

APPLICATION/APEAL FORM

[For Completion by All Applicants]

Date July 30, 2018

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Thurston & John Lamberson & Atura Architecture
(NAME)

OF 4808 Abbott Drive & 912 N. 13th St. Clear Lake, Ia.
(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 7/24/2018 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 _____ of CLake Township.

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

District Maps. Legal description of the property is: L6 BLK 2 PH PARK

I am the Owner Contract Purchaser Other (Explain) _____
_____ of the property affected.

Describe what you are proposing to do on the property affected.
Demolish existing home to build new family residence on said property.

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 Sydney K Amundson - Akura Architecture

OFFICE USE ONLY

Date Filed 7-30-18 Case Number 19-03
Date Set for Hearing 8-28-18 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) Atua Architecture - Thurston & Ann Lamberson

Type of Variance Requested East & West Sideyard

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

The home is too small to accomodate the
applicants family usage of the property.

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

The property is in need of upgrading and like
surrounding homes wants to utilize as much
lot space as possible .

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

The new home has been designed by a licensed architecture firm, with a style that is similar to a European Country home. The size of the new structure is not larger than existing home, so will not impede on neighbors, and will fit attractively on the block.

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

The home is becoming outdated, the present space is not being utilized to it's capacity, which is due to the age of the home, not neglect or improper use of the property. New building will be within existing house foot print.

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

The home design stays within the parameters & square footage of the existing house. The square footage & design of home does not meet the property owners needs, and should be upgraded.

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

As a single family residence, which included children & grandchildren that stay at said property often. It is zoned residential, and no lot side yards & are being changed, as neighbor is at or near Applicants lot line, and applicants footprint is unchanged.

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

No chemical or ecological operations are to be performed, and all materials being used meet all codes and safety ratings, residential properties surrounding will benefit with higher property values and esthetically more eye appealing.

I, Angus K. Amundson - Atura Architecture certify that

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

Case No. 19-03
Thurston and JoAnn Lamberson (4808 Abbott Drive)

Figure 1

Looking at the existing house from Abbott Drive



August 8, 2018, J. Robbins

Figure 2

Looking at the existing house from Clear Lake



August 8, 2018, J. Robbins

Figure 3

Looking north along the west side lot line



August 8, 2018, J. Robbins

Figure 4

Looking north along the east side lot line



August 8, 2018, J. Robbins

Figure 5

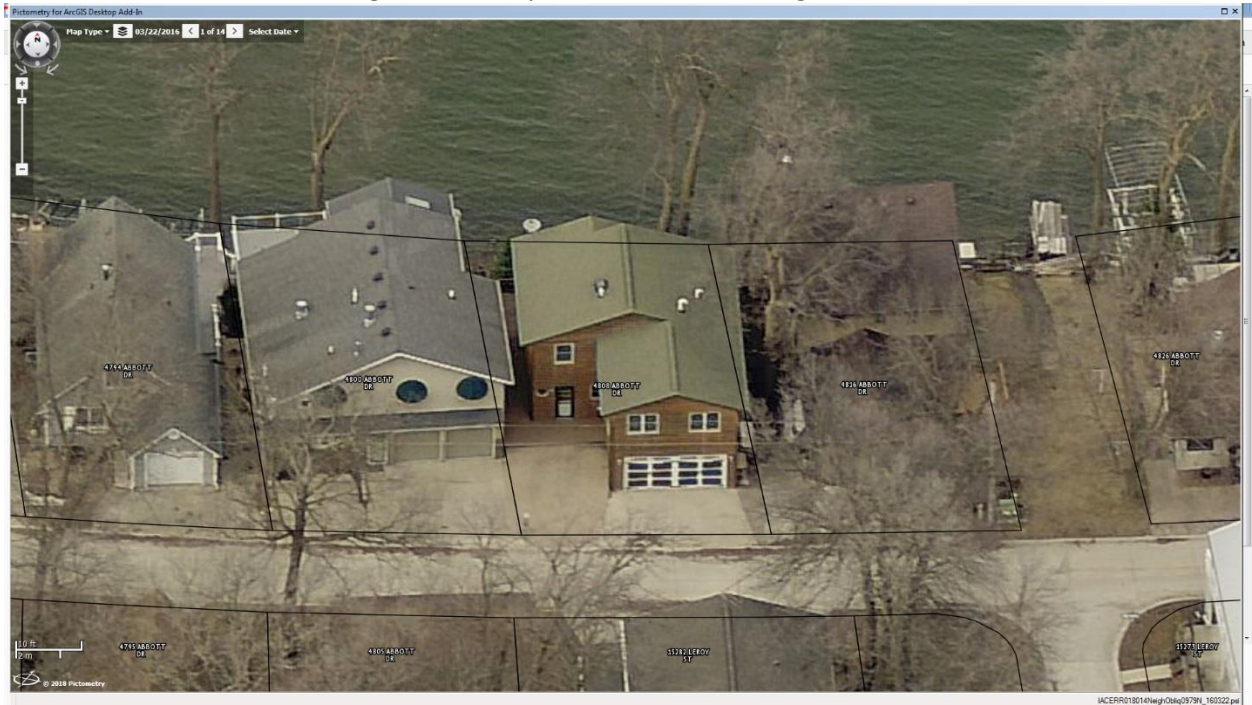
Looking roughly east-northeast to illustrate the proposed rear yard setback



