

NOTICE OF MEETING AND PROPOSED AGENDA  
OSKALOOSA BOARD OF ADJUSTMENT  
**TUESDAY, JANUARY 27, 2015**  
Regular Meeting, 5:00 P.M.  
CITY HALL COUNCIL CHAMBERS, CITY HALL  
220 SOUTH MARKET STREET

1. CALL TO ORDER/ROLL CALL:

Chair: Murry \_\_\_\_\_; Members: Campbell \_\_\_\_\_; Hansen \_\_\_\_\_; Phillips \_\_\_\_\_;  
Sparks \_\_\_\_\_.

2. APPROVAL OF THE MINUTES FOR THE OCTOBER 28, 2014 MEETING

3. COMMUNICATIONS (Oral or written information in regard to the meeting):

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS:

A. Item 5-A: Consider a variance request for the property located at 910 North A Street to allow an existing deck 11 feet 9 inches from the front yard property line.

B. Item 5-B: Consider a variance request for the property located at 809 North C Street to build a single family residential dwelling on a 66' wide lot and a 7,920 square foot site area.

6. MISCELLANEOUS BUSINESS: None

7. ADJOURNMENT: \_\_\_\_: \_\_\_\_ P.M.

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NOTICE: If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431

CITY OF OSKALOOSA  
MINUTES OF THE BOARD OF ADJUSTMENTS MEETING  
October 28, 2014

The meeting of the Board of Adjustments for the City of Oskaloosa was called to order at 5:00 pm on Tuesday, October 28, 2014 by Chairperson Perry Murry at the City Hall Council Chambers 220 S. Market St. Oskaloosa, Iowa.

BOARD MEMBERS PRESENT: Perry Murry, Russell Sparks, and Lloyd Phillips; BOARD MEMBERS ABSENT: James Hansen; CITY STAFF PRESENT: Wyatt Russell, Amie Roberts; PUBLIC PRESENT: Mayor David Krutzfeldt, City Councilman Tom Walling, Jason day, Excel Engineering and Jeff Brands, President & CEO of Taco John's of Iowa.

*Minutes from the September 23, 2014 Board of Adjustment meeting.*

Sparks moved and Phillips seconded to approved the minutes of the September 23, 2014 Board of Adjustment meeting as presented.

Vote: YES: Murry, Phillips, and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen.

*Item 5-A: Consider a Conditional Use Permit request for a fast food drive-thru restaurant located at 702 A Avenue West*

The Board reviewed the application for the proposed Conditional Use Permit. Jason Day with Excel Engineering explained and described the layout for the fast food restaurant. Board members discussed the zoning regulations and the conditional use aspect of the request.

After further discussion, it was moved by Sparks and seconded by Phillips to approve the Conditional Use Permit for a fast food drive-thru restaurant.

Vote: YES: Murry, Phillips and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen

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*Item 5-B: Consider a Conditional Use Permit request to bring the property located at 711 A Avenue West to conform with the Oskaloosa Municipal Code Table 17.08B*

The Board reviewed the application for the proposed Conditional Use Permit. Jeff Brands, President & CEO of Taco John's of Iowa explained to the board that the Taco John's will continue to operate as the same.

After further discussion, it was moved by Phillips and seconded by Sparks to approve the Conditional Use Permit to bring the property to compliance with the Oskaloosa Municipal Code.

Vote: YES: Murry, Phillips and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen

*Planning & Zoning Workshop*

Wyatt explained to the board members the upcoming Introduction to Planning & Zoning workshop.

With no further business, Phillips moved and seconded by Sparks to adjourn the meeting at 5:10 PM.

Minutes by Amie Roberts

BOARD OF ADJUSTMENT MEETING JANUARY 27, 2015

**AGENDA ITEM #5-A**

**TO:** Board of Adjustment

**FROM:** Wyatt Russell, Building Official

**SUBJECT:** Consider a variance request for the property located at 910 North A Street to allow an existing deck 11 feet 9 inches from the front yard property line.

**PROJECT DESCRIPTION:**

Mr. Russ Parker has submitted a variance request application to allow an existing deck 11 feet 9 inches from the front yard property line located at 910 North A Street. The property is zoned as Urban Family Residential (R-2) District. This is a request for a variance of the Oskaloosa Municipal Code Table 17.08C Summary of Site Development Regulations. In an R-2 district, the minimum front yard setback is 30 feet. The deck had been built on two sides of the dwelling with no approved building permit. The current deck is built 25 feet 10 inches off the property line which violates the Oskaloosa Municipal Code by 4 feet 2 inches. The stairs off the deck are built 18 feet 3 inches off of the property line which violate the Oskaloosa Municipal Code by 11 feet 9 inches.

**STAFF RECOMMENDATION:**

Staff recommends that the Board of Adjustment DENY the variance request with the following stipulations:

1. Mr. Parker will need to remove the deck and apply for a building permit for the deck located to the north of the property.
2. The importance of emergency egress, the Building Official, Wyatt Russell will allow no more than a 3 foot by 3 foot landing to be placed in front of the west door. Per the 2009 International Residential Code adopted by the City of Oskaloosa; Section R311.3 states that there shall be a landing or floor on each side of each exterior door.
3. The stairs will need to turn to the north or south and not be more than 3 feet wide; total off the structure will be 6 feet.
4. The width of the landing shall not be less than the door served and have a 36" depth in the direction of travel.

**ALTERNATIVE ACTIONS:**

1. Approve the requested variance.
2. Other actions as determined by the Board of Adjustment

**BUDGET CONSIDERATION:**

Not applicable

**ATTACHMENTS:**

Application, Picture of existing property, Resolution, Location Map, Oskaloosa Municipal Code Table 17.08C, IRC Section R311.3





VARIANCE REVIEW AND DETERMINATION OF HARDSHIP  
FOR BOARD OF ADJUSTMENT

APPLICANT: Russ Parker

ADDRESS: 910 North A Street

VARIANCE REQUESTED: Relief from 30' set back on front (west side) of property the front deck extends 4 1/2 feet into set back + stair case  
Build deck 6' 3" in depth on front house + 5' 10" on North side

1) Do special conditions or circumstances exist which are peculiar to this building, lot, or structure which are not applicable to others in the area?

- |   |            |           |
|---|------------|-----------|
| A) Topography   | <u>YES</u> | <u>NO</u> |
| 1) Ravines/Hills  | ___        | ___       |
| 2) Rock Outcroppings                                    | ___        | ___       |
| 3) Waterways  | ___        | ___       |
| 4) Soil Type  | ___        | ___       |
| 5) Shape of Lot (applicable if lot platted before 1973) | ___        | ___       |

B) Significant Trees or Shrubs

\_\_\_

C) Other (list) Deck is needed to provide multiple exits of the home in the event of an emergency

2) Does literal interpretation of the Ordinance deprive applicant of rights commonly enjoyed by other properties in the area?

A) Is requested variance of this type common to others in area? Yes  
Most all houses in this neighborhood don't have a 30' setback - including those constructed after 2000

3) Do special conditions exist which do not result from actions of the applicant?

- |   |            |           |
|---|------------|-----------|
| A) Was applicant the original builder of the structure?   | <u>Yes</u> | ___       |
| B) Has the applicant sold parcels of property from original parcel or otherwise altered the property to create the special condition? | ___        | <u>No</u> |
| C) Is an alternate construction site available on lot or property owned?  | ___        | <u>No</u> |
| D) Was a variance granted for original structure?   | ___        | <u>No</u> |

4) Would granting of the variance confer special privileges previously denied to others?

- |   |            |           |
|---|------------|-----------|
| A) Is requested variance common to others in the area?                | <u>Yes</u> | ___       |
| B) Has requested variance been denied to others in the same district? | ___        | <u>No</u> |

5) Any extenuating circumstances or findings must be listed on the back of this form.

