

APPLICATION/APEAL FORM

[For Completion by All Applicants]

Date 10/5/20

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Kara McMullen, Steve Kopp
(NAME)

OF 16088 245th St. Mason City, Iowa 50410
(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 9/29/20 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 Mason Township.

The property affected is zoned R2 according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: North West quarter

Pin# 07-22-155-005

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

Describe what you are proposing to do on the property affected.
Tear down existing house and build new house and
garage.

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 10/5/20 Case Number 20-22
Date Set for Hearing 10/27/20 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) Steve Kopp, Kara McMullen

Type of Variance Requested Set back variances

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

Due to lot width we cannot build any closer to west lot line and still be able to use existing driveway Utilizing existing house location.

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

Smaller than other lots in the neighborhood.

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

Similar setbacks and size to properties across the street.

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

Size of lot prevents from building in county requirements. Trying to improve on all existing setbacks ~~setback~~ while still maintaining an useable yard and also be able to reuse existing driveway.

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

Proposing to build within required setbacks.

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

Not changing the residential characteristics of the area and maintain similar aesthetics of the neighborhood.

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

Improving setbacks on front from road and also improving visibility on the corner to improve visibility triangle. Move existing garage to back N.E. corner of lot to have further distance between structures on our property and house next door to the east.

I, Steve Kopp certify that

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

Case No. 21-22
Steve Kopp & Kara McMullen (16088 245th Street)

Figure 1

Looking at the existing house



October 8, 2020, J. Robbins

Figure 2

Looking at the existing garage proposed to be moved to the northeast corner of the lot



October 8, 2020, J. Robbins

Figure 3

Looking at the proposed location for the existing detached garage



October 8, 2020, J. Robbins

Figure 4

Looking east along the front lot line



October 8, 2020, J. Robbins

Figure 5

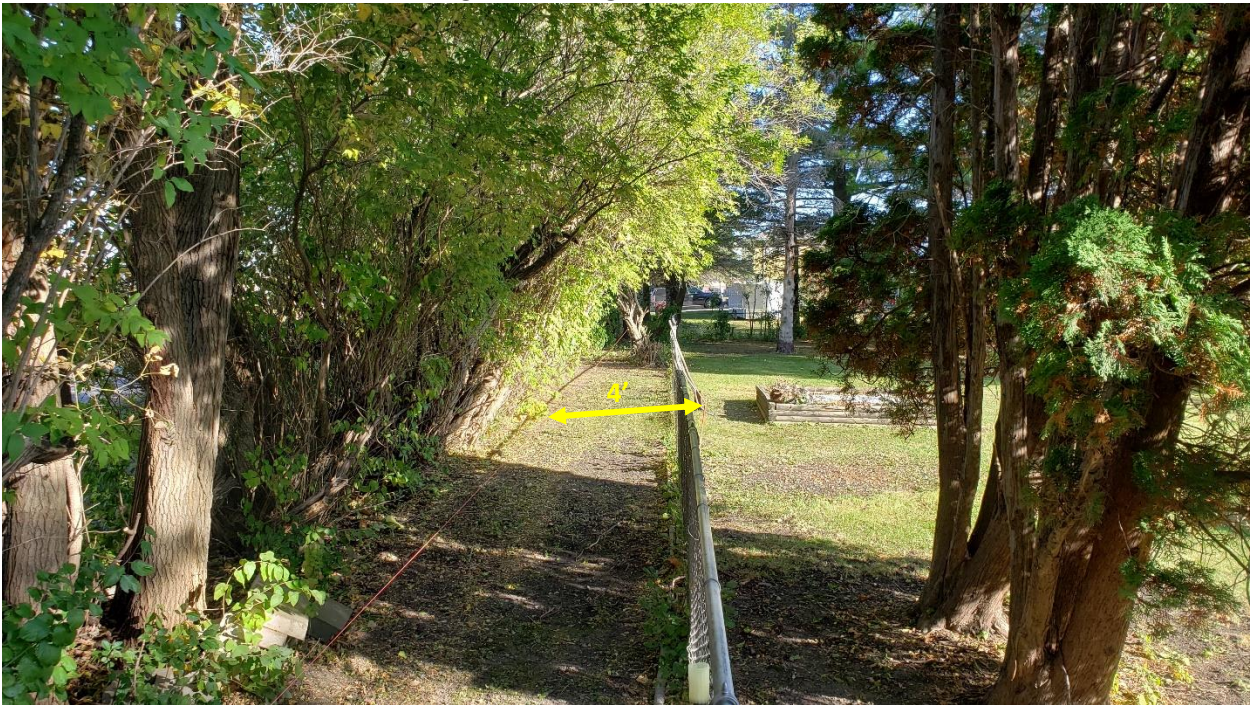
Looking south along the west side lot line



