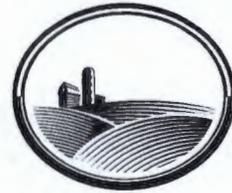


Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov

Handwritten:
 319 350
 2401
 Iowa Electric .gov



Jones County Zoning
Variance Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

Date Application Filed: *3/1/23*

Owner Information			
Name on property: <i>Joe J. Netolicky & Linda R. Willard "Ranch"</i>			
Address to receive mail:	House Number & Street: <i>205 Jackson St</i>		Apartment/Unit
	City: <i>Olin</i>	State: <i>IA</i>	Zip Code: <i>52320</i>
Phone:	<i>319 826 5980</i>	E-mail Address:	

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:	<i>()</i>	E-mail Address:	

Parcel Information			
Township	<i>Boone</i>	Section	<i>23</i>
Property Address		<i>14378 35th St, Olin</i>	
Zoning District:	<i>Agricultural</i>		
County Parcel ID, if known:		<i>14-23-200-003</i>	

Please attach the following to this application:

1. A description of the nature of the proposal.
2. A legal description of the real estate upon which the proposed use will be located.
3. A statement of the intended use.
4. A "sketch" map or aerial photo of the proposed site development noting the proposed parcel lines and building locations.
5. The disruption expected to be incurred on the area's present setting.
6. Methods to be implemented to lessen the severity of the said disruption.

VARIANCE

The five-member Board of Adjustment appointed by the County Board of Supervisors decides variances to the county's zoning ordinance. The decisions of the Board of Adjustment must comply with the provisions of the county ordinance as it is written. The Board of Adjustment's duty is not to compromise for a property owner's convenience but rather to apply appropriate legal standards to a specific fact situation. A variance may only be granted if the landowner proves that an unnecessary hardship will result if the zoning regulations are enforced as stated in the ordinance. Variances are intended to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

You will have an opportunity to present information to the Board of Adjustment regarding your request for a variance. To maintain impartiality and avoid a possible conflict of interest, do not speak to any member of the Board of Adjustment about your application except at the hearing. Do not direct any written communication about your application to a member of the Board of Adjustment unless you also file a copy with the Land Use Office. Your failure to observe these rules may invalidate your application.

Any landowner, or other person, aggrieved by a decision rendered under the Jones County Zoning Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

A variance is requested because of the following reason:

- Proposal does not qualify as a Permitted Use in the zoning district in which it is located.
 - Proposal does not qualify as a Special Permitted Use in the zoning district in which it is located.
 - Proposal does not meet the lot area, or setback requirements, in the zoning district in which it is located.
 - Other It's zoned agricultural, an old house was demolished 5 yrs ago. No construction was done. When purchased I was told by Kyle Durgin that he intended to build there without a problem.
- Would this proposal qualify as a permitted or special permitted use if the property were located in a different zoning district?
 Example: If your proposal is not permitted in the existing agricultural zoning district, it might be a permitted use in the residential zoning district.

Yes If so, in which zoning district would your proposal qualify as a permitted, or special permitted use?
residential

No

I believe the Jones County Board of Adjustment should grant a variance for this proposal, and that the proposal qualifies for a variance because of the unnecessary hardship imposed by the requirements of the Jones County Zoning Ordinance, as noted below:

- 1. Reasonable Return – The land in question cannot yield a reasonable return if it is used only for a purpose allowed in the zoning district in which it is located. Lack of a "reasonable return" may be shown by proof that the owner has been deprived of all beneficial use of his land. All beneficial use is said to have been lost when the land is not suitable for any use permitted by the zoning ordinance in zoning district in which it is located.
- 2. Unique Circumstances – The plight of the owner is due to unique circumstances and not the general conditions in the neighborhood. Problems common to several properties do not constitute "unique circumstances" (i.e. severe slope affecting numerous neighboring properties).
- 3. Self-created – An unnecessary hardship must not have been self-created. When property is purchased, the new owner assumes any liability created by the previous landowner.
- 4. Essential character – Use to be authorized by the variance will not alter the essential character of the locality. The Board of Adjustment cannot grant a variance if the proposed use will have detrimental effects on surrounding properties.

