

**CASCADE ZONING BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA
TUESDAY, JANUARY 20, 2026**

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 **Tuesday, January 20, 2026 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 December 17, 2
4. Public Hearing – Hold a public hearing on a request from Mark Faust for a Variance to a Requirement of the Zoning Ordinance for R-1 Single Family Residential District Platted Prior to 1978. Setbacks are to be 4' from the side property line and 12.5' from the rear property line of the proposed garage addition.
5. Variance to a Requirement of the Zoning Ordinance, R-1 Single Family Residential District – Consideration of a request from Mark Faust for a variance for a property side and rear setbacks. He is seeking permission to place an addition on his existing private garage with 8' setback instead of having the required 12.5' rear setback and a 3' setback instead of having the required 4' side setback.
7. Adjournment.



January 20, 2026 Agenda Board of Adjustment

Date: January 13, 2026
To: Board of Adjustment Members
RE: Variance Request
From: Deanna McCusker, City Administrator

Some things to consider when making the decision regarding this variance request:

- The rear setback request for the garage addition matches what the existing house and garage are. So the rear setback really shouldn't be an issue in my opinion.
- The house across Cleveland St is on the property line and the 2 houses to the East of this house don't meet the side setbacks. We typically review the neighborhood for similarities, which is now allowed by the State Code. **"Practical Difficulties"**
Standard: A new standard for *area, dimensional, or other numerical variances* (e.g., setbacks, height, lot size). The property owner must demonstrate that literal enforcement of the ordinance will result in practical difficulties unique to the property, the difficulties are not self-created, and the variance will not significantly alter the neighborhood's essential character.
- The contractor measured and provided a document, Exhibit E, that shows that the vision is not negatively impacted by the garage being built to within 3' of the property line. The property directly behind 511 Cleveland Street has adequate vision when backing out of his or her driveway.
- One possible option is to have the garage constructed at 18' x 24'. But would that adequately store a pickup and side by side? We need to ask the property owner/contractor. I am assuming no since he would have made it fit the setback requirement. The contractor did decrease the size from 24'x24' when I told him it would be outside the side setbacks. See Exhibit F.

Board of Adjustment Hearing Application
City of Cascade

Hearing No.: 01-26

Hearing Fee: \$200

Credit card 1/12/26

1. Name and address of applicant: MARK EGUST
511 Cleveland St SW
CASCADE, IA 52033
(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: 511 Cleveland St SW
(Street Address)
60' x 120' 7,200 SF
(Width, Depth, and Area in sq. ft.)

4. Legal description of property: Hills Add Lot 7 BIK 42
(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
remain residential just wanting to add to existing garage
for personal uses.

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: Mark Egust 1-8-26
(Applicants or Property Owners Signature) (Date)

8. Application Fee \$200

SECTION III

REQUEST FOR VARIANCE of Section 165 Article 2 of the Cascade Zoning Ordinance under which the Zoning Administrator refused to issue a permit.

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

Cannot meet setback requirements

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

Would like to have 2nd Garage

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

First thing house across the street is practically on the street restricting vision from the intersection. The garage would be nowhere near the curb

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:

It will just be used as a residential garage and not a business

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.

I don't believe it does

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.

Not a hardship, just would like to have a second garage so both cars can be garaged

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

Never a double garage built

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.

That is the only side it would work because the other side has all of the mechanical things for the house

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

We are looking for 20 ft. which would allow my pick-up and a side x side to be parked in it.

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

*It will be set back from the curb
6 ft. which will not impact anyone including
neighbors*

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.

*It will not affect anyone in the area
in a negative way. It will be built by a
licensed contractor and will enhance the neighborhood*

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

*My contractor will provide a drawing
of the dimensions*

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.

*Once again
the garage will be set back 6ft. from curb.
The house across the street at that intersection
is practically on the street*

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.

*It is an uncontrolled
intersection and because of the house across the
street, that house impedes people's visibility way
more than my garage would ever*

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.

