

**FAYETTE COUNTY PLANNING & ZONING COMMISSION
HEARING APPLICATION**

Filing Fee: **\$300.00** payable to Fayette County Treasurer
(non-refundable upon publication of notice)

Filing Deadline: 2nd Monday of each month for the next month's hearings

APPLICANT: Premier Real Estate, LLC
c/o Doug Bryan
101 County Line Road E.
E-mail: doug@bryanheavyequipment.com
Phone: 319-283-2345

Date: 8-21-2023
Fee: \$300.00
Request: # 543

Make check payable to the
Fayette County Treasurer

I hereby request:

- Interpretation of Zoning Ordinance or Map
- Special Exception to the Ordinance
- Variance from the Ordinance requirements
- Re-zone from one district to another
- Approval of preliminary plat for a subdivision
- Waiver of subdivision requirements

Legal Description: Parcel #1833101001 - #1833101017 in the W ½, NW ¼, NW ¼ &
in the W ½, SW ¼, NW ¼, Section 33, Jefferson Township in a Conservation Floodplain
Zoning District from 1440 - 1974 Q Avenue, Oelwein, IA.

To: This request is to split existing Lots 1 – 17 into two parcels as shown on the attached
aerial map. Lot 18 & 19 are owned by separate individuals or entities. Edgewater Estates
Subdivision plat was recorded Page 3197.

You will have an opportunity to present information regarding your application. Do not speak to any member of the Zoning Commission about your application except at the hearing. Do not direct any written communication about your application to a member of the Commission unless you also file a copy with the Office of Planning & Development and direct additional copies to each person who has registered an interest in your application. Your failure to observe these rules may invalidate your application.

Along with this application and the filing fee, please submit a plot plan showing the following:

1. Boundaries and dimension of affected parcel.
2. Location and dimension of proposed construction/development.
3. Location of existing buildings in relation to proposed construction/development.
4. Location of existing septic systems and well in relation to proposed construction/development.
5. List of adjoining landowners and addresses.

Please respond in detail to the following: (you may attach additional responses if desired)

1. Present future improvements on affected parcel include:

New home construction, two out buildings to be used for light agriculture.

Continuing construction of a new recreational campground.

2. Detail your proposed plans and reason for this request:

Since we have purchased the property, we have no use for a sub development plot. We plan to use the north plot for light agriculture hay and construction of one house located at the south end of the plot. With two outbuildings used for agriculture use located in the middle of the plot.

The south half plot we plan on using as a campground.

3. Describe any exceptional or extraordinary circumstances or conditions that apply to your parcel or structure that do not apply to surrounding parcels or structures:

All of the surrounding parcels have like kind structures and conditions. To the south is a campground to the west is light and heavy agriculture to the north is a home and out buildings.

4. Describe how your request will not adversely affect surrounding properties:


It will not affect adversely properties as it is like kind to them.

*** The applicant or representative must be present at the public hearing.**

*** You may be required to stake out your proposed construction/development for inspection.**

*** The signature of the property owner gives consent for Planning & Zoning staff and/or Zoning Commission members to enter the affected property for review and/or inspection relative to your request.**

I hereby certify that the above information, as submitted, is true and correct to the best of my knowledge.

Applicant(s) Signature:  Date: 4/17/23

