

**CASCADE ZONING BOARD OF ADJUSTMENT MEETING
AMENDED PUBLIC NOTICE & AGENDA
WEDNESDAY, AUGUST 14, 2024**

6:15 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 14, 2024 at 6:15 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 Brad and Lisa Boffeli for a Special Exception to place an unenclosed front porch 4.5 feet closer to the front setback at 1001 7th Avenue SW
4. Close Public Hearing
5. Consideration of a Special Exception for 1001 7th Avenue SW for a 4.5 ft closer front setback for an unenclosed front porch
6. Discussion on Zoning Administrator **
7. Adjournment

** Added item

Board of Adjustment Hearing Application
City of Cascade

Hearing No.: 003-024
Hearing Fee: 200 pd check 3213

1. Name and address of applicant: Brad + Lisa Boffeli
1001 7th Ave SE
Cascade IA 52033 563-513-8610
(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. (Complete Section II of Application)
 Variance to a requirement of the Zoning Ordinance.
(Complete Section III of Application)

3. Location and dimensions of property: 1001 7th Ave SE
(Street Address)
100 x 130 13,000 sq. ft.
(Width, Depth, and Area in sq. ft.)

4. Legal description of property: Lot 11, Blk 1, Cascade Acres
(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 front porch.
to be added to existing structure.

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: [Signature] Lisa Boffeli

SECTION II

REQUEST FOR SPECIAL EXCEPTION as required by Section 165.11 R-1 (D)(4) of the Cascade Zoning Ordinance.

1. What is the proposed Special Exception (attached plat plan)? building a front porch that will extend approximately 4.5 feet into front set back.

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

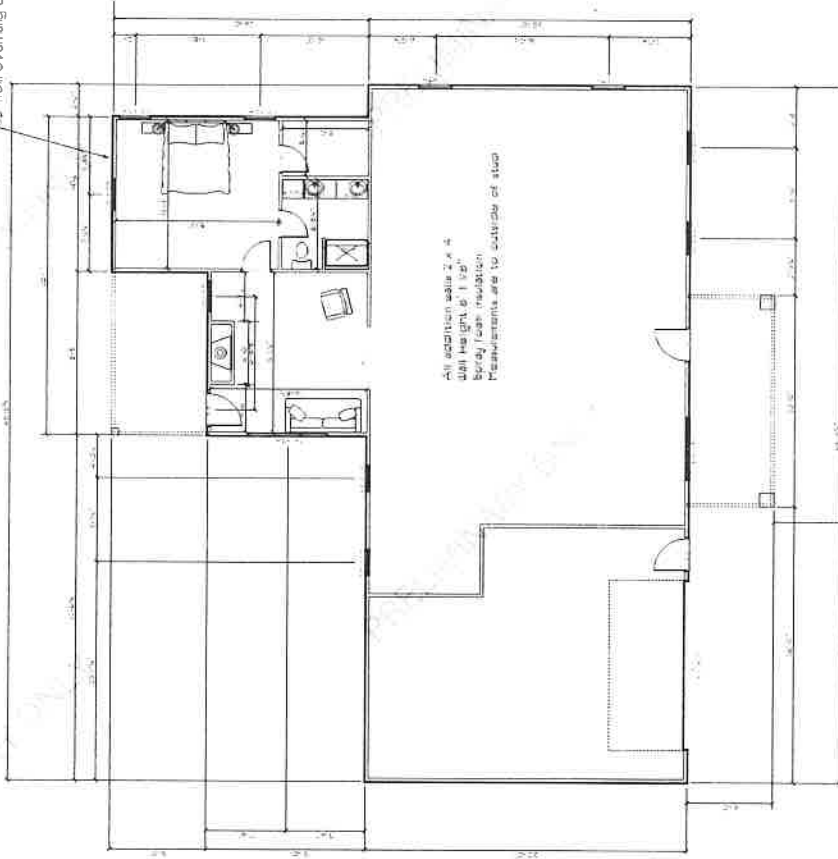
a front porch is common in R-1 zoning and with adjacent properties. Request further complies with other required findings for special exception requests.