October 8, 2020, J. Robbins

Figure 6

Looking north along the west side lot line



October 8, 2020, J. Robbins

Figure 7
Looking north along the east side lot line



October 8, 2020, J. Robbins

Figure 8
Looking south along the east side lot line



October 8, 2020, J. Robbins

Figure 9

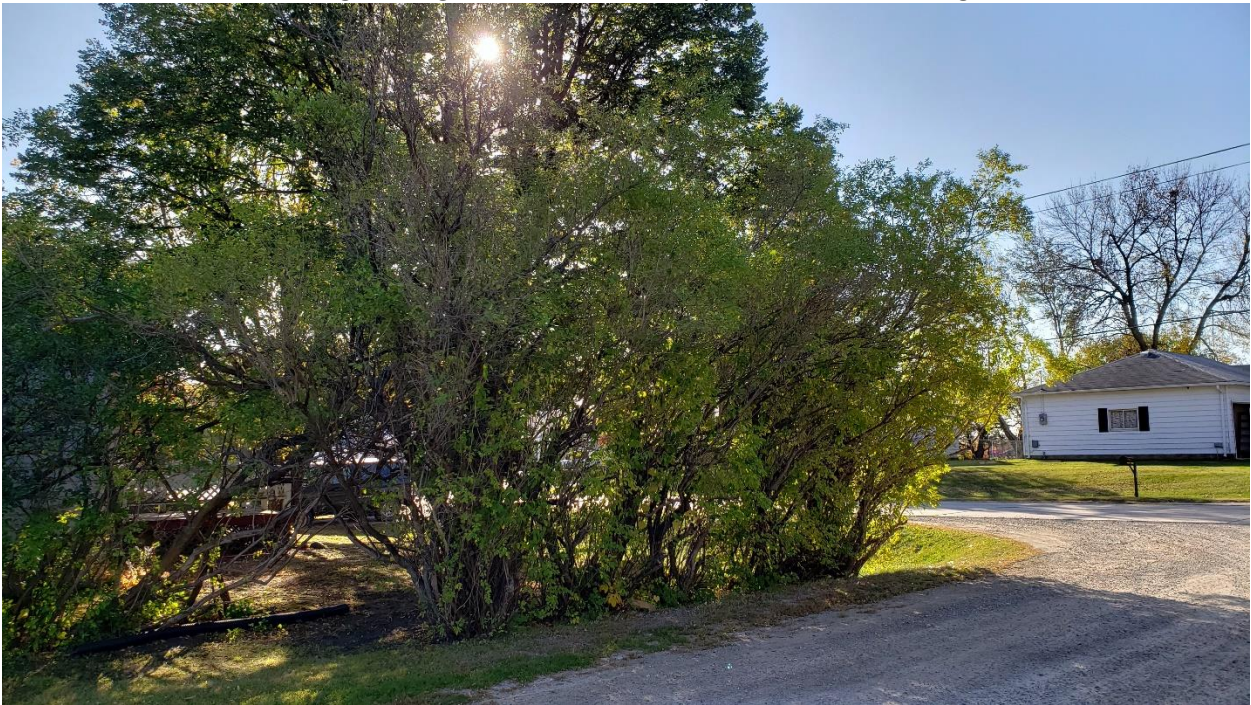
Looking north along the west side lot line



