

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 9/25/20

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

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

OF 116088 245th St. 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 _____ 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.
Widening lot which does not meet the minimum lot
width.

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 Steve Kopp

OFFICE USE ONLY

Date Filed 10/5/20 Case Number 21-22
Date Set for Hearing 10/27/20 Fee Paid ~~\$2700~~ 6200
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 lot width

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

Widening lot because it is undersized for the zoning district.

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

See question #1.

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

Bring the lot closer to conforming ^{with} the other lots in the area.

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

Lot was platted that way.

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

lot width.

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

See #3.

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

Bringing closer to lot requirements, no impact to neighbors.

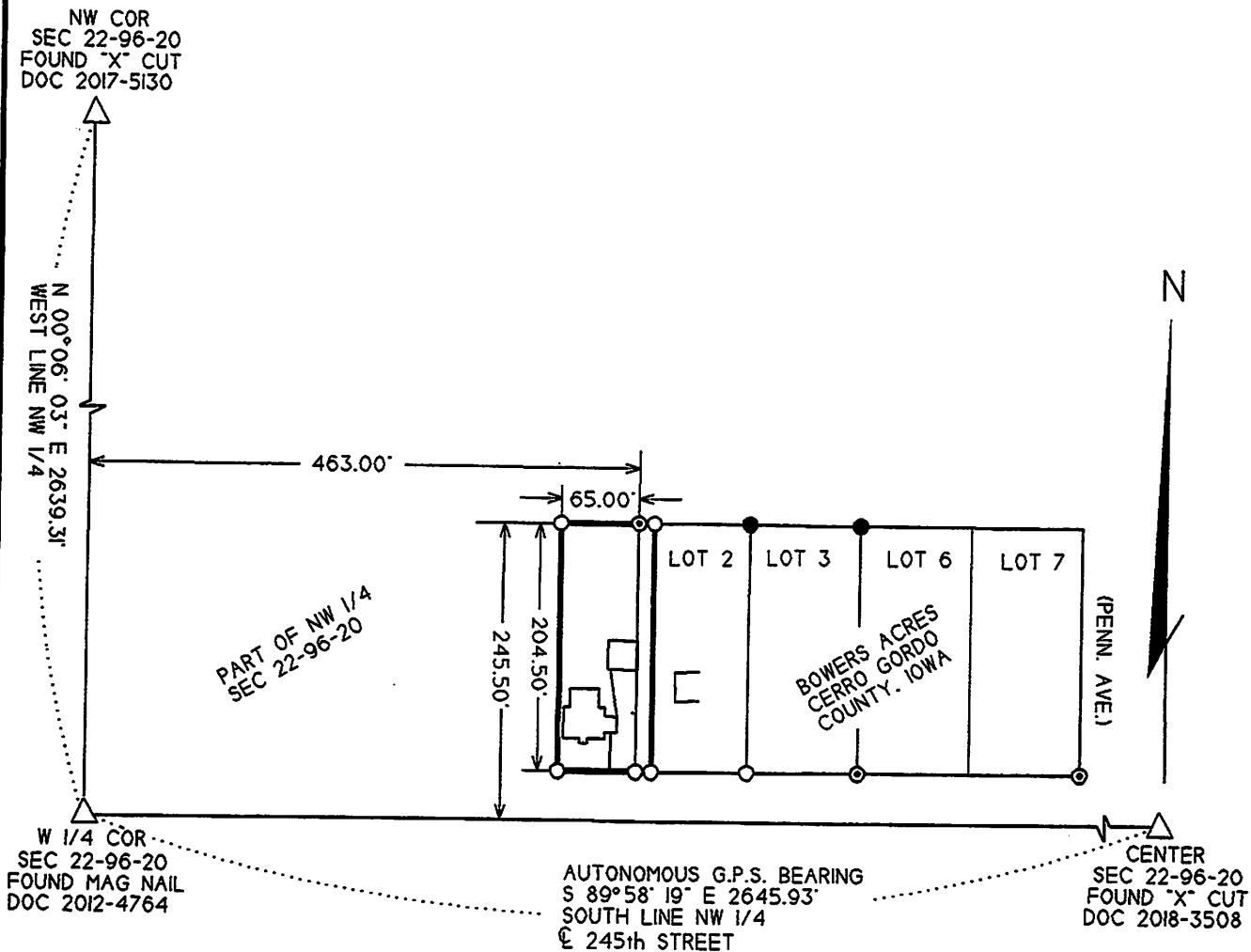
I, Steve Kopp certify that

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

RETRACEMENT PLAT OF SURVEY

LOCATION	COUNTY: CERRO GORDO ALIQUOT PART: NW 1/4 SECTION: 22 TOWNSHIP: T96N RANGE: R20W AND WEST 13 FEET LOT 2 IN BOWERS ACRES CERRO GORDO COUNTY, IOWA
PROPRIETOR	STEVEN L. KOPP & KARA McMULLEN
REQUESTED BY	KARA McMULLEN
SURVEYOR	KENNETH D. STARK
SURVEY COMPANY	STARK SURVEYING
PHONE NUMBER	641-423-7947
RETURN TO:	STARK SURVEYING 1622 SOUTH TAFT AVENUE MASON CITY, IA. 50401