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

a front porch is common in R-1 zoning and neighborhood. Many property owners dwell out front whether on porches or driveways.



45' from Overhang of Addition to rear Property line



All addition walls 2 x 4
with height of 10ft.
Specify door threshold.
Measurements are to outside of stud.

22' to face of New porch capable from
Property line, 2' to face of glass overhang

Property Line

Brad Botelli Addition
PHONE
FAX

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

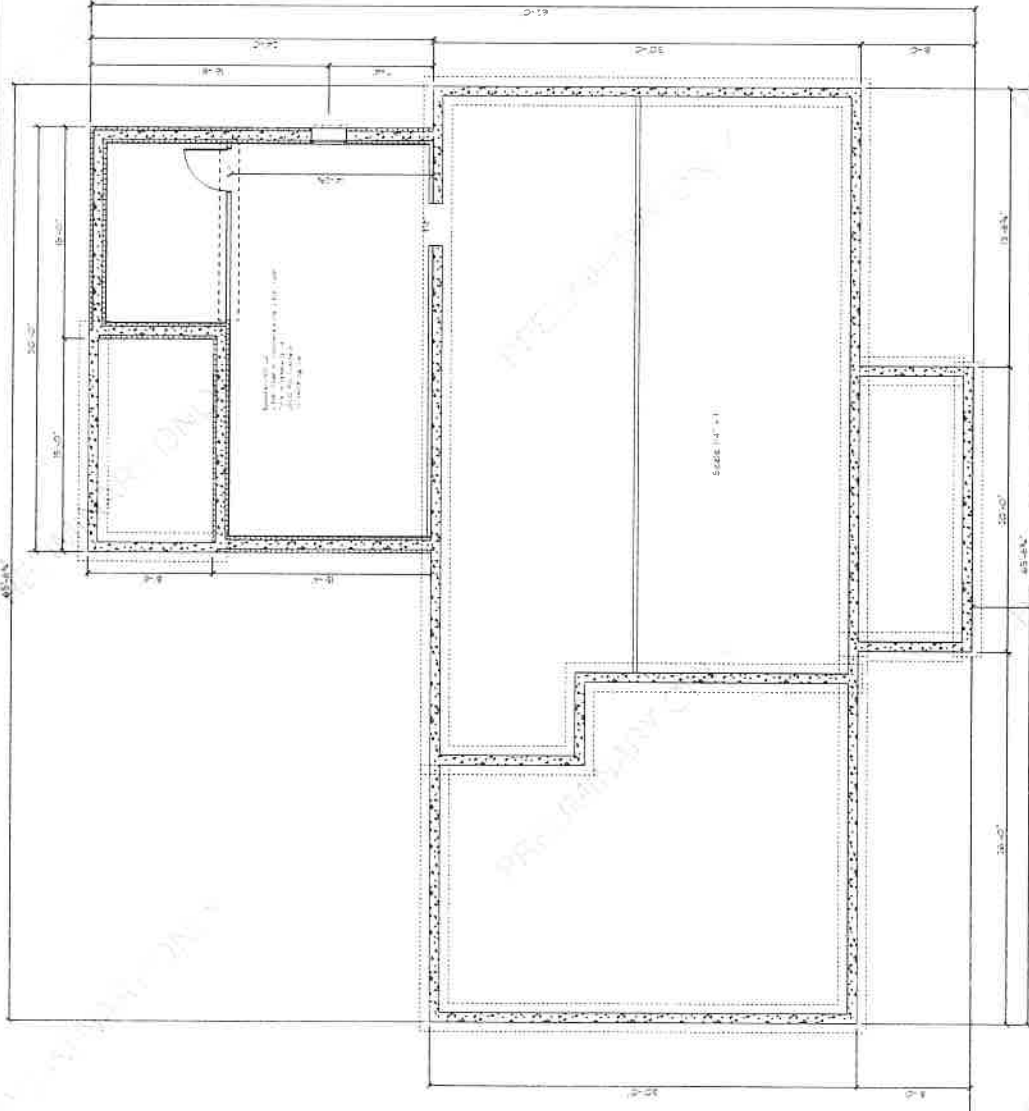
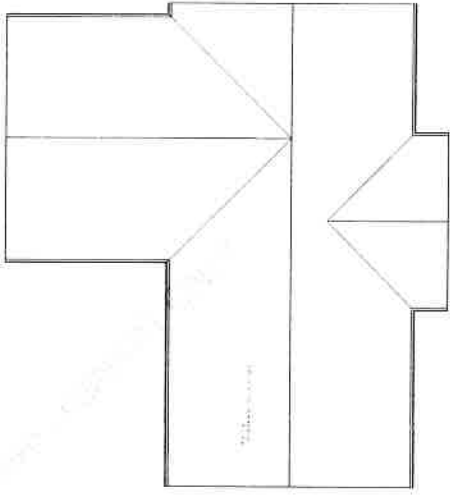
Casey Building Solutions, LLC
2500 W. 10th St.
Suite 100
Tulsa, Oklahoma 74107
Phone: 918.438.7373
Email: info@caseysolutions.com

