

**CITY OF OELWEIN**

**Office of**

**BUILDING AND ZONING INSPECTOR**

**NOTICE TO INTERESTED PROPERTY OWNERS**

**BOARD OF ADJUSTMENT**

Refer to Appeal No. 22-Z-05

Date 10/29/2022

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Cardin Management Trust. 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 December 1, 2022 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 Cardin Management Trust  
ADDRESS 215 E. Charles  
LOT DESCRIPTION \_\_\_\_\_  
\_\_\_\_\_  
ZONE C-1 Central Business District

DATE 10/29/2022  
FILING FEE \$ 75.00 PAID  
X LETTER STATING NATURE OF APPEAL ATTACHED  
11/22/2022 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 12/01/2022

DATE PLAN COMMISSION'S  
RECOMMENDATION RECEIVED  
11/22/2022 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

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

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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DATE OF PUBLICATION NOTICE  
11/25/2022

REMARKS:

October 29, 2022

City of Oelwein  
Community Development Department  
20 2<sup>nd</sup> Ave. SW  
Oelwein, Iowa 50662

RE: Property at 215 E. Charles, Oelwein  
Special Exception Request

To Whom It May Concern:

We would like to request a Special Exception for our property at the location referenced above. Our intent is to renovate the first floor into a one-bedroom apartment in 2023, so this property would become a multi-family dwelling. The upstairs will remain a separate one-bedroom apartment and is currently under lease along with the garage.

Please let me know if you have any questions prior to your meeting in November. My brother, Mike Cardin, will likely attend this meeting.

Thank you.

Sincerely,

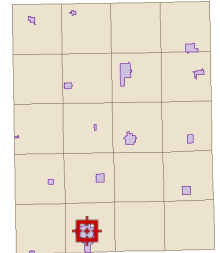
A handwritten signature in cursive script that reads "Toni Cardin Rabroker".

Cardin Management Trust  
Toni Cardin Rabroker, Trustee  
972-740-4601  
[rabroker@hotmail.com](mailto:rabroker@hotmail.com)

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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