October 8, 2020, J. Robbins

Figure 10

Looking at the general area of the required 25'-vision triangle



October 8, 2020, J. Robbins

Existing

N

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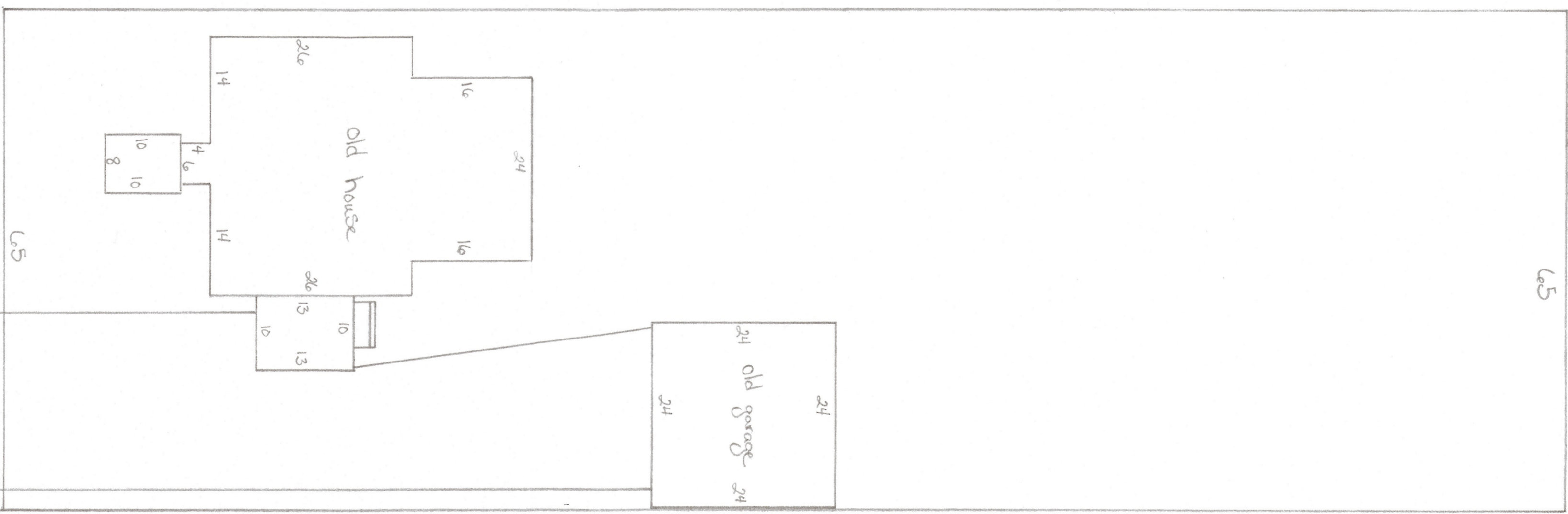