SCALE: AS SHOWN
DATE: Wednesday, July 24, 2024

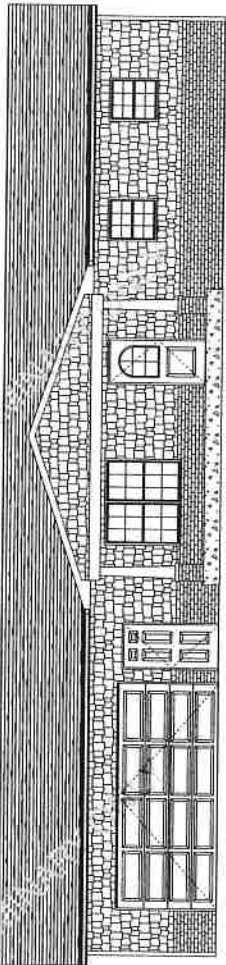
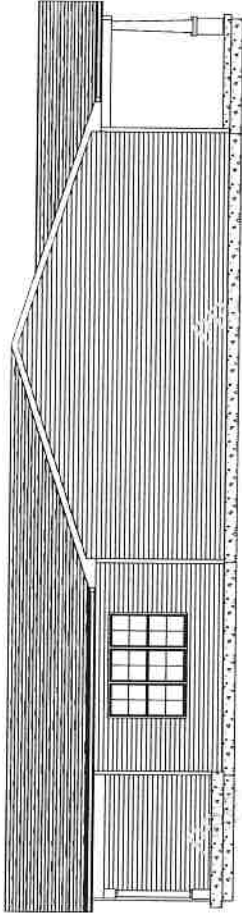
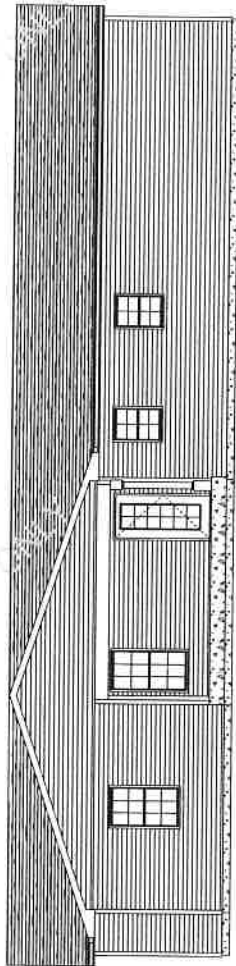
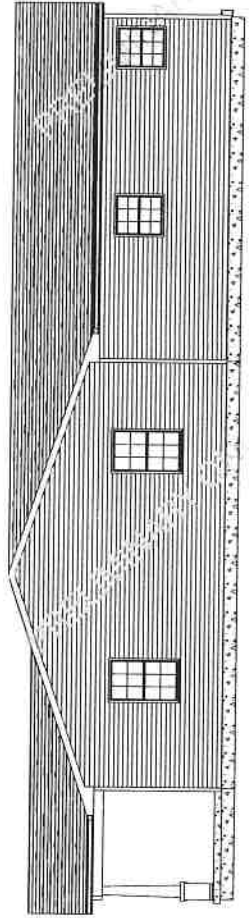


