

FOR OFFICE USE ONLY
 Appeal No. _____
 Date Received: _____
 Form Updated (10/23)



Special Exception Application

Filing Fee \$75

CHRISTOPHER LINK
 Applicant Name
548 8TH ST. S.W
 Applicant Address
548 8TH ST. S.W
 Property Address or Parcel Number
563 608 0253
 Phone Number

CHRISLINKS48@HOTMAIL.COM
 Email Address
RESIDENTIAL
 Current Zoning of Property
6/13/24
 Application Date

Special Uses and Conditional Uses (Special Exceptions)

The Board of Adjustment has the power to “hear and decide special exceptions to the terms of the ordinance upon which such board is required to pass under such ordinance” (Iowa Code §§ 335.15 (counties) and 414.12 (cities)).

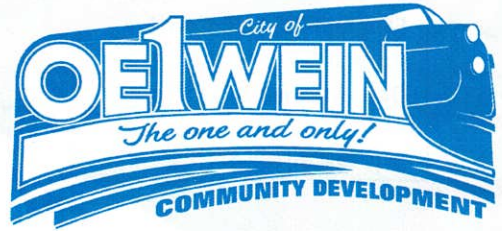
The terms “special use,” “use exception” and “conditional use” are frequently found in zoning ordinances and are generally synonymous with the term “special exception.”

Please refer to sections 201.3, 202.3, 203.3, 204.3, 205.3, 206.3, 207.3, 208.3, 209.3, 210.3, and 211.3 of City Code for a list of special exceptions that may be allowed depending on the zoning of the property in question.

To be granted a special exception, the applicant carries the burden of proving to the board that, given the imposition of conditions, the requested use will comply with the standards established in the ordinance. If the use cannot be made to fit, then it is within the board’s discretion to deny the special exception. A board of adjustment’s power to grant special exceptions, therefore, must be governed by adequate guidelines. The zoning ordinance includes general criteria for granting special exceptions. The criteria typically state something to the effect that, with the imposition of conditions, the special exception will be:

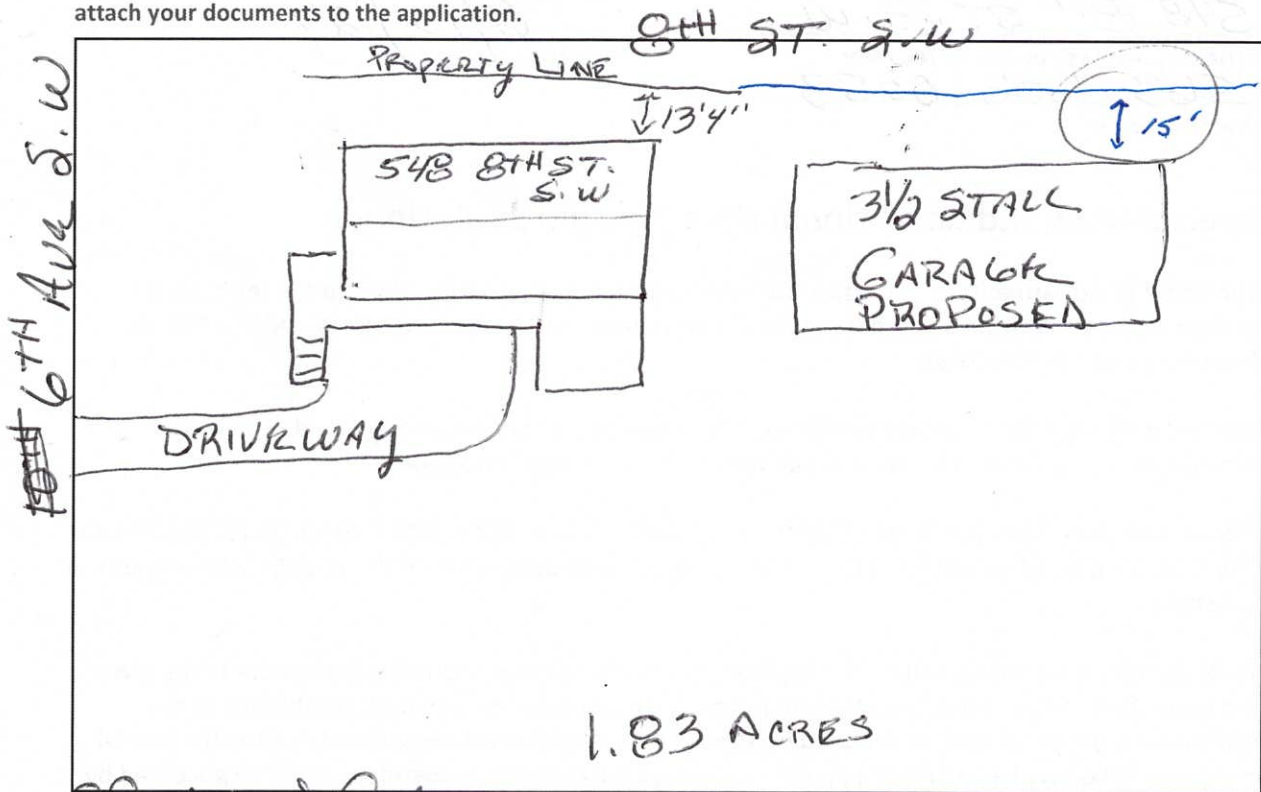
- Compatible with the principles and objectives of the plan.
- Compatible with uses permitted in the zoning district under which it is regulated.
- Compatible with existing or planned uses of nearby properties.
- Will not endanger public health or safety.