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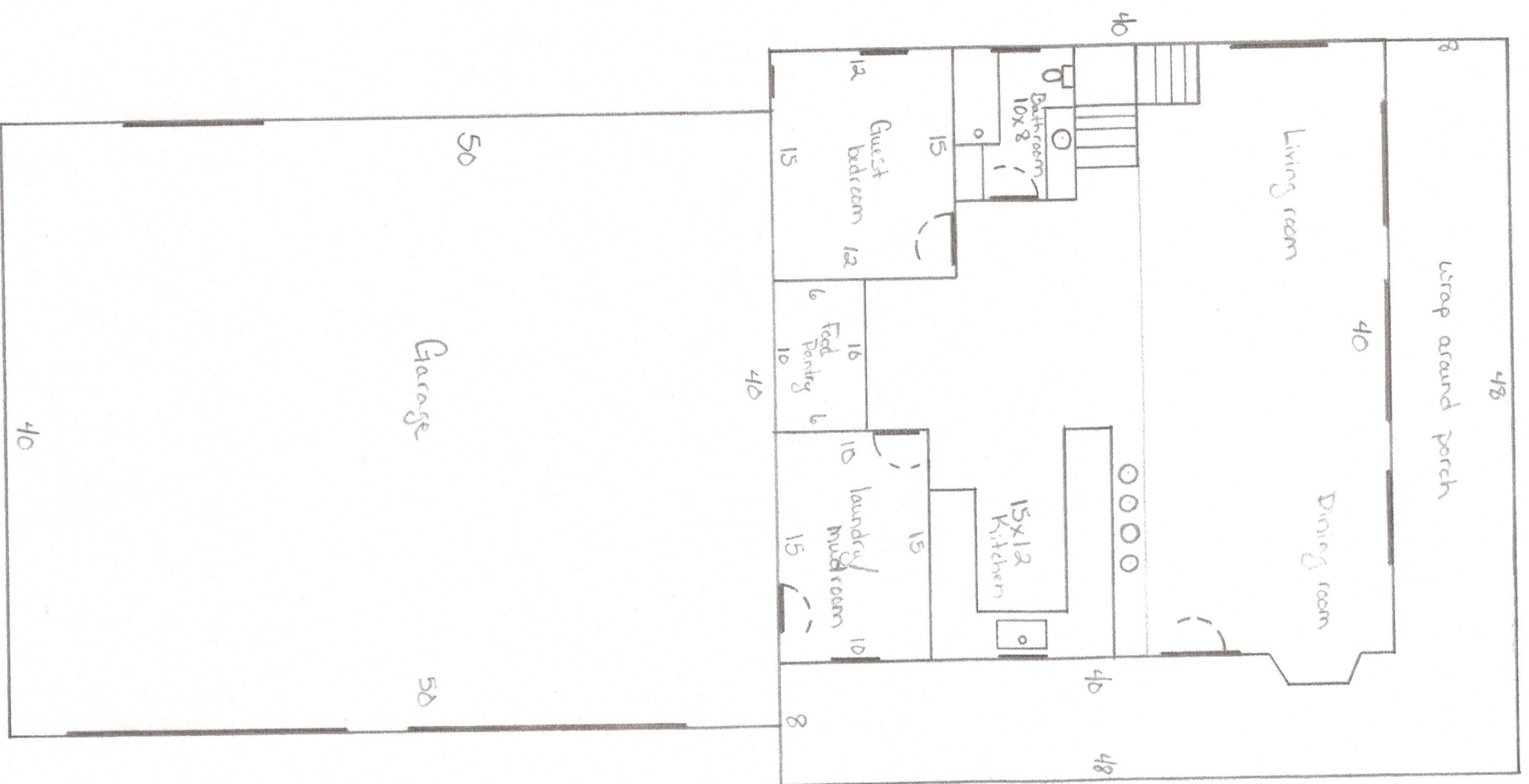
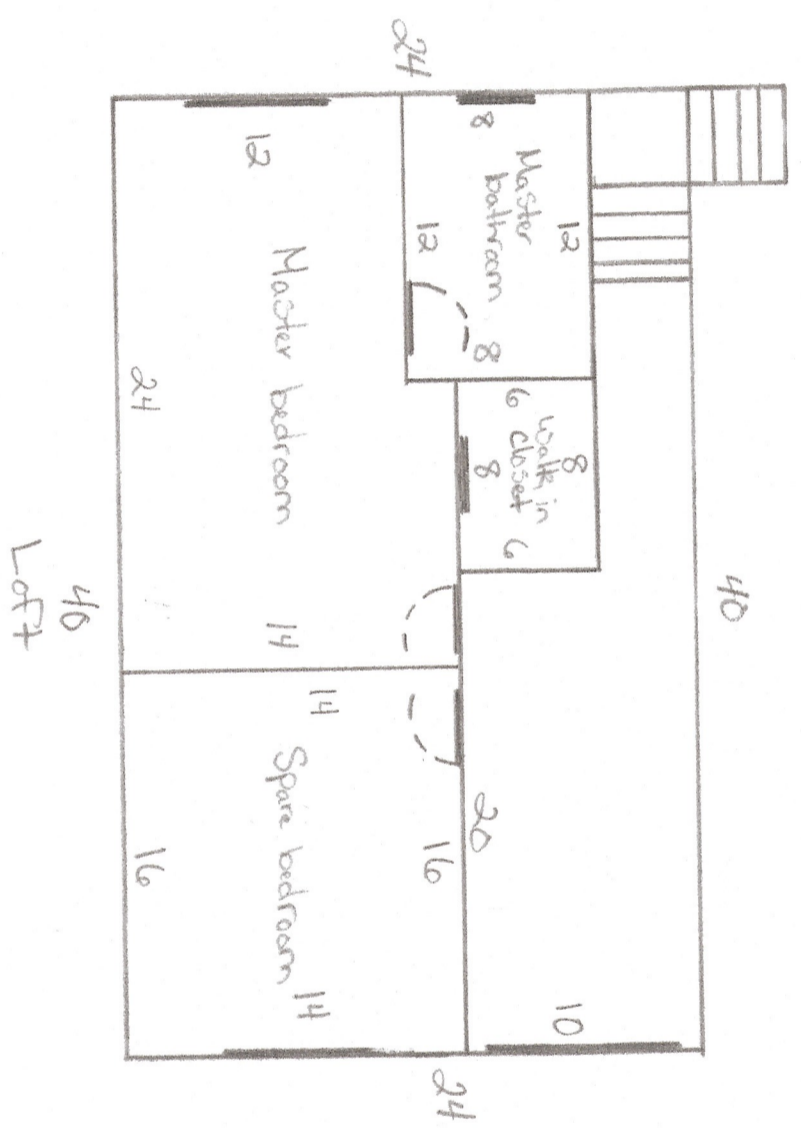
