

**CASCADE ZONING BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA
WEDNESDAY, AUGUST 23, 2023**

6:00 P.M.

COUNCIL CHAMBERS, 320 1ST AVE WEST

NOTICE: Notice is hereby given that the Cascade Zoning Board of Adjustment will hold a meeting on **Wednesday, August 23, 2023 at 6:00 PM** in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Any visual or hearing- impaired persons or persons with special accessibility needs should contact the City Clerk at 563-852-3114 prior to the meeting.

1. Call to Order.
2. Roll Call.
3. Approve the Agenda
4. Meeting Minutes – Review & approve the August 2, 2023 meeting minutes.
4. Public Hearing – Hold a public hearing on a request from Rick and Deb Kerper for a front setback variance in R-1 Single Family District to have a 20 ft setback for a new garage instead of the required 25 ft. 200 3rd Ave SE
5. Consideration of a front setback variance in R-1 Single Family District to have a 20 ft setback for a new garage instead of the required 25 ft. 200 3rd Ave SE
6. Adjournment.

Zoning Board of Adjustment Minutes
August 2, 2023

The August 2, 2023 Zoning Board of Adjustment meeting was called to order at 6:00 p.m. at the Cascade City Hall by Chairperson Hoffmann. Board members present were Linda Hoffmann, Merlin McDermott, Suzanne Otting, Clay Gavin and Ross Orr.

Others Present: Lisa Kotter and Rob McNally

Motion McDermott, second Orr to approve the agenda as presented. Motion carried, all ayes.

Motion Orr, second Otting to approve the minutes from May 4, 2023. Motion carried, all ayes.

Motion Gavin, second by Otting to open the public hearing for the McNally Solar Array at 601 1st Ave East at 6:02pm – all ayes.

Kotter and guest Rob McNally explained the project planned to install rook mounted solar panels.

Motion McDermott, second Gavin to close the public hearing. All ayes.

Motion Gavin, second McDermott to approve a special exception for the solar array at 601 1st Avenue

Motion by Hoffmann, second by Gavin to adjourn the meeting at 6:10 p.m. – all ayes.

Respectfully submitted,

Lisa A. Kotter
City Administrator

Board of Adjustment Hearing Application
City of Cascade

Hearing No.: _____

Hearing Fee: 2000 CHL# 60421

1. Name and address of applicant: Rick & Deb Kerper
200 3rd Ave SE
Cascade, IA 52033 5638523899
(Phone Number)

2. Nature of the Request: _____ Interpretation and review of decision of zoning administrator.
(Check which applies) (Complete Section I of Application)
_____ Special Use or Exception Permit as required by the Zoning Ordinance. (For Solar Energy Systems)
(Complete Section II of Application)
 Variance to a requirement of the Zoning Ordinance.
(Complete Section III of Application)

3. Location and dimensions of property: 200 3rd Ave SE
(Street Address)
lot 180 x 206 16480 sf
(Width, Depth, and Area in sq. ft.)

4. Legal description of property: lot 1-81, lot 1-82, 83 ex ne 60 ft
(Lot Number (s), Block Number (s), Subdivision Name)

5. Present zoning classification: R-1
(Example A-1, R-1, C-2, M-1)

6. Existing and Proposed Uses of the Property: Residential with proposed ad on garage

7. Attach a plat showing the location, dimensions, and use of the property and all property within 200 feet thereof including streets, alleys, and other prominent physical features.

6. Attach the names and addresses of all property owners within 200 feet of property to be re-zoned.

7. Signature and date:  8-3-23
(Applicants or Property Owners Signature) (Date)

8. Application Fee \$200

SECTION II

REQUEST FOR SPECIAL EXCEPTION as required by Section _____ of the Cascade Zoning Ordinance.

1. What is the proposed Special Exception (attached plat plan)? _____

2. How will the proposed Special Exception be compatible with adjacent properties and other properties in the zoning classification district?

3. The Special Exception will not be detrimental to the character of the neighborhood because:

SECTION III

165.11 R-1 per administrator

REQUEST FOR VARIANCE of Section 6-10-6 online ord of the Cascade Zoning Ordinance under which the Zoning Administrator refused to issue a permit.