**NOTICE OF APPEAL**  
**And**  
**APPLICATION FOR VARIATION**

TO THE BOARD OF ADJUSTMENT OF THE CITY OF OSKALOOSA, IOWA:

You are hereby notified that the undersigned owner(s) of the following described premises situated in the City of Oskaloosa, Iowa, to-wit:

Legal Description: W90 LOT 34 + Lot 33 + N10 1/2 Lot 32

HAMBLETONS ADD

Street Address: 910 North A Oskaloosa IA 52577

do(es) hereby appeal from the denial by the Building Inspector of Oskaloosa, Iowa, of his/her application for a building permit filed with said Building Inspector on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, under which the undersigned seek(s) permission to:

Construct deck + stairs on West side of existing home + approx. 18 feet on North side of home

Approximate outside measurement of would be 5'-10" wide on North + 24" in length - West side 6'-3" wide on West + 34" deep

and do(es) hereby apply for a variation in the regulations applicable to said premises under the Oskaloosa Zoning Ordinance which would permit the issuance of a permit for the purpose above set forth. The variation requested involves the provisions of Section \_\_\_\_\_, Paragraph \_\_\_\_\_, Sub-paragraph Table 17.08c of said Ordinance which requires that

In an R-2 district, the minimum front yard setback is 30 feet.

In support of said application the undersigned state(s) that either or both of the following grounds for variation exists:

\_\_\_ The depth, width, shape or topographical condition of the property or other extraordinary or exceptional situation prohibits the use of said property in a manner reasonably similar to that of other property in the district.

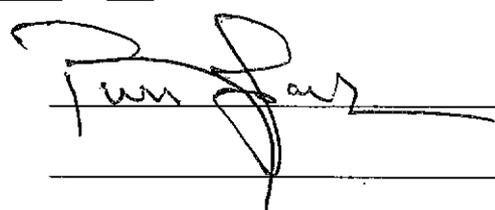
(explain)

\_\_\_ Denial of a permit will work a hardship on the undersigned.

(explain) A landing is needed outside the house to provide egress out side of 2 Entry doors. + 3 windows - the deck is needed to provide multiple exits through out the house in the event of an emergency -

WHEREFORE, the undersigned request(s) that the Board fix the date and place for hearing upon this appeal and application for variation and that upon said hearing the decision of the Building Inspector be reversed or revised and that the variation applied for be granted and that the issuance of said building permit be ordered.

Date this <sup>18<sup>th</sup></sup> ~~12~~ day of Dec, 2014



General Information

The Board of Adjustment meets on Tuesday, following the 4<sup>th</sup> Monday of each month. The Board shall provide no less than 4 days and no more than 20 days notice of public hearing on any question before it. Appeals must be filed at least two weeks prior to the public hearing date.

**An appeal fee of \$100.00-residential and \$200.00-commercial shall be paid to the City prior to filing the appeal. This fee is non refundable.**

Written testimony or evidence (such as affidavit of person knowing material facts) shall be attached to and filed with Notice of Appeal and Application for Variation.

City of Oskaloosa  
Engineering/Building Department  
**BUILDING PERMIT APPLICATION**

Legal Description: Lot # <u>W905 LOT34+LOT33 N 10 1/2 LOT32</u> Block # <u>1</u> Addition: <u>N Hambletons ADD</u>																															
1 Job Site Address: <u>910 North A Oskaloosa IA 52577</u>																															
2 Owner: <u>Russ Parker</u> Address: _____ Phone # <u>641-295-1902</u>	City/State: _____																														
3 Contractor: <u>Russ Parker</u> Address: <u>910 North A Street</u> Phone # _____	City/State: <u>Oskaloosa IA 52577</u>																														
Contractor Registration No.: <u>110891</u>																															
4 Architect or Designer: _____ Address: _____ Phone # _____	City/State: _____																														
5 Engineer: _____ Address: _____ Phone # _____	City/State: _____																														
6 Use of Building: <u>Construct Deck</u>																															
7 Class of Work: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodeling <input type="checkbox"/> Repair/Replace <input type="checkbox"/> Move <input type="checkbox"/> Temporary (30 days)																															
8 Description of Work: _____																															
9 Change of Use From: _____	Change of Use To: _____																														
10 Valuation of Work: \$ <u>2500<sup>00</sup></u>	Plan Review Fee: \$ _____ Permit #: _____																														
Application Accepted By: _____ Plans Checked By: _____ Approved for Issuance By: _____	Permit Fee: \$ _____ <input type="checkbox"/> Paid																														
<p style="text-align: center;"><b>NOTICE</b></p> <p>Separate permits are required for Electrical, Plumbing, Heating Ventilating, or Air Conditioning.</p> <p>This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced.</p> <p>I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Type of Construction</td> <td>Occupancy Group</td> <td>Division</td> </tr> <tr> <td>Size of Building (SF)</td> <td># of Stories</td> <td>Max. Occ. Load</td> </tr> <tr> <td># of Dwelling Units</td> <td>Use Zone</td> <td>Fire Sprinklers Required: <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Special Approvals</td> <td>Required</td> <td>Received</td> </tr> <tr> <td>Zoning</td> <td></td> <td>Not Required</td> </tr> <tr> <td>Plot Plan</td> <td></td> <td></td> </tr> <tr> <td>Building Plan</td> <td></td> <td></td> </tr> <tr> <td>Electrical Plan</td> <td></td> <td></td> </tr> <tr> <td>Plumbing Plan</td> <td></td> <td></td> </tr> <tr> <td>Mechanical Plan</td> <td></td> <td></td> </tr> </table>	Type of Construction	Occupancy Group	Division	Size of Building (SF)	# of Stories	Max. Occ. Load	# of Dwelling Units	Use Zone	Fire Sprinklers Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	Special Approvals	Required	Received	Zoning		Not Required	Plot Plan			Building Plan			Electrical Plan			Plumbing Plan			Mechanical Plan		
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	# of Dwelling Units	Use Zone	Fire Sprinklers Required: <input type="checkbox"/> Yes <input type="checkbox"/> No																												
	Special Approvals	Required	Received																												
	Zoning		Not Required																												
	Plot Plan																														
	Building Plan																														
	Electrical Plan																														
	Plumbing Plan																														
Mechanical Plan																															
During construction will you be disturbing 1 acre or more of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No																															
If yes, have you acquired the necessary Storm Water Permit from the IDNR? <input type="checkbox"/> Yes <input type="checkbox"/> No																															
IDNR Storm Water Permit # _____																															
Signature of Contractor, Auth. Agent: <u>Russ Parker</u> Date: _____																															
Print Name: <u>Russ Parker</u>																															
Signature of Owner (if Owner if Builder): _____ Date: _____																															
Return Application to: City of Oskaloosa/Building Dept. 804 South D Street Oskaloosa, IA 52577	Telephone #: (641) 673-7472 Fax #: (641) 673-3733																														