APPROVED
CHECKED BY

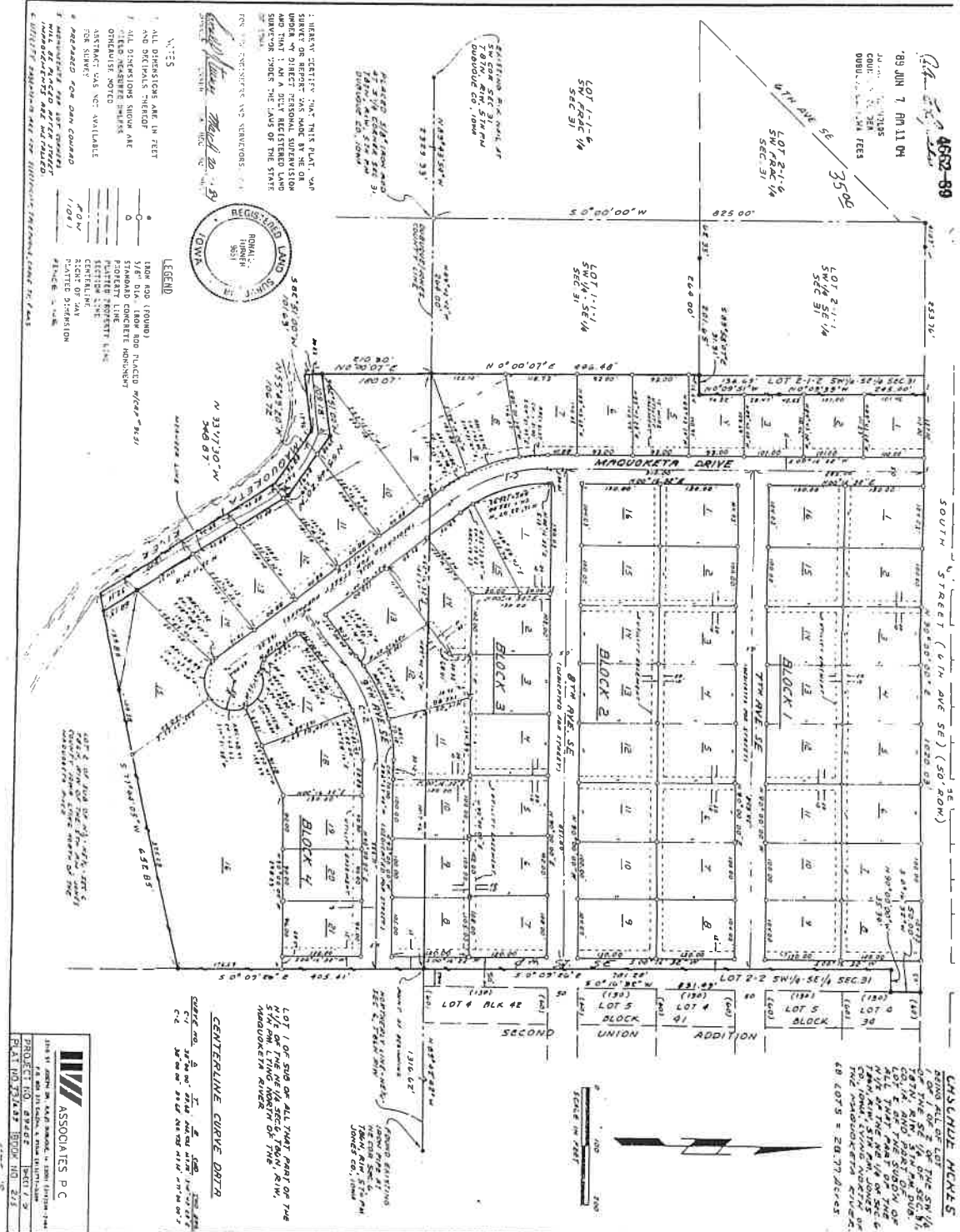
PAGE: 1



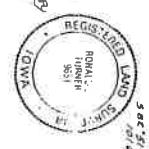
Property Line







68 JUN 7 PM 11 PM
 4662-89
 0000.00 PER FEES



1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHOWN ARE FIELD MEASUREMENTS.
 3. DIMENSIONS NOTED OTHERWISE NOTED.
 4. ABSTRACT WAS NOT AVAILABLE FOR SUBJECT.
 5. PREPARED FOR DON HOWARD.
 6. THIS PLAT IS SUBJECT TO ANY UNRECORDED INTERESTS AND ENCUMBRANCES.
 7. ALL RIGHTS RESERVED AND NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

