

APPLICATION/APEAL FORM

[For Completion by All Applicants]

Date 1-22-2021

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Larry Eckblad
(NAME)

OF 23260 B Pheasant Ave, Mason City, IA 50401
(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 1-5-2021 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 SW 1/4 10 of Lime Creek Township.

The property affected is zoned A1 ? according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: 23260-B PHEASANT AVE

Mason City IA in the SW 1/4 of section 10 Lime Creek township Parcel ID 031030000500

BEG PT 3816' 10" S NE COR NW 1/4 10-97-20 W 548' 04" S 147' 01" E 548' 04" N 147' 01" to POB

Application/Appeal was Granted Denied Tabled

Date Filed 1/22/21 Date Set for Hearing 2/23/21

Case Number 21-29 Fee Paid \$200

OFFICE USE ONLY

Signature of Applicant *George Estabrook*

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.

Describe what you are proposing to do on the property affected.
~~replace shed that was there and damaged by snow and ice late winter of~~

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

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) Larry Eckblad

Type of Variance Requested unusual conditions / hardship

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

it would cost a great to place the shed where there is not already a foundation. Want to use 3 sides of the existing foundation and the north edge is farther from the property line. I have only so much insurance money so new foundation is to

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

the outbuilding / shed I want to replace was built in 1938 I am told, and my shed is much further from the edge of the property than the neighbors shed built in 1958.

is to

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

It will match the look/view from the North that's been more than 80 years. New shed 60 by 40 and 1 story. Old shed was 120' some long by 40 wide 1 story tall

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

It was just snow and ice storm that brought down the old shed

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

The cost of a new foundation is too high for the new shed to be further from the north property line. Need to use old foundation.

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

Just replacing the shed there since 1938 that collapsed and using its existing foundation for new shed.

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

Because it is the same place, 1 setback since 1938 and I mow the weeds/grass to the north for the farmer on the adjacent land to be a good neighbor



certify that

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

Case No. 21-29
Larry Eckblad (23260-B Pheasant Avenue)

Figure 1

Looking at the proposed location of the machine shed



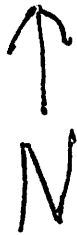
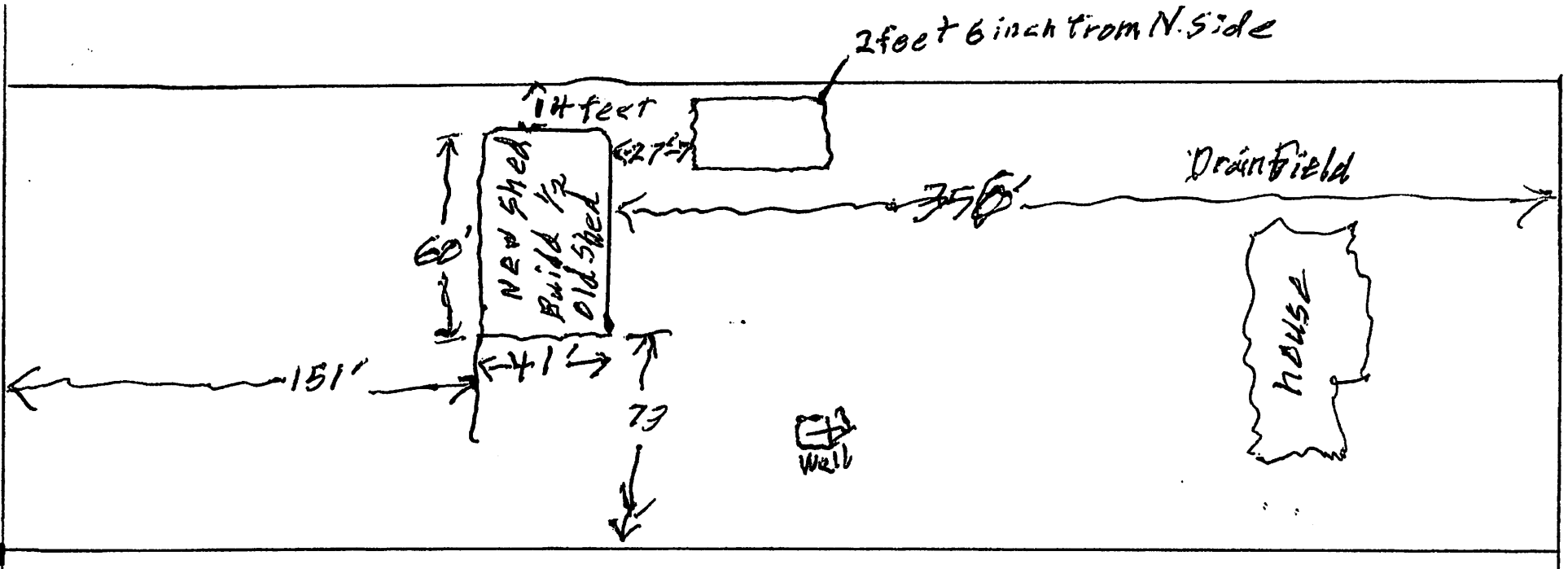
February 3, 2021, J. Robbins