August 8, 2018, J. Robbins

Figure 6

Looking at an aerial photo of lake lots along Abbott Drive



Spring 2016, Pictometry Aerial Imagery

Figure 7

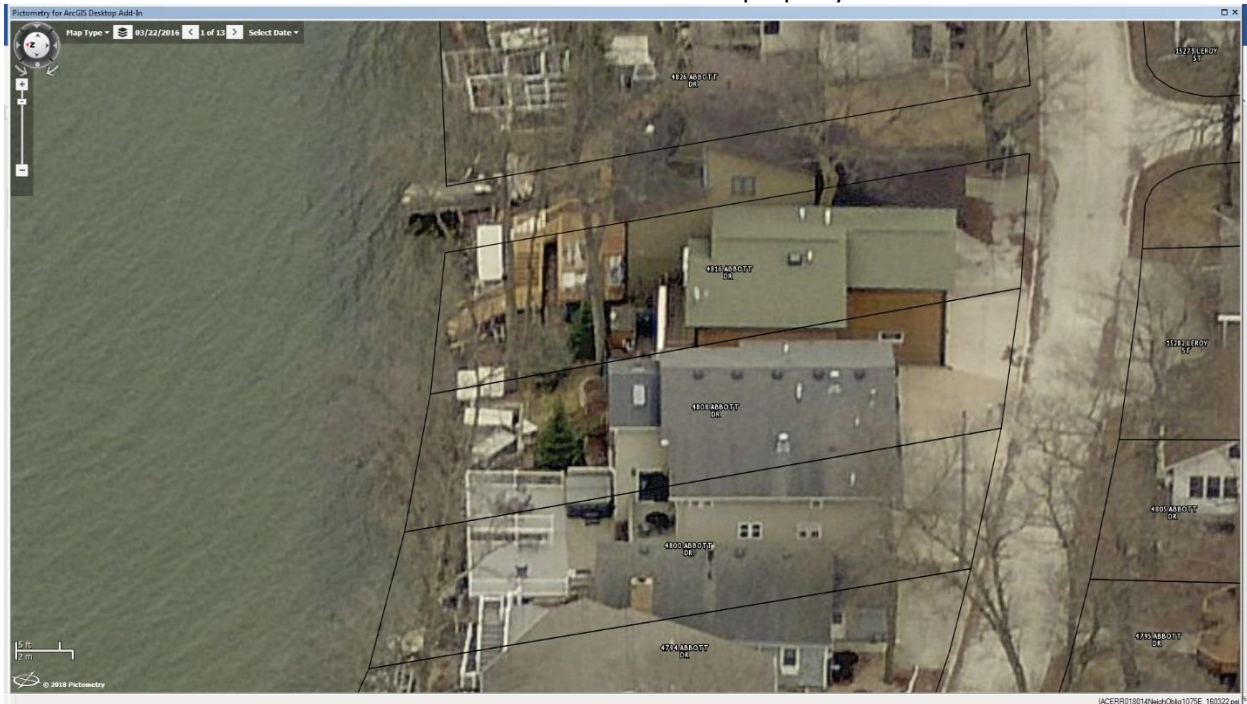
Looking at the house on the adjacent lot to the west



August 8, 2018, J. Robbins

Figure 8

Aerial photography looking in an easterly direction showing the difference of structures in rear yards relative to the Lamberson's property



