

FOR OFFICE USE ONLY	
Appeal No.	_____
Date Received:	_____
\$75 Fee Paid on:	_____
Form Updated (12/23)	



Variance Application

Filing Fee \$75

Michael Redman
Applicant Name
922 1st Ave SE
Applicant Address
1828253015
Property Address or Parcel Number
R-1
Current Zoning of Property

563-340-0237
Phone Number
Mr. Pike 41@hotmail.com
Email Address
6-8-26
Application Date

VARIANCES

The Board of Adjustment has the power and duty to review variance applications as defined by the following City of Oelwein Code:

Appendix A – Section 104 – Definitions –

(77) Variance - A legal modification or variation of the provisions of this ordinance as applied to a specific piece of property.

Appendix A – Article VII - 705.3. Variances.

To authorize upon appeal in specific cases such variance from the terms of this 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 in an individual case result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. The existence of a nonconforming use of neighboring land, building, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the board of adjustment that any of the following conditions exist:

- (a) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- (b) Literal interpretation of the ordinance would result in unjust financial hardship to a previously established business or industry.
- (c) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- (d) A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.



(e) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to, or alter the essential character of the neighborhood and the general welfare.

(f) The special circumstances are not the result of the actions of the applicant.

(g) The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

(h) The variance is not a request to permits a use of land, building, or structure which is not permitted in the district involved.

(i) The variance shall be void after six months unless a building permit is secured.

List specific code section(s) for exception being requested:

202.4 + 202.2

Please describe your request in detail and include any relevant data and drawings as applicable. If necessary, attach your documents to the application.

Continue existing near or setback. Allow garage add-on that would allow reduction of side setback code

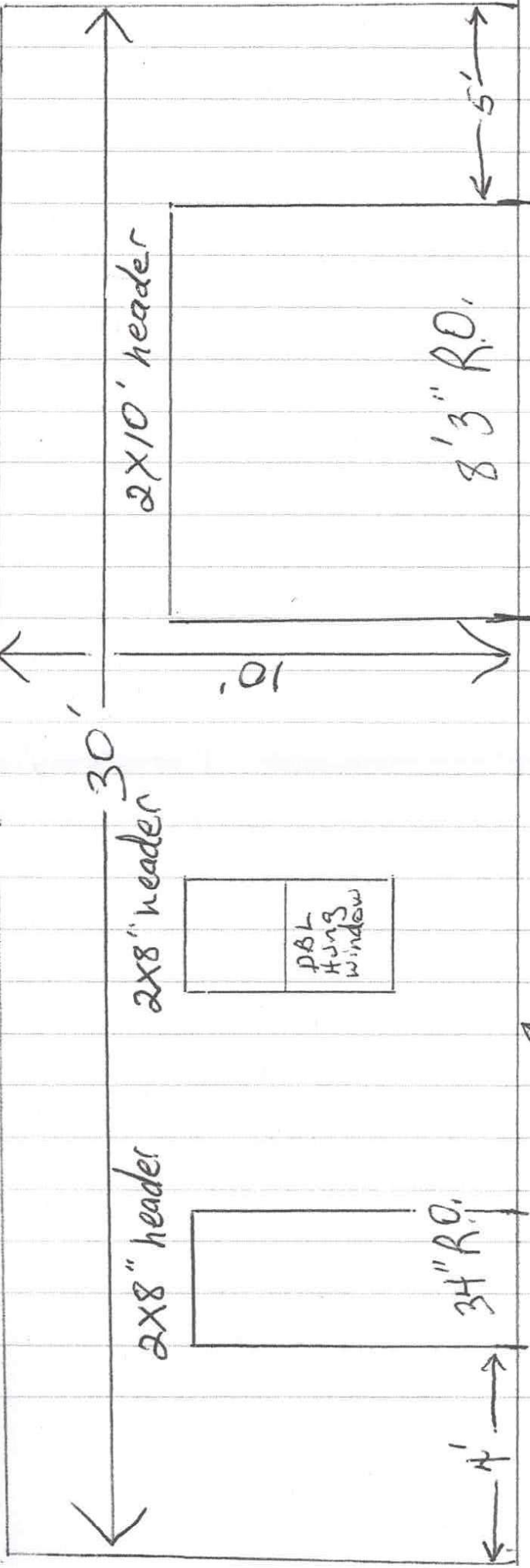
Michael Reed
Applicant Signature
6-8-26
Date

Applicant Signature
Date

North wall

(insulated)
2x4x10' walls
16" OC

2x4 dbl top plate



2x8" header

2x8" header

2x10" header

34" R.O.

