Contract Purchaser Other (Explain) Of the property affected. The opplicant, being duly swarm, depose and say that I am the owner, or that I am authorized and empowered to make affidavit far the owner, the the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and any of Adjustment members are also given permission to enter the above property in reviewing this Application.	Eriteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information) hr 20 ft addul to building does not interfur with Existing line and lines of with property! 44 ft from buck of property + crick that runs thro it! adding to instead of building on other side of bot makes property more uniform! where side has Septic trunk to drail with and trees on West side of property is not instruction with allowed or water lines. Also does not increase with Existing opety line of new building! and the Downer Contract Purchaser Other (Explain) of the property affected. the applicant, being duly swarm, depose and say that I am intro owner, or that I am authorized and empowered to make affidavit for the owner, the makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and/or requirements the Reserved Section of the stated and any conditions and the section of the section				
he 20 ft addul to building does not interfere with Existing line and lines of with property! 44 ft from buck of property to crick that runs thro it! Adding to instead of building on other side of bot makes property more uniform! Adding to instead of building on other side of bot makes property more uniform! Adding to instead of building on other side of bot makes property more uniform! Adding to instead of building on other side of bot makes on west side of property. Add of the property affected. Adding being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the owner, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the owner, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the opplicant of the opplication of the o	her 20 ft added to building does not interfere with Existing line and lines of with property! 44 ft from buck of property to crick that runs thro it! adding to instead of building on other side of bot makes property made uniform! Where side has septic tank to drail with and trees on West side of property is not interval with allient or water lines. Also does not increase with Existing operty line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. The applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavlit for the owner, the tree purposes herein stated and any conditions and for requirements to a course and actual construction will proceed in accordance	pecial Exception(s) Requested (As cited on results from denied Zonlr	ng Permit Application)		
he 20 ft addul to building does not interfere with existing line and lines of with property! 44 ft from buck of property to crick that runs thro it! Adding to instead of building on other side of bot makes property more uniform! And has Septic teach to deal with and trace on West side of property. And not instructore with allowed or water lines. Also does not increase with existing apply line of new building! and the Owner Contract Purchaser Other (Explain) Of the property affected. The applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the time accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance that the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and hard of Adjustment members are also given permission to enter the above property in reviewing this Application.	her 20 ft addul to building does not interfere with existing line and lines of with property! 44 ft from buck of property to crick that runs thro it! Adding to instand of building on other side of bot makes property more uniform! Where side has septic tower to drail with and trees on west side of property not interest with about or water lines. Also does not increase with existing opping line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. The applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, in the purposes herein stated and any conditions and/or requirements to be accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance in the purposes herein stated and any conditions and/or requirements to be accordance.			•	
with property! 44 ft from buck of property + crick that runs thro it! with property! 44 ft from buck of property + crick that runs thro it! where Sick has Skptic trunk to deal with and treas on West Side of property. In not instructors with allocant or water lines, Also does not increase with Existing of the property affected. The opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, to makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	with property! 44 ft from buck of property + crick that runs thro it! Also to instead of building on other side of bot makes property man uniform! Man Side has Septic tank to drai with and trees on West Side of property Is not instructore with allient or water lines. Also does not increase with Existing Apply line of new building! In the Owner Contract Purchaser Other (Explain) Of the property affected. The opplicant, being duty swarm, depose and say that I am the awner, or that I am authorized and empowered to make affidavit far the owner, to makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance to the purposes herein stated and any conditions and/or requirements to Beautiful or construction will proceed in accordance	riteria Justifying Special Exception under Standards for Review (You	may add more details in	the Additional Infor	mation)
with property! 44 ft from buck of property to crick that runs thro it! Also for instruct of building on other side of bot makes property more uniform! And side has septic tank to drail with and trees on West side of property. It not instructure with allient or water lines, Also does not increase with Existing operty line of new building! The opplicant, being duly swom, depose and say that I am the owner, or that I am authorized and empowered to make affidavlit for the owner, to make the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance and of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	with property! 44 ft from buck of property to crick that runs thro it! Adding to instead of building on other side of bot makes property more uniform! Anar Side has Septic tank to drail with and trees on west side of property I not instructors with allocat or water lines. Also does not increase with Existing Apperty lines of new building! The opposition of the property affected. The applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the purposes herein stated and any conditions and for requirements the found of the stated and any conditions and for requirements the found of the stated and actual construction will proceed in accordance				
Adding to instruct of Suitching on other side of lot makes properly made uniform. When side has Septic tank to chai with and trees on West side of properly. If not instructure with alliant or water lines, Also does not increase with Existing openly lines of new building! The opplicant being duly swom, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, to make the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and lines of Adjustment members are also given permission to enter the above property in reviewing this Application.	dding to instead of building on other side of bot makes property made uniform! Where side has septic tank to drail with and troops on west side of property Is not instructure with allient or water lines, Also does not increase with Existing operal line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. The opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the purposes herein stated and any conditions and/or requirements the Pears of the stated and actual construction will proceed in accordance	with property! 44 ft from back of property	+ crick that	runs thro to	k
Is not instructive with allowed or water lines, Also does not increase with Existing opens line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, no makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance that the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	Is not instructive with allient or water lines, Also does not inescent with Existing apply line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. the opplicant, being duly sworn, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the purposes herein stated and any conditions and/or requirements the Research of Alien actual construction will proceed in accordance				
Is not introuch with allowed or water lines, Also does not increase with Existing opens line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance that the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and construction to enter the above property in reviewing this Application.	IS not instructors with allient or water lines, Also does not increase with Existing opens line of new building! am the Owner Contract Purchaser Other (Explain) of the property affected. the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the purposes herein stated and any conditions and/or requirements the Record of Alice and actual construction will proceed in accordance	har Sick has Septic tank to drail wit	th and trees on	West Side	of propuls.
of the property affected. the opplicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, no makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	of the property affected. the opplicant, being duly swom, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the the purposes herein stated and any conditions and that the information provided is true and correct and actual construction will proceed in accordance	is not instructure with allocant or water link	s. Also dues not	incrouch wit	h existing
of the property affected. the applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, in a makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance that the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	of the property affected. the opplicant, being duly sworn, depose and say that I om the owner, or that I om authorized and empowered to make affidavit for the owner, to makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Person of Advisory and actual construction will proceed in accordance				
the applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, in makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance that the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and and of Adjustment members are also given permission to enter the above property in reviewing this Application.	the applicant, being duly swam, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, the makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance the purposes herein stated and any conditions and/or requirements the Board of Advisor to the following the process of the purposes herein stated and any conditions and/or requirements the Board of Advisor to the purposes herein stated and any conditions and/or requirements the Board of Advisor to the purpose that the purpose herein stated and any conditions and the purpose that the purpose herein stated and any conditions and the purpose that the purpose the purpose the purpose the purpose that the purpose the purpose the purpose the purpose that the purpose the purpose the purpose the purpose that the purpose that the purpose that the purpose the p	m the 🔀 Owner 🔲 Contract Purchaser 🔲 Other (Explain)		
th the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning stoff and ard of Adjustment members are also given permission to enter the above property in reviewing this Application.	th the purposes herein stated and any conditions and/or requirements the Desert and actual construction will proceed in accordance				
Amelian Amelian Amelian San T. O. I.	Since the above property in reviewing this Application.	th the purposes herein stated and any conditions and/or requirements the Boa ard of Adjustment members are also given permission to enter the above prop	true and correct and actual o	construction will proce	
Date 7- dlo-11	Applicant Signature Jenny Flohery Date 9-26-22	Amelias Age . S. T. O. I			2



N