LEGEND
 1. BOUNDARY FOUND
 2. 1/8" DIA. IRON ROD PLACED
 3. 1/8" DIA. IRON ROD PLACED
 4. 1/8" DIA. IRON ROD PLACED
 5. 1/8" DIA. IRON ROD PLACED
 6. 1/8" DIA. IRON ROD PLACED
 7. 1/8" DIA. IRON ROD PLACED
 8. 1/8" DIA. IRON ROD PLACED
 9. 1/8" DIA. IRON ROD PLACED
 10. 1/8" DIA. IRON ROD PLACED
 11. 1/8" DIA. IRON ROD PLACED
 12. 1/8" DIA. IRON ROD PLACED
 13. 1/8" DIA. IRON ROD PLACED
 14. 1/8" DIA. IRON ROD PLACED
 15. 1/8" DIA. IRON ROD PLACED
 16. 1/8" DIA. IRON ROD PLACED
 17. 1/8" DIA. IRON ROD PLACED
 18. 1/8" DIA. IRON ROD PLACED
 19. 1/8" DIA. IRON ROD PLACED
 20. 1/8" DIA. IRON ROD PLACED
 21. 1/8" DIA. IRON ROD PLACED
 22. 1/8" DIA. IRON ROD PLACED
 23. 1/8" DIA. IRON ROD PLACED
 24. 1/8" DIA. IRON ROD PLACED
 25. 1/8" DIA. IRON ROD PLACED
 26. 1/8" DIA. IRON ROD PLACED
 27. 1/8" DIA. IRON ROD PLACED
 28. 1/8" DIA. IRON ROD PLACED
 29. 1/8" DIA. IRON ROD PLACED
 30. 1/8" DIA. IRON ROD PLACED
 31. 1/8" DIA. IRON ROD PLACED
 32. 1/8" DIA. IRON ROD PLACED
 33. 1/8" DIA. IRON ROD PLACED
 34. 1/8" DIA. IRON ROD PLACED
 35. 1/8" DIA. IRON ROD PLACED
 36. 1/8" DIA. IRON ROD PLACED
 37. 1/8" DIA. IRON ROD PLACED
 38. 1/8" DIA. IRON ROD PLACED
 39. 1/8" DIA. IRON ROD PLACED
 40. 1/8" DIA. IRON ROD PLACED
 41. 1/8" DIA. IRON ROD PLACED
 42. 1/8" DIA. IRON ROD PLACED
 43. 1/8" DIA. IRON ROD PLACED
 44. 1/8" DIA. IRON ROD PLACED
 45. 1/8" DIA. IRON ROD PLACED
 46. 1/8" DIA. IRON ROD PLACED
 47. 1/8" DIA. IRON ROD PLACED
 48. 1/8" DIA. IRON ROD PLACED
 49. 1/8" DIA. IRON ROD PLACED
 50. 1/8" DIA. IRON ROD PLACED