8'3" R.O.

32" X 80"
Entry door

2x16 Seal
Plate

7' X 8' overhead door

30'

4'

5'

10'

PBL
hung
window

west wall

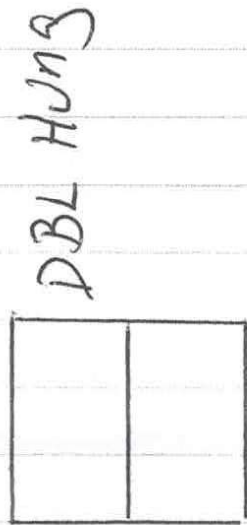
6/12 Pitch

East & west
Gable - 6" O.H.

18" O.H.

24'

2x8" header



South wall

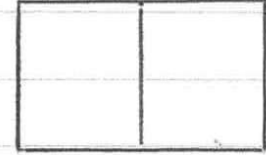
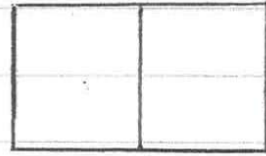
2x4x10' walls

30'

2x8" header

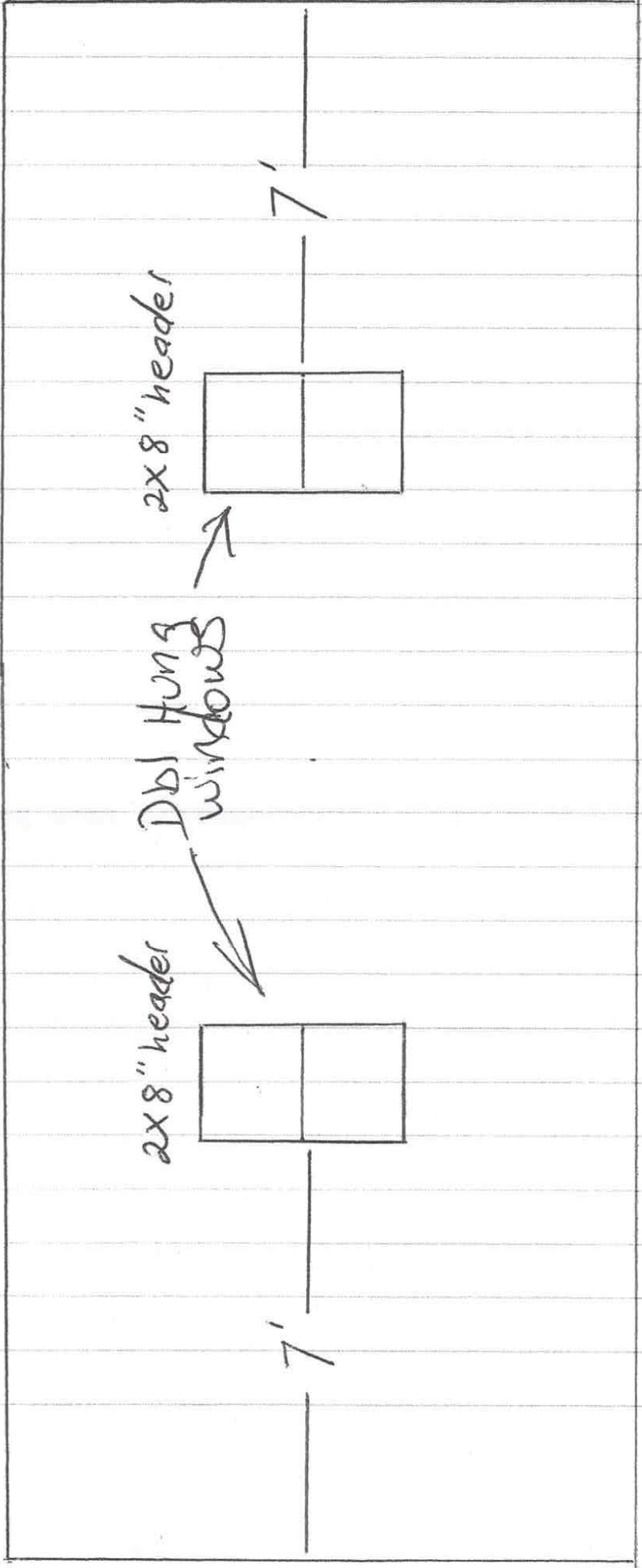
Dbl Hung windows

2x8" header



7'

7'





1ST AVE SE