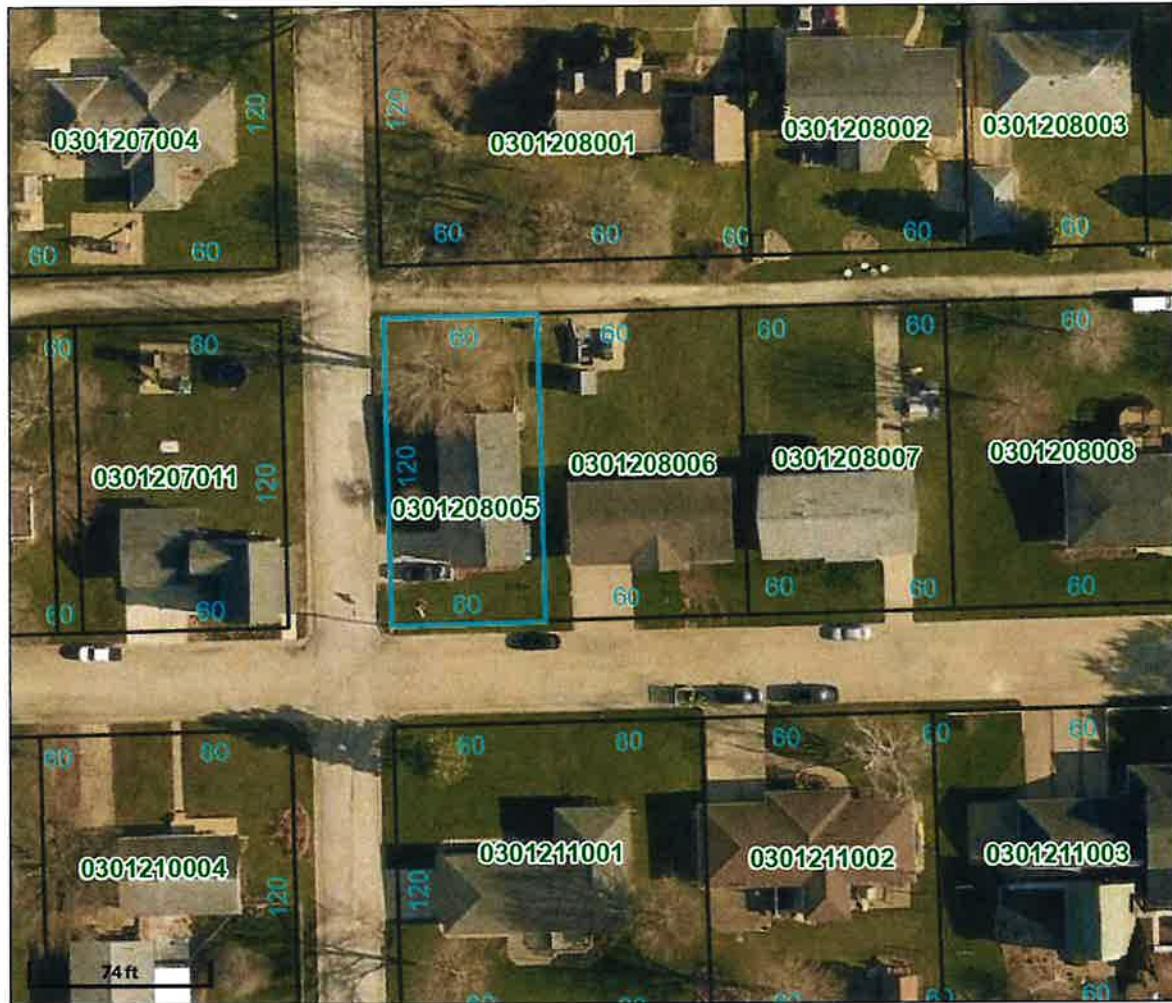
*It will be a residential garage with no
other activities*

Exhibit A

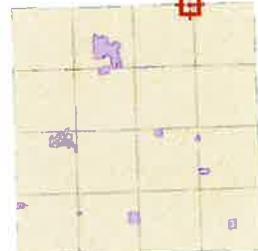


Jones County, IA

Location of 511 Cleveland St SW
with lot dimensions



Overview



Legend

- Parcels
- Cartography
- Major Roads

Parcel ID	0301208005	Alternate ID	011200	Owner Address	FAUST, MARK J TRUST
Sec/Twp/Rng	n/a	Class	R	511 CLEVELAND ST SW	
Property Address	511 CLEVELAND ST SW CASCADE	Acreage	n/a	CASCADE, IA 52033	
District	CASCO				
Brief Tax Description	HILLS ADD LOT 7, BLK 42				

(Note: Not to be used on legal documents)

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 1/12/2026

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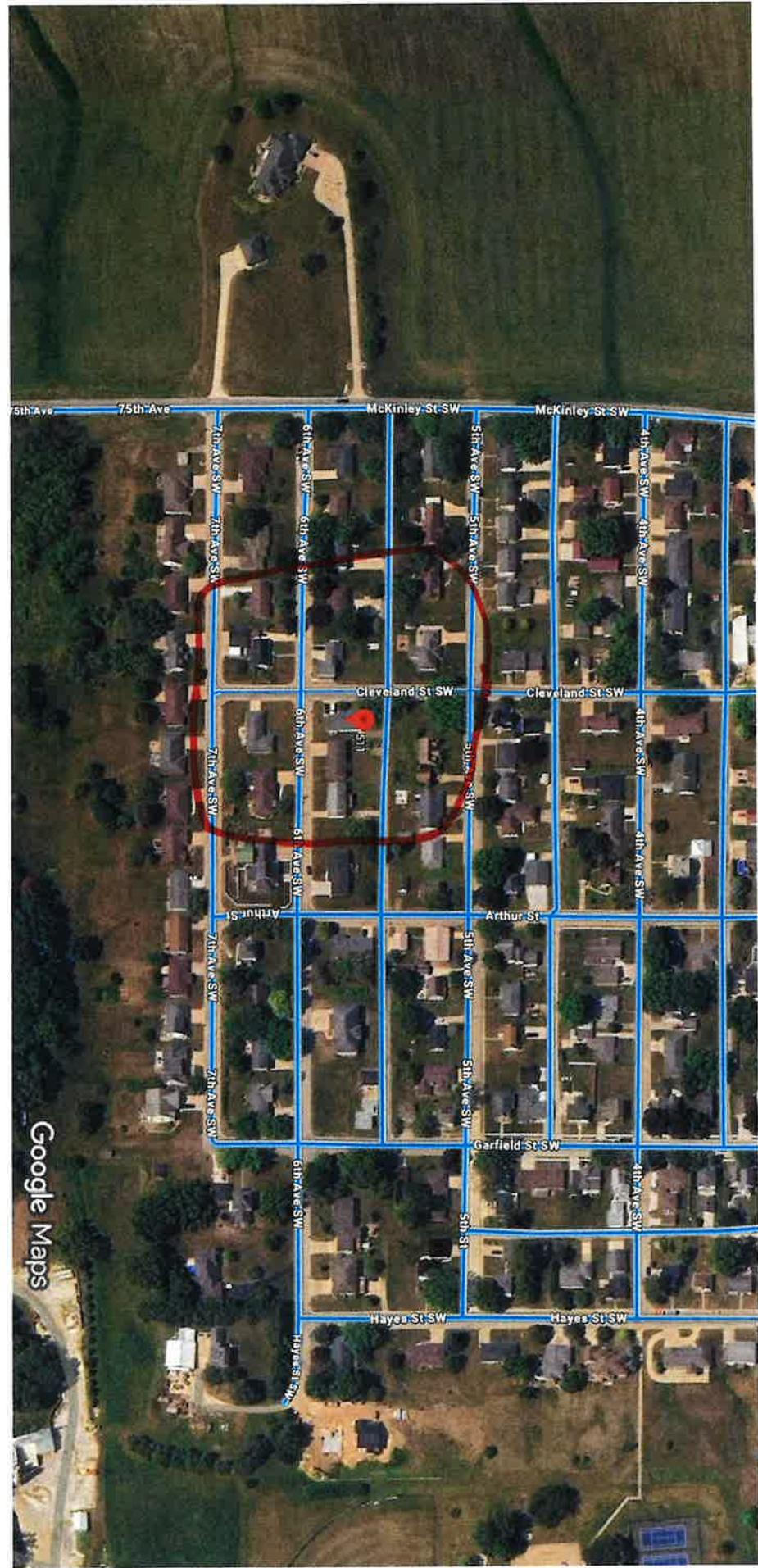
Developed by  SCHNEIDER
GEOSPATIAL