Russ Parker

910 North A Street

Oskaloosa IA 52577

(641) 295-1902

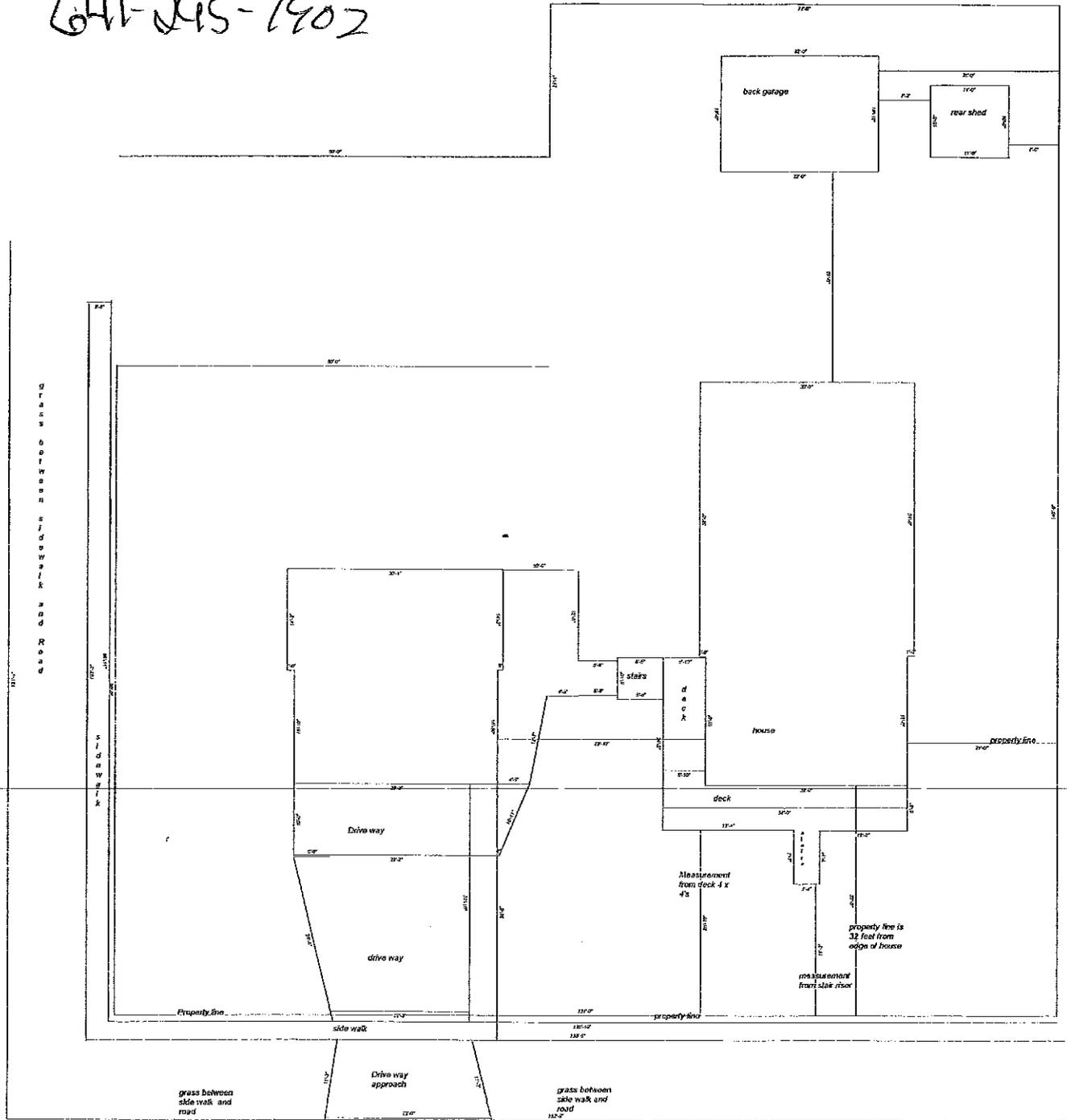
12/18/2014

Job site is same as above

- 1 Construct deck and stairs on west and north side of home.
- 2 The approximate outside measurements of the deck shall be 6' 3" in depth and 34' long along the west side. It shall continue or wrap/ Turn east and travel on the north side of the house for 24'. The depth shall be 5'10".
- 3 Two sets of stairs shall be constructed- one on the west side (3' 8" wide) – one on the west side. (5' 10" wide)
- 4 All framing lumber shall be green treated and weather resistance screws shall be used.
- 5 The floor joists shall be green treated 2 x 6 lumber-
- 6 4 x 4 green treated posts shall support the outside of the deck and placed no further than 6' apart.
- 7 The interior portion shall be supported by a rim joist and joist hanger.
- 8 The decking shall be made of a composite material.
- 9 Handrail will surround the exterior of the deck with the balusters being placed no further apart than 3 ½ inches.

Total evaluation of work is \$2500.00

910 North A Street  
 Oskaloosa IA 52577  
 Russ Parker  
 641-295-1902



North A Street

North A Street

910 NORTH A STREET





Table 17.08C Summary of Site Development Regulations (Continued)

Regulator	AG	RR	R-1	R-2	R-3	R-4
Minimum lot area (square feet)						3.0 acres
One-family	2 units per each 40 acres	2 acres	8,400	8,400	7,200	4,000
Duplex, townhouses	—		—	10,000	8,400	
Multi-family	—		—	—	10,000	
Other permitted uses	No requirement		8,400	10,000	10,000	
Minimum lot width (feet)	200	100	70			
One-family				70	60	150
Duplex				80	70	
Townhouses				25	20	
Multi-family					80	
Other permitted uses					80	
Site area per housing unit (square feet) by type of residential						
Single-family	20 acres	2 acres	8,400	8,400	7,200	5,000 per unit
Two-family, duplex				5,000	4,200	
Townhouse				4,000	2,500	
Multi-family				NA	2,000	
Minimum yards (feet)						
Front yard	50	40	30	30	30	50
Street side yard	50	30	25	15	15	50
Interior side yard (Note 2)	50	15	7	7	7	50
1 to 1.5 stories	50	20	10	10	10	
2-3 stories	NA	NA	NA	NA	13	
More than 3 stories	50	40	40	40	30	
Nonresidential uses						
Rear yard	50	40	25	25	30	50
Maximum height (feet)	no limit	35	35	35	45	35
Maximum building coverage	NA	20%	35%	45%	55%	40%
Maximum impervious coverage	NA	30%	50%	60%	70%	60%
Floor area ratio	NA	NA	NA	NA	NA	NA

well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

**Exception:** *Basements* used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>).

**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m<sup>2</sup>).

**Exception:** *Grade* floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>).

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

**R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

**R310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

**R310.3 Bulkhead enclosures.** Bulkhead enclosures shall provide direct access to the *basement*. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.7.8.2.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

**R310.5 Emergency escape windows under decks and porches.** Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a *yard* or court.

## SECTION R311 MEANS OF EGRESS

**R311.1 Means of egress.** All *dwellings* shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling* to the exterior of the *dwelling* at the required egress door without requiring travel through a garage.

**R311.2 Egress door.** At least one egress door shall be provided for each *dwelling* unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling* without the use of a key or special knowledge or effort.

**R311.3 Floors and landings at exterior doors.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

**Exception:** Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

**R311.3.1 Floor elevations at the required egress doors.** Landings or floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold.

**Exception:** The exterior landing or floor shall not be more than 7 3/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

When exterior landings or floors serving the required egress door are not at *grade*, they shall be provided with access to *grade* by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

**R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold.

**Exception:** A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

**R311.3.3 Storm and screen doors.** Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

**R311.4 Vertical egress.** Egress from habitable levels including habitable attics and *basements* not provided with an egress door in accordance with Section R311.2 shall be by a ramp in

**AGENDA ITEM #5-B**

**TO:** Board of Adjustment

**FROM:** Wyatt Russell, Building Official

**SUBJECT:** Consider a variance request for the property located at 809 North C Street to build a single family residential dwelling on a 66' wide lot and a 7,920 square foot site area.

**PROJECT DESCRIPTION:**

Mr. James Norris has submitted a variance request application to build a single family residential dwelling on a 66' wide lot and a 7,920 square foot site area located at 809 North C Street. The property is zoned as Urban Family Residential (R-2) District.

Mr. Norris' residential dwelling has sustained a fire recently and was a total loss. The lot width is 66 feet and the square footage of the lot is 7,920sq ft. The current lot size and width are nonconforming to the City of Oskaloosa Municipal Code. The Oskaloosa Municipal Code Section Table 17.08C Summary of Site Development Regulations requires in an R-2 district; the minimum lot width (feet) for a one-family is 70 feet and the minimum site area per housing unit (square feet) is 8,400 sq. ft. These non-conforming residential structures cannot be enlarged or altered. These non-conforming residential structures also cannot be reconstructed if the structure is destroyed by any means to an extent of 60% or more of its replacement cost. The City Council at their meeting on January 20, 2015 approved the second reading to amend the City Code of the City of Oskaloosa, Iowa by amending provisions pertaining to Title 17 – "Zoning", Chapter 17.24 – "Supplemental Site Development Regulations," and Chapter 17.32 – "Nonconforming Development" of the City Of Oskaloosa Zoning Ordinance regarding non-conforming residential development and discontinued nonconforming developments.