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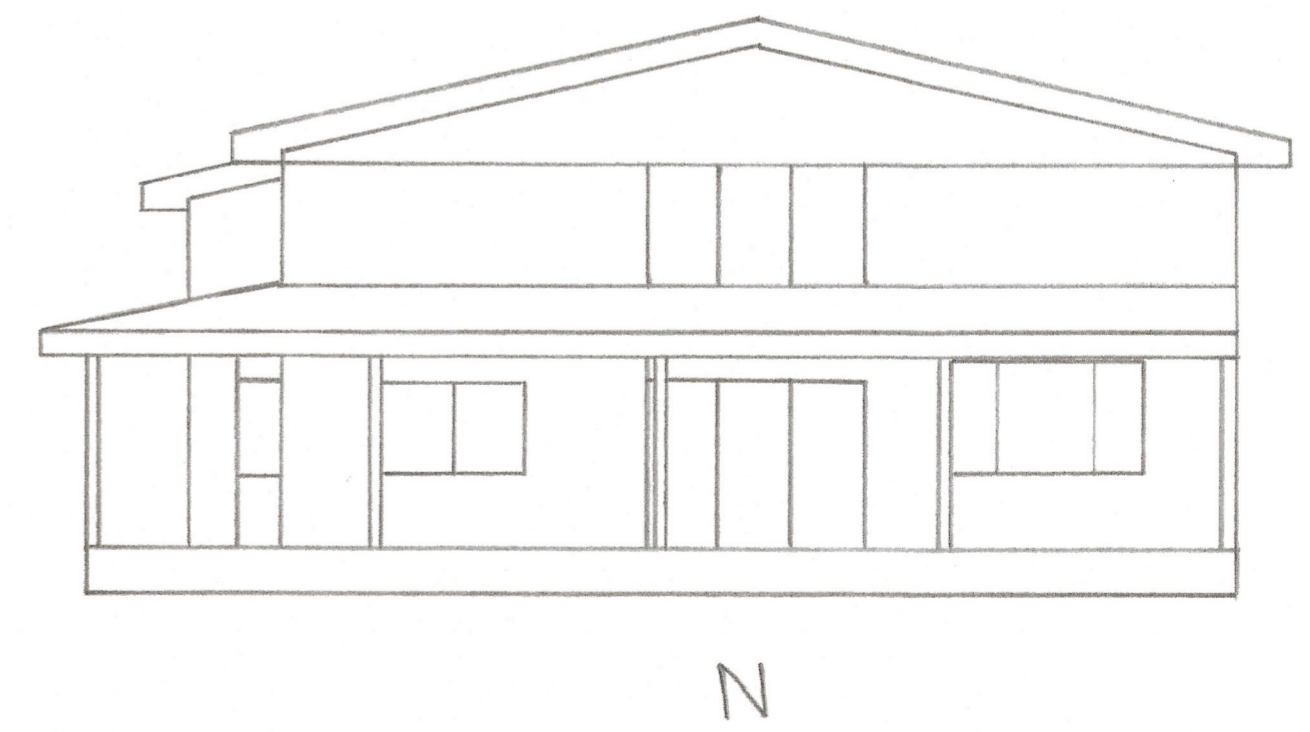
