

**CASCADE ZONING BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA
THURSDAY, MARCH 19, 2026**

5:00 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 **Thursday, March 19, 2026 at 5:00 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. 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. Setbacks are to be 25’ from the front and 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 front and rear setbacks. He is seeking permission to place a garage on the north side of his house with a front 20’ setback instead of having the required 25’ setback and a 17’ rear setback instead of having the required 25’ setback.
7. Adjournment.



March 19, 2026 Agenda Board of Adjustment

Date: March 11, 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. It is not the current owners fault that this house was built with the incorrect rear setbacks.
- 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 garage being requested to be built does not meet all the setbacks but does meet the side setback next to the alley. It is 20' off the front property line but again matches the house. The rear setback matches the house but is not close to the required rear setback of 25'.

Board of Adjustment Hearing Application
City of Cascade

Hearing No.: 02-26

Hearing Fee: Waived per CA

1. Name and address of applicant: Mark Faust
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, Blk 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
Property will remain residential just wants to add garage
for personal use.

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: _____ (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 -
especially in the rear due to position of house on lot

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

Due to the way the house was built on
the lot, it is not possible to build a garage
and meet setbacks.

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

The garage will match the house in front + rear.
It will not create any visibility issues with the alley.

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:

Just adding a private use residential
garage, which is allowed in R-1 zoning.

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 lot is 60' wide but the house was built on the lot the long way and allowed the rear setback to be only 8'. So adding a garage to the north side that matches the house continues the 8' rear setback.

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.

The rear setback of 25' does not allow me to add a garage to the north end of our house unless a variance is approved.

Because the house was built with an 8' rear setback.

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

I was not responsible for the house to be built so close to the rear property line.

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.

The south side was looked at but there was little side setback on the corner. Not practical. The north side is the only option.

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

We want garage space for a truck + a TV. Side setback is OK. Front could be adjusted but not the rear.

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

Locating the garage on the north side - side setback ~~met~~ Rear matches house but not required amount. Private garage allowed.

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.

This garage will not adversely affect adjacent properties. It will enhance the neighborhood. The garage will be constructed by a licensed contractor.

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

It will not affect the character of the area. Just adding a private garage to the north end of my house.

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.

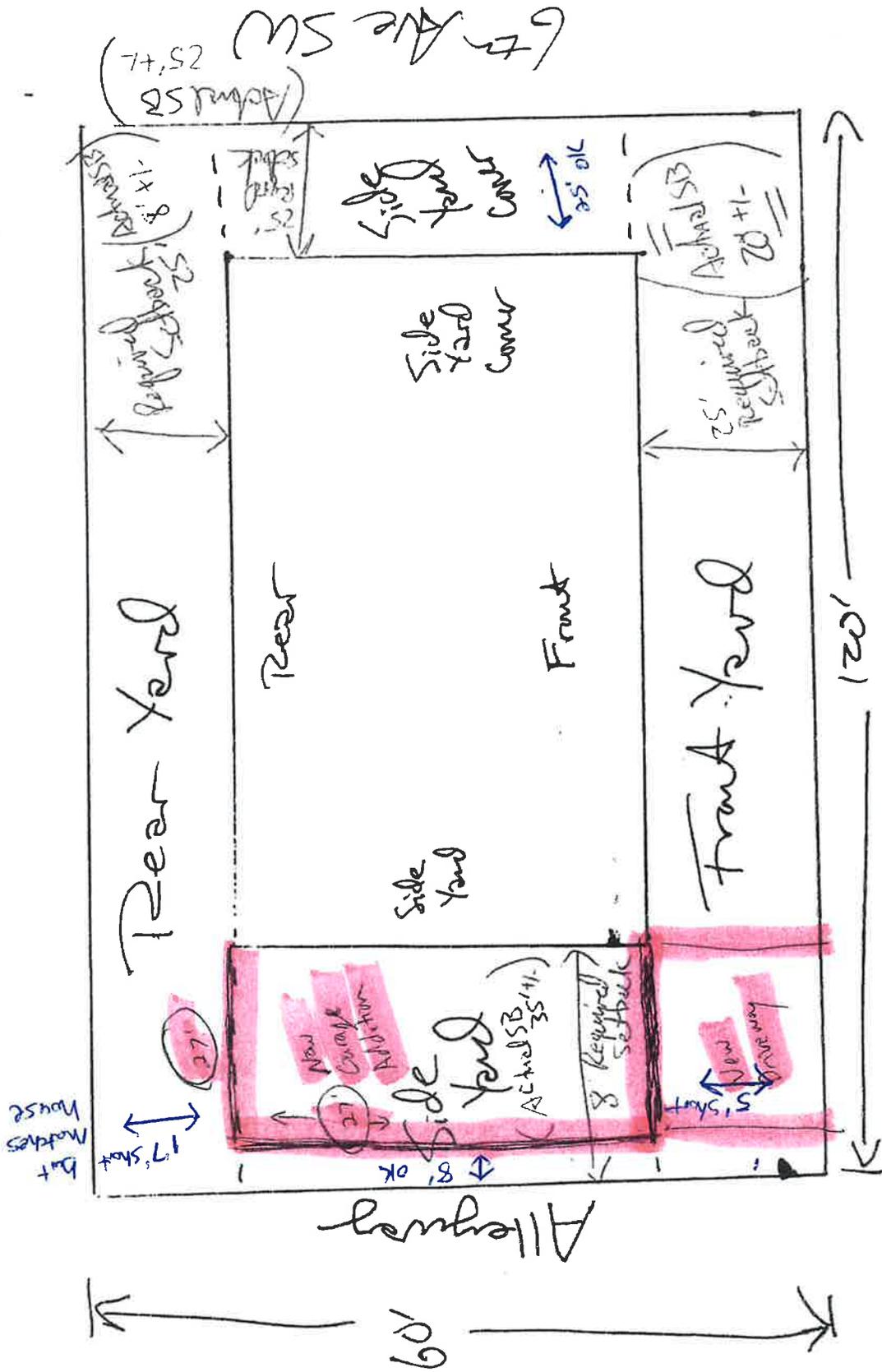
The garage is set back 20' from the front. Will not affect visibility.

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.

No affect the the traffic congestion or capacity.

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.

Personal garage - no nuisance activities will be occurring.





Jones County, IA

Exhibit A
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	Acreeage	n/a		CASCADE, IA 52033
	CASCADE				
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.

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511 Cleveland St SW

Exhibit B

511 Cleveland St SW - Google Maps

Properties within 200' of address



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Google Maps

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