**STAFF RECOMMENDATION:**

Staff recommends that the Board of Adjustment APPROVE the variance request.

**ALTERNATIVE ACTIONS:**

1. Deny the requested variance.
2. Other actions as determined by the Board of Adjustment

**BUDGET CONSIDERATION:**

Not applicable

**ATTACHMENTS:**

Application, Resolution, Location Map, Oskaloosa Municipal Code Table 17.08C



RESOLUTION

A RESOLUTION OF THE CITY OF OSKALOOSA BOARD OF ADJUSTMENT DENYING A VARIANCE FOR THE PROPERTY LOCATED AT 809 NORTH C STREET TO BUILD A SINGLE FAMILY RESIDENTIAL DWELLING WITH A 66 FOOT LOT WIDTH AND 7,920 SQUARE FOOT LOT

WHEREAS, the City of Oskaloosa Board of Adjustment at the regular meeting on January 27, 2015, held a public hearing to consider a request from the property owner to deny a variance request for the property located at 809 North C Street to build a single family residential dwelling with a 66 foot lot width and 7,920 square foot lot; and

WHEREAS, the Board of Adjustment has found that to deny said application would not work a hardship on said appellant and that said application should not be granted;

NOW, THEREFORE, BE IT RESOLVED that the City of Oskaloosa Board of Adjustment hereby recommends denial of the Variance Request Application.

I HEREBY CERTIFY that the foregoing resolution was denied by the Board of Adjustment of the City of Oskaloosa at a regular meeting held on January 27, 2015.

\_\_\_\_\_  
Chair of the Board of Adjustment

ATTEST: \_\_\_\_\_  
Secretary Date

Moved by \_\_\_\_\_ seconded by \_\_\_\_\_ that the foregoing Resolution be denied.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

VARIANCE REVIEW AND DETERMINATION OF HARDSHIP  
FOR BOARD OF ADJUSTMENT

APPLICANT: James R. Norris

ADDRESS: 809 North 'C' Street

VARIANCE REQUESTED: Lot is 66' wide rather than 70'  
Since lot is 4' narrower, the area of the lot  
is 7,920 square feet instead of 8,400 square feet

1) Do special conditions or circumstances exist which are peculiar to this building, lot, or structure which are not applicable to others in the area?

A) Topography	<u>YES</u>	<u>NO</u>
1) Ravines/Hills	—	✓
2) Rock Outcroppings	—	✓
3) Waterways	—	✓
4) Soil Type	—	✓
5) Shape of Lot (applicable if lot platted before 1973)	—	✓
B) Significant Trees or Shrubs	—	✓
C) Other (list) _____		

2) Does literal interpretation of the Ordinance deprive applicant of rights commonly enjoyed by other properties in the area?

A) Is requested variance of this type common to others in area? — ✓

3) Do special conditions exist which do not result from actions of the applicant?

A) Was applicant the original builder of the structure? — ✓

B) Has the applicant sold parcels of property from original parcel or otherwise Altered the property to create the special condition? — ✓

C) Is an alternate construction site available on lot or property owned? — ✓

D) Was a variance granted for original structure? — ✓

4) Would granting of the variance confer special privileges previously denied to others?

A) Is requested variance common to others in the area? — ✓

B) Has requested variance been denied to others in the same district? — ✓

5) Any extenuating circumstances or findings must be listed on the back of this form.

**NOTICE OF APPEAL**  
**And**  
**APPLICATION FOR VARIATION**

TO THE BOARD OF ADJUSTMENT OF THE CITY OF OSKALOOSA, IOWA:

You are hereby notified that the undersigned owner(s) of the following described premises situated in the City of Oskaloosa, Iowa, to-wit:

Legal Description: Lot Number (13) in Westervelt's  
Addition to the City of Oskaloosa, Iowa

Street Address: 809 North 'C' Street

do(es) hereby appeal from the denial by the Building Inspector of Oskaloosa, Iowa, of his/her application for a building permit filed with said Building Inspector on the 26 day of December 2014, under which the undersigned seek(s) permission to:

Build a single family home on this lot

and do(es) hereby apply for a variation in the regulations applicable to said premises under the Oskaloosa Zoning Ordinance which would permit the issuance of a permit for the purpose above set forth. The variation requested involves the provisions of Section 17 zoning, Paragraph \_\_\_\_\_, Sub-paragraph Table 17.08C of said Ordinance which requires that

the lot needs to 120 ft by 70 ft with  
8,400 square feet of area.

Oskaloosa Municipal Code: In an R-2 district  
the minimum lot width (feet) for a one-family is  
70 feet & the minimum site area per housing unit  
(square feet) is 8,400 square feet.

In support of said application the undersigned state(s) that either or both of the following grounds for variation exists:

\_\_\_ The depth, width, shape or topographical condition of the property or other extraordinary or exceptional situation prohibits the use of said property in a manner reasonably similar to that of other property in the district.

(explain) Other houses in the area are built on similar or smaller lots.

The building plan submitted adheres to all setback regulations. The amount of square footage used for the house and the house driveway and deck are

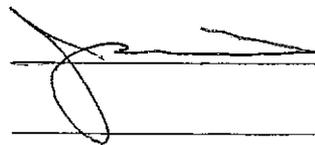
\_\_\_ Denial of a permit will work a hardship on the undersigned. both under area allowed for a lot of this size.

(explain)

The previous house I had at this location was destroyed by fire. I own no other property on which to build a new residence.

WHEREFORE, the undersigned request(s) that the Board fix the date and place for hearing upon this appeal and application for variation and that upon said hearing the decision of the Building Inspector be reversed or revised and that the variation applied for be granted and that the issuance of said building permit be ordered.

Date this 9 day of January, 2015



#### General Information

The Board of Adjustment meets on Tuesday, following the 4<sup>th</sup> Monday of each month. The Board shall provide no less than 4 days and no more than 20 days notice of public hearing on any question before it. Appeals must be filed at least two weeks prior to the public hearing date.

**An appeal fee of \$100.00-residential and \$200.00-commercial shall be paid to the City prior to filing the appeal. This fee is non refundable.**

Written testimony or evidence (such as affidavit of person knowing material facts) shall be attached to and filed with Notice of Appeal and Application for Variation.



City of Oskaloosa  
Engineering/Building Department

Wyatt Russell  
Building Official  
wyatt.russell@oskaloosaiowa.org  
City of Oskaloosa, Iowa  
Phone 641-673-7472  
Fax 641-673-3733

BUILDING PERMIT APPLICATION

Job Site Address: 809 North 'C' Street Date of Application 12/26/2014  
Owner's Name: James R. Norris Phone Number: 641-799-0810  
Owner's Address: 216 North 6<sup>th</sup> Street  
Valuation of Work: \$ 240,000.00  
Description of Work: Build new single family House

Contractor Information:

General Contractor: Name Morrill Reed Construction Lic. # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Carpenter: Name \_\_\_\_\_ Lic. # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Electrician: Name \_\_\_\_\_ Lic. # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Plumber: Name \_\_\_\_\_ Lic. # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
HVAC: Name \_\_\_\_\_ Lic. # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any State or local law regulating construction or the performance of construction.

\* Signature of Applicant [Signature] Date: \_\_\_\_\_  
\* Print Name: James R. Norris

This permit becomes null and void if work is not commenced within 120 days, or if the work is suspended or abandoned for a period of 120 days at any time after work is commenced.

ADMINISTRATION ONLY

Received By: AR Date: 12/26/14 Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Plan Review Fee: \_\_\_\_\_ Permit Fee: \_\_\_\_\_ Paid - Check #: \_\_\_\_\_ Date: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
\_\_\_\_\_  
Building Official Date

**SITE DESCRIPTION:**

PROPERTY OWNER: BUILDING AREA:  
 JIM NORRIS MAIN LEVEL= 3,656 S.F.  
 LOWER LEVEL= 3,809 S.F.  
 TOTAL= 7,465 S.F.