Spring 2016, Pictometry Aerial Imagery

Figure 9

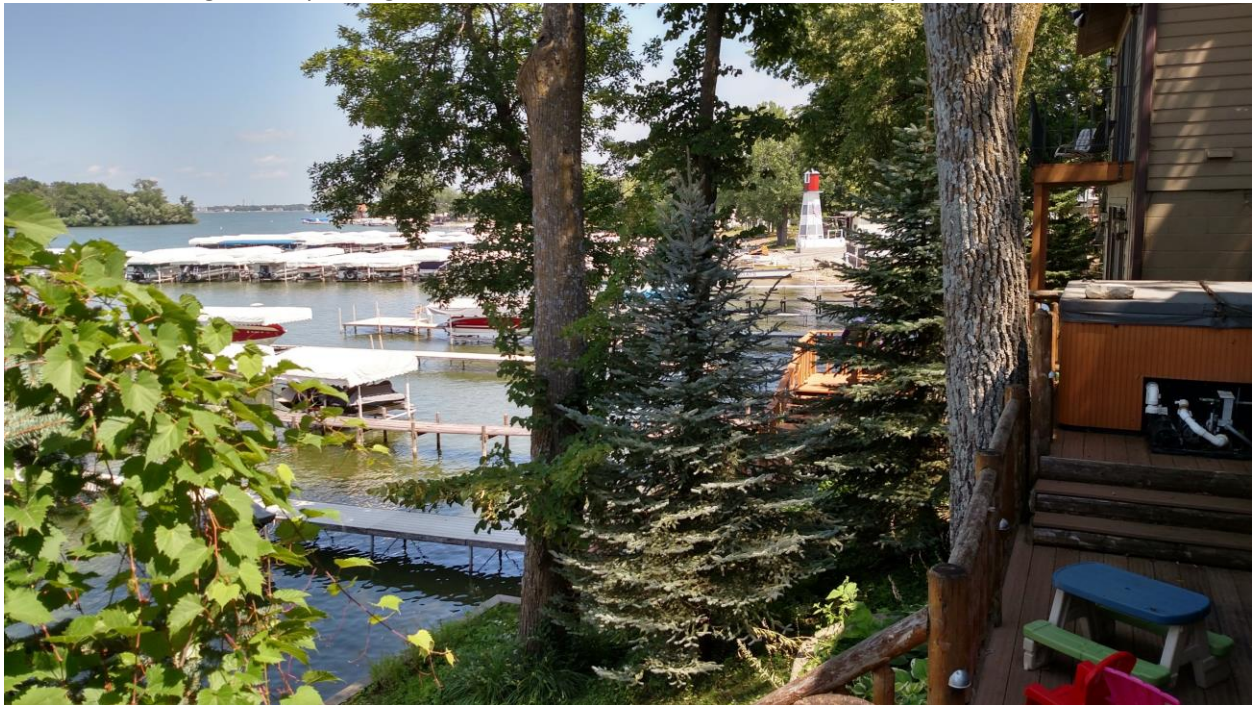
Looking westerly at vegetation planned for removal



