

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



## Variance Application

### Filing Fee \$75

Jessica Keegan  
**Applicant Name**  
 420 Lincoln Drive, Oelwein, IA 50662  
**Applicant Address**  
 420 Lincoln Drive, Oelwein, IA 50662  
**Property Address or Parcel Number**  
 R-1  
**Current Zoning of Property**

563-422-0167  
**Phone Number**  
 jkeegan089@gmail.com  
**Email Address**  
 06/11/2026  
**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:**

Zoning Code 202.4

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

Our plan is to take down our garage where it sits right now and add our addition. We will add a basement and 1st floor where the garage is sitting right now. Then, in the back yard, we will add a 3-stall garage that will connect to the back of the addition and will be alley access.



**Applicant Signature**

6/11/2026

**Date**

**Applicant Signature**

6/11/2026

**Date**



20 2nd Ave. S.W.  
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org  
www.CityofOelwein.org



Phone: (319) 283-5862  
Fax: (319) 283-4032

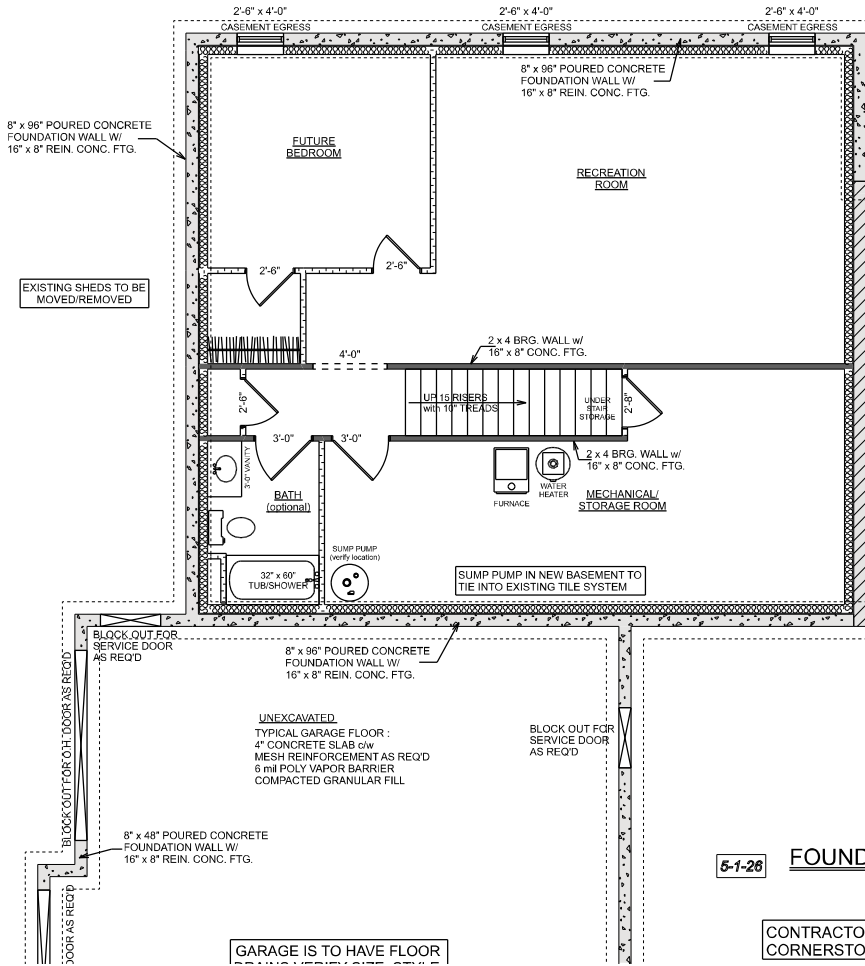
PROPERTY LINE

NORTH

PROPERTY LINE

ALLEY ACCESS

WEST



EXISTING RES

5-1-26

FOUNDATION PLAN

KEEGAN RESIDE

SHAUN & JESSICA SPAHN & ROSE JESUP

CONTRACTOR: STEVE SCHMIT CORNERSTONE CONSTRUCTION

JESSICA (563) 422

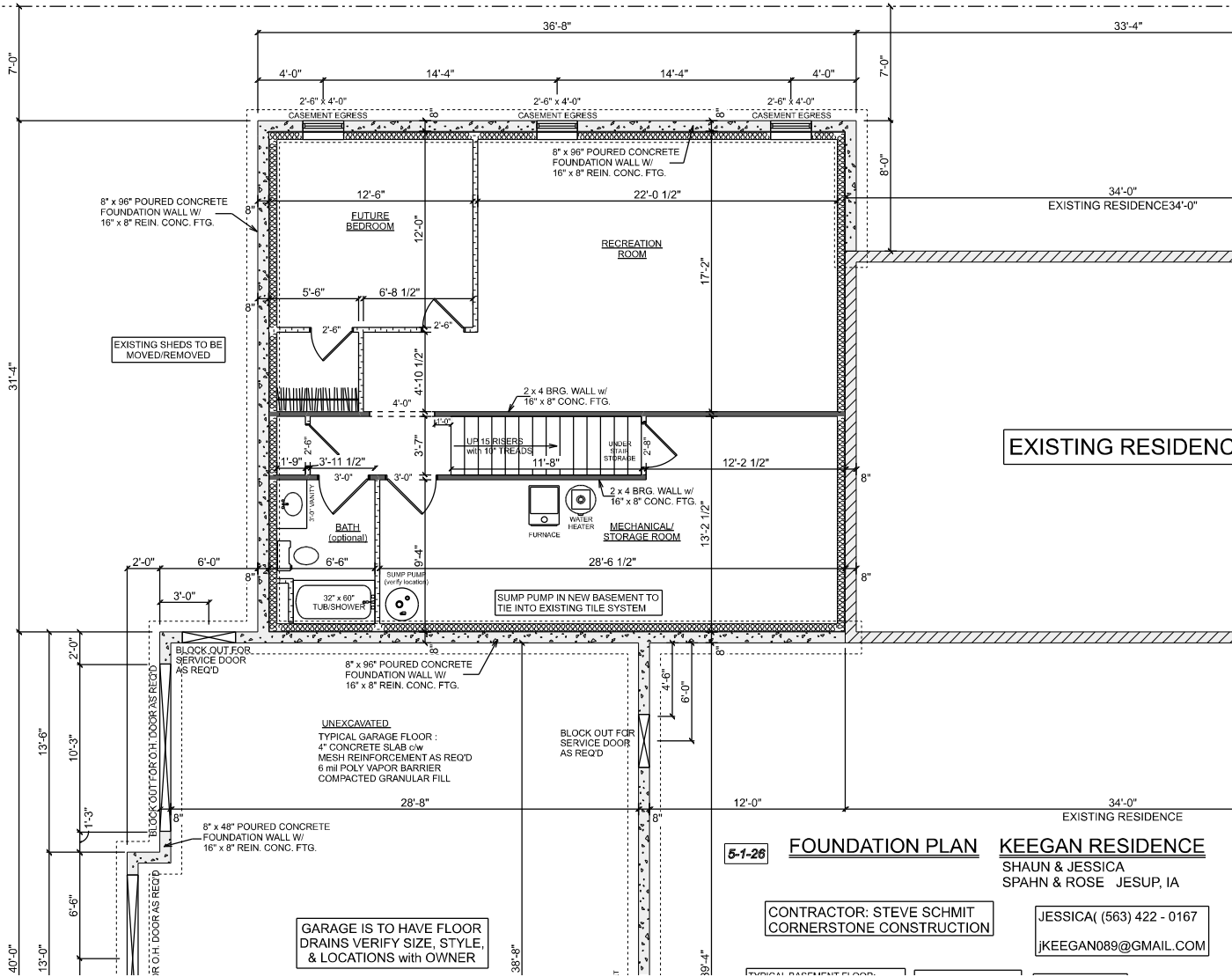
125'-0"

NORTH

PROPERTY LINE

ALLEY ACCESS

WEST



5-1-26

**FOUNDATION PLAN**

**KEEGAN RESIDENCE**

SHAUN & JESSICA  
SPAHN & ROSE JESUP, IA

CONTRACTOR: STEVE SCHMIT  
CORNERSTONE CONSTRUCTION

JESSICA (563) 422 - 0167

JKEEGAN089@GMAIL.COM







125'-0"

