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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

To and From
Office of Planning and Zoning

Ryan Hobart, Administrator

Variance

PERMIT NO: 11-23

DATE: AUGUST 1, 2023

After a properly held Public Hearing on August 1, 2023, the Madison County Board of Adjustment hereby denies the request for a Variance to Gary & Rebecca Knight to allow a non-conforming lot (2.33 acres) to be built upon. This lot does not meet the minimum lot area requirements of the agricultural zoning district.

The following described real estate is that of which is involved:

Parcel "B" located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-six (26), Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed May 11, 2020, in Book 2020, Page 1581 of the Recorder's Office of Madison County, Iowa.

This variance was denied under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.

Ryan Hobart, Secretary
Madison County
Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Variance – Lot Area Requirements

Gary & Rebecca Knight

Date: 08/01/2023

DECISION

On August 1st, 2023, at 7:00 p.m., pursuant to the rules of procedure of the Madison County Board of Adjustment, a public hearing was held and conducted on the application for variance on lot area requirements set forth in the Madison County Zoning Ordinance. The requested variance was to allow a structure to be constructed on a Lot that doesn't meet the minimum lot area requirements of any zoning district within the unincorporated area of Madison County. At the hearing the Board of Adjustment, reviewed the completed application form(s), relevant provisions of the Madison County Ordinances, all documents constituting the record from the Zoning Administrator, documents received from the applicant, heard the statements, remarks and comments by the Zoning Administrator, the applicant and/or representative, as well as statements, remarks, and comments by others in attendance. After all the information was received and all interested parties were heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

Following the close of the hearing a motion was made by MARY KATHERINE BIGELOW to ☒ approve ☐ deny the application with a second by DAWN ARCHER.

A roll call vote was conducted on the motion:

Mike Bobst	☐ Aye	☐ Nay - ABSENT
Fred Howell	☐ Aye	☒ Nay
Mary Katherine Bigelow	☐ Aye	☒ Nay
Dawn Archer	☐ Aye	☒ Nay
David Morford	☐ Aye	☒ Nay

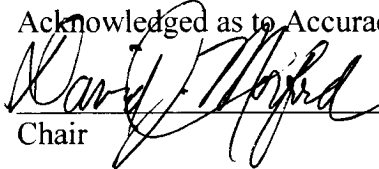
The motion was therefore ☐ Passed ☒ Denied

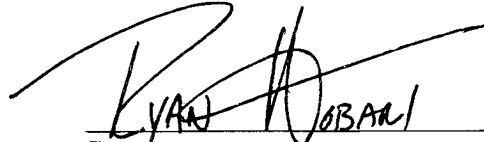
Accordingly, the "Board of Adjustment Findings of Fact and Legal Principles Upon Which the Board Acts" has been approved as written and approved and adopted by the Board of Adjustment.

DECISION: THE APPLICATION FOR A VARIANCE TO CONSTRUCT A STRUCTURE ON A LOT THAT DOESN'T MEET THE MINIMUM LOT AREA REQUIREMENTS OF THE MADISON COUNTY ZONING ORDINANCES HAS HEREBY BEEN DENIED.

Dated this 1st day of August 2023

Acknowledged as to Accuracy:


Chair


Secretary

Original Filed with the Secretary of the Board of Adjustment on August 1st, 2023.

Written Notification of Decision sent to:

Gary & Rebecca Knight
3212 278th Ln.
St. Charles, IA 50240

MARK SMITH, ATTORNEY AT LAW
P.O. Box 230
WINTERSET, IA 50273