

**CITY OF OELWEIN**

**Office of**

**BUILDING AND ZONING INSPECTOR**

**NOTICE TO INTERESTED PROPERTY OWNERS**

**BOARD OF ADJUSTMENT**

Refer to Appeal No. 23-Z-01

Date 12/20/2022

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Michael Lewis. The property is situated in the C-1 Central Business District Zoning district and is located at 215 E. Charles. The request, if approved, would authorize conversion of a hair salon to an apartment to convert entire property to a multi-family dwelling.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because it requires a special exception. 206.3.Special exception uses and structures. 1.Multi-family dwellings/apartments.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on January 26, 2023 at 5:30 P.M. in/at Oelwein City Council Chamber, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY \_\_\_\_\_  
David Kral, Secretary

APPEAL TO BOARD OF ADJUSTMENT  
CITY OF OELWEIN

APPLICANT Michael Lewis  
ADDRESS 215 E. Charles  
LOT DESCRIPTION \_\_\_\_\_  
\_\_\_\_\_  
ZONE C-1 Central Business District

DATE 12/20/2022  
FILING FEE \$ \$75 PAID  
\_\_\_\_\_  
LETTER STATING NATURE OF APPEAL ATTACHED  
1/16/2023 DATE REFERRED TO PLANNING COMMISSION  
\_\_\_\_\_  
ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

LOCATION AND SIZE  
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING January 26, 2023

DATE PLAN COMMISSION'S  
RECOMMENDATION RECEIVED  
January 17, 2023 ATTACHED \_\_\_\_\_

RISE, Ltd, 106 Rainbow Drive, Elkader, IA 52043

Reed, Steve & Reed, Dennis & Reed, Ron Trust & Medina, Gail Trust  
218 E Charles St., Oelwein, IA 50662

DATE OF PUBLICATION NOTICE  
January 20, 2023

Nguyen, C.D.H. Properties, LLC, c/o Dana Properties, LLC  
1019 23rd St., West Des Moines, IA 50266

Hurley, Jayme R. & Hurley, James M., 2036 Wapsi Access Blvd  
Independence, IA 50644

REMARKS:

Performance Rehab 2, LLC, 204 E Charles, Oelwein, IA 50662

Ritter, Jason R., 125 Front St., Westgate, IA 50681

Peyton, Jessica, 14 3rd Ave NE, Oelwein, IA 50662

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## BuildingAdmin

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**From:** mike lewis <lewygolf@hotmail.com>  
**Sent:** Friday, December 16, 2022 10:35 AM  
**To:** BuildingAdmin  
**Subject:** 215 East Charles, Oelwein, IA

**Importance:** High

To whom it may concern:

This email is sent to request a special exception for 215 East Charles Street, Oelwein, IA 50662. The current main level is a hair salon and my intention is to renovate it into a 1- or 2-bedroom apartment, multi-family housing.  
Multi-family Dwelling within C-2 Commercial District

Thank you for the consideration for this special exception on this project.

Michael J Lewis  
1511B Outer Road  
Oelwein, IA 50662  
563-422-0377

**CITY OF OELWEIN**

**Office of**

**BUILDING AND ZONING INSPECTOR**

**NOTICE TO INTERESTED PROPERTY OWNERS**

**BOARD OF ADJUSTMENT**

Refer to Appeal No. 23-Z-02

Date 01/17/2023

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Michael Lewis. The property is situated in the C-1 Central Business District Zoning district and is located at 215 E. Charles. The request, if approved, would authorize conversion of a hair salon to an apartment to convert entire property to a multi-family dwelling.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because it requires a variance.  
206.6.Special requirements - 3. No apartments or sleeping area on ground level or below ground level.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on January 26, 2023 at 5:30 P.M. in/at Oelwein City Council Chamber, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY \_\_\_\_\_  
David Kral, Secretary

APPEAL TO BOARD OF ADJUSTMENT  
CITY OF OELWEIN

APPLICANT Michael Lewis  
ADDRESS 215 E. Charles  
LOT DESCRIPTION \_\_\_\_\_  
\_\_\_\_\_  
ZONE C-1 Central Business District

DATE 01/17/2023  
FILING FEE \$ 75.00 PAID  
\_\_\_\_\_  
LETTER STATING NATURE OF APPEAL ATTACHED  
1/16/2023 DATE REFERRED TO PLANNING COMMISSION  
\_\_\_\_\_  
ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

LOCATION AND SIZE  
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING January 26, 2023

DATE PLAN COMMISSION'S  
RECOMMENDATION RECEIVED  
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REMARKS:

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Peyton, Jessica, 14 3rd Ave NE, Oelwein, IA 50662

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## BuildingAdmin

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**From:** mike lewis <lewygolf@hotmail.com>  
**Sent:** Tuesday, January 17, 2023 2:08 PM  
**To:** BuildingAdmin  
**Subject:** Re: 215 East Charles, Oelwein, IA

Sam,

This email is to request a variance to allow a first-floor apartment in a C-1 Commercial District.

I will stop by your office this afternoon.

Thanks!

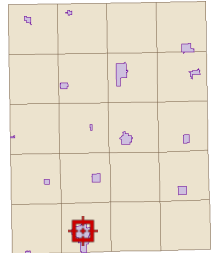
Michael Lewis  
5634220377

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215 E Charles



Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  County Highway
  -  Federal Highway
  -  State Highway
  -  Roads

<b>Parcel ID</b>	1821262005	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Cardin Management Trust
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	C		Rabroker, Toni Lynn as Trustee
<b>Property Address</b>	215 E. CHARLES	<b>Acreage</b>	n/a		2409 Vista Glen Lane
	OELWEIN				Carrollton, TX 75007
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOT 7 BLK 2				
	PAIGNS 2ND ADD				
	<b>(Note: Not to be used on legal documents)</b>				

**Disclaimer:** Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. **All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.**

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