1. What is the nature of the variance request: cannot meet setback requirement by 5 feet
(Example: cannot meet setback requirements, cannot meet height restrictions, etc.)

2. Applicant is unable to make reasonable use of his/her property for the following reasons.

The proposed garage addition includes extra space for handicap acessability around vehicles

The front portion towards schillings will include outside access as well as a bathroom

furnace and utilities. We need the additional 5 feet to maneuver wheel chair and or walker
for handicap acessability. We ourselves, already. are limited motility. We are also
listed as respite care for our Grandson that has some disabilities.

3. The requested variance will not alter the essential character of the neighborhood for the following reasons:

Will not alter the neighborhood in any way. Just a garage addition to existing residential property

4. The proposed variance requested will continue to maintain the purposes and intent of the zoning classification district and adjacent properties for the following reasons:

Nothing changes, still R1 with more property tax collected due to improvments

Supplemental Variance Questions

1. Please explain how the narrowness, shallowness, irregular shape, topography, and/or natural characteristics of your lot prevents lawful location of your proposed development on the lot i.e.

The set backs hinder us from making our proposed garage handicap accessible to rest property. A 24.5 ft pickup parked in garage without setback will not allow us handicap accessibility to move around to the rest of our property.

2. Explain and show how the requirement to maintain the required setbacks is a physical hardship upon you and denying you reasonable use of your property.

We plan to add a lift to the old garage to gain access to the upper level of our house and also possibly making current garage into a bedroom. If we do not receive a variance on this garage dimensions we will not have handicap access to that part of our residence

3. Explain and show how the hardship identified above is not one created or caused by your own doing.

We are simply trying to add on to our residence and this is the only way we can accomplish it for accessibility

4. Explain and show that there are no other reasonable options for placing the structures you want to build on your lot that meets the required setbacks.

There is no other way to attach to our existing garage and house.

5. Explain and show that the variance you are requesting is the minimum necessary to permit reasonable use of your property.

Just need 5 extra feet to make handicap accessible

6. Explain and show how your variance request will not be contrary to the intent of the Zoning District you are in.

Does not change anything in R-1

7. Explain and show how your variance request will not cause a substantially adverse effect upon adjacent properties – like lowering property values, creating something that does not fit into the neighborhood, creating a neighborhood eyesore, creating a commercial use in the R-1 district, etc.

An addition to our property will only add value to our property and to the neighborhood

8. Explain and show how your variance request will not alter the essential character of the surrounding area.

All remains residential with houses and garages

9. Explain and show how your variance request will not increase the hazard from fire, flood, poor visibility at street intersection, or other similar dangers.

will absolutely not create a flood issue or obstruct view at intersection

10. Explain and show how your variance request will not increase traffic congestion or exceed the traffic carrying capacity of the streets serving the area.

the variance will not create more traffic in any way

11. Explain and show how your variance request will not produce nuisance conditions to the occupants of nearby premises, whether by reason of dust, noise, fumes, odors, vibrations, smoke or lights.

there will not be any additional noise, dust, fumes, odors etc due to this addition