SHEET 1 of 2



***** DESCRIPTION OF RECORD *****

THE EAST 65 FEET OF THE WEST 463 FEET OF THE NORTH 204.5 FEET OF THE SOUTH 245.5 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5th P.M., CERRO GORDO COUNTY, IOWA

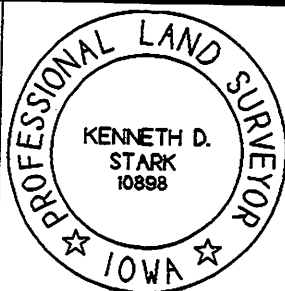
AND

THE WEST THIRTEEN (13) FEET OF LOT TWO (2) IN BOWERS ACRES, CERRO GORDO COUNTY, IOWA.

SCALE 1" = 150'



- △ - SECTION CORNER AS NOTED
- - SET 1/2" REBAR YPC 10898
- - FOUND 3/4" PINCHED PIPE
- ⊙ - FOUND 1/2" PIPE
- YPC - YELLOW PLASTIC CAP
- (00) - RECORD DIMENSION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

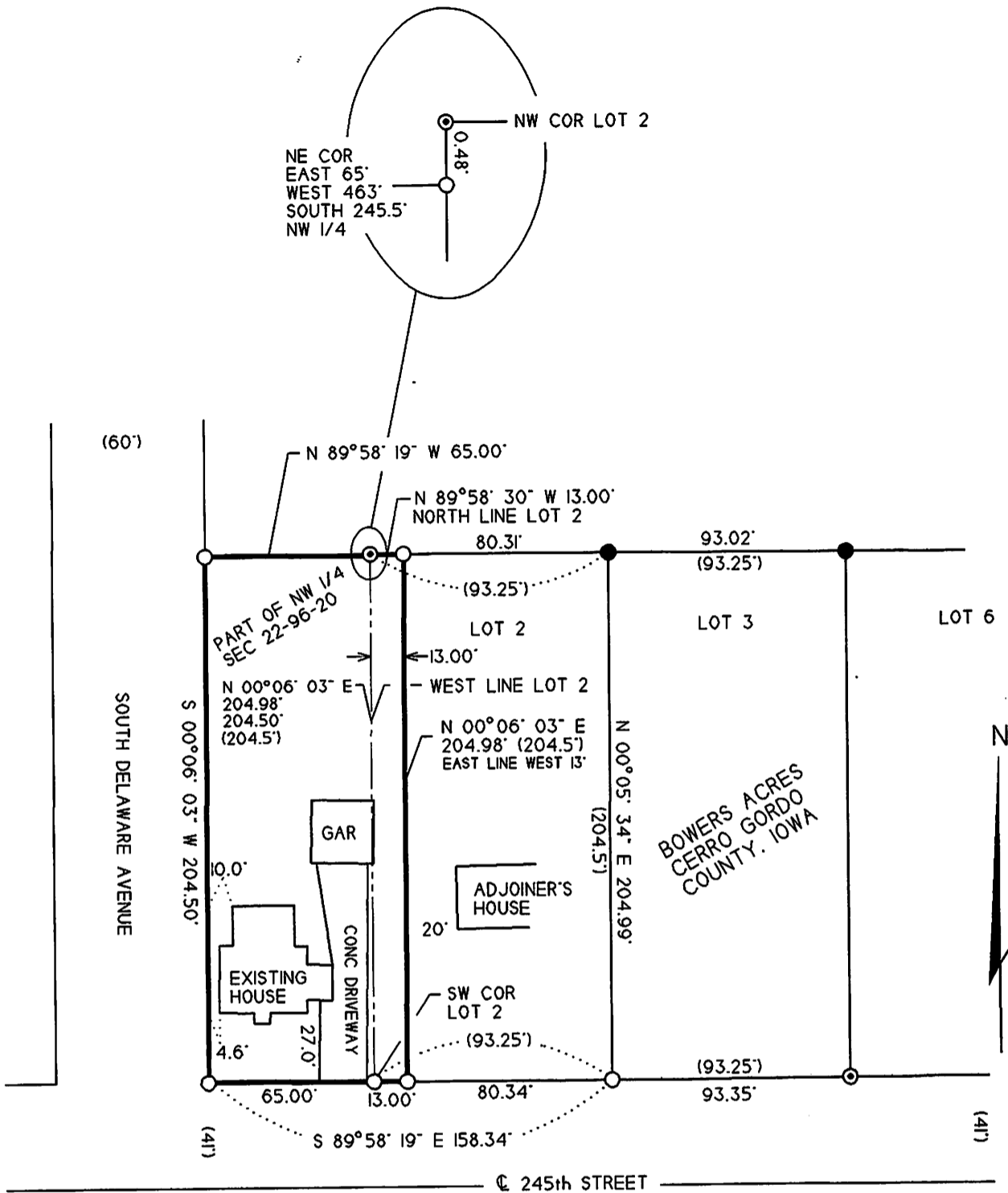
Kenneth D. Stark 10-01-20
KENNETH D. STARK DATE

