

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 20 Z 04

Date August 6, 2020

Dear Property Owner:


An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Cushman & Wakefield. The property is situated in the C2 Commercial Zoning district and is located at 406 3rd Ave SE. The request, if approved, would authorize construction of a multi-unit apartment building.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because 207.3 (A) requires a special exception.

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 8/27/2020 at 8:00 A.M. in the Council Chambers at City Hall, 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  _____
Jay Shekleton, Secretary

NUMBER 20 Z 04

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Cushman & Wakefield
ADDRESS 406 3rd Ave SE
LOT DESCRIPTION COM 140'W OF NE COR LOT 5 OEL
6TH ADD TH W 175'S 186.9'E 14'S 30'E
158.7'N 216.9'TO PT OF BEG BEING A
PART OF BLK 5 OELWEIN 6TH ADD
ZONE C2 Commercial

DATE August 6, 2020
FILING FEE \$ _____
LETTER STATING NATURE OF APPEAL ATTACHED
Aug. 17, 2020 DATE REFERRED TO PLANNING COMMISSION
ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

See attached

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING 8/27/2020

Gann, Christopher, 314 2nd Ave SE, Oelwein, IA 50662

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
ATTACHED

Eick, David A. & Robin A., 525 5th Ave. SE, Oelwein, IA 50662

DATE OF PUBLICATION NOTICE
August 21, 2020

Purdy, Lois L., 326 3rd Ave SE, Oelwein, IA 50662

Rosales, Jose A. & Holden, Katie L., 400 3rd Ave SE, Oelwein, IA 50662

REMARKS:

Rechkemmer, Chad P., 402 3rd Ave. SE, Oelwein, IA 50662

Boulders Inn Oelwein, LLC, 1302 Outer Rd, Oelwein, IA 50662

Oelwein, City Of, City Hall 20 2nd Ave. SW, Oelwein, IA 50662

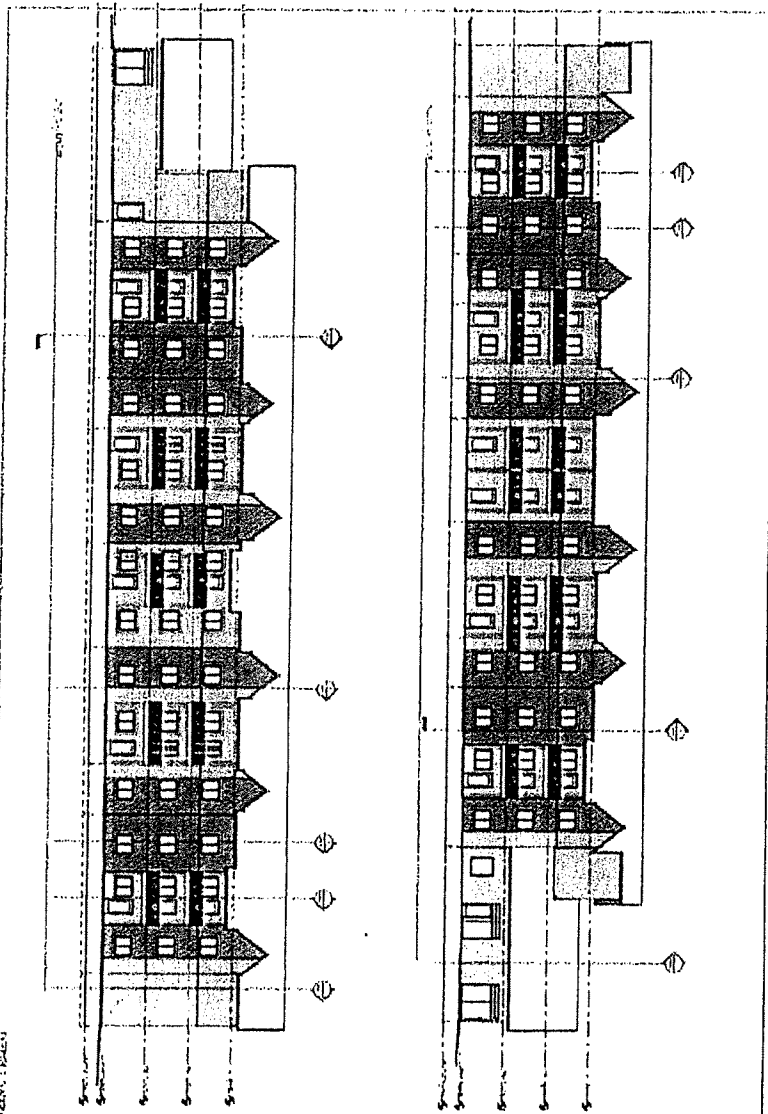
Sandtocar, LLC, 2240 County Road Ab, Suite L, Mcfarland, WI 53558

