

OFFICE OF  
**MADISON COUNTY**  
**ZONING COMMISSION**  
 COURT HOUSE  
 WINTERSET, IOWA 50273

TELEPHONE  
 515-462-2636



**VARIANCE**  
 \*\*\*\*\*

PERMIT NO. 1539

After a properly held Public Hearing, the Madison County Zoning Board of Adjustment hereby grant a **VARIANCE** to John W. (Bill) Bontrager, Bontrager Development INC., on the required building lot size and cul-de-sac length of a private road to be constructed in the proposed Polo Court Estates Subdivision on the following described real estate.

The South Half (S 1/2) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the South Half (S 1/2) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the North Half (N 1/2) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa, containing approximately 280 Acres, more or less. (Lee Township)

The following Specific Stipulations in granting the variance are as follows:

To allow undersized lots designated as lots 3, 4, 11, 12, 17, 18, 25, and 26 on the pre-Preliminary Plat submitted. Individual private wells cannot be bored or drilled on the above lots specified but must be served by rural water provided to each individual lot.

The variance on the cul-de-sac length requirement will allow a 900 ft. cul-de-sac in lieu of a 600 ft. cul-de-sac subject to the requirement of J. Brian Morrissey, Madison County Engineer, that the required street width be increased to a 37 foot back to back width in lieu of the 31 foot back to back street proposed which will permit emergency vehicle use at all times.

Dated this 4th day of August, 1994.

*Dwaine Koch*

Dwaine Koch, Chairman  
 Madison County Zoning  
 Board of Adjustment

COMPUTER   
 RECORDED   
 COMPARED

REC \$ 7.00  
 AUD \$         
 R.M.F. \$       

FILED NO. 557

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MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA