



PLANNING AND ZONING
Cerro Gordo County Courthouse

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August 12, 2020

TO: Cerro Gordo County Board of Adjustment
FROM: John Robbins
SUBJECT: Next Meeting – *Tuesday, August 25, 2020; 4:00 p.m.; Board Room*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Board of Adjustment is scheduled for **Tuesday, August 25, 2020 at 4:00 p.m. in the Board Room at the Courthouse.** The Board will be considering three variance requests.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via teleconference will be made available. Social distancing will be practiced. You may join via teleconference by calling the phone number below and enter the Conference ID when prompted. Please let me know if you have any questions about this.

Conference phone: (641) 421-3113
Conference ID: 3044#

NEW BUSINESS

1. Case No. 21-8 Flint Lines 20076 250th Street (Lot 3 of the Subdivision
in the SW¼ of the SW¼, Section 17, Portland Township)

Zoning
A-1 Agricultural

Background
Mr. Lines proposes to construct a 36’x32’ attached garage addition to the existing house. Mr. Lines is converting the existing double garage into additional home space (See Figures 1 & 2).

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Attached garage	13’ east side yard	25’ side yard (7.6-B)

*See Figure 3

Property Details

The property is a grandfathered lot in the A-1 District, being just under one acre in size. The property is surrounded by farmland, and there are 3 large Quonsets to the west (See Figures 4 & 5).

Analysis

There is an existing reasonable residential use of the property. While the Board would be justified to deny the request, the property is largely secluded, and there are no neighboring structures on the east side of the property in which the proposed garage would encroach (See Figure 4). I have no safety or character concerns as a result of the request.

Recommendation

1. Approve an east side yard setback variance for the garage to be no closer than 13’.

2.	Case No. 21-9	Jed and Lisa Vorba	5840-D Southshore Drive (Lot 23 & the west half of Lot 24, Block 2, Long Beach)
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Zoning

R-4 Multi-Family Residential

Background

The Vorbas propose to add an 18’x13’-11” addition to the east condominium of the existing building closest to the lake. The proposed addition is located on the southeast side of the building (See Figure 1). The Caslavkas, the owners of the attached condominium, have given their permission and support of the proposed addition. The shed located immediately south of the existing building is planned to be removed (See Figure 2).

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Addition	5’ east side yard	10’ side yard (12.6-B)

*See Figure 3

Property Details

The property is larger than adjacent properties. Properties to the east are zoned R-3 Single Family Residential, and properties to the west are zoned R-4 Multi-Family Residential.

Analysis

There is an existing reasonable residential use of the property. The Zoning Ordinance permits the Board of Adjustment to approve a variance for yard requirements to enlarge a non-conforming structure if the setbacks are not exacerbated. The proposed addition will not create a lesser setback than the existing building or encroach closer to other structures. As a result, I do not have any safety or character concerns.

Recommendation

1. Approve an east side yard setback variance for the addition to be no closer than 5’.

Zoning

R-3 Single Family Residential

Background

The Devries propose to enclose the existing deck with a 25’x17’ addition, with canopy roof and retractable wall screens. The proposed addition will maintain the existing setback of the existing deck and add somewhat to the existing deck (See Figure 1).

VARIANCE REQUEST*		
Structure	Request(s)	Requirement(s)
Addition	25’-8” rear yard	30’ rear yard (11.6-C)

*See Figures 2 & 3

Property Details

The lot is larger than the adjacent residential properties to the east. The PM Park commercial property is located to the west (See Figure 2).

Analysis

There is an existing reasonable residential use of the property. The Zoning Ordinance permits the Board of Adjustment to approve a variance for yard requirements to enlarge a structure if non-conforming setbacks are not exacerbated. The proposed addition will not encroach closer than the existing rear yard setback (See Figure 3), nor will it block views to the lake for adjacent neighbors (See Figures 3 & 4). The PM Park commercial property is to the west, and the adjacent neighbor to the northeast has a ground level patio close up to the lake. As a result, I have no concerns with the request.

Recommendation

1. Approve a rear yard setback variance for the addition to be no closer than 25’-8”.