Doc Co.
Beacon

ARC GIS Web Map

The Lim
for Rick & Deb Kopp
date: 5-15-23



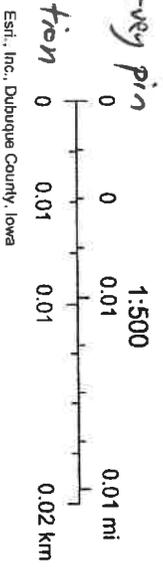
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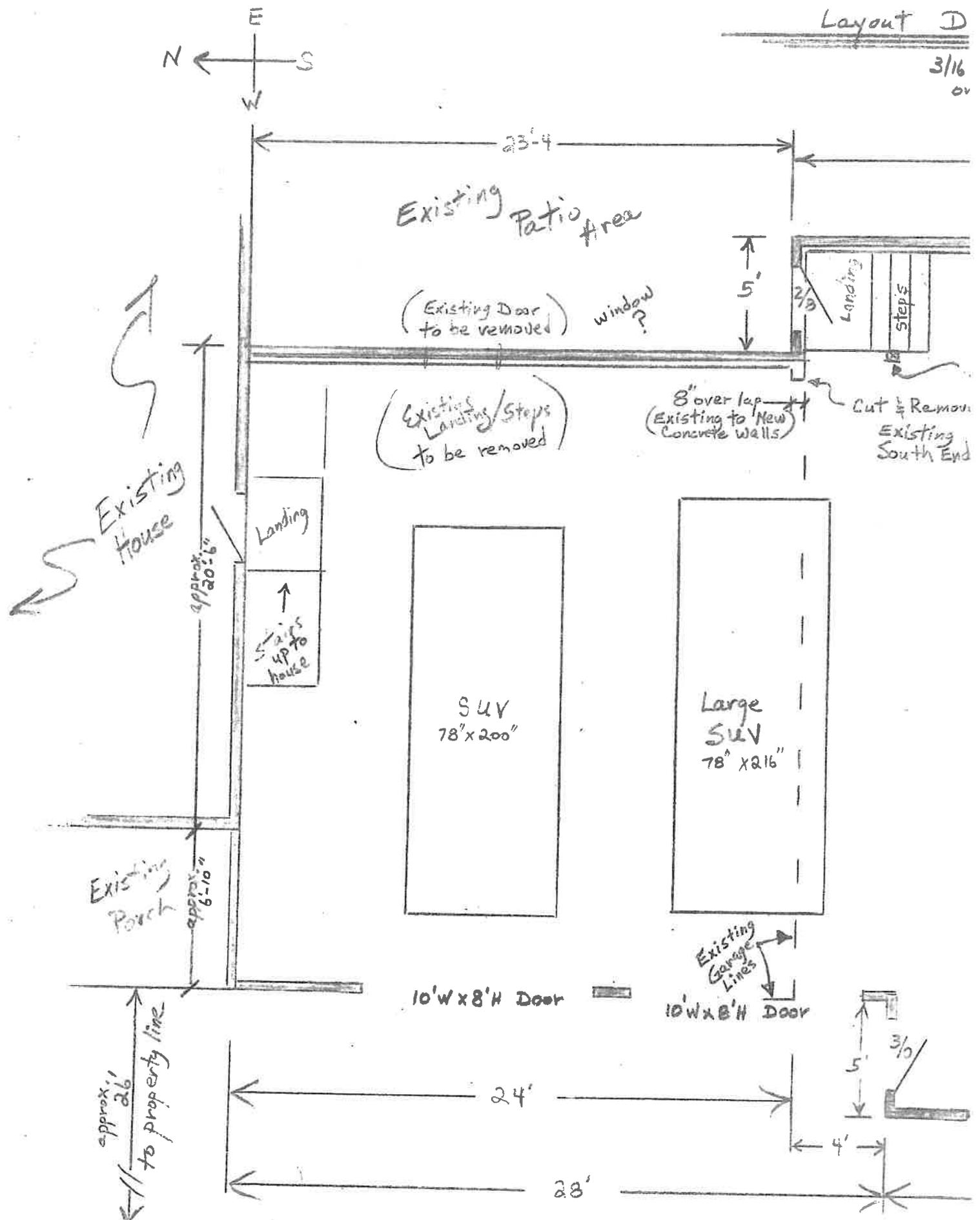
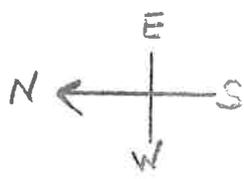
Tax Parcels

