



PLANNING AND ZONING

Cerro Gordo County Courthouse

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February 8, 2019

TO: Cerro Gordo County Board of Adjustment

FROM: John Robbins

SUBJECT: Next Meeting – *Tuesday, February 19, 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, February 19, 2019 at 4:00 p.m. in the Board Room at the Courthouse**. The Board will be considering a variance request and a Special Use Permit request.

Cases

1. Case No. 19-20 Darrell and Kathy Cobeen 15378 Oakwood Avenue
(Lot 10 and the north half of Lot 11, Block 1, Bayside)

The Cobeens propose to construct a 22.5'x2.5' second floor balcony on the south side of the existing house (See Figure 1). The balcony will be located directly above the double garage doors located on the south side of the house (See Figure 2). It should be noted that the provided site plan was drawn inverted; otherwise, it appears mostly accurate. Please refer to the enclosed parcel highlight and aerial photo to assist in your review.

In 2006, an addition to the house was approved by the Board. This included a larger balcony and an approved 3-foot south side yard setback variance. The balcony was never constructed (See Figure 2), and the existing side yard setback is 8-foot, leaving a proposed 5.5-foot side yard setback, where there is a 6-foot requirement in the R-3 District (See Figure 3). Measurements were conducted onsite to confirm the proposed setback is 1 foot closer than labelled on the site plan.

The proposed balcony is 24 feet from the rear lot line. A 30-foot rear yard setback is required in the R-3 District (See Figures 2 & 4).

The proposed balcony is a substantial improvement comparatively to what was approved in 2006. It fits side yard setback requirements and does not encroach significantly into the required rear yard. Arguably, the lot is narrow for the neighborhood, as the frontage is approximately 13 feet wider than the Cobeen's 45-foot wide lot. The proposed balcony will not have a significant impact to adjacent neighbors.

Recommendation

1. Approve a south side yard setback variance for the balcony to be no closer than 5.5 feet.
2. Approve a rear yard setback variance for the balcony to be no closer than 24 feet.

2. Case No. 19-21 Jason Stokke 7675-A 333rd Street (SE ¼, Section 6, Lincoln Township)

Jason Stokke has submitted an Application for a Special Use Permit for an agricultural and neighborhood commercial 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.