

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 11-13-18

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), David Witzig, Katherine Seger
(NAME)

OF 1050 Fair Meadow Dr.
(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 11/7/18 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 _____ of _____ Township.

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

District Maps. Legal description of the property is: L 22 Fair Meadow Dr.

I am the Owner Contract Purchaser Other (Explain) Contractor
for David Witzig of the property affected.

Describe what you are proposing to do on the property affected.

Construction of an 12' x 18'
Storage shed

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  owner Kuppinger Const.

OFFICE USE ONLY

Date Filed 11-13-18 Case Number 19-17

Date Set for Hearing 11-27-18 Fee Paid 100

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) David Witzig, Katherine Seger

Type of Variance Requested Construction of a 12' x 18' Storage Shed

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

Side yard behind house

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

Home is located on the southern edge of the property line

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

Shed to be constructed to replicate existing home, i.e. vertical siding, Flat roof

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


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

to locate the proposed shed far enough away from the house to allow for proper drainage from both structures.

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

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

IT is a simple storage shed for lawn equipment, overflow storage from house

I,  MATT KUPPINGER certify that

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

Case No. 19-17
Matt Kuppinger/David Witzig and Katherine Seger (1050 Fair Meadow Drive)

Figure 1

Looking at the proposed location of the shed



November 15, 2018, J. Robbins

Figure 2

Looking toward the existing attached garage



November 14, 2018, J. Robbins

Figure 3

Looking southeast along the southwest side lot line



November 15, 2018, J. Robbins

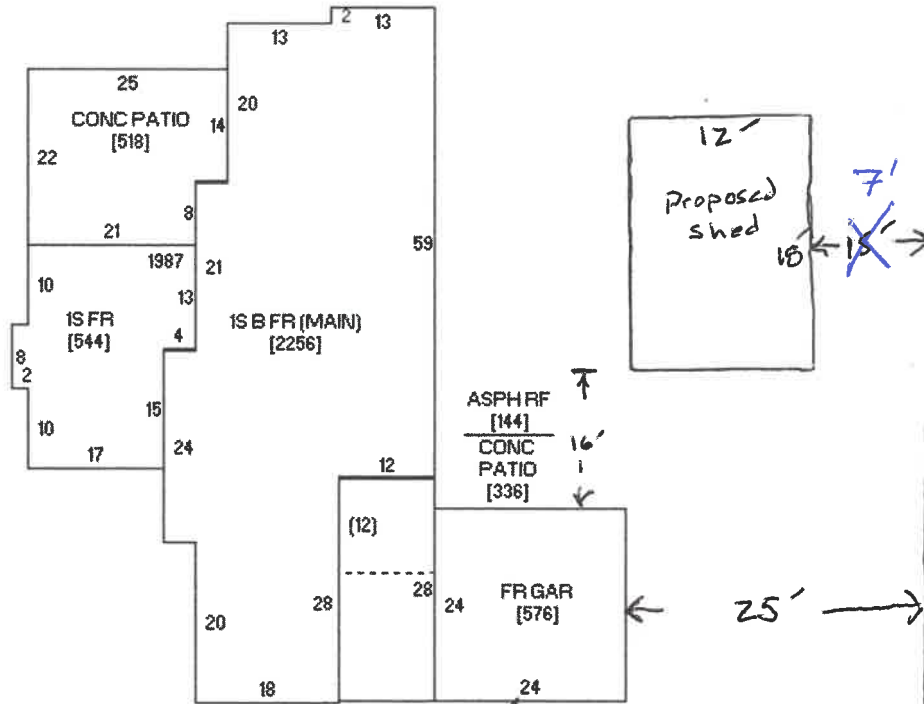
Figure 4

Looking at the shed on the adjacent lot



November 14, 2018, J. Robbins





Property line

Sketch by www.camavision.com

N

97.75'

FAIRMEADOW DR.