PLANNED USE:  
 RESIDENTIAL

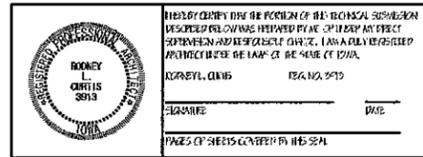
SITE ADDRESS:  
 804 NORTH C STREET  
 OSKALOUSA, IA 52577

**SUPPLEMENTARY NOTES:**

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.  
 VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES.  
 PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.  
 ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.  
 DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.  
 NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

**CONSTRUCTION OBSERVATION CLAUSE:**

RODNEY L. CURTIS CURRENTLY OF CURTIS ARCHITECTURE & DESIGN P.C. IS THE ARCHITECT OF RECORD. IN THE EVENT THAT CURTIS ARCHITECTURE & DESIGN P.C. IS NOT INVOLVED IN THE JOB OBSERVATION PHASE OF THIS PROJECT, AND A CHANGE OR ALTERATION FROM THESE DRAWINGS OCCURS DURING CONSTRUCTION, THE OWNER AND CONTRACTOR(S) AGREE TO HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND CURTIS ARCHITECTURE & DESIGN P.C. FROM ANY AND ALL CLAIMS, INCLUDING ATTORNEY FEES, ARISING OUT OF OR RESULTING FROM SUCH CHANGES. BY STARTING CONSTRUCTION, OWNER AND CONTRACTOR(S) AGREE TO THIS CONDITION.



**GENERAL NOTES:**

- REINFORCED CONCRETE
- WOOD FRAMED
- WOOD FRAMED INSULATED
- INDICATES 3/4" STRUCTURAL COLUMN
- INDICATES 2 - 2X6 STRUCTURAL COLUMN IN 2 X 6 FRAME WALL OR 3 - 2X4 STRUCTURAL COLUMN IN 2 X 4 FRAME WALL

- GENERAL CONTRACTOR TO VERIFY SETBACKS ON SITE
- CONCRETE FOUNDATION WALLS SHALL BE 8" WIDE & 8" TALL, TYP.
- GARAGE WALLS SHALL BE 2X6 WOOD STUDS W/ 5-1/2" BATT INSULATION, 1/2" OSB SHEATHING, AND "TYVEK" BUILDING WRAP, W/ 5/8" GYP. BD. ON THE WALLS, TYP.
- PROVIDE A 4" CONC. SLAB WITH 6x6 2.9x2.9 WOVEN WIRE MESH OVER 6 MIL. VAPOR BARRIER & 4" COMPACTED GRANULAR FILL THROUGHOUT BASEMENT, TYP.
- PROVIDE COMPACTED GRANULAR FILL & DRAIN CONNECTED TO PERIMETER FORM-A-DRAIN IN WINDOW WELLS, TYP.
- SLOPE GARAGE FLOOR TOWARDS FLOOR DRAINS, DRAIN TO DAYLIGHT.
- ALL EXPOSED CONCRETE SHALL BE THE SAME RECIPE TO MAINTAIN CONSISTENT COLOR. PROVIDE RECIPE TO OWNER FOR FUTURE POURS AND COLOR MATCHING.
- EXTERIOR WALLS SHALL BE 2X6 WOOD STUDS WITH 5-1/2" BATT INSULATION, 1/2" OSB SHEATHING, AND "TYVEK" BUILDING WRAP, TYP.
- ALL INTERIOR WALL FRAMING TO BE 2X4 STUDS @ 16" O.C. W/ 4 MIL. VAPOR BARRIER & LIGHT ORANGE PEEL FINISH, TYP.
- 3-2X12 HEADERS AT ALL EXTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS & CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-2X12 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS & CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- FLOOR SYSTEM SHALL BE 3/4" T&G PLYWOOD SHEATHING SCREWED & GLUED TO TJI FLOOR JOISTS OR FLOOR JOISTS BY MANUF. TYP.
- TJI/ FLOOR TRUSSES: PROVIDE ADDITIONAL SUPPORT FOR A JACUZZI TUB IN THE MASTER BATH.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED, TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- ALL BEAMS TO BE AT THE SAME LEVEL AS THE FLOOR JOISTS, W/ HANGERS HOLDING FLOOR JOISTS.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL WINDOWS SHALL BE BY MARVIN WINDOWS, OR AN APPROVED WINDOW BY OWNER. WINDOWS SHALL BE INSULATED, LOW-E, CLAD W/ WOOD FINISHES INSIDE. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES W/ MANUFACTURER.
- PROVIDE 2 - 10'-0" X 8'-0" INSULATED ALUMINUM OVERHEAD DOORS WITH OPENER, TYP.
- TOP OF WINDOWS ARE TO BE IN LINE WITH TOP OF DOORS, TYP.

- ROOF TRUSS PLACEMENT BY ARCHITECT IS GENERAL. TRUSS MANUF. SHALL ENGINEER AND LOCATE TRUSS ACCORDINGLY. VERIFY W/ ARCHITECT AS NEEDED.
- ROOF SYSTEM SHALL BE 5/8" CDX MIN. SHEATHING MAILED TO ROOF FRAMING WITH 30# FELT PAPER AND METAL ROOF, INSTALL PER MANUF. REQUIREMENTS.
- PROVIDE GRACE ICE SHIELD AT ALL VALLEYS & ALL OVERHANGS, TYP.
- PROVIDE R-49 BATT INSULATION AT CEILING / ATTIC SPACE, TYP. WITH INSULATION BAFFLES
- PROVIDE RIDGE VENT AT PEAKS THROUGHOUT, TYP.
- PROVIDE VENTED ALUMINUM SOFFIT, COLOR PER OWNER, TYP.
- PAINT ALL ROOF VENT STACKS TO MATCH ROOF COLOR.
- TYPICAL STAIRS: SHALL BE WOOD FRAMED WITH 16 RISERS @ MAX. 6-13/16" EA. = 9'-0" 5/8". 15 TREADS @ MIN 11" EA. PLUS LANDING.
- PROVIDE SOUND INSULATION AROUND PERIMETER OF LAUNDRY ROOM, MASTER BEDROOM, & ALL BATHROOMS, TYP.
- PROVIDE 5/8" TYPE "X" GYP. BD. EACH SIDE BETWEEN GARAGE & HOUSE AS WELL AS AROUND THE MECH. RM. PERIMETER.
- PROVIDE 5/8" GYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED W/ LIGHT KNOCKDOWN FINISH, PRIMED & PAINTED, TYP.
- PROVIDE 1/2" GYP. BD. ON ALL WALLS UNLESS OTHERWISE NOTED W/ LIGHT ORANGE PEEL FINISH, PRIMED & PAINTED, TYP.
- CONTRACTOR TO PROVIDE ALL NEEDED BLOCKING IN WALLS FOR CABINETS, MIRRORS, TOWEL HOLDER (3 PER), AND SHELVING FOR ALL TUBS.
- CONTRACTOR TO PROVIDE BLOCKING FOR GRAB BARS & GRAB BARS FOR ALL TUBS.
- CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL LOCATIONS FOR TV. VERIFY HEIGHT WITH OWNER, TYP.
- KITCHEN CABINETS, COUNTERTOPS, BATHROOM CABINETS, & LAV. TOPS SHALL BE CHOSEN BY OWNER & INSTALLED BY CONTRACTOR, TYP.
- PROVIDE MEDICINE CABINET IN MASTER BATHROOM. VERIFY TYPE AND SIZE WITH OWNER, TYP.
- PROVIDE 3'-6" X 4'-0" MIRROR WITH STAINLESS STEEL FRAME FOR ALL BATHROOMS. (2 TOTAL) MOUNT VERTICALLY & CENTER OVER LAV., TYP.
- PROVIDE 1" X 6" WOOD BASEBOARD PER OWNER'S CHOICE, TYP.
- PROVIDE 1" X 4" WOOD CASING TRIM, PER OWNER'S CHOICE, TYP.
- VERIFY GAS METER LOCATION W/ OWNER & UTILITY COMPANY.
- CONCRETE DRIVEWAY SHALL BE MIN. 4" THICK W/ #4 BARS EACH WAY 12" O.C. CONTROL JOINTS AT 10'-0" O.C., TYP.
- SLOPE GRADE AWAY FROM HOUSE, TYP.
- PROVIDE ITEMIZED PRICE FOR SEEDING
- ADDITIONAL \$ WILL BE PROVIDED IF AN INCREASE OCCURS AND CREDIT WILL BE TAKEN IF AN DECREASE OCCURS, TYP.
- PROVIDE ALLOWANCE OF \$5.00 PER S.F. FOR WOOD FLOOR PER PLAN, TYP.
- PROVIDE ALLOWANCE OF \$3.00. (NOT INCLUDING INSTALLATION) PER SQUARE FOOT CERAMIC TILES, TYP.
- PROVIDE ALLOWANCE OF \$20.00 S.Y. (NOT INCLUDING INSTALLATION) FOR RESIDENTIAL CARPET & PAD.
- PROVIDE ALLOWANCE OF \$20.00 S.Y. (NOT INCLUDING INSTALLATION) FOR RESIDENTIAL CARPET & PAD.