 51. 1/8" DIA. IRON ROD PLACED
 52. 1/8" DIA. IRON ROD PLACED
 53. 1/8" DIA. IRON ROD PLACED
 54. 1/8" DIA. IRON ROD PLACED
 55. 1/8" DIA. IRON ROD PLACED
 56. 1/8" DIA. IRON ROD PLACED
 57. 1/8" DIA. IRON ROD PLACED
 58. 1/8" DIA. IRON ROD PLACED
 59. 1/8" DIA. IRON ROD PLACED
 60. 1/8" DIA. IRON ROD PLACED
 61. 1/8" DIA. IRON ROD PLACED
 62. 1/8" DIA. IRON ROD PLACED
 63. 1/8" DIA. IRON ROD PLACED
 64. 1/8" DIA. IRON ROD PLACED
 65. 1/8" DIA. IRON ROD PLACED
 66. 1/8" DIA. IRON ROD PLACED
 67. 1/8" DIA. IRON ROD PLACED
 68. 1/8" DIA. IRON ROD PLACED
 69. 1/8" DIA. IRON ROD PLACED
 70. 1/8" DIA. IRON ROD PLACED
 71. 1/8" DIA. IRON ROD PLACED
 72. 1/8" DIA. IRON ROD PLACED
 73. 1/8" DIA. IRON ROD PLACED
 74. 1/8" DIA. IRON ROD PLACED
 75. 1/8" DIA. IRON ROD PLACED
 76. 1/8" DIA. IRON ROD PLACED
 77. 1/8" DIA. IRON ROD PLACED
 78. 1/8" DIA. IRON ROD PLACED
 79. 1/8" DIA. IRON ROD PLACED
 80. 1/8" DIA. IRON ROD PLACED
 81. 1/8" DIA. IRON ROD PLACED
 82. 1/8" DIA. IRON ROD PLACED
 83. 1/8" DIA. IRON ROD PLACED
 84. 1/8" DIA. IRON ROD PLACED
 85. 1/8" DIA. IRON ROD PLACED
 86. 1/8" DIA. IRON ROD PLACED
 87. 1/8" DIA. IRON ROD PLACED
 88. 1/8" DIA. IRON ROD PLACED
 89. 1/8" DIA. IRON ROD PLACED
 90. 1/8" DIA. IRON ROD PLACED
 91. 1/8" DIA. IRON ROD PLACED
 92. 1/8" DIA. IRON ROD PLACED
 93. 1/8" DIA. IRON ROD PLACED
 94. 1/8" DIA. IRON ROD PLACED
 95. 1/8" DIA. IRON ROD PLACED
 96. 1/8" DIA. IRON ROD PLACED
 97. 1/8" DIA. IRON ROD PLACED
 98. 1/8" DIA. IRON ROD PLACED
 99. 1/8" DIA. IRON ROD PLACED
 100. 1/8" DIA. IRON ROD PLACED