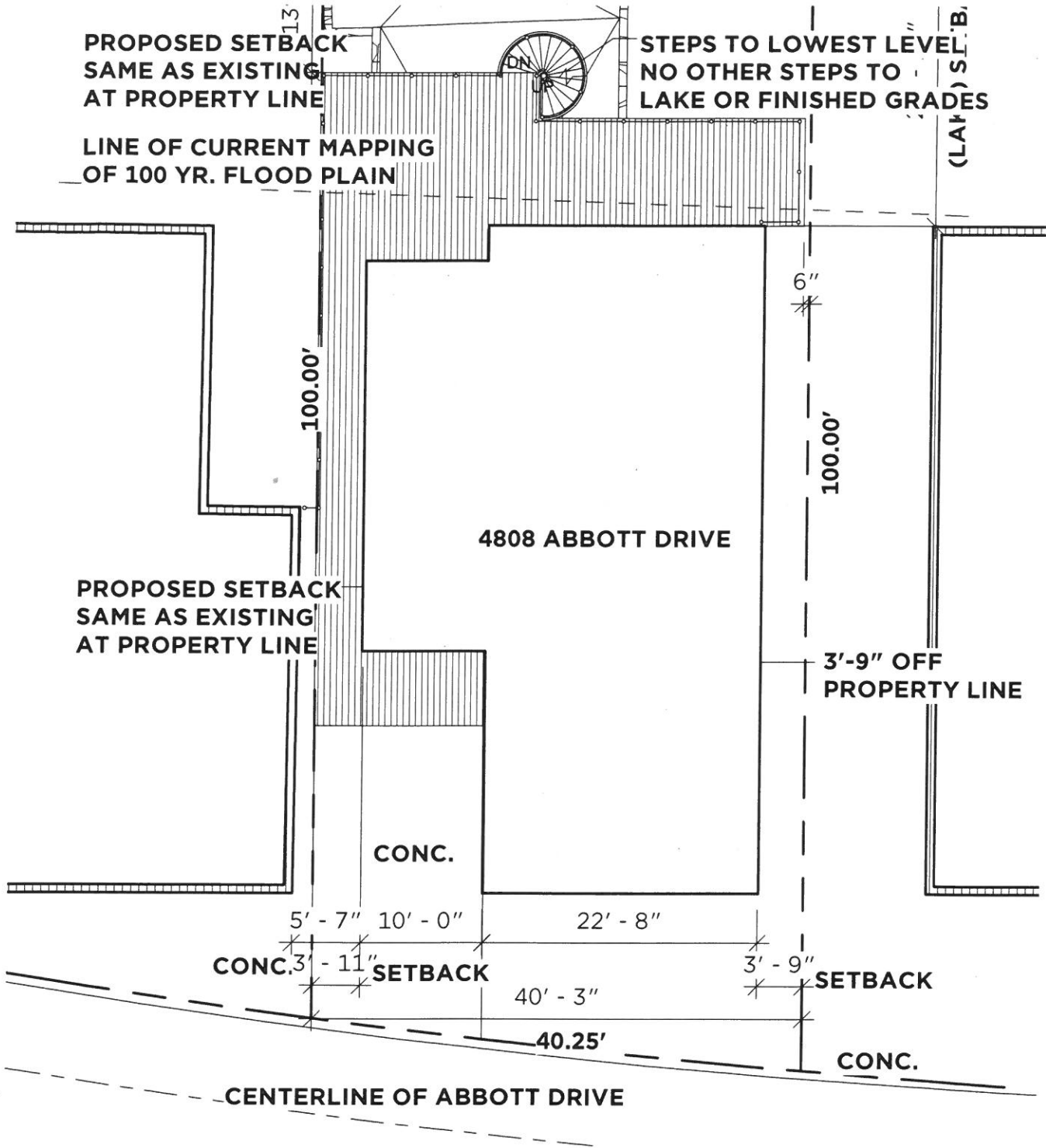
August 8, 2018, J. Robbins

Figure 10

Looking easterly at vegetation and trees, all but one of which is, planned for removal



August 8, 2018, J. Robbins



SITE PLAN

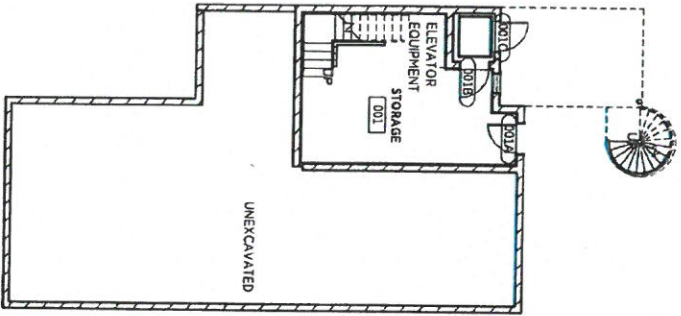
SCALE: 3/32" = 1'-0"



**LAMBERSON RESIDENCE
4808 ABBOTT DRIVE**

CLEAR LAKE, IA
16-119

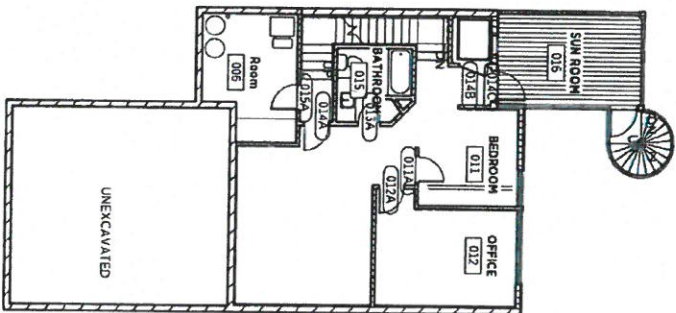
ATURA
architecture



1 PATIO LEVEL FLOOR PLAN

A2.2

SCALE: 3/32" = 1'-0"