Fink, Rose Hamilton & Fink, Joseph, 331 1st Ave. SE, Oelwein, IA 50662

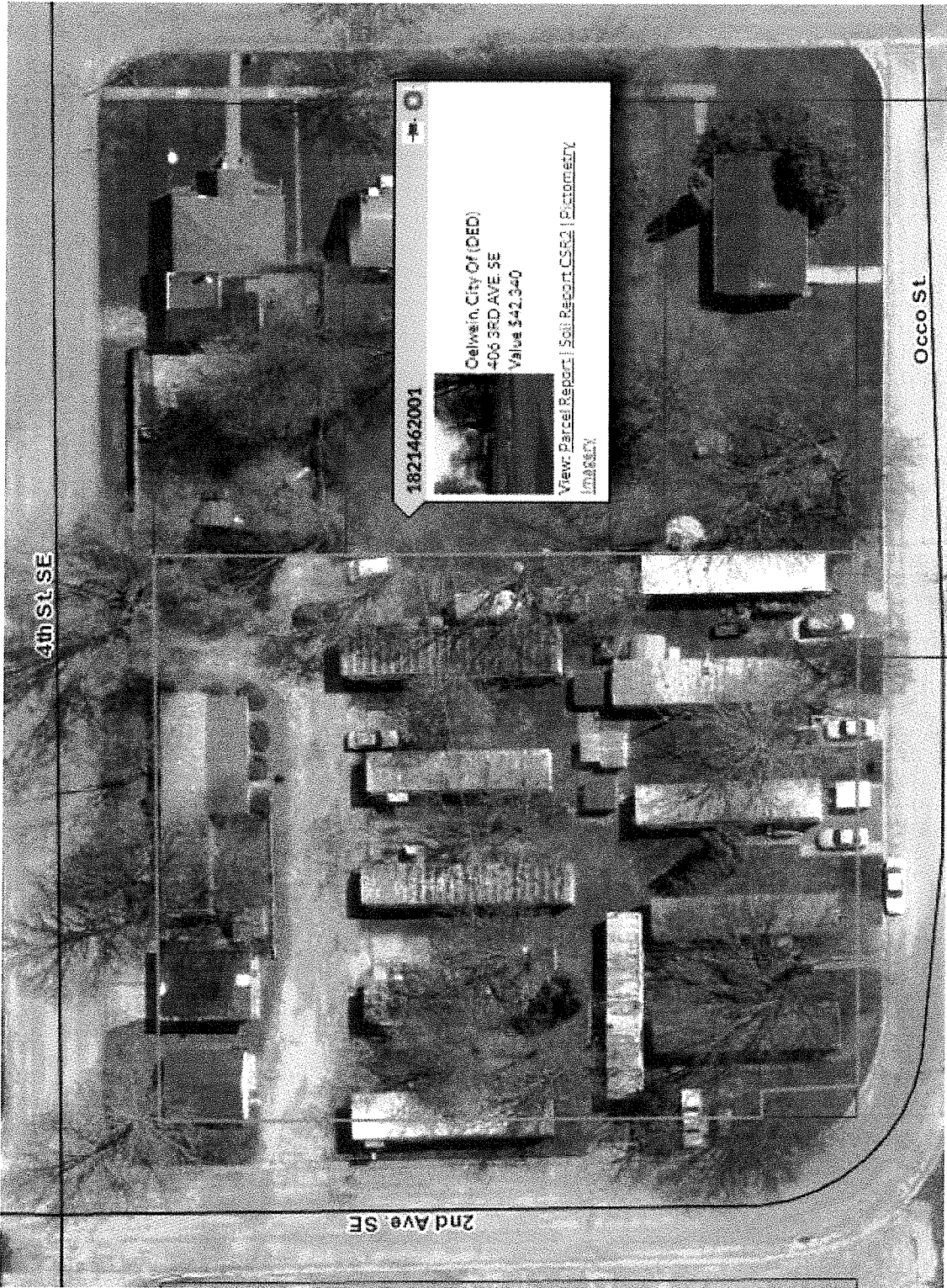
The City is working with a development group to build a 30 unit apartment complex on 406 3rd Ave SE. This apartment complex will also include a commercial component on the end of the building. The commercial unit is zoned appropriately, but in order to put in the apartment, a variance for multi family must be provided. City staff wants to work with both planning and zoning and board of adjustment to understand the need for this variance and how this will help the community. This discussion will allow for the commission to work on questions for staff before a recommendation is needed to board of adjustment.

Dylan Mulfinger
City Administrator
City of Oelwein
20 2nd Ave SW Oelwein, Iowa 50662
319-283-5440





PRELIMINARY - NOT FOR CONSTRUCTION
 MGA ARCHITECTS
 CLIENT NAME: CHARITON APARTMENTS
 12345 MAIN STREET
 CITY, STATE 12345
 DATE: 12/15/2024



1821462001

Calwin, City Of (DED)
406 3RD AVE SE
Value \$42,340

View: Parcel Report | Soil Report CSRA | Customery
IMAGERY

4th St SE

2nd Ave SE

Occo St