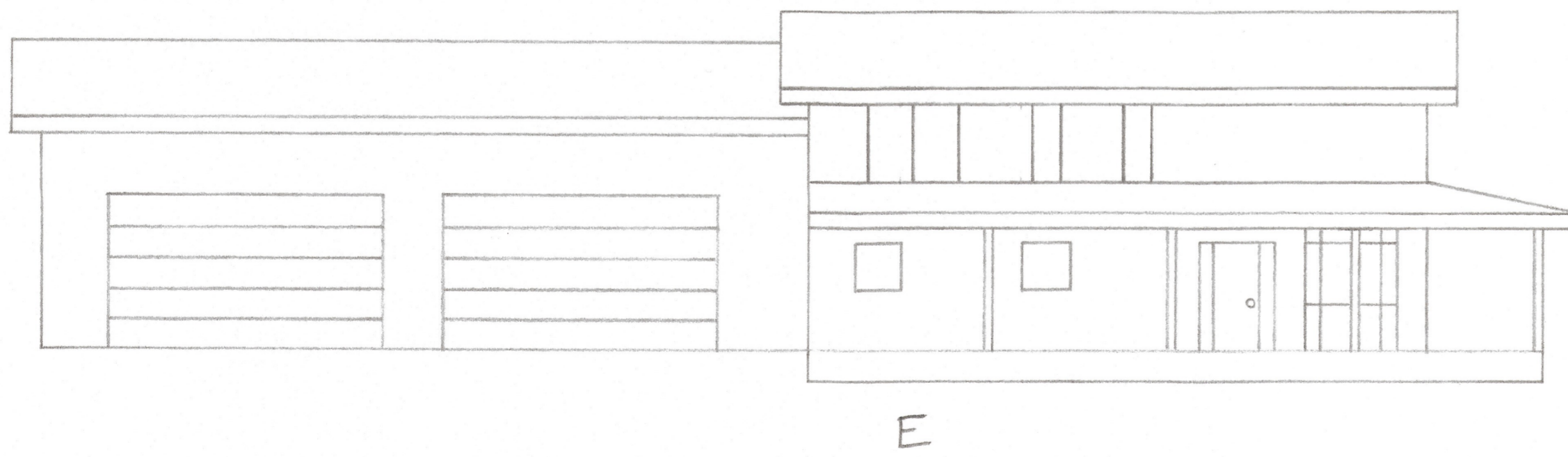
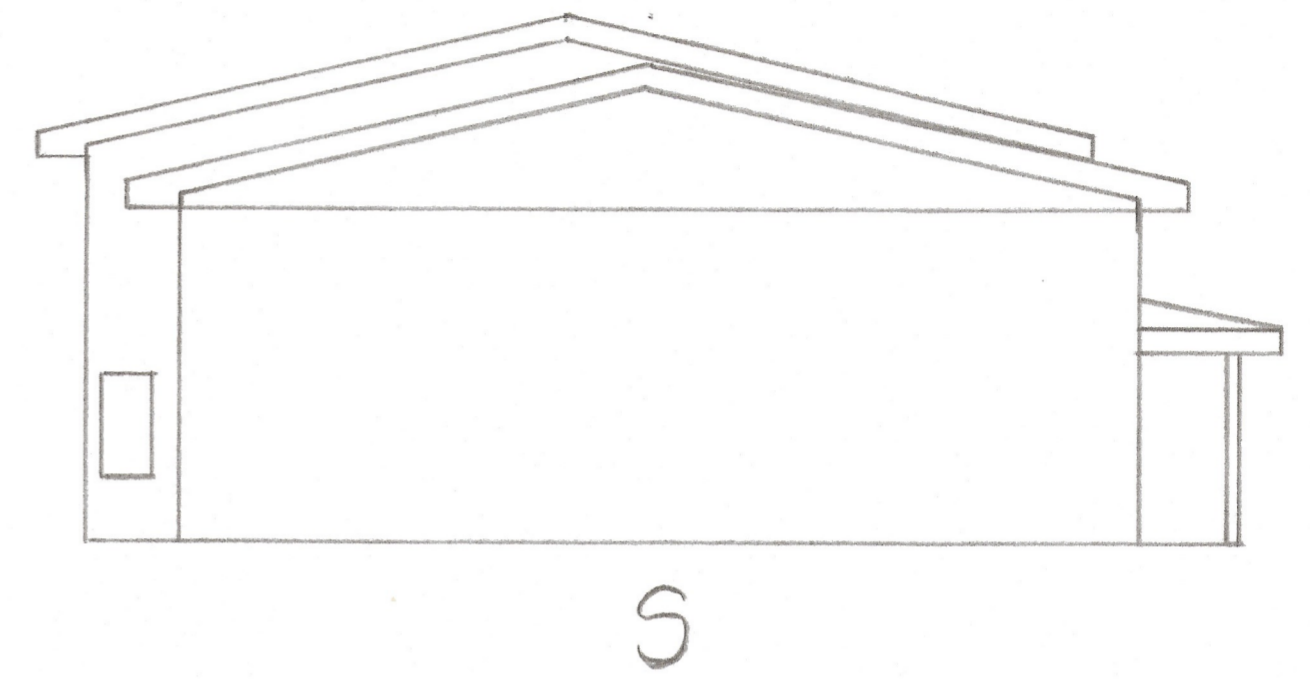
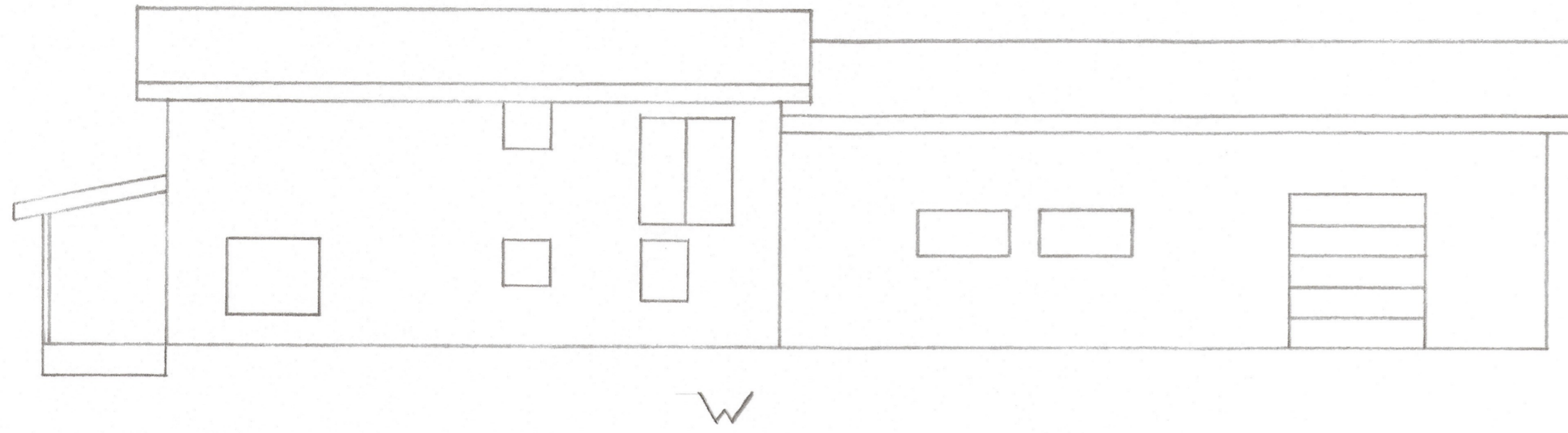


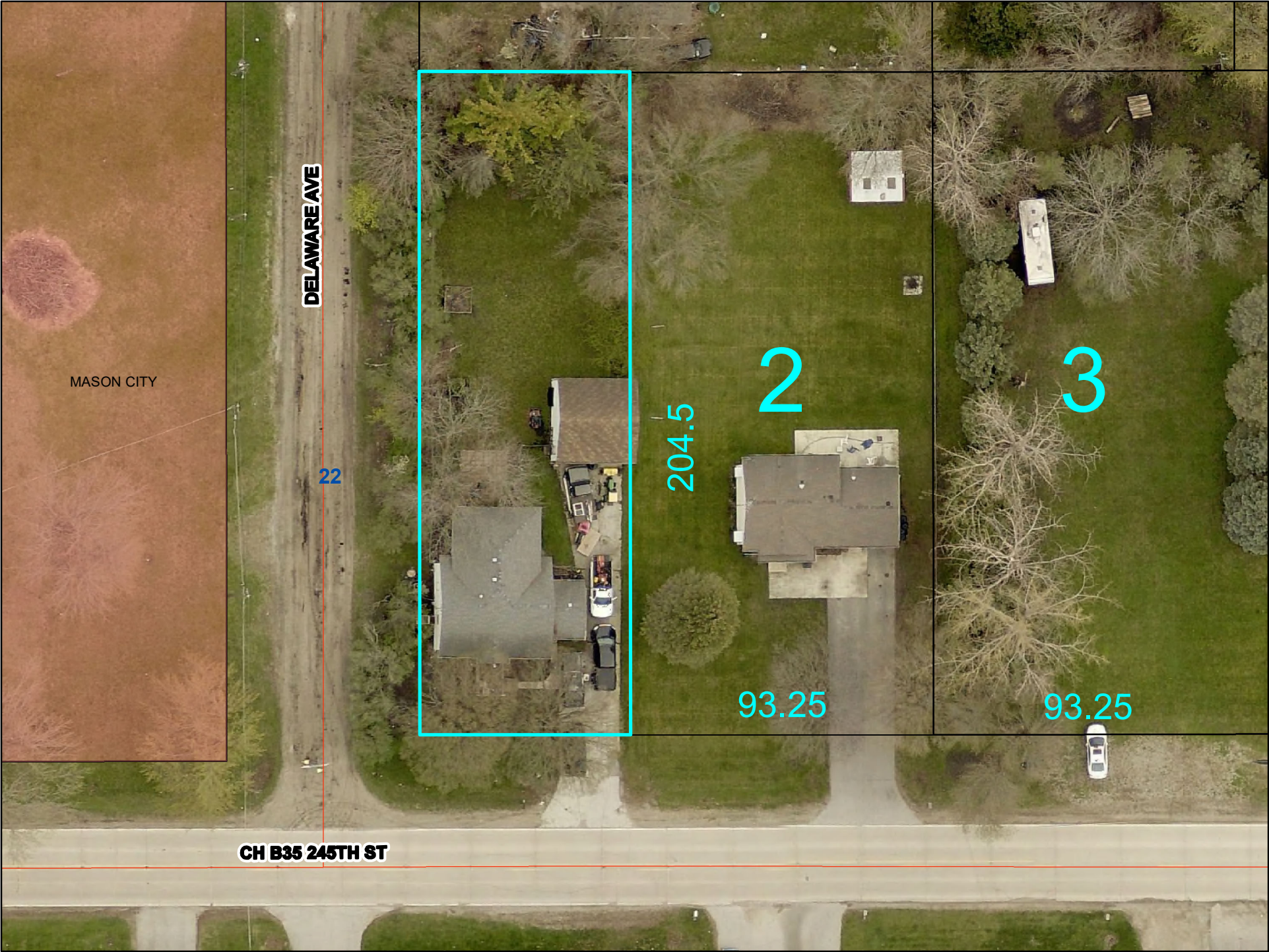
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35th St.







MASON CITY

DELAWARE AVE

CH B35 245TH ST

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