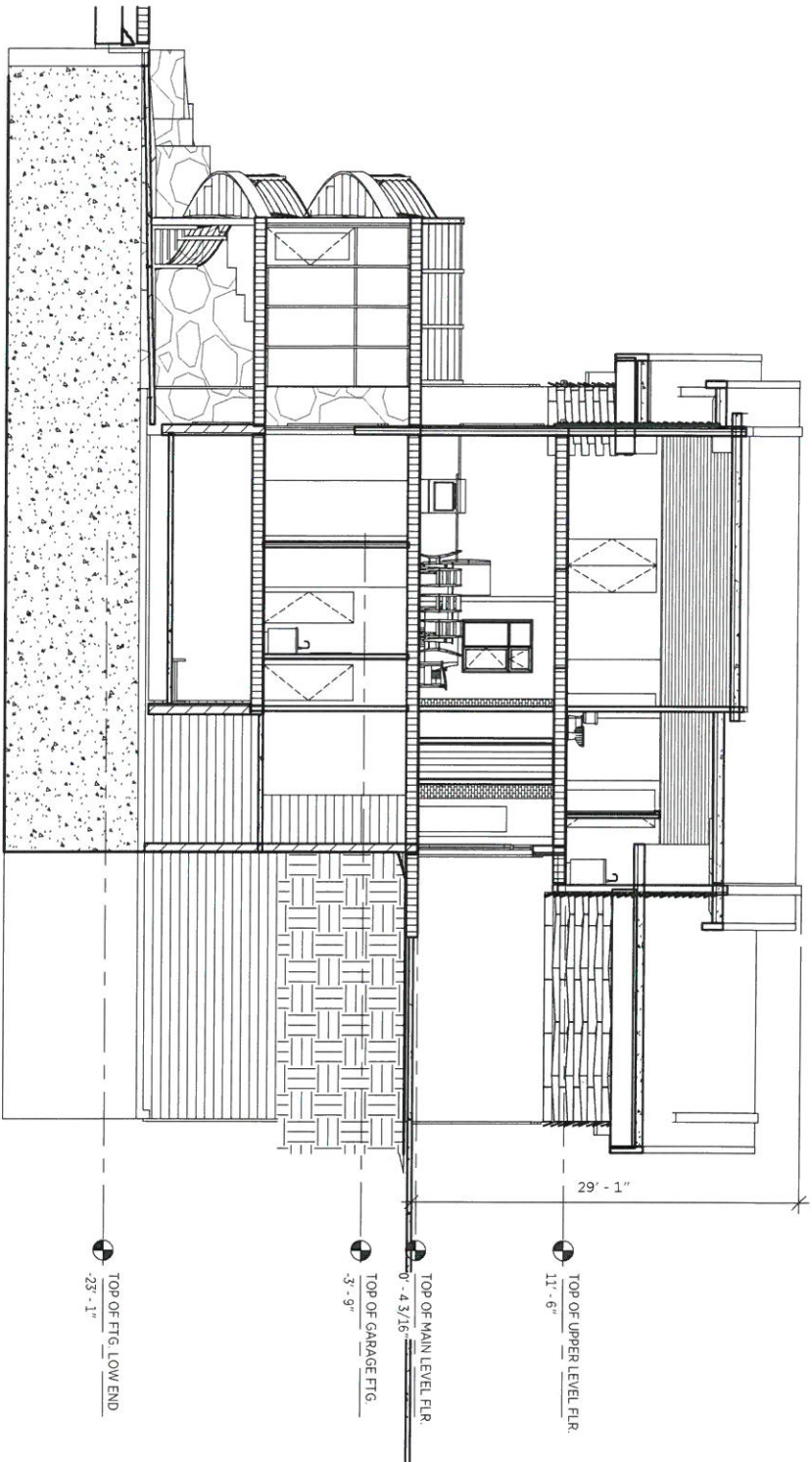
2 LOWER LEVEL FLOOR PLAN

A2.2

SCALE: 3/32" = 1'-0"



LAMBERSON RESIDENCE
4808 ABBOTT DRIVE
 CLEAR LAKE, IA



1 Section 1

A3.4 SCALE: 1/8" = 1'-0"