* Above area "A" is wall lines of existing garage

* Above area "B" is proposed wall lines for garage addition

* See Building Plans for dimensions and details

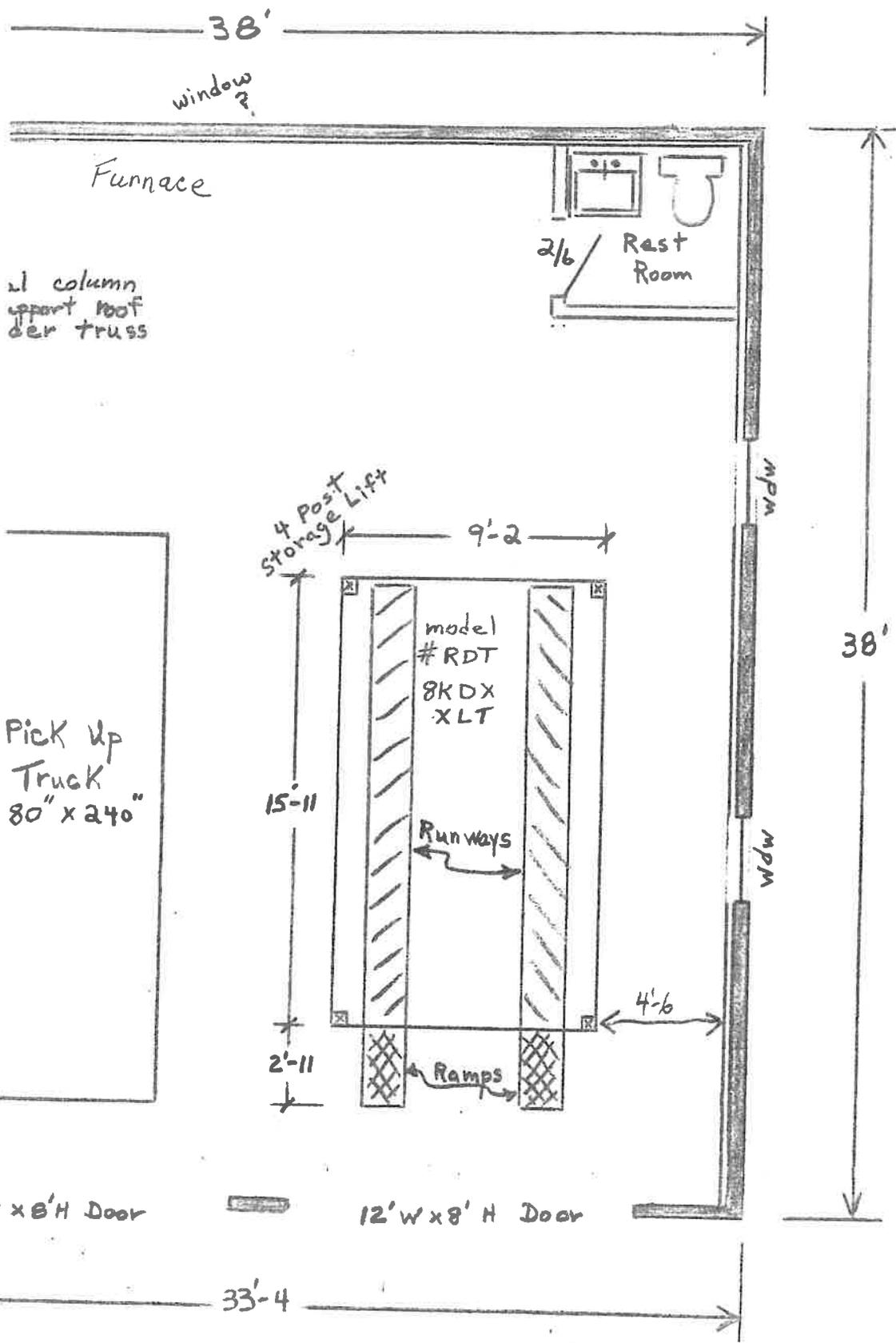




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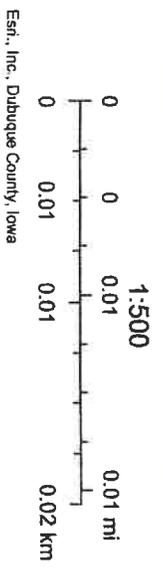
Cascade Lbr. Co.
for Rick & Deb Kerper
date: 5-16-23



