

GRAETTINGER SPECIAL EXCEPTION USE PERMIT REVIEW

Application No. _____ This permit application is: Recommended Not Recommended

Need Additional Information before Approval: _____

Comments: _____

Signed: _____ Date: _____

NWIPDC Zoning Reviewer

City of Graettinger, Iowa Application for Special Exception Use Permit

Phone: (712) 859-3742 106 S. Cedar Ave., P.O. Box 418 Graettinger, Iowa 51342 8:00 a.m.-5:00 p.m. M-F

For questions, please contact Darren Bumgarner, NWIPDC, Zoning Permit Reviewer, (800)798-7224 x141

1. APPLICATION IS MADE BY

Name: _____ owner/developer/agent
(Please circle one)

If applicant is not the owner, please list owner's name and address: _____

Street Address: _____

City, State, Zip: _____

Phone or Contact Number: _____

Contractor (Name & Phone #): _____

2. PREMISIS AFFECTED ARE LOCATED AT

Street Address _____

Legal Description _____ (Lot) _____ (Block) _____ (Subdivision) _____

3. REASON FOR SPECIAL EXCEPTION USE PERMIT

Current Zoning District: _____

Has any previous application or appeal been filed in connection with these premises? _____

What is the applicant's interest in the premises affected? _____

What is the approximate cost of the work involved? _____

State the reason such Conditional Use Permit is necessary _____

Please include the following attachments:

A site plan of the property showing all existing buildings and all proposed improvements indicated in such special exception use permit; and a list of names and addresses all property owners within 200 ft. of property involved in this appeal.

Disclosure:

Members of the Board of Adjustment and the Zoning Administrator or authorized representative of the city may stop and view the property where the special exception use permit is requested. Filing this application will be considered permission for them to enter the property.

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Required Fee: This petition shall be accompanied by a non-refundable Special Exception Use Fee of \$_____ payable to the *City of Graettinger*.

4. CERTIFICATION

The undersigned applicant, by signature, indicates his/her agreement to the conditions outlined in this permit, and will adhere to the Graettinger Zoning Regulations. The applicant also acknowledges and certifies under oath that the foregoing information is true and correct.

Applicant Signature (or Authorized Representative)

Date

From the Graettinger County Zoning Ordinance, Article XVIII – Special Exceptions: The Board of Adjustment shall take into account the following items in making its general findings.

- A. The special exception use will not be detrimental to the public health, safety, morals, comfort, or general welfare of the city.
- B. The special exception use will not substantially diminish and impair property values within the neighborhood.
- C. The special exception use will not impede normal and orderly development of the surrounding properties for permitted uses.
- D. That adequate utilities, access roads, drainage, parking, and/or necessary facilities have been or will be provided.
- E. That adequate measures are taken to provide ingress and egress to minimize traffic congestion in the public streets.
- F. The use shall not include the use or storage of flammable or explosive material unless protected by adequate fire fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material.
- G. The use shall not include noise that is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- H. The use shall not include vibration that is discernable without instruments on any adjoining lot or property.
- I. The use shall not involve any malodorous gas or matter that is discernable on any adjoining property.
- J. The use shall not involve any pollution of the air that is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation.
- K. The use shall not involve any direct or reflected glare that is visible from adjoining property or any public street or highway.
- L. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- M. The use shall not involve activities substantially increasing the burden on public utilities or facilities unless provisions are made.
- N. The use will not be in conflict with the city's comprehensive plan.
- O. The use shall not interfere with the use or enjoyment of neighboring uses. If such interference is found, provisions must be made to increase setbacks (up to 500 feet) from property lines or screening of incompatible uses by the use of fences or hedges.
- P. The ground coverage shall be such that no additional dust or storm run-off is generated by the special exception use.
- Q. The use shall not create a hazard to vehicular traffic.
- R. The use shall not cause any permanent, irreparable environmental damage to the parcel or neighboring lands.
- S. The special exception use permit may be reviewed after a specified period of time for compliance and for additional conditions.
- T. Residential uses listed as special exceptions in commercial districts may be required to provide residential setbacks, at a minimum.

GRAETTINGER SPECIAL EXCEPTION USE PERMIT REVIEW (FOR USE BY ZONING ADMINISTRATOR ONLY)

This special exception use permit is: Approved Denied as presented on this date: _____

Signed: _____ Graettinger Zoning Administrator

Copy Sent to Applicant on: _____

Special exception use permit fee paid: Yes No \$_____

In review of the proposed Conditional Use Permit Application, the Board of Adjustment is within their right to place imposed conditions or special requirements on the proposed use, building or activity.

Conditions Imposed by the Board of Adjustment: _____

The above stated conditions must be met and followed in order for this Conditional Use Permit to remain valid.