511 Cleveland St SW

Exhibit B

511 Cleveland St SW - Google Maps

Properties within 300' of address



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 100 ft

Surrounding Property Owners Within 200'

Tina Wagner
1224 12th St
Argyle, TX 76226

Dave & Diane Coyle
PO Box 352
Cascade, IA 52033-0352

Roamn & Brooke Hummel
707 5th Ave SW
Cascade, IA 52033

Hoekstra Fam Protection Trust
16418 Ransom St.
Holland, MI 49424

John & Mary McGuire
PO Box 633
Cascade, IA 52033

Ben Wheeler
510 Cleveland St SW
Cascade, IA 52033

Connor Trumm
802 6th Ave SW
Cascade, IA 52033

Doug & Sharon Mottern
PO Box 309
Cascade, IA 52033

Danny & Colleen Horsfield
713 6th Ave SW
Cascade, IA 52033

Cristy White
PO Box 43
Cascade, IA 52033

Leo & Shelley Otting
PO Box 295
Cascade, IA 52033

Mark & Alisha Schultz
708 6th Ave SW
Cascade, IA 52033

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Statement of Intent. The "R-1" Single-Family District is intended to accommodate low density single-family dwellings and related recreational, religious and educational facilities normally required to service the residents within the district. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Single-family dwelling.	2 spaces/unit
2. Two-family dwelling, but only as a result of a conversion of conforming two story single-family dwelling existing prior to June 11, 1979.	2 spaces/unit
3. Bed and breakfast home as established in chapter 137B <u>Code of Iowa</u> . The home shall be owner occupied and have no more than three (3) sleeping rooms for guests.	4 spaces
4. Parks and recreation areas.	5 spaces/acre developed for active use
5. Public or semi-public swimming pool	1 space/50 sq.ft. of water area
6. Church or other place of worship	1 space/4 seats in the main auditorium
7. Elementary or secondary school.	1 space/classroom and office plus 1 space/each 6 seats the main auditorium or stadium
8. Public utilities but not including equipment storage or maintenance yards and buildings, or general administrative and sales offices.	1 space/substation or one (1) per employee on the site.
9. Railroads.	None
10. Historical museums.	1 space/300 sq.ft. of floor space

C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Private garages and other accessory buildings with side that do not exceed 10-feet in height above the floor level.
2. Home occupation.
3. Tennis court, swimming pool, greenhouse or other similar accessory use clearly incidental to the permitted principal use or structure of this district and not including the conduct of business on the premises except home occupations as provided herein.
4. Temporary buildings used in conjunction with construction work provided such buildings are promptly removed upon completion of construction work.
5. Refreshment stand in conjunction with a park or recreation area.
6. Satellite receivers.

D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:

1. Private kindergartens, day nurseries and pre-schools, one parking space plus one parking space per employee be provided.
2. A private garage, not to be used for commercial purposes, on a nonconforming vacant lot in the district.
3. A non-auto sales, non-auto service, and/or non-auto repair commercial business in an existing non-conforming building where all the business's products, furnishings, fixtures, and equipment are wholly contained and confined within the building; limited to 50-gallons of onsite fuel storage; no storage of hazardous chemicals; and two off-street parking spaces provided on the premises.

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
<p>Single-Family Dwelling</p> <p>Area: 9,600-sq.ft. Width: 80-feet Depth: 120-feet</p> <p>The minimum yard requirements for an existing principal structure on a single lot of record platted prior to 1978 and having less than 80 feet of frontage shall be as follows:</p> <p>Where a lot is not served by a public water and/or sewer system, see the Special Requirements of this district.</p>	<p>Dwellings and other non-institutional uses:</p> <p>Front 25-feet Rear 25-feet Side 8-feet Street side, corner lot 25-feet</p> <p>Front 12.5-feet or the average of all the other houses on the block, which ever is greater.</p> <p>Rear 12.5 feet Side 4 feet Street side, corner lot .. 12.5 feet provided it does not violate 165.12.1</p>	<p>2 1/2 stories or 35 feet</p>
	<p>Schools, churches, or other public or institutional buildings:</p> <p>Front 35-feet Rear 35-feet Side 25-feet Street side, corner lot 25-feet</p>	

F. PERMITTED SIGNS.

1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area.
2. Bed and breakfast home sign not to exceed four (4) square feet in area.
3. Church or public bulletin board not to exceed sixteen (16) square feet in area.
4. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area.
5. Home occupation signs not to exceed three (3) square feet in area.