LAMBERSON RESIDENCE
4808 ABBOTT DRIVE
 CLEAR LAKE, IA

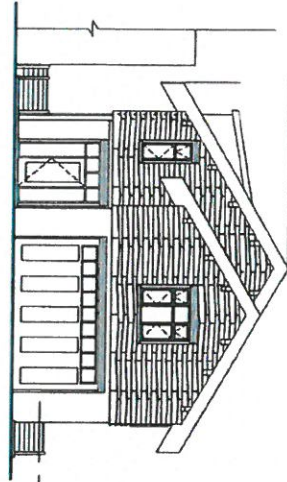
TOP OF FTG. LOW END
 -23'-1"

TOP OF GARAGE FTG.
 -3'-9"

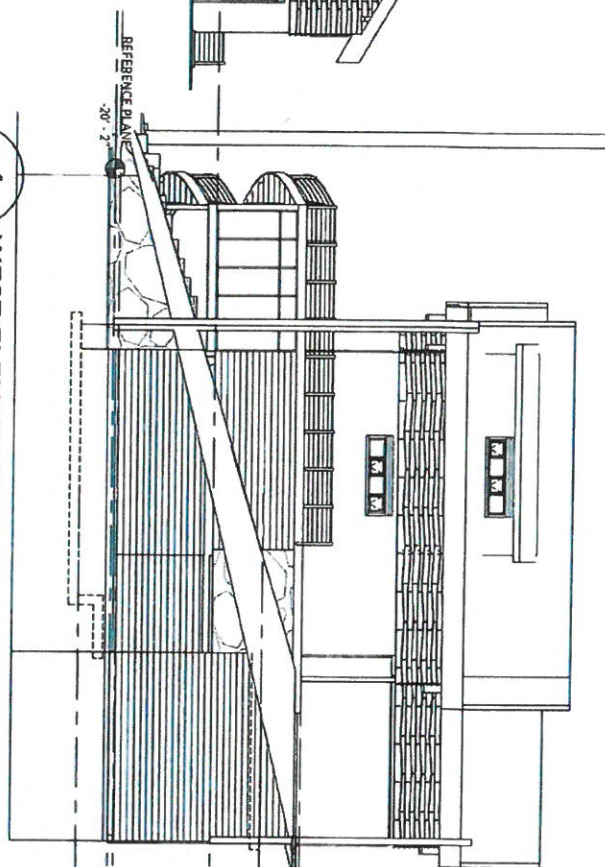
TOP OF MAIN LEVEL FLR.
 0' - 4 3/16"

TOP OF UPPER LEVEL FLR.
 11'-6"

29' - 1"



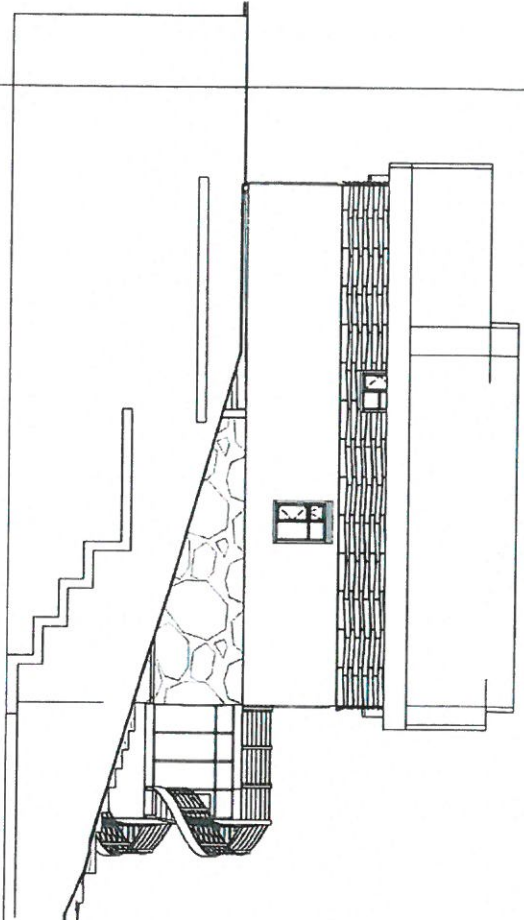
3 SOUTH ELEVATION
 A3.1 SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
 A3.1 SCALE: 3/32" = 1'-0"

