



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

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January 11, 2019

TO:            Cerro Gordo County Board of Adjustment

FROM:        John Robbins

SUBJECT:    Next Meeting – *Tuesday, January 22, 2019; 4:00 p.m.; Board Room*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Board of Adjustment is scheduled for **Tuesday, January 22, 2019 at 4:00 p.m. in the Board Room at the Courthouse**. The Board will be considering a variance request, a Special Use Permit request, and a follow-up review..

#### Cases

1.      Case No. 19-18      Gregory & LeeAnn Saul      3676 240<sup>th</sup> Street (Lot 7 and part of Lot 8, Young's Subdivision)

The Sauls constructed a pergola, which is attached to the existing house, without a permit. The pergola was built over an existing patio for the purpose of providing shade (See Figure 1).

The pergola was built 1'-9" from the west side property line. A 6-foot side yard setback is required in the R-3 District (See Figure 2).

There is an existing reasonable use of the property. The Zoning Ordinance is not causing a hardship by limiting the pergola.

The pergola extends from the house to near the shared side property line to the west. While the pergola is closer than is usually permitted or granted by the Board on side yard setbacks (3 feet), the neighboring house has a significant separation from the structure (See Figure 3). As a result, I have no safety concerns.

The Board would be justified in limiting or denying the request, particularly because of the close setback to the west side lot line. However, limiting or denying the request would require removal or modification of the structure.

2. Case No. 19-19 Jennifer McIntyre (Kammeyer) South of 16040 Mill Street (Lot 1, West Mill Road Subdivision)

Jennifer McIntyre (Kammeyer) has submitted an Application for a Special Use Permit for a commercial sport or recreational enterprise to operate a canoe/watercraft rental business. The Special Use Permit request has been reviewed by Staff. A staff report for the Special Use Permit with accompanying photos, supplemental materials, and recommendations has been attached for Board members to review.

**Items from the Zoning Administrator**

4. Chad Valvoda's Salvage Yard 11558 Partridge Avenue

The Board considered Chad Valvoda's Salvage Yard for a 2-year review on July 31, 2018. The salvage yard does not include auto wrecking and salvage. A site review was conducted on November 30, 2018 to follow up on remedial actions the Board stipulated to bring the salvage yard into compliance. A staff report for the follow-up inspection has been attached for Board members to review.