

**Decision of the Zoning Board of Adjustment
CITY OF ROCK VALLEY**

Applicant: CMVZ Investments

Appeal Number: 19-05-06-01

Date hearing advertised: May 15, 2019

Date of hearing: May 22, 2019

The variance application requests that: a Variance from Site Development Regulations and a special exception use be approved by the Zoning Board of Adjustment for the purpose of construction of a storage unit onto the property as described above. Rock Valley Zoning Ordinance Article XI Section 11.5 requires a 10 foot side yard setback and 20 foot rear yard setback. The property as described above is requesting a side yard setback variance of 10 feet and a rear yard setback variance of 14 feet.

Decision of the Board of Adjustment is to Grant Deny the request.

Reasons for denial or conditions of approval are:

1. No conditions
2. _____
3. _____
4. _____

Michelle McGill
Michelle McGill
President, Zoning Board of Adjustment

Adam Rosman
Adam Rosman
Zoning Administer

Shirley Porter
Shirley Porter

Shirley DeRuyter
Todd Vander Velde
Todd Vander Velde

In the event the appeal is granted, the applicant hereby agrees to all conditions and safeguards set forth above. The applicant further agrees that in the event the specified conditions and safeguards are not complied with, within the time specified, approval of this appeal shall become null and void.

Date: May 22, 2019

Signature of Applicant

All others present: _____

Please check in by writing your name in the spaces below. Thank you.

Meeting BOA Date 5/22/19

PRINT NAME

SIGNATURE

Michele McGill

Michele McGill

Shirlee Porter

Shirlee Porter

Todd Vander Vele

Todd Vander Vele

**APPEAL TO THE
ZONING BOARD OF ADJUSTMENT**

CITY OF ROCK VALLEY, IOWA

Applicant: CMVZ Investments Date: 05/06/19

Address: 1705 13th Ave. Appeal Number: 19-05-22-01

Rock Valley, IA 51247 Fee: _____

Application is hereby made to the board of adjustment for:

_____ Interpretation of the zoning ordinance or map

_____ Special Exception to the ordinance

X Variance from the ordinance requirements

The purpose of this appeal is to permit:

A 10 foot side yard and 19 foot rear yard variance. Rock Valley Zoning Ordinance Article XI: C-2 Arterial Comercial District Section 11.5 requires a minimum rear yard of 25 feet and a side yard of 10 feet.

Legal description of the property affected:

L51 TR IN (PARCEL I) BOER ADD in the incorporated City of Rock Valley, IA

Lot of Tract Area: _____ Estimated Cost: _____

Front Yard: _____ Zoning District: C-2

Side Yard: _____ Height: _____

Rear Yard: _____ Off-Street Loading: _____

Principle Use: _____

Accessory Use: _____

Other Formation: _____

Attach supporting data required by Article _____ Section _____

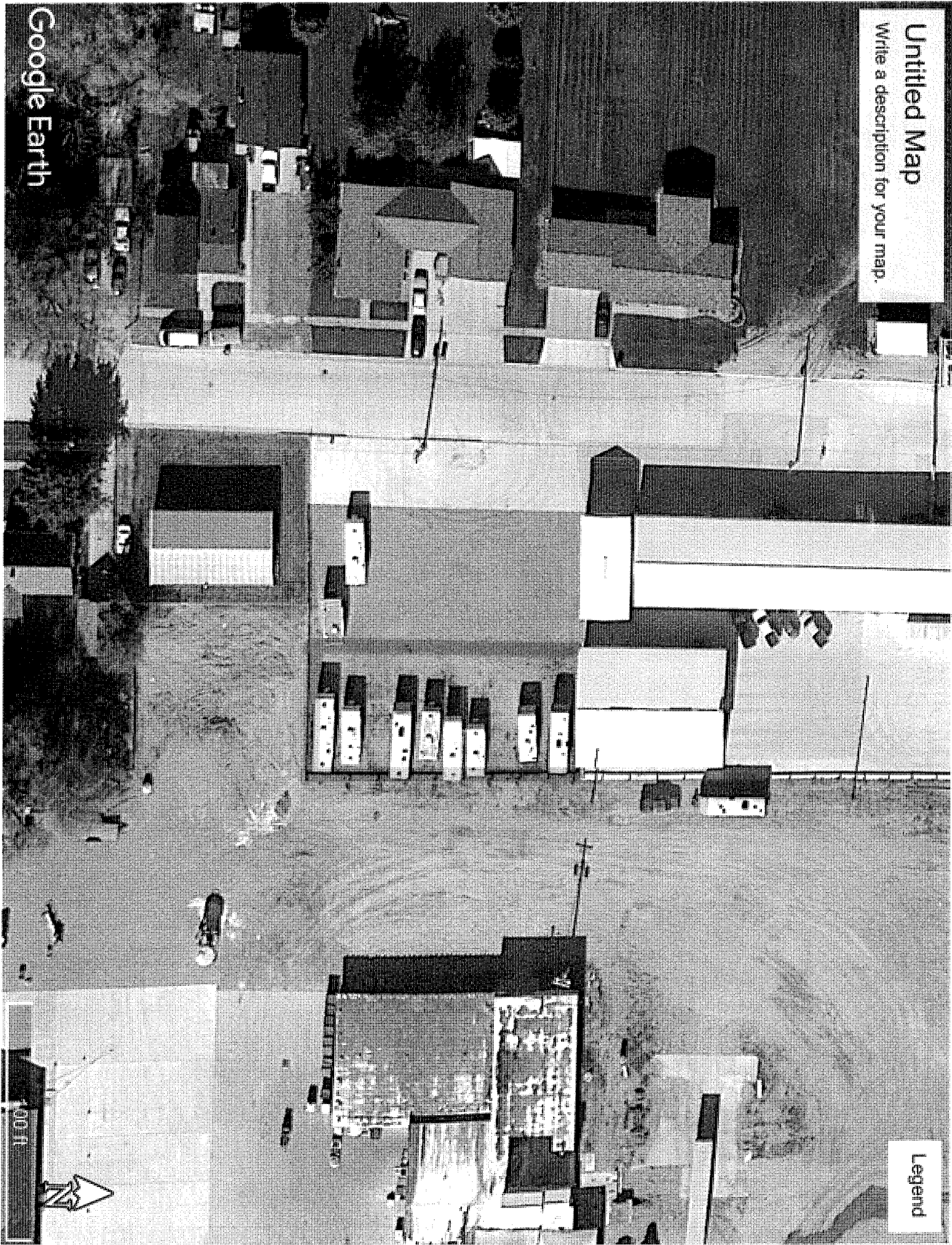
Signed: 

Applicant

Untitled Map

Write a description for your map.

Legend



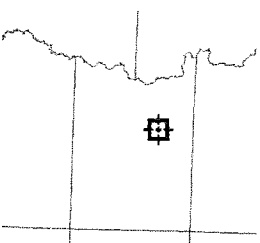
Google Earth

100 ft





Overview



Legend

- Parcels
- Roads
- Corporate Limits
- Parcel Numbers
- Streams and River

Parcel ID	0320276051	Alternate ID	n/a	Owner Address	CMVZ INVESTMENTS L.L.C. IOWA LIMITED LIABILITY COMPANY
Sec/Twp/Rng	n/a	Class	I	PO BOX 9	
Property Address		Acres	n/a	ROCK VALLEY IA 51247	
District	120				
Brief Tax Description	L51 TR IN (PARCEL I) BOER ADD				
	(Note: Not to be used on legal documents)				