The ordinance typically includes specific criteria that must be met, in addition to the general criteria, before certain types of special exceptions are approved. Home occupations, cell towers and some specific commercial uses often carry such specific criteria that must be met.



Commonly imposed conditions of approval include buffering, hours of operation, site improvements or submission of special site plans (such as landscaping or parking). Conditions carry the same force of law as the ordinance; that is, a violation of a condition is subject to enforcement proceedings just as violation of any provision of the ordinance itself.

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



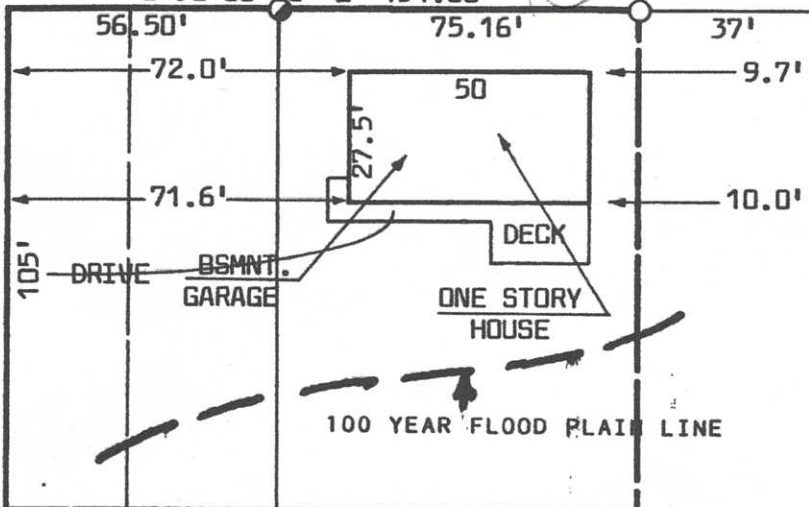
WOULD LIKE TO BR 15' OR CLOSER

Christopher Link
 Applicant Signature
 6/13/24
 Date

 Applicant Signature

 Date

60' 8TH STREET S.W. 12.3' 13.4' 448.95'



PRESENT BLDG. LINE IS 25', HOUSE BUILT PRIOR TO ZONING

STREET

N 00°41'37" E 358.01' Storm and Water Main Easement

10' Sanitary Sewer Easement

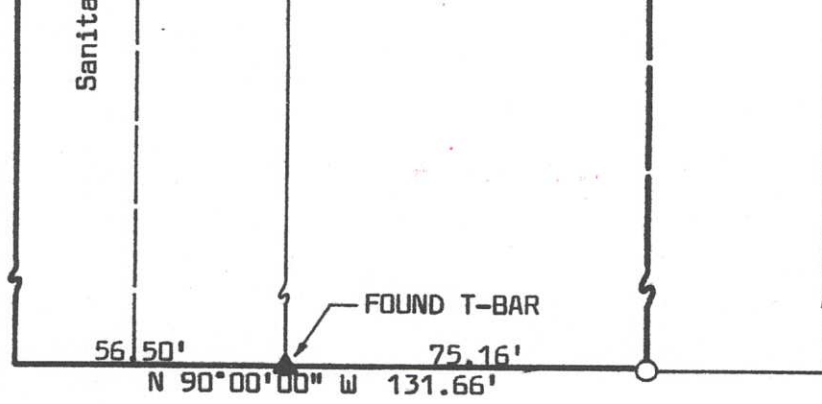
LOT 22

LOT 21 EXC E 37'

BLK 3 IRVINE'S ADDITION DELWEIN

S 00°41'37" W 358.01'





Easement for sanitary sewer across Lot to the East of Parcel serves this Lot as recorded Book 288 page 91 South 10' of North 115' of said Parcel

THE ABOVE PLAT REPRESENTS a survey of Lot No. Twenty-two (22) and Lot No. Twenty-one (21) except the East Thirty-seven (37) feet, all in Block No. Three (3) in Irvine's Addition to the Town of Dewlwein, Fayette County, Iowa.

FLOOD PLAIN LINE ADDED FROM FIRM PANEL 1901260001B DATA LOCATION. July 1988

- FOUND PIPE
- FOUND PIN
- OTHER'S FENCE
- SET PIN W/REG. CAP

I hereby certify that this map Survey of Acre was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

 Date: _____
 PAUL H. HELLAND, P.E. I.R.L.S. IOWA REGISTRATION NO. 8505



HELLAND ENGINEERING AND SURVEYING
 3709 Briarwood Drive
 Cedar Falls, Iowa 50613
319-266-0161

PROJECT LOCATION - OWNER

SURVEY PLAT
 OF
 548 8TH ST SW
 DELWEIN
 FOR
 CHRISTOPHER J. & SHARON L. LINK
 LEGACY MORTGAGE COMPANY, INC.

SCALE = 1" = 40' PROJ. NO. - 89-329