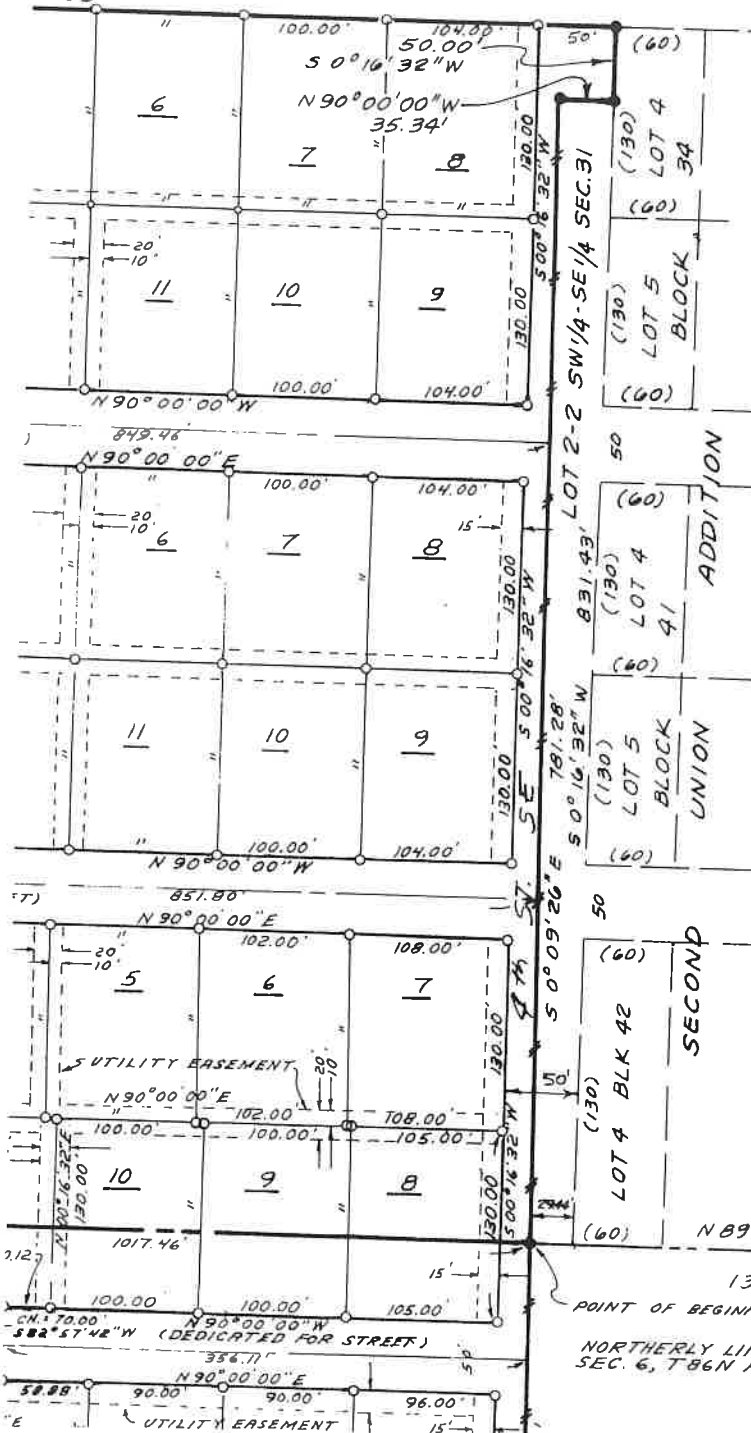
4662-89

1 D I D I T I O N

3rd ST
SE
(50' R.O.W.)
0.03'

**FINAL PLAT OF
CASCADE ACRES**

BEING ALL OF LOT
1 OF 1 OF 2 OF THE SW 1/4
OF THE SE 1/4 OF SEC. 31,
T87N, R1W, 5TH P.M. DUB.
CO., IA. AND PART OF
LOT 2 OF THE SUBD'N OF
ALL THAT PART OF THE
N 1/2 OF THE NE 1/4 OF SEC. 6
T86N, R1W, 5TH P.M. JONES
CO., IOWA, LYING NORTH OF
THE MAQUOKETA RIVER.
68 LOTS = 28.77 Acres



0 100 200
SCALE IN FEET

(actual size copy of a portion
of said plat)

FOUND EXISTING
IRON PIPE AT
NE COR. SEC. 6,
T86N, R1W, 5TH P.M.
JONES CO., IOWA