**INDEX OF DRAWINGS:**

**ARCHITECTURAL DRAWINGS:**

- C1 COVER PAGE
- A1 LOWER LEVEL & MAIN LEVEL PLANS
- A2 EXTERIOR ELEVATIONS & WALL DETAIL
- A3 EXTERIOR ELEVATIONS & WALL DETAILS & OPENING SCHEDULES
- A4/E1 LOWER LEVEL POWER & REFLECTED CEILING PLANS
- A5/E2 MAIN LEVEL POWER & REFLECTED CEILING PLANS

**HVAC NOTES :**

- HEATING CONTRACTOR SHALL PROVIDE 3 ZONES ON THE MAIN LEVEL. MASTER SUITE - BEDROOM - REMAINING OF FIRST FLOOR. VERIFY W/ OWNER FOR FINAL DESIGN.
- HEATING CONTRACTOR TO PROVIDE HONEYWELL FOCUSPRO 4000 THERMOSTAT.
- HEATING CONTRACTOR SHALL VARY THE SIZE OF EXISTING FURNACE AND CENTRAL AIR, TYP.
- HEATING CONTRACTOR SHALL PROVIDE CENTRAL AIR SYSTEM THROUGHOUT. COORDINATE ZONES W/ OWNER, TYP.
- VERIFY LOCATION OF AC COMPRESSOR WITH OWNER.
- HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN AND CODE COMPLIANCE.

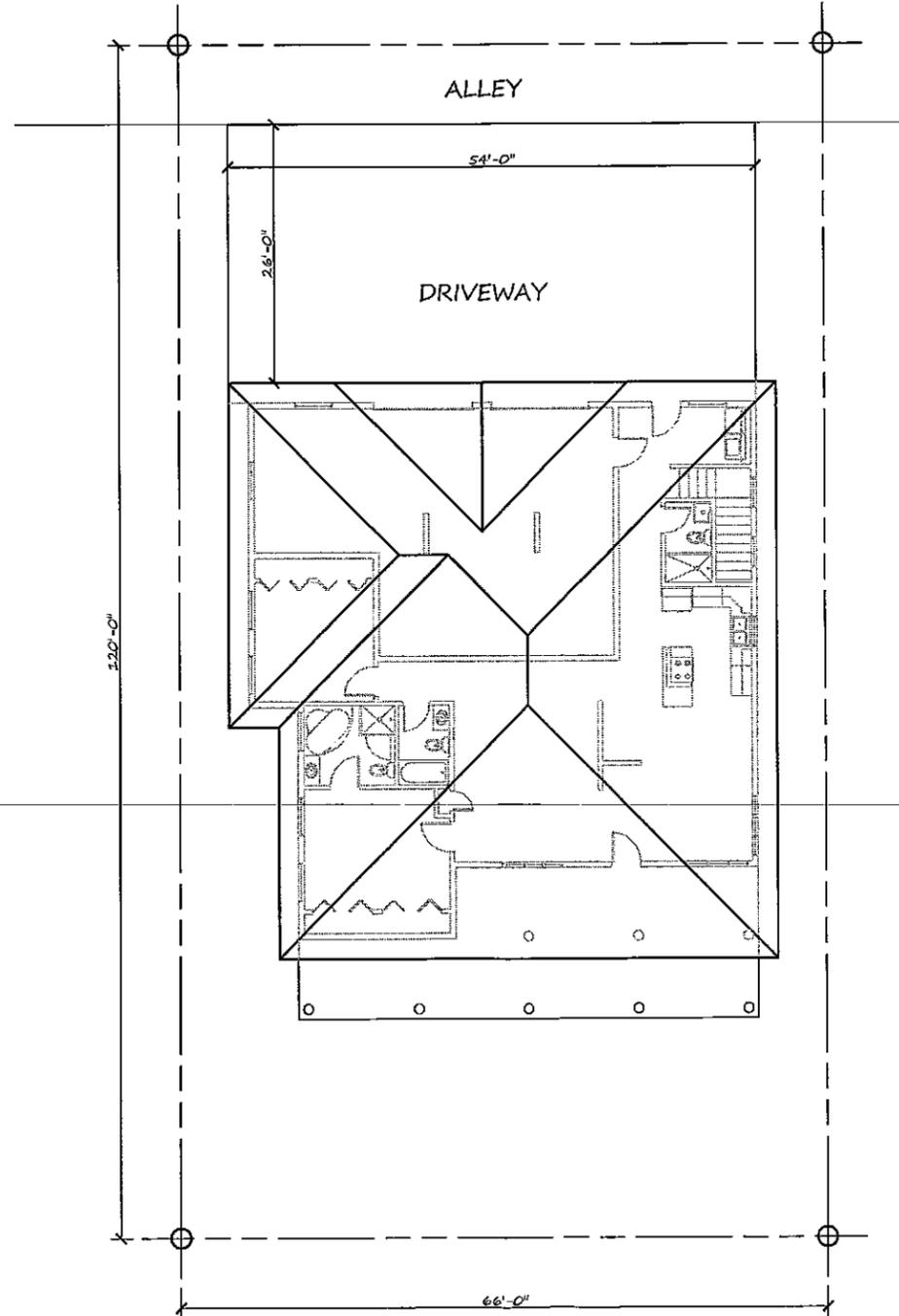
**PLUMBING NOTES :**

- PROVIDE NEW COPPER WATER MAIN, AND SEWER WITH BACK FLOW PROTECTION. DEMARCATION POINT IN THE MECHANICAL ROOM.
- PLUMBING CONTRACTOR SHALL PROVIDE KOHLER OR EQUAL WATER CLOSETS (WHITE) AND FIXTURES, TYP., VERIFY W/ OWNER.
- PROVIDE A MEDIUM RANGE GARBAGE DISPOSAL IN KITCHEN
- PROVIDE WATER SUPPLY LINE TO REFRIGERATOR LOCATION.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN AND CODE COMPLIANCE.
- PLUMBING CONTRACTOR TO PROVIDE AND INSTALL 40 GAL ELECTRIC WATER HEATER.
- PLUMBING CONTRACTOR TO PROVIDE AND INSTALL A WATER SOFTENER & FILTERING SYSTEM FOR THE WHOLE HOUSE. EXTERIOR WATER SPICKET TO BYPASS BOTH SYSTEMS.