neighborhood



8/2/2023, 5:18:39 PM
 Tax Parcels



Property owners within 200 feet

Steve & Karla Garrett

205 4th Ave SE

Cascade, IA 52033

Rick & Deb Kerper

200 3rd Ave SE

Cascade, IA 52033

Peter & Rebecca Smith

213 Taylor St SE

Cascade, IA 52033

Rose Holmes

212 Taylor ST SE

Cascade, IA 52033

odney

Cascade, IA 52033

Joseph & Christiana Merfeld

300 Polk St SE

Cascade, IA 52033

Ying Guan Kauder

304 Polk St SE

Cascade, IA 52033

Phillip & Jenifer Mihalakis

308 Polk St Se

Cascade, IA 52033

Rodney Gavin

316 Polk St SE

Cascade, IA 52033

Dubuque County, IA

Summary

Parcel ID 1931379001
Alternate ID
Property Address 200 3RD AVE SE
 CASCADE IA 52033
Sec/Twp/Rng N/A
Brief Tax Description LOT 1-81, 1-82, 83 EXC NE 60' ALSO N 26' LOT 84 EAST CASCADE;
 (Note: Not to be used on legal documents)
Deed Book/Page 200500002103 (2/15/2005)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District CASWD - CASCADE CITY/WESTERN DBQ SCH
School District WESTERN DUBUQUE SCHOOL DISTRICT



Owners

Deed	Mail To
<u>KERPER, RICHARD A & DEBORAH J</u>	<u>KERPER, RICHARD A & DEBORAH J</u>
PO BOX 682	PO BOX 682
CASCADE IA 52033	CASCADE IA 52033

Land

Lot Dimensions Regular Lot: 80.00 x 206.00
Lot Area 0.38 Acres; 16,480 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style Old Style (older 2s)
Year Built 1900
Condition Good
Grade what's this? 4+10
Roof Asph / Hip
Flooring Vinyl / Hdwd
Foundation Conc
Exterior Material Vinyl
Interior Material Plas / Drwl
Brick or Stone Veneer
Total Gross Living Area 1,888 SF
Attic Type Floor & Stairs;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 840
Basement Finished Area
Plumbing 1 Shower Stall Bath -3 Fixt; 1 Standard Bath - 3 Fixt;
Appliances 1 Dishwasher; 1 Microwave;
Central Air Yes
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (434 SF);
Decks Concrete Patio (437 SF); Wood Deck (56 SF);
Additions 1 Story Frame (208 SF);
Garages 700 SF - Att Frame (Built 1900);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/15/2005			2103-05	Normal	Deed		\$100,000.00
3/14/1997			D-97/ 2488	Normal	Deed		\$68,000.00

Includes sales on or after 1/1/2003

Valuation

	2023	2022	2021	2020
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$24,400	\$24,420	\$24,420	\$22,200
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$179,000	\$118,780	\$118,780	\$106,780
= Gross Assessed Value	\$203,400	\$143,200	\$143,200	\$128,980
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$203,400	\$143,200	\$143,200	\$128,980

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022
+ Taxable Land Value	\$13,219	\$12,523
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$64,296	\$60,234
= Gross Taxable Value	\$77,515	\$72,757
- Military Credit	\$0	\$0
= Net Taxable Value	\$77,515	\$72,757
x Levy Rate (per \$1000 of value)	27.06157	27.44385
= Gross Taxes Due	\$2,097.68	\$1,996.73
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	(\$131.25)	(\$133.10)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00
= Net Taxes Due	\$1,966.00	\$1,864.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$983	Yes	3/15/2023	108191
	September 2022	\$983	Yes	8/30/2022	
2020	March 2022	\$932	Yes	3/22/2022	811091
	September 2021	\$932	Yes	8/18/2021	
2019	March 2021	\$918	Yes	3/3/2021	711323
	September 2020	\$918	Yes	9/3/2020	

