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Earlham, Iowa

May 29, 1981

The Board of Adjustment of Earlham, Iowa, met in special session, at the City Hall, Earlham, Iowa, at 7:30 P.M., on the 29th day of May, 1981. There were present, Chairman Dwight Belding, in the chair, and the following named members of the Board of Adjustment: Doug Waugh, Marjorie Smith, and Omer Payne.

Board of Adjustment member Doug Waugh introduced the following Resolution entitled: "RESOLUTION AUTHORIZING AND APPROVING VARIANCES FOR LOTS 2-8 AND 14-18, IN EIVINS ADDITION, PLAT 2, EARLHAM, IOWA," and moved that it be adopted. Board of Adjustment member Marjorie Smith seconded the motion to adopt. The roll was called and the vote was:

Ayes: Doug Waugh, Marjorie Smith, Omer Payne and Dwight Belding.

Nays: None

Whereupon, the Chairman of the Board of Adjustment for the City of Earlham declared the following resolution duly adopted.

"RESOLUTION AUTHORIZING AND APPROVING VARIANCES FOR LOTS 2-8 AND 14-18, IN EIVINS ADDITION, PLAT 2, EARLHAM, IOWA,"

WHEREAS, Clarke Co., Ltd. filed an Application requesting variances on certain lots in Eivins Addition, Plat 2, Earlham, Iowa, and

WHEREAS, proper and legal notice was published concerning the Application which notice has been filed with the Secretary for the Board of Adjustment, Earlham, Iowa, and

WHEREAS, the Board of Adjustment has held a public hearing in accordance with Zoning Ordinance No. 136 of the City of Earlham, and

WHEREAS, the Board of Adjustment has made a finding that

Compared

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee 9.00

#2. Board of Adjustment

the reasons set forth in said Application justify the granting of said variances and further the Board has made a finding that the granting of the variances will be harmony with the general purpose and intent of this zoning ordinance:

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Earlham, Iowa, that the following variances shall be allowed for Lots 2-8 and 14-18, in Eivins Addition, Plat 2, Earlham, Iowa, as follows:

1. A variance of five (5) feet from the thirty (30) foot front yard set back to allow a twenty-five (25) foot set back.

2. A variance of ten (10) feet from the thirty-five (35) foot rear yard set back to allow a twenty-five (25) foot set back.

3. A variance of four thousand (4,000) square feet from the eight-five hundred (8,500) minimum lot size to allow a lot size of forty-five hundred (4,500) feet.

4. A variance of twenty-eight and one-half (28½) feet from the sixty-five (65) foot frontage requirement to allow a frontage of thirty-six and one-half (36½) feet.

5. A variance to allow a common wall between two (2) dwelling units and a zero (0) lot line between such units.

6. That the bi-attached townhouse house to be located on Lot 2, in Eivins Addition, Plat 2, Earlham, Iowa, shall be restricted to two bedrooms.

PASSED AND APPROVED, this 29th day of May, 1981.

Chairman, Board of Adjustment

ATTEST:

Marjorie Smith
Secretary, Board of Adjustment

#3. Board of Adjustment

CERTIFICATION

STATE OF IOWA :
: SS
MADISON COUNTY :

I, Marjorie Smith, Secretary of the Board of Adjustment, Earlham, Iowa, hereby certify that the aforegoing is a true and correct copy of the Resolution passed and approved by the said Board of Adjustment entitled "Resolution Authorizing and Approving Variances for Lots 2-8 and 14-18, in Eivins Addition, Plat 2, Earlham, Iowa,".

Dated at Earlham, Iowa, this 14 day of July, 1981.

Marjorie Smith
Secretary, Board of Adjustment

Subscribed and sworn to before me and in my presence by the said Marjorie Smith this 14 day of July, 1981.

Dean R. Nelson
Notary Public in and for the
State of Iowa

DEAN R. NELSON IOWA NOTARIAL SEAL