**ELECTRICAL NOTES :**

- PROVIDE ALLOWANCE OF \$2,500 FOR SPECIALTY LIGHTING. SPECIALTY LIGHTING CONSISTS OF CEILING FANS, PENDANTS, WALL MOUNTED FIXTURES, AND TRACK LIGHTING CHOSEN BY OWNER. ALL OTHER LIGHTING SHALL BE PROVIDED BY ELECT. CONTRACTOR.
- ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL ALL FAN/ LIGHT COMBINATIONS IN BATHROOMS.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL RECESSED CANS W/ A REFLECTANCE BAFFLE (SILVER) & WHITE TRIM.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL PORCELAIN LIGHT FIXTURES.
- ELECTRICAL CONTRACTOR TO PROVIDE LIGHT ALMOND "DECORATOR" STYLE SWITCH, OUTLET AND PLATE.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ELECTRICAL OUTLET AND VENTILATION FOR BUILT IN MICROWAVE.

- PLUMBING CONTRACTOR TO PROVIDE AND INSTALL A KOHLER COMFORT HEIGHT ELONGATED WATER CLOSET IN MASTER BATH, STANDARD HEIGHT ELONGATED IN ALL OTHERS.
- PLUMBING CONTRACTOR TO STUB IN DRAINS AND SUPPLIES FOR A FUTURE RESTROOM IN THE BASEMENT, SEE PLANS.
- PLUMBING CONTRACTOR TO PROVIDE & INSTALL A SUMP PUMP & PIT CONNECTED TO THE EXTERIOR DRAIN TILE. WATER TO BE PUMPED UNDERGROUND TO THE CURB.
- PLUMBING CONTRACTOR TO PROVIDE & INSTALL TWO WATER SPICKETS, ONE AT THE GARAGE & MASTER BED, SEE PLANS.
- PLUMBING CONTRACTOR TO PROVIDE \$850 ALLOWANCE FOR M. BATH TUB, ASSIST OWNER IF NEEDED.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN AND CODE COMPLIANCE.
- ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLET AND SWITCH TO GARBAGE DISPOSAL IN KITCHEN.
- ELECTRICAL CONTRACTOR SHALL PROVIDE "CAT 5" CABLE FOR ALL TELEPHONE & DATA OUTLETS.
- THE MAIN HUB FOR ALL "CAT 5" CABLE SHALL BE LOCATED IN THE MECHANICAL ROOM.
- ELECTRICAL CONTRACTOR TO DETERMINE PANEL SIZE, MIN. 200 AMP.
- ELECTRICAL CONTRACTOR TO RUN ALL DATA & TELEPHONE LINES.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL FINAL LIGHT BULBS.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL UNDER CABINET LIGHTS IN THE KITCHEN W/ SWITCH.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL INDIVIDUAL SWITCHES FOR LIGHT AND FAN FOR ALL CEILING FANS.



**SITE PLAN**

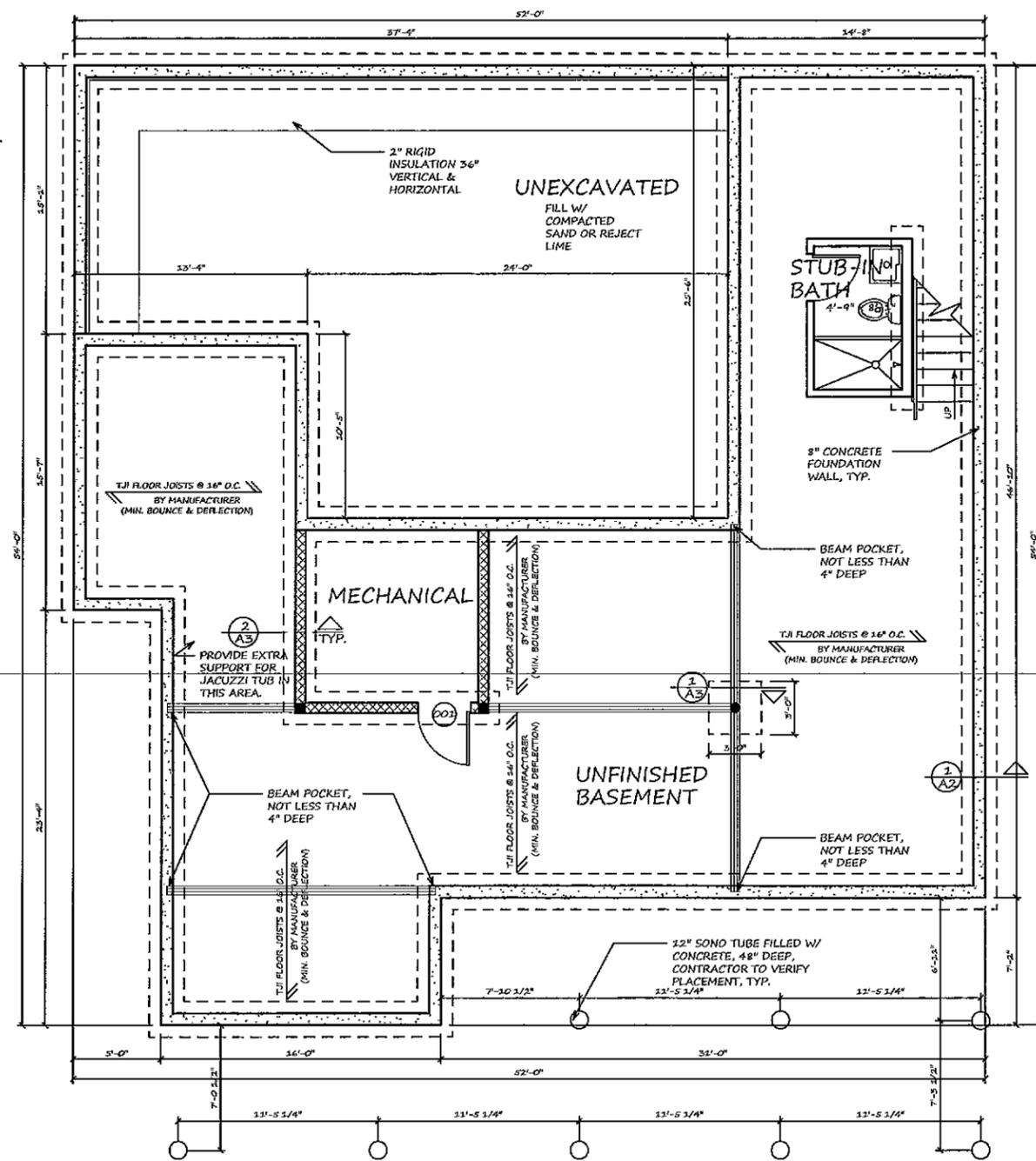
1/8" = 1'-0"