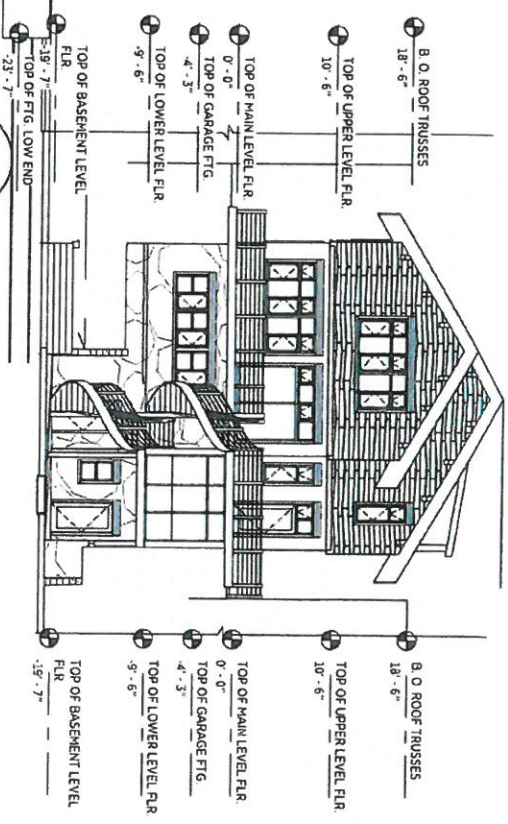
- B. O. ROOF TRUSSES
18'-6"
- TOP OF UPPER LEVEL FLR.
10'-6"
- TOP OF MAIN LEVEL FLR.
0'-0"
- TOP OF GARAGE FLG.
-4'-3"
- TOP OF LOWER LEVEL FLR.
-9'-6"
- TOP OF BASEMENT LEVEL FLR.
-19'-7"
- TOP OF FTG. LOW END
-23'-7"

LAMBERSON RESIDENCE
4808 ABBOTT DRIVE
 CLEAR LAKE, IA



1 EAST ELEVATION

A3.3 SCALE: 3/32" = 1'-0"



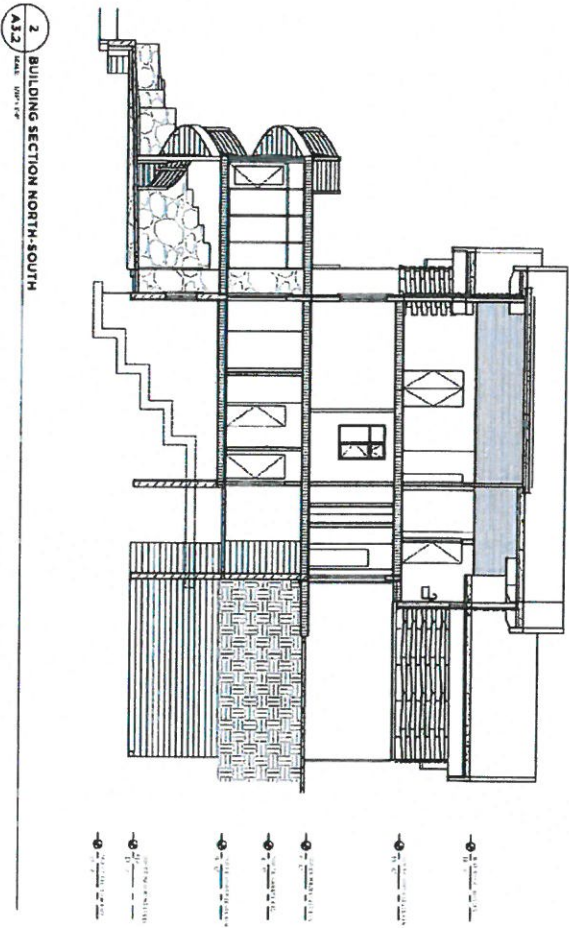
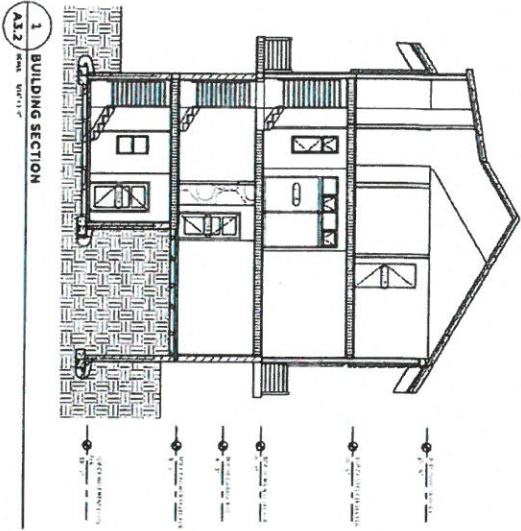
2 NORTH ELEVATION