LICENSE NUMBER 10898

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL: 2

DETAIL NOT TO SCALE



SCALE 1" = 60'



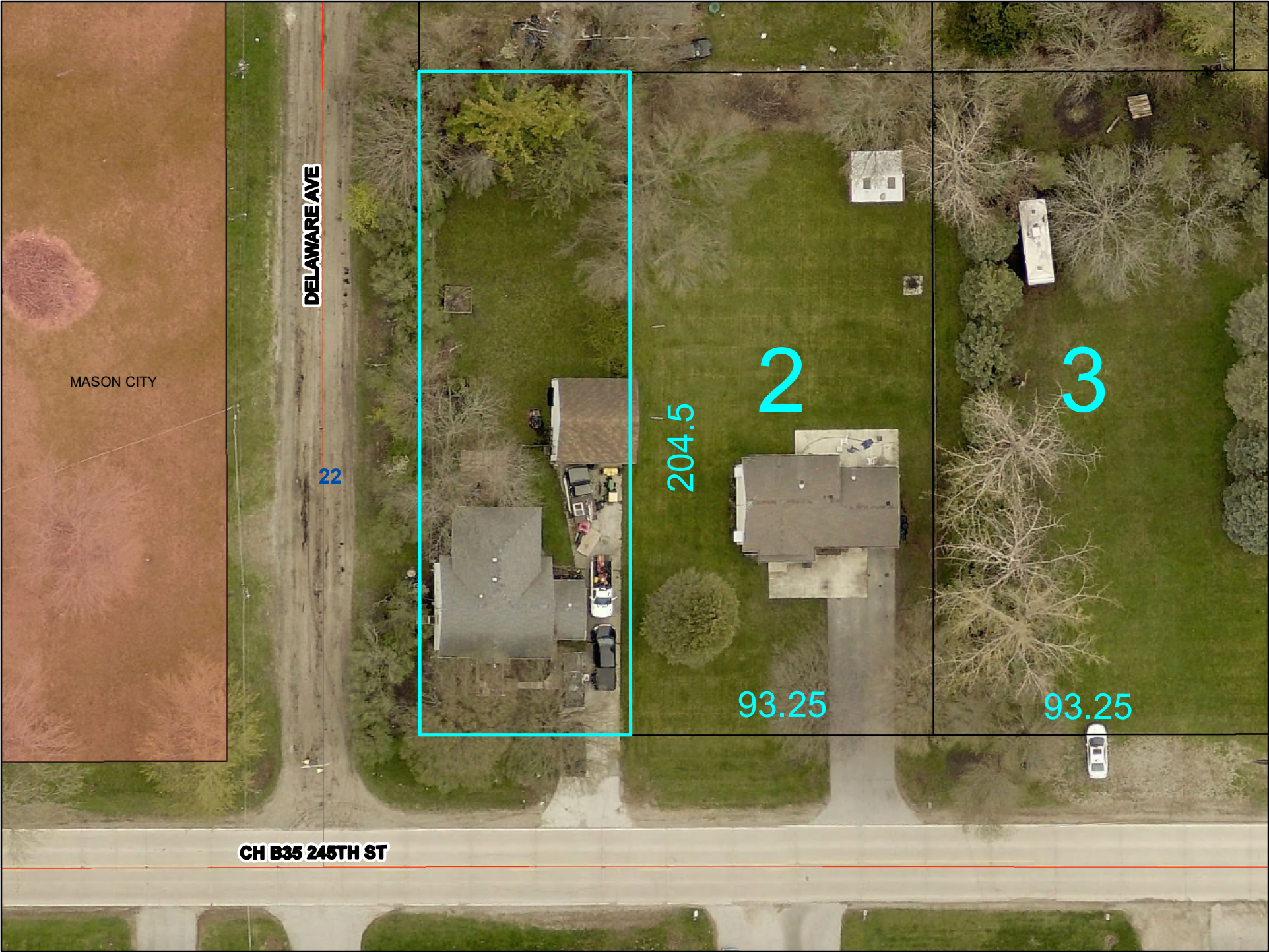
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- (00) - RECORD DIMENSION

Case No. 21-21
Steve Kopp & Kara McMullen (16088 Poplar Street)
Figure 1

Looking north along the proposed 13'-wide strip of land to be added to the property



October 8, 2020, J. Robbins



MASON CITY

DELAWARE AVE

CH B35 245TH ST

22

204.5

2

93.25

3

93.25