

**JONES COUNTY
BOARD OF ADJUSTMENT**

AGENDA

**TUESDAY, OCTOBER 15, 2024 4:00 p.m.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m.** • Call meeting to order, approve agenda, and August 20, 2024 meeting minutes.

- Public hearing for owner Rebecca M. Hollandsworth who have applied for a Special Permitted Use within the A-Agricultural zoning district described as Commencing at the NE Corner of the SE 1/4 SE 1/4 Thence W 775.5' Thence S 412.5' Thence N 412.5' to place of beginning FRR 2.00 Acres in Section 35 of Fairview Township generally located at 20057 72nd St., Anamosa. More specifically, the proposal is to request an auxiliary dwelling for the property owner to live in while renovating the primary dwelling and then for her daughter to utilize.
- Action on Special Permitted Use Applicatoin for owner Rebecca M. Hollandsworth.
- Next meeting, if needed is November 19, 2024. Application deadline is Wednesday October 30, 2024.

Jones County Board of Adjustment

Meeting Minutes

August 20, at 4:00 p.m.

Members present:

Paul Thomsen
John Hinz
Roger Kistler
Stan Reiter

Members Absent:

Kathy McDonell

Staff present:

Whitney Amos – Land Use Administrator

Visitors present:

Bradley Difiore and Jennifer Hist-Difiore

Thomsen called the meeting to order at 4:00 p.m. Introductions of the Board and visitors took place.

Motion by Hinz seconded by Reiter to approve the agenda. All Aye. Motion Carried.

Motion by Hinz seconded by Kistler to approve the meeting minutes for the July 16th meeting minutes.

Motion by Reiter seconded by Hinz to approve the 2024 Board of Adjustment meeting rules.
All aye. Motion carried.

Motion by Kistler seconded by Hinz to open the public hearing at 4:04 p.m. for owners Bradley Difiore and Jennifer Hist-Difiore who have applied for a Special Permitted Use within the A-Agricultural zoning district described as Parcel 2015-63 in SE SE, 2.63 acres, (parcel 06-27-400-001) in Section 27 of Wayne Township generally located at 15038 E23 County Home Rd., Anamosa. More specifically, the proposal is to request an auxiliary dwelling for their mother to reside in.

Amos noted that the Board received copies of the application, aerial map, and written report. The owner & applicant also received a copy of the written report as required. Amos noted that the adjacent landowners certified letters were received. No written or verbal comments were received prior to the meeting for the application.

Difiore stated that they recently purchased their property a few months ago. There is a nice shop on the property that they would like to build a small apartment in so his mother could reside there. He advised that the outside of the building really would not change other than possible fixing a deck that is already attached to the building.

Prior to their ownership there was a manufactured home on the property that is now gone. They believe there is septic and well left from that, but it has since been capped off. The Difiore were advised to contact Paula Hart to work with her about the septic and well.

Motion by Kistler seconded by Hinz to close the public hearing at 4:10 p.m. All aye. Motion carried.

Motion by Hinz seconded by Reiter to approve the Special Permitted Use application for owners Bradley Difiore and Jennifer Hist-Difiore who have applied for a special permitted use for an auxiliary dwelling at 15038 E23 County Home Rd., Anamosa.

Roll call vote:

Paul Thomsen- Aye

John Hinz- Aye

Roger Kistler- Aye

Stan Reiter-Aye

All aye. Motion carried.

The next regular scheduled meeting is September 17, 2024, with the application deadline being Wednesday August 28, 2024

Motion by Kistler seconded by Hinz to adjourn at 4:12 p.m. All aye. Motion carried.

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

**Written Report of the Jones County Land Use Administrator
 Request for a Special Permitted Use**

Application from:	Owner Rebecca M. Hollandsworth
For property located:	20057 72 nd St., Anamosa
Brief legal description:	Com NE Cor SE ¼ SE ¼ Th W 775.5' Th S 412.5' Th N 412.5' To Beg FRR 2.0 Acres of Section 35 Fairview Township
Parcel number:	09-35-400-003
Parcel size:	6.32 acres
Proposal:	To request an auxiliary dwelling of a manufactured home to be used while the property owners remodel their home and then for their daughter to live in.
Current Zoning District:	A- Agricultural
Applicable Ordinance Provisions:	<p>Article V. Zoning Districts</p> <ul style="list-style-type: none"> ▪ Section 1. A-Agricultural ▪ D. Special Permitted Uses ▪ 1. Auxiliary dwelling units subject to Article XI. <p>Article XI Auxiliary and Seasonal Dwelling Units</p>
Date application received:	September 17, 2024
Applicable fee:	\$250 paid on September 17, 2024
Notice published: (Article XXV-Section 5)	Week of September 30, 2024 (11-13 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	September 26, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	October 08, 2024
Report mailed to Applicant: (Article XXV-Section 7)	October 08, 2024

Application packet attached.

