



7/3/79

The Cedar Co. Board of Adjustment held a meeting on  
Tuesday, July 3, 1979 at 10:00 am in the meeting  
room of the court house.

Present were Bentrott, Maurer and Petersen. Richard  
Dvorak, Zoning Administrator, was also present. Bentrott  
presided. Minutes of previous meeting were read & approved.

Don Gafeller, R 1, West Branch, Ia., petitioned for a  
15' variance from his rear property line in order to put up a  
24' x 24' garage.

Following a discussion regarding the request, Petersen moved  
we allow the variance for no more than 15'. Maurer 2d the motion.  
All voted in favor. Variance granted.

Maurer moved meeting adjourn. Petersen 2d the motion.  
Meeting adjourned.

Respectfully submitted,

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Secretary

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Chairman

6/1/79

The Cedar County Board of Adjustment held a meeting on Friday, 6/1/79 at 10:00 a.m., in the ~~Voting~~ <sup>Meeting</sup> Machine Room of the Cedar County Courthouse, Tipton, Iowa.

Present were Chambliss, Bentrott, Maurer, and Petersen. Oldorf was absent. Richard Dvorak, Zoning Administrator, was also present. Chambliss presided.

Minutes of previous meeting were read and approved.

Dvorak informed members that the opinion from Ed Kemp regarding the Eiler matter was still pending.

Richard Petersen, West Branch, was present and requested an 8' variance in order that he build a storage building 42' from the front of his property. This is in a "Ch" Highway Commercial district where a 50 foot setback is required.

Following a discussion, Petersen moved the variance be allowed. Bentrott 2d the motion. All voted in favor.

Maurer moved meeting adjourn. Petersen 2d. All voted in favor. Meeting adjourned.

Respectfully submitted,

LaDonna Maurer  
Secretary

Mike Bentrott  
Chairman

5/11/79

The Cedar County Board of Adjustment held a meeting on Friday, May 11, 1979 in the meeting room of the courthouse, Tipton, Iowa. Present were Chambliss, Bentrott, Peterson, Oldorf and Maurer. Also present was Richard Dvorak, Zoning Administrator. Chambliss presided.

The following petitions were discussed:

1. Ms. Robert Latham, Rochester, Ia., requested a variance to enable her to replace an existing mobile home with a new one. No objectors were present. Following a discussion LaVonne Maurer moved we allow this variance. Bentrott 2d the motion. All voted in favor. (Oldorf was absent during this ~~meeting~~ particular discussion.)

2. Lavern Welch, RR, New Liberty, requested a variance to allow him to put a mobile home on his property to care for his elderly parents. No objectors were present re this request. Following a discussion, Bentrott moved and Maurer 2d the motion that we allow the variance. Motion granted. (Oldorf was absent during this hearing.)

3. Richard Graham, Ia. City, requested a variance to side yard requirements to allow building a 24' x 70' garage on property recently purchased outside of W. Branch. With the present RA classification, present zoning requires a side yard of 15' and Graham is petitioning for a 4' side yard. Mr. Don Johnson was present as an objector. There was considerable discussion, after which Bentrott moved the allowance of the variance from 15' to 5' (or 6' if at all possible) and with this stipulation the variance would be allowed. All voted in favor of motion. (Oldorf was present for this hearing.)

4. Bob Satter from Planned Environments of Ia. City, was present on behalf of Mr. and Ms. Ray Silvers, developers of Deerview Subdivision in Cedar County and they petitioned for a front yard setback variance and requested the setback for the front yard of this lot be 35' rather than 50' due to house design and lot layout planned. After discussing the matter, Oldorf moved the 15' variance for lot #8 of Deerview Subdivision be allowed. Peterson 2d the motion. Carried.

Maurer moved meeting adjourn. Bentrott 2d the motion. Meeting adjourned.

Respectfully submitted,

Lester Chambliss  
Chairman

LaVonne Maurer

Secretary

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7. We request you to consider a suitable place for the location of the new station.

The Cedar County Board of Adjustment held a meeting on April 27, 1979 in the voting machine room of the courthouse Tipton, Iowa, at 10:00 A.M. Present were board members Chambliss, Bentrott, Peterson, and Oldorf. Richard Dvorak, Zoning Z/ Administrator, was also present. Others in attendance were Mary Marner and Jay S. Thompson.

Mr. Chambliss presided at the meeting. A letter from Mr. Rex Kitt was read asking for a variance of 40-45 feet on the back yard requirement so the home can be built above the flood plain. After some discussion it was moved by Bentrott and second by Peterson that the board recommend a 40 feet variance but definitely not more than 45 feet variance of the back yard requirement to stay out of the flood plain. There were no objectors to this. All voted in favor. Motion carried.

The second request for a variance of 35 feet on the rear yard and 15 feet on the side yard was by Mr. Floerchinger represented by Jay Thompson. This is to build a storage building on a narrow lot.

A letter was read from Mr. John R. Kirk, who lives to the side of Mr. Floerchinger. The letter stated opposition to the variance. After discussing the above issue Mr. Peterson moved and Mr. Bentrott second that the variance be granted to Mr. Floerchinger of 35 feet on the rear and 15 feet of the side, with the 40 foot dimension running North and South. All voted in favor. Motion carried.

Oldorf moved and Peterson second the meeting be adjourned.

Respectfully submitted  
Marikee Oldorf  
Sec. Pro-tem

4/2/79

CEDAR COUNTY ZONING BOARD OF ADJUSTMENT held a meeting on April 2, 1979 in the meeting room of the basement of the court house, Tipton, Iowa, at 3:00 p.m. Present were Chambliss, Maurer, Bentrott, Oldorf and Peterson. (Marilee Oldorf is a new member, replacing John Sauer). Richard Dvorak, Zoning Administrator, was also present. Chambliss presided.

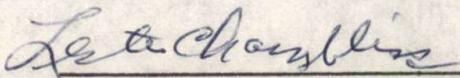
<sup>WAS</sup>

The 1st petition, from Al and Pat Chamberlain, Mechanicsville, requesting permission to build a home on their 12 acres and sell 2 or 3 acres including outbuildings and an existing home. They requested an interpretation of the zoning policy which was discussed on 2/23/77. Copy of letter is attached hereto.....refer to <sup>letter pertaining to meeting of 2-23-77,</sup> paragraphs 4 and 5. Following a discussion, Bentrott moved that Mr. and Mrs. Chamberlain go back to the Cedar County Zoning Board and get the property rezoned. Maurer 2d the motion. All voted in favor. Motion carried.

The 2d petition was from Jean Penningroth, a member of the Cedar Co. Board of Supervisors requesting an interpretation and clearer definition of Article III, paragraph 44 .. Home Occupation of Cedar County Zoning Ordinance, 1975. Following a discussion, Peterson moved we have the Cedar County Attorney give us his interpretation of this paragraph. Bentrott 2d the motion. All voted in favor. Motion carried. Jean Penningroth suggested that the Board might re-evaluate the meaning of paragraph 44 in case the Co. Attorney does not give us his interpretation. Dvorak indicated this would be in order to re-interpret paragraph 44. Dvorak will contact the members upon reply from County Attorney.

Marilee Oldorf moved the meeting adjourn. Maurer 2d the motion. Meeting adjourned.

Respectfully submitted,

  
Chairman

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Secretary