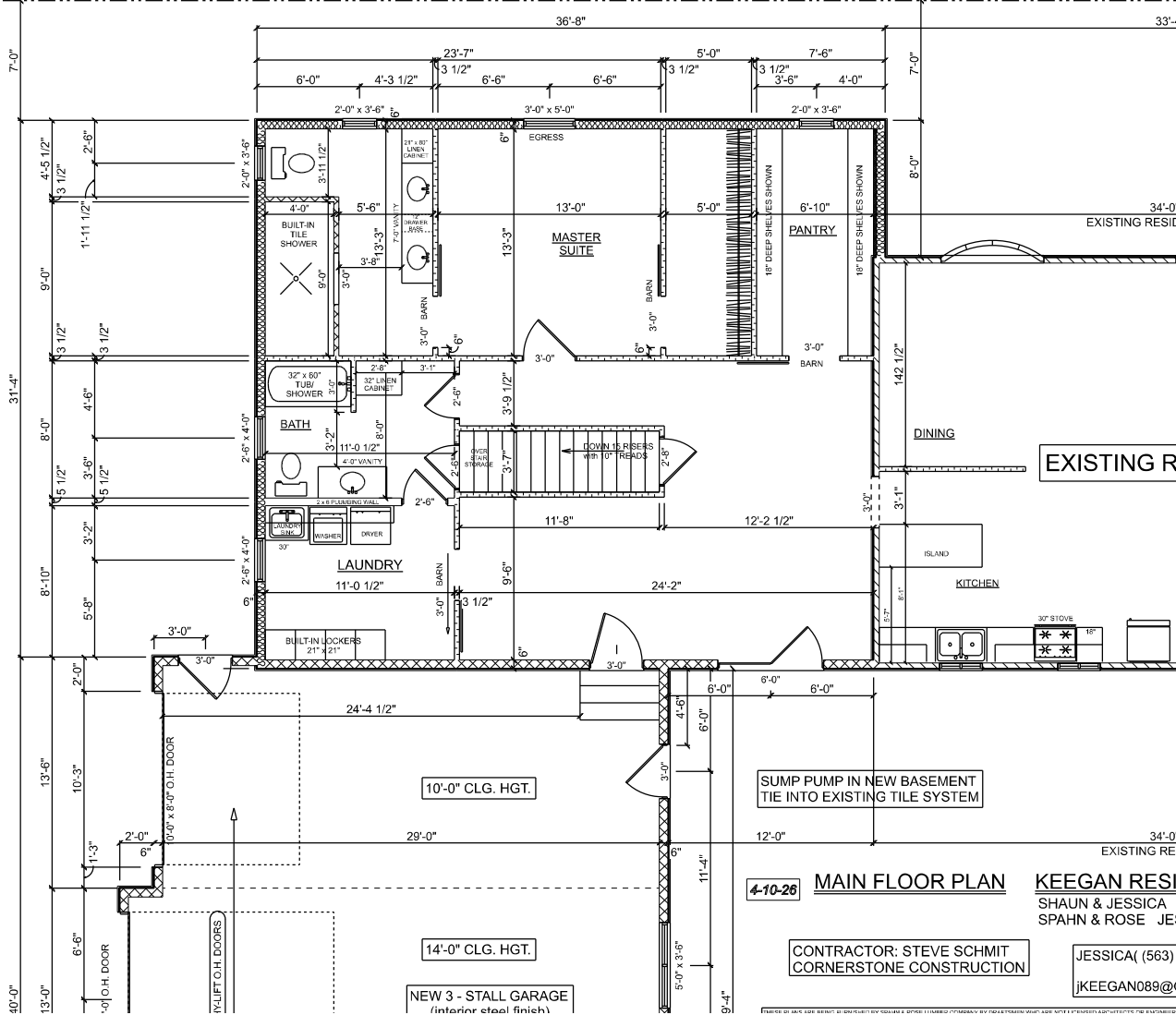
NORTH

PROPERTY LINE

PROPERTY LINE

EXISTING SHEDS TO BE MOVED/REMOVED

WEST



4-10-26 MAIN FLOOR PLAN

KEEGAN RESID

SHAUN & JESSICA

SPAHN & ROSE JES

JESSICA (563) 4

jKEEGAN089@G

CONTRACTOR: STEVE SCHMIT  
CORNERSTONE CONSTRUCTION

PRINTED ON 24" X 36" PAPER BY ARCHITECTURAL PLOTTERS. DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS.







0.059 acres

24.23

36.46

15.1

8.09

31.01

29.43

6.557

7.851

40.65

35.69

35.16

5TH AVE NE