Exhibit D

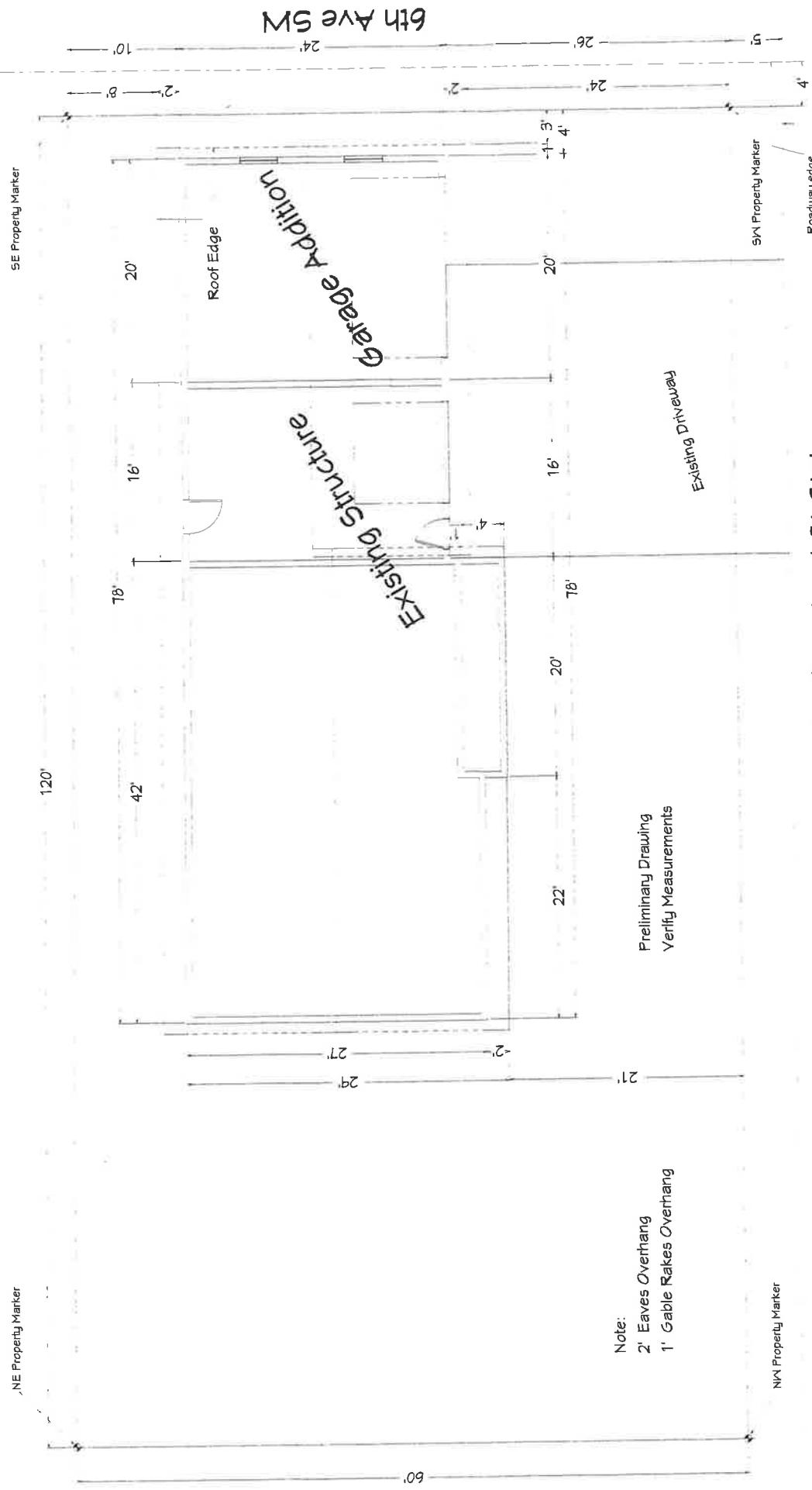
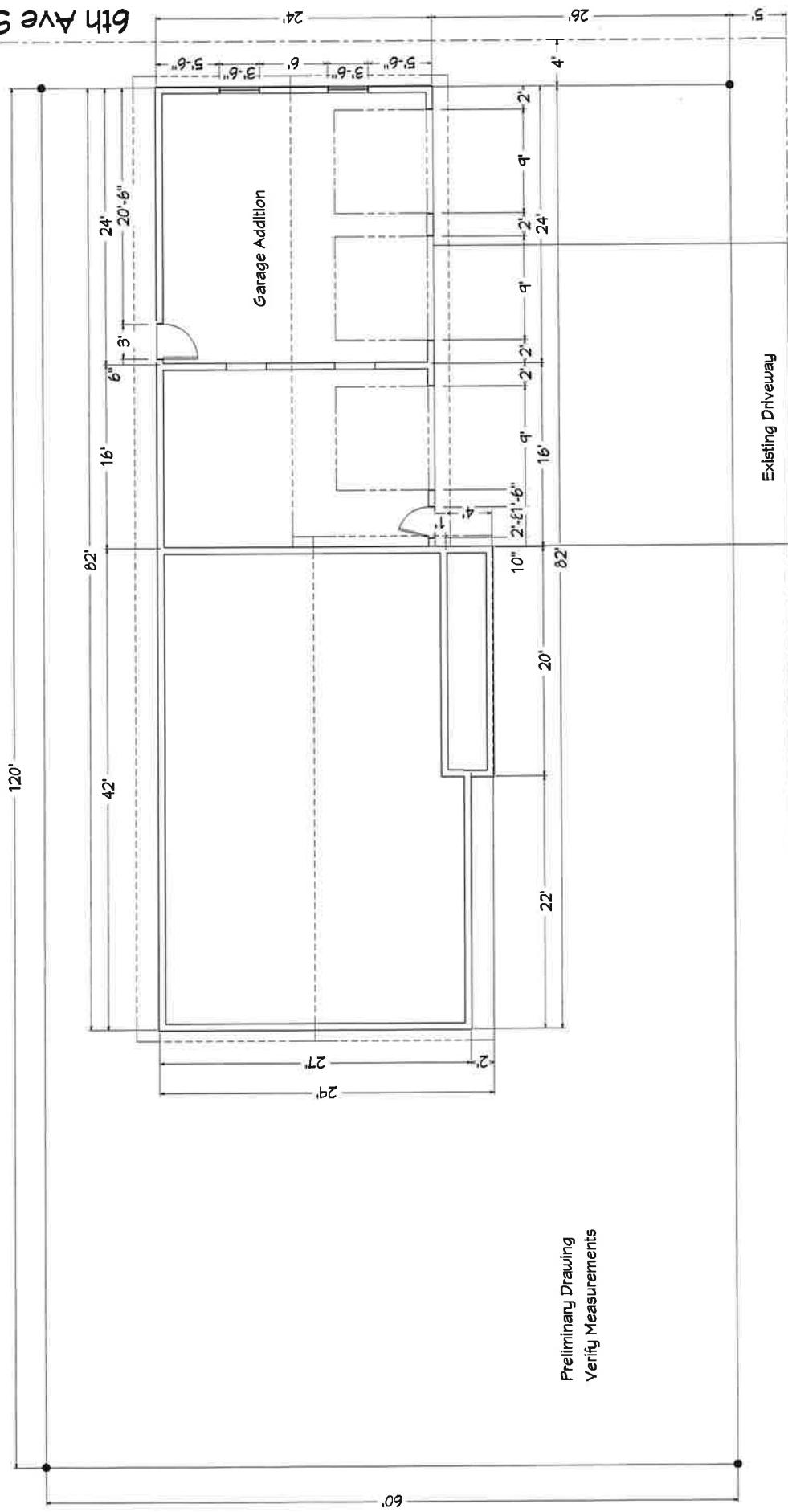


Exhibit E



Exhibit F

6th Ave SW



Existing Driveway

511 Cleveland St. SW

Preliminary Drawing Verify Measurements