The Jones County Zoning Ordinance is available on-line at [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use).

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Joe J. Metolicky
Applicant Signature

Date 2/27/2023

Leanda R. McMillan
Owner Signature (if different than above)

Date 2-28-2023

Response to application:

1. Linda + I propose to build a single family home, with 3 or 4 bedrooms + a basement. I'll install a 1500 gal septic tank with the appropriate drainfield.
2. Enclosed legal description of property.
3. Intended use to live there + pasture our 2 horses.
4. Aerial picture with diagram enclosed.
5. Minimal disruption is expected. There will be several deliveries where the truck will drive on back into my property to unload. This shouldn't take any longer than 1/2 hr to 1 hr. to unload. I'll provide traffic control on the gravel road with a spotter. This will not disrupt traffic on the gravel road. There will be cement truck traffic, dirt, gravel + sand hauling which should be a minimal disruption on the gravel road.

In summation: the land is zoned agricultural but in the past had a house on it. This house was demolished 5 yrs ago. Kyle Durgin told me when I bought the land that he planned to build there himself, never telling me that a person couldn't.

I'm reapplying for a building permit to construct a single family residence on this property. It should be allowed under the "grandfathers clause" because a house was there in the past. People lived there, they didn't have any row crops such as corn or beans. We are not taking any land out of production but are only returning the property to its previous use as a residence. If I'm denied the opportunity to build a house then the property will be devalued, resulting in substantial loss & damage to me, creating a hardship.

Joe J Metolicky 2/28/2023

Leslie R Miller 2-28-2023

Exhibit "A".

THAT PART OF THE FOLLOWING DESCRIBED REAL ESTATE LYING NORTH AND WEST OF THE COUNTY ROAD: A part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 83, North, Range 3, West of the 5th P.M., Jones County, Iowa, more particularly described as follows: The North 181.0 feet of the West 592.0 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23; and beginning at a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23, said point being 181.0 feet South of the Northwest corner thereof; thence East, along a line 181.0 feet South of and Parallel to the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23, a distance of 856.0 feet; thence South, a distance of 1410.0 feet, to a point 846.0 feet East of the West line of the E $\frac{1}{2}$ of Section 23; thence West, along a line 1591.4 feet South of and parallel to the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23, a distance of 846.0 feet to the West line of the E $\frac{1}{2}$ of said Section 23; thence North, along the West line of the E $\frac{1}{2}$ of Section 23, a distance of 1410.0 feet to the place of beginning.

SUBJECT TO the rights of the public in all highways and to all easements of record.

34.5 acres 14-23-100-006
14-23-100-006

BALLOU, MARK W & JENNIFER L
5.43 acres 14-23-100-007
14-23-100-007

14-23-100-008
14-23-100-008
12.95 acres

14-23-200-011 0.53 acres WILLIAMS OLIN FARM LLC 14-23-200-011

UNKNOWN OWNER I KO BENSON, ERASTUS A
14-23-200-012 2.06 acres 14-23-200-012

14-23-200-003
6.3 acres
14-23-200-003

NETOLICKY, JOSEPH J & WILLARD, LINDA R

14378

WILLIAMS OLIN FARM LLC
37.31 acres 14-23-200-009
14-23-200-009

WILLIAMS OLIN FARM LLC
6.51 acres 14-23-200-007
14-23-200-007

SOENKSEN, KENNETH & MILDRED
14-23-200-004
19.17 acres 14-23-200-004

14-23-100-009
14-23-100-009
10.22 acres

14-23-200-005

14-23-200-005

8.15 acres

BUILDING SPECIFICATIONS

The manufacturer is not responsible for the concrete