



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse
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May 3, 2024

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, May 23, 2024, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following petitions:

- 1. Robert Kaufmann, Kaufmann Steel, LLC, DBA as Kaufmann Metal Recycling, LLC, 1527 330th Street, Wilton, IA (Owner)**, - Requesting approval of a Special Use Permit to allow for outdoor recycling, salvage, or sales of used farm equipment at 1281 306th Street, Tipton, Iowa located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, NE $\frac{1}{4}$, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 18, T-79N, R-2W, in Rochester Township, consisting of 9.37 acres m/l. Said property is zoned M-2 Heavy Industrial.
- 2. John & Emily Villhauer, 1003 Eureka Avenue, Tipton (Owners)** –Requesting a variance of 10 feet from the required front yard setback of 50 feet for a proposed 40’x 64’ storage shed to be constructed at 1003 Eureka Avenue, Tipton, Iowa, on property described as Parcel C located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 27, T-81N, R-4W, Cass Township, consisting of 2.27 acres more or less. Said property is currently zoned R-1 Suburban Residential.
- 3. Lucas & Alison Jeffries, 59 330th Street, West Branch (Owners)** –Requesting a variance of 20 feet from the required rear yard setback of 50 feet for a proposed kitchen addition at 59 330th Street, West Branch, Iowa, on property described as Jeffries Subdivision, Lot 1, located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 30, T-79N, R-4W, Springdale Township, consisting of 1.8 acres more or less. Said property is currently zoned R-1 Suburban Residential and A-1 Agricultural.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard, for or against, said petition. Any person so wishing may file a document with the Cedar County Zoning Administrator prior to the time of the hearing should the person wish the document to be read for them at the time of the hearing.

Philip LaRue
Zoning Administrator