NORRIS RESIDENCE

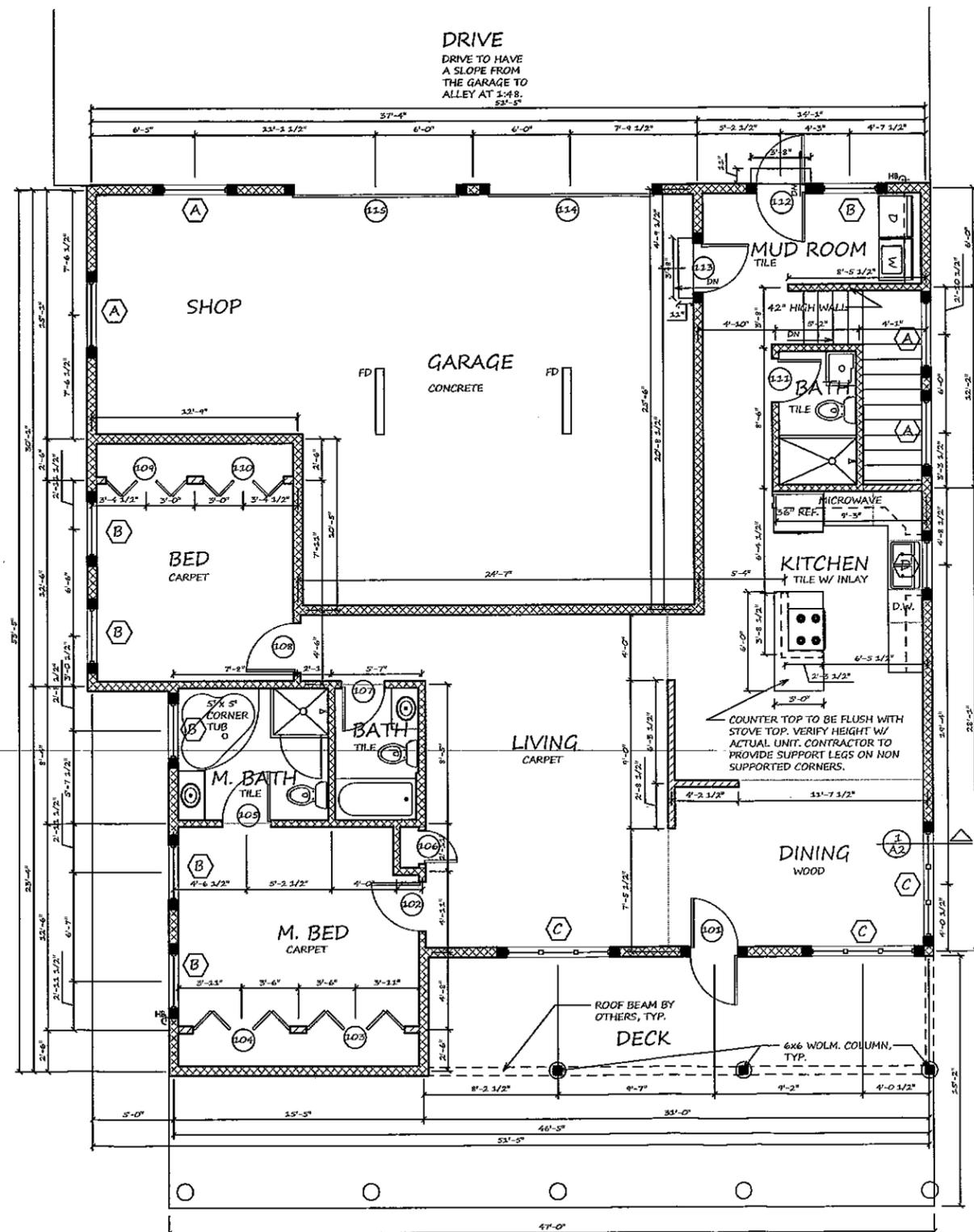


NORRIS RESIDENCE  
OSKALOOSA, IOWA

FLOOR PLANS :  
1/4" = 1'-0"  
JOB NUMBER :  
1423  
DATE :  
NOV. 12, 2014  
REVISIONS :  
PDF

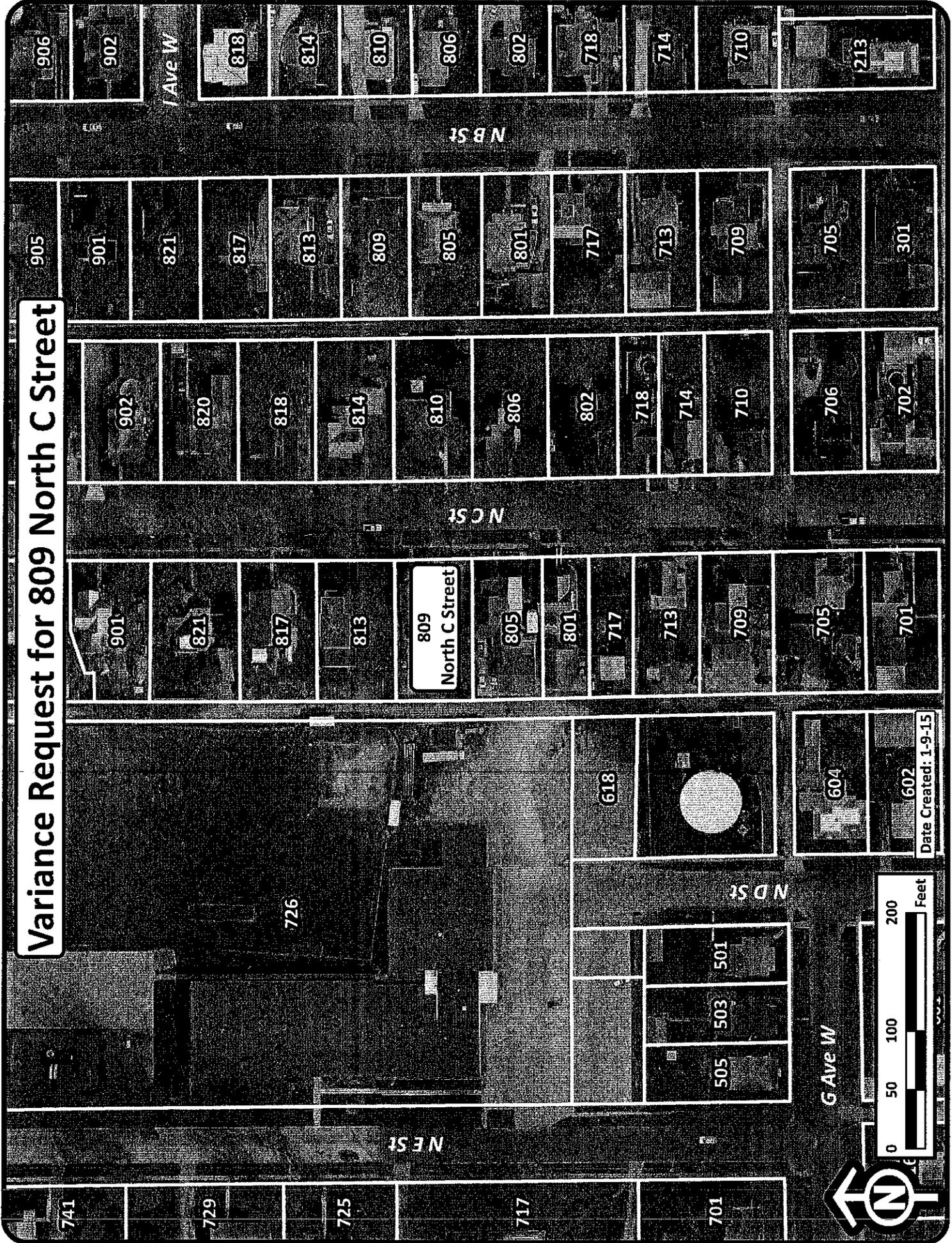


LOWER LEVEL PLAN  
1/4" = 1'-0"



MAIN LEVEL PLAN  
1/4" = 1'-0"

# Variance Request for 809 North C Street



809  
North C Street



Date Created: 1-9-15

Table 17.08C Summary of Site Development Regulations (Continued)

Regulator	AG	RR	R-1	R-2	R-3	R-4
Minimum lot area (square feet)						
One-family	2 units per each 40 acres	2 acres	8,400	8,400	7,200	3,0 acres
Duplex, townhouses	--		--	10,000	8,400	4,000
Multi-family	--		--	--	10,000	
Other permitted uses	No requirement		8,400	10,000	10,000	
Minimum lot width (feet)	200	100	70			
One-family				70	60	150
Duplex				80	70	
Townhouses				25	20	
Multi-family					80	
Other permitted uses					80	
Site area per housing unit (square feet) by type of residential						
Single-family	20 acres	2 acres	8,400	8,400	7,200	5,000 per unit
Two-family, duplex				5,000	4,200	
Townhouse				4,000	2,500	
Multi-family				NA	2,000	
Minimum yards (feet)						
Front yard	50	40	30	30	30	50
Street side yard	50	30	25	15	15	50
Interior side yard (Note 2)	50	15	7	7	7	50
1 to 1.5 stories	50	20	10	10	10	
2-3 stories	NA	NA	NA	NA	13	
More than 3 stories	50	40	40	40	30	
Nonresidential uses						
Rear yard	50	40	25	25	30	50
Maximum height (feet)	no limit	35	35	35	45	35
Maximum building coverage	NA	20%	35%	45%	55%	40%
Maximum impervious coverage	NA	30%	50%	60%	70%	60%
Floor area ratio	NA	NA	NA	NA	NA	NA