

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date November 1, 2018

TO: ZONING BOARD OF ADJUSTMENT  
CERRO GORDO COUNTY, IOWA

I (WE), Mason City Red Power, Inc  
(NAME)

OF 10997 265<sup>th</sup> Street, 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 October 30, 2018 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 11 of Lake Township.

The property affected is zoned M1 Light Industrial according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: Lots 1 and 2 Benton Addition

I am the  Owner  Contract Purchaser  Other (Explain) \_\_\_\_\_  
An Employee of the property affected.

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

Erecting an advertising sign that is a 3'x6' free standing sign that is 28' tall including the base structure. The proposed sign is illuminated from within. It has a black background with yellow lettering with the letters DRAGO (a brand of corhead we sell). There are no flashing lights or changing messages on this sign

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 Mason City Red Power, Inc  
By Randall A. Boboly

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**OFFICE USE ONLY**

Date Filed 11-1-18 Case Number 19-14

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) Mason City Red Power, Inc.

Type of Variance Requested Asking for a 2' setback in lieu of a 25' setback

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

The new sign would look out of place if we don't erect it in line with the signs already in place. Also would be in the lot which could pose a danger for traffic in our lot

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

N/A

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

This sign will be in line with the other 3 signs.  
See ~~an~~ Outdoor Advertising Permits 367, 368 and 369 dated  
December 27, 2011

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

N/A

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

The sign would be in line with the first 3

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

It will not distract traffic coming from the North  
or South

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

Again it will not distract traffic. As per agreements 367, 368  
and 369, it has been agreed that if sometime in the future  
a frontage road is built on the property, we, Mason City Red Power Inc.,  
will be responsible for moving the signs at our cost. It would be the  
same for this sign also.

I, Randall & Boboly certify that

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

**Case No. 19-14**  
**Mason City Red Power, Inc. (10997 265<sup>th</sup> Street)**

***Figure 1***

Looking at the proposed location of the sign



November 8, 2018, J. Robbins

***Figure 2***

Looking at the existing front-side, building-mounted sign



November 8, 2018, J. Robbins

**Figure 3**

Looking at the existing building-mounted letters on the west side of the building



November 8, 2018, J. Robbins

**Figure 4**

Looking at the furthest west freestanding sign



November 8, 2018, J. Robbins

**Figure 5**

Looking at the two centrally located, freestanding signs



November 8, 2018, J. Robbins

**Figure 6**

Looking west along the front lot line (right-of-way line of 265<sup>th</sup> Street)



November 8, 2018, J. Robbins

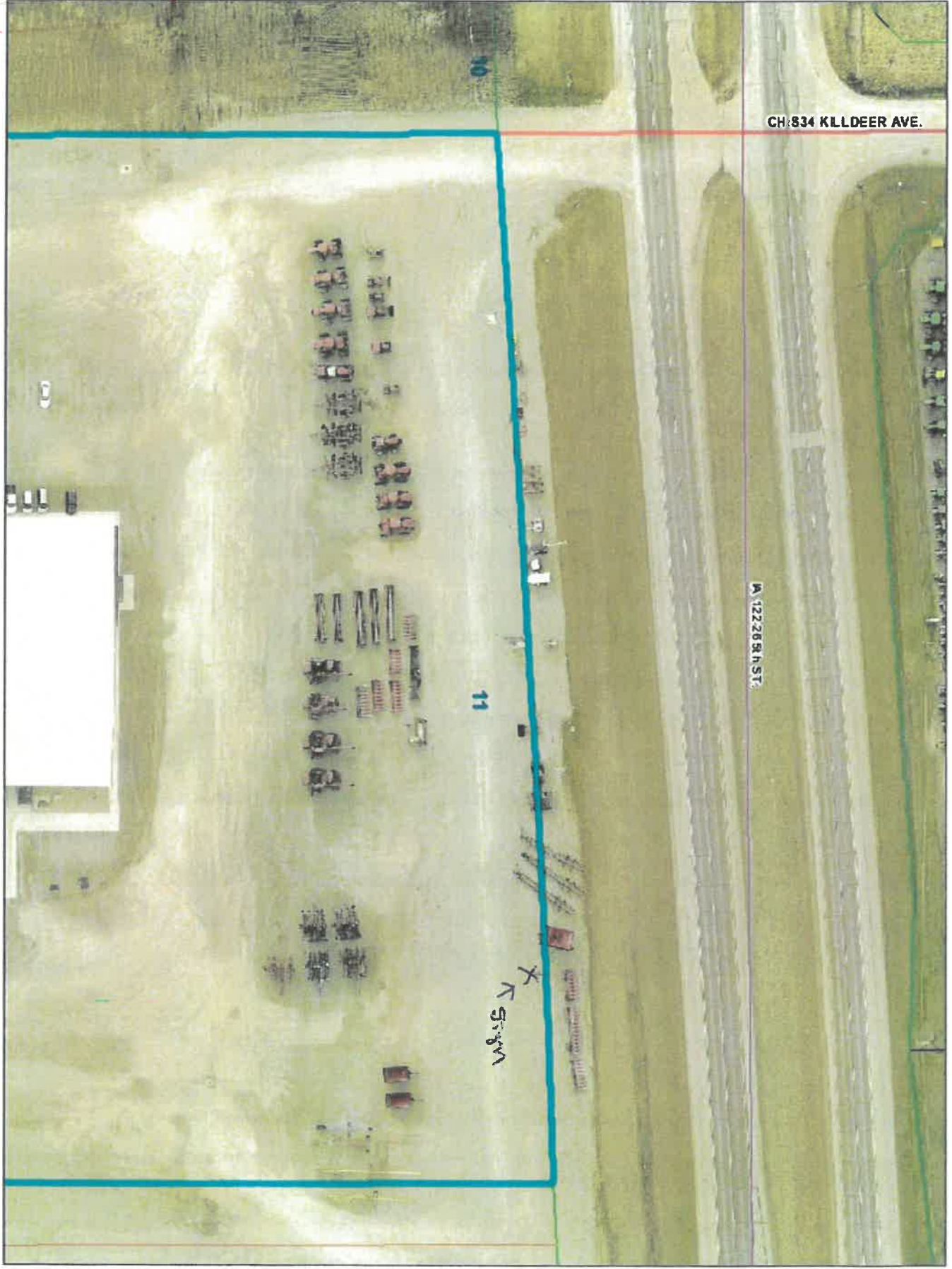
CH: 834 KILLDEER AVE.

A 1222684 ST.

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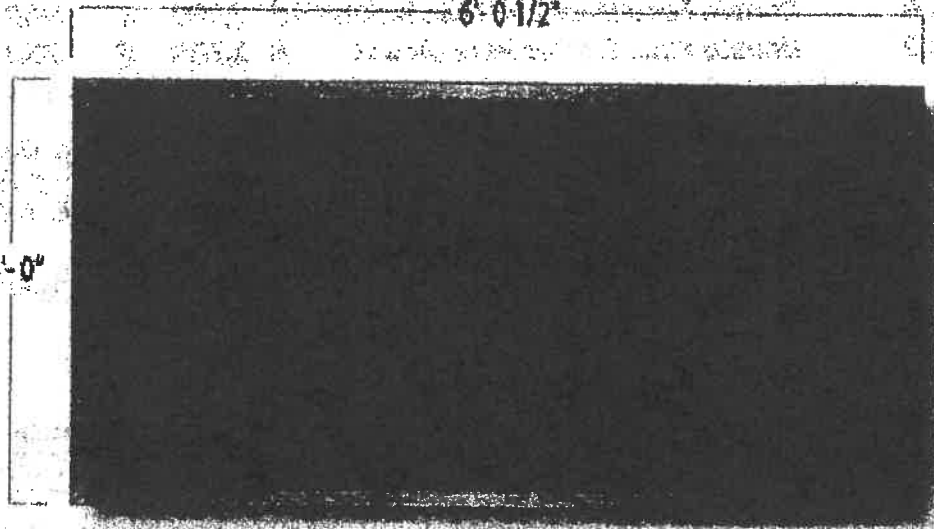
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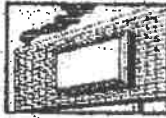




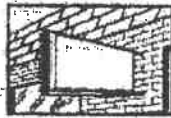
# 2018 Illuminated Drago Sign Program



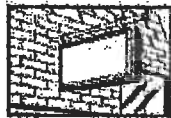
## Mounting Options



SINGLE FACE WALL MOUNT



DOUBLE FACE RIGID MOUNT



DOUBLE FACE SLANT MOUNT

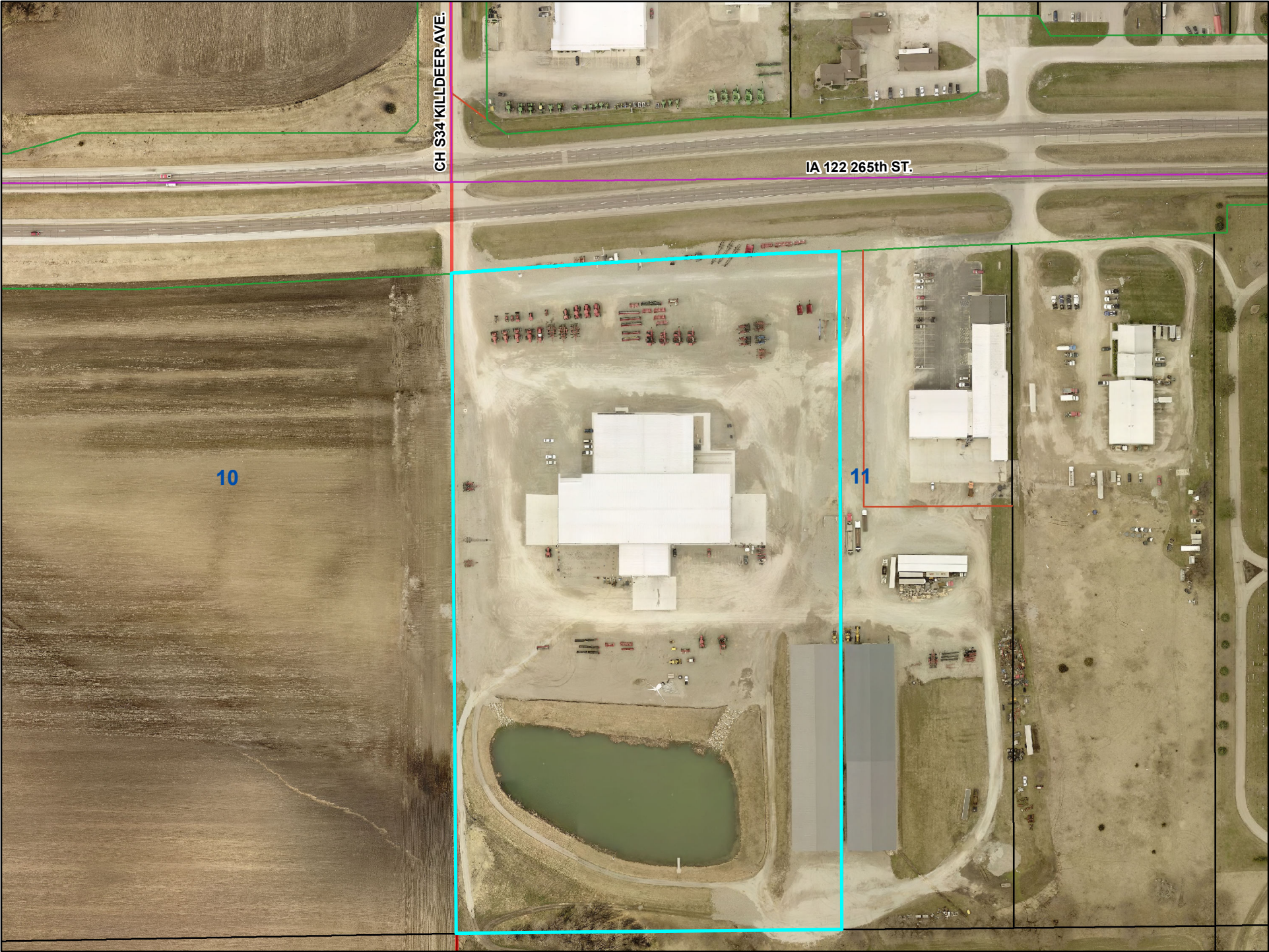


DOUBLE FACE COVER POLE



DOUBLE FACE BETWEEN POLE

- **A 50% Drago sign credit is given based on invoice total upon sign installation and includes free shipping to each location.**
- **If a sign is ordered for every contracted store in your dealership then receive a 10% discount off your invoice.**
- **Adding your name is possible with added cost contact marketing at Drago for more information.**
- **Introductory Program Ends - March 31<sup>st</sup> 2018**



CH S34 KILLDEER AVE.

IA 122 265th ST.

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