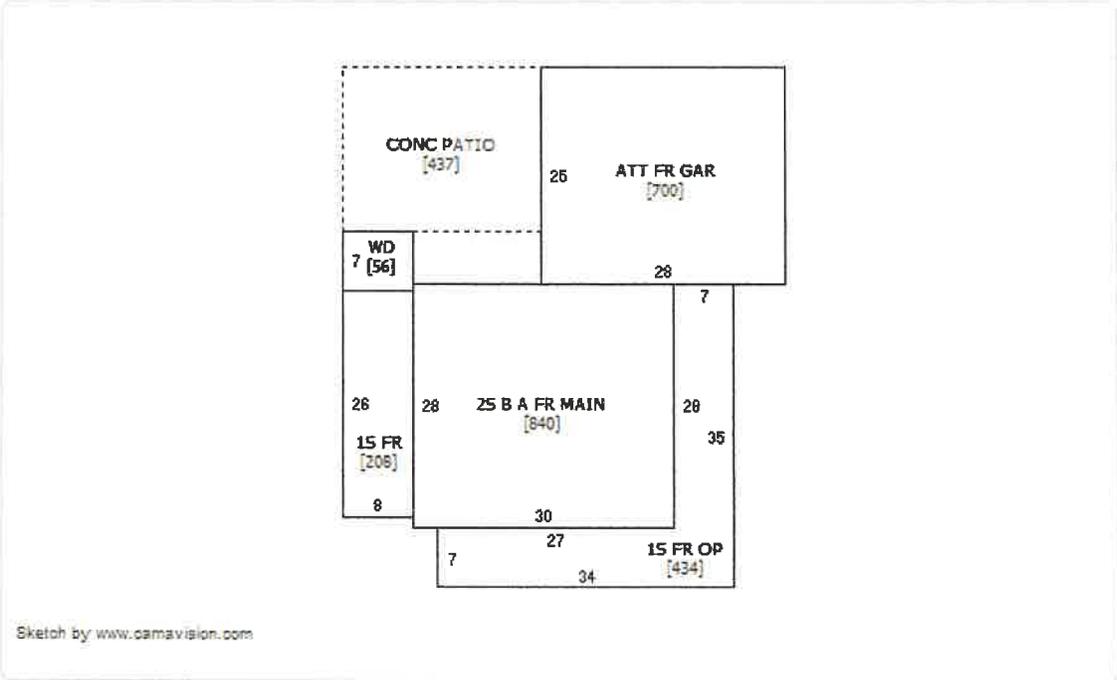
Photos



Show Deed/Contract

[Show Deed/Contract](#)

Sketches



Dubuque County Tax Credit Applications

[Apply for Homestead, Military, or Sales Questionnaire](#)

No data available for the following modules: Exempt Acres, Commercial Buildings, Agricultural Buildings, Yard Extras, County Treasurer Notes, Tax Sale Certificates, City of Dubuque Tax Credit Applications.

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**YOU ARE RECEIVING THIS NOTICE AS YOU OWN
PROPERTY WITHIN 200 FEET OF 200 3RD AVENUE SE.**

Cascade Zoning Board of Adjustment
Public Hearing

Variance for Front Residential Setback
200 3rd Ave SE

A meeting is set for Wednesday, August 23, 2023 at 6:00 p.m. at which time the Cascade Board of Adjustment will hold a public hearing at the Cascade City Hall, 320 1st Avenue West. The request from Rick and Deb Kerper is for a variance to the required 25-foot front set back. The Kerpers are requesting a five-foot variance to place a new garage 20 feet from the front lot line. The application is available for review at City Hall. Written comments can be made at City Hall or by email at admin@citycascade.com.

Sincerely,

Lisa A. Kotter
City Administrator

SHOP LOCAL, BUY LOCAL

Resident
308 Adams St
Cascade IA 52033

Resident
209 Taylor St SE
Cascade IA 52033

Comm Pres Church
216 Polk St SE
Cascade IA 52033

Resident
301 Polk St SE
Cascade IA 52033

Resident
205 4th Ave SE
Cascade IA 52033

Resident
316 Polk St SE
Cascade IA 52033

Resident
212 Taylor St SE
Cascade IA 52033

Resident
PO Box 51
Cascade IA 52033

Resident
304 Polk St SE
Cascade IA 52033

Resident
313 Polk St SE
Cascade IA 52033

Resident
317 Polk St SE
Cascade IA 52033

Resident
PO Box 141
Cascade IA 52033

Resident
300 Polk St SE
Cascade IA 52033

Resident
308 Polk St SE
Cascade IA 52033

Resident
208 Taylor St SE
Cascade IA 52033

Resident
204 3rd Ave SE
Cascade IA 52033

Resident
213 Taylor St SE
Cascade IA 52033

Resident
24393 Riverview Rd
Cascade IA 52033

Resident
208 Polk St SE
Cascade IA 52033