See page 2,3 and 4 for report.

Report of the Jones County Land Use Administrator
(Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<ul style="list-style-type: none"> • <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction.</i> • <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence.</i> • <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i>
	NRCS District Conservationist – Addie Manternach
Comments:	<i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed auxiliary dwelling on this site. From the point of view of the Jones Soil & Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i>
	Jones County Environmental Services – Paula Hart
Comments:	<i>Must obtain a septic permit with a certified septic contractor with Jones County to connect to mobile home and add tank and extend absorption fields at time of hooking up the mobile home or once house is remodeled for the additional bedrooms.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>The property located at 20057 72nd St., Anamosa, is not in or near the floodplain.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No Comments from this department.</i>
	E911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there is a concern, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. With a separate dwelling this office advises that a separate 911 address be procured at the time the occupancy of the mobile home changes. This address is not only important for expedient delivery of emergency services but for US Postal and package delivery.</i>

Page 3: Owner: Rebecca M. Hollandsworth
Property Location: 20057 72nd St., Anamosa
Board of Adjustment meeting: October 15, 2024, at 4:00 p.m.

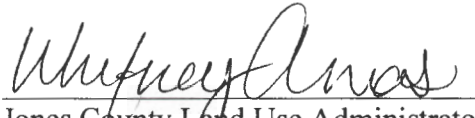
<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>Auxiliary dwelling units are permitted in the Agricultural zoning district. It is limited to one auxiliary dwelling unit per property, for up to two family members.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Surrounding property is in the Agricultural zoning district. The impact on the surrounding property would be minimal. In December of 2020 there was a nuisance complaint for this property and in September of 2021 it was abated. The manufactured home that the property owner is requesting to move onto their property is located at 7786 & 7728 County Rd X40 it is currently on the nuisance list and the property owners, Neighbor JT Revtr & Moore Property LLC, have received a 30-day courtesy letter to remove the trailer. Vonahsen who lives at 20057 72nd St., has purchased this trailer to move onto Hollandsworth property.</i>	

Potential outcomes of Special Permitted Use
<i>Approve the application in full</i>
<i>Approve the application with modifications</i>
<i>Deny the application</i>
<i>Table the application to a later date</i>

SECTION 1. AUXILIARY DWELLING UNITS

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. **According to the application, this will be the only auxiliary dwelling unit.**
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. **According to the application the property owner along with her family will be living in the auxiliary dwelling until their house is remodeled. Their daughter will live in the dwelling after.**
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. **The primary dwelling unit will temporarily not be occupied by the legal owner of the property.**
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less. **Unknown how large the auxiliary dwelling would be however the primary unit is 1297 square feet.**
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. **According to the application, sufficient parking should be available.**
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. **According to the application, it appears to meet the setback requirements.**
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.



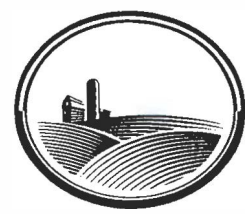
Jones County Land Use Administrator
Whitney Amos

10/8/24
Date





Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
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Jones County Zoning

Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 9/17/24 CK# 3007

Owner Information

Name on property: <u>Rebecca M. Hollandsworth</u>			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:		E-mail Address:	

Applicant Information

Name: (If different from above.)			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:	()	E-mail Address:	

Parcel Information

Township	<u>Fairview</u>	Section	<u>35</u>	Property Address	<u>20057 72nd St. Anamosa, IA 52205</u>
Zoning District: <u>Faran - Fairview TWP / Anamosa Sch</u>				County Parcel ID(s), if known: <u>0935400003</u>	

Additional information regarding the parcel(s), if any:

We plan to move a single wide mobile home on to our property to live in while renovations to the house are being done. We estimate the time for all renovations will be completed within 1 year of moving into the mobile home. My daughter will stay in the mobile home once we move back into the house.

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

 9-09-2024
 Applicant Signature Date

 Owner Signature (if different than above) Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386 -- Brenda Leonard
Access Permit for Drive	County Engineer 319-462-3785 -- Derek Snead
911 Address	911 Coordinator 319-462-2735 -- Gary Schwab 9-1 Mon - Wed
Well and Septic	Environmental Services 319-462-4715 -- Paula Hart
Electrical Permits/Inspections	https://iowaelectrical.gov/ -- ggrant@dps.state.ia.us Greg Grant 319-350-2404

7:14



Jones County, IA



First choice*
 along this tree
 line with direct
 access to the driveway
 Its a very level spot
 and close to all
 utilities.

Option 2*
 works but no driveway
 access (would drive
 through field) also
 utilities will be much
 harder to run to the
 mobile home here.