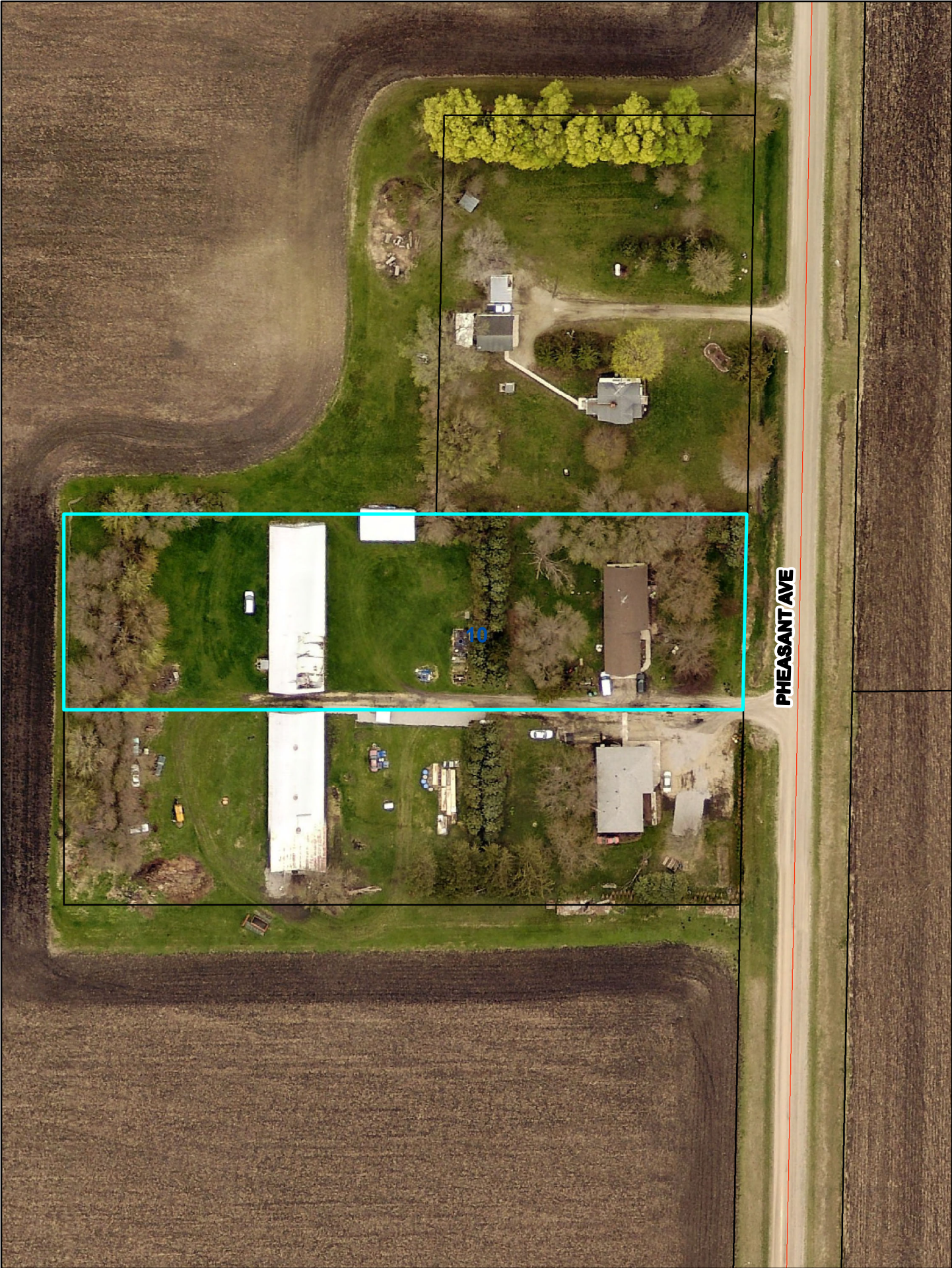
Figure 2

Looking east along the north side lot line



February 3, 2021, J. Robbins





PHEASANT AVE