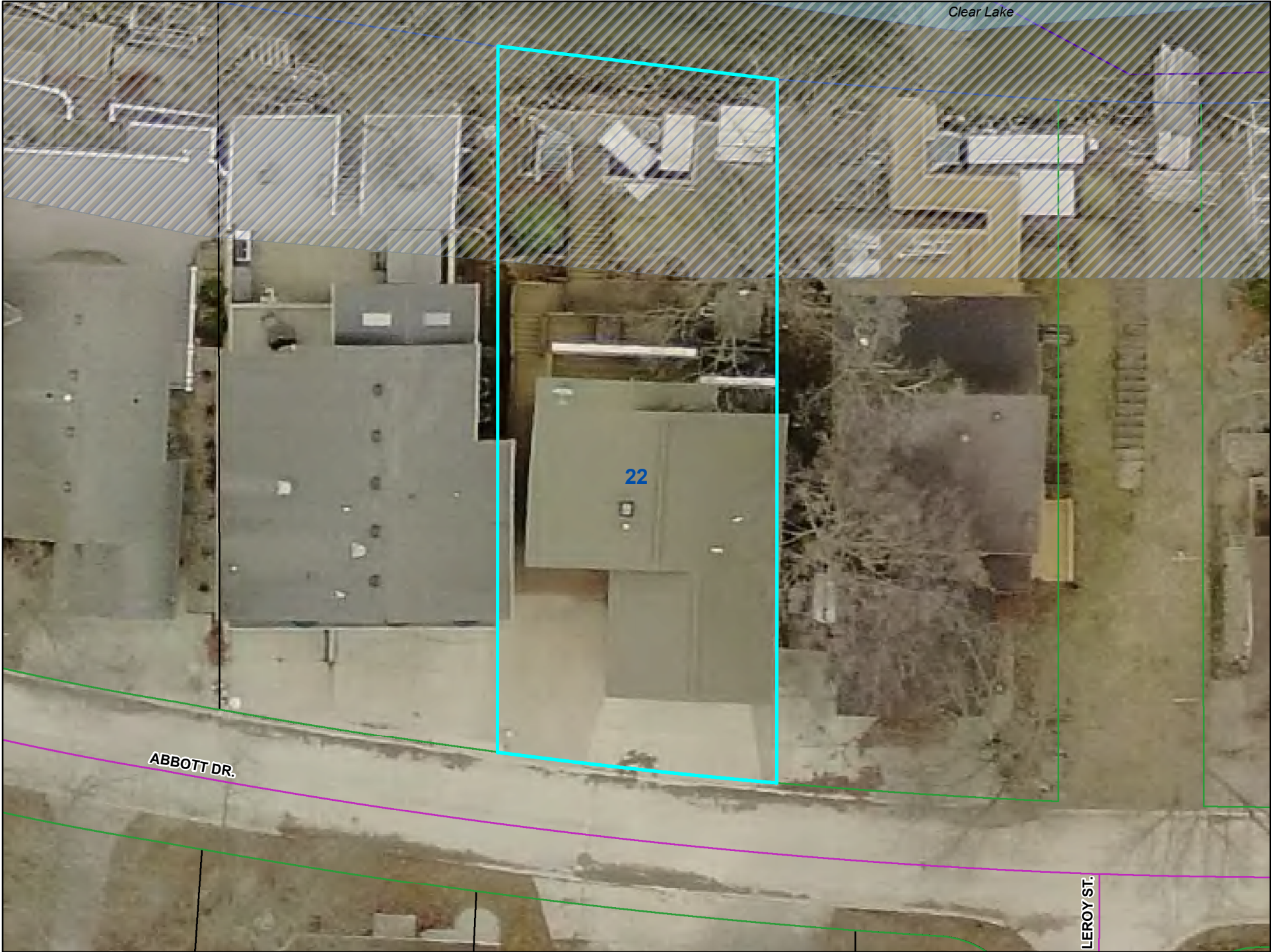
A3.3 SCALE: 3/32" = 1'-0"

LAMBERSON RESIDENCE
4808 ABBOTT DRIVE
 CLEAR LAKE, IA

ATURA
 architecture
 07/10/18
 12-100

LAMBERSON RESIDENCE
4808 ABBOTT DRIVE
 CLEAR LAKE, IA





Clear Lake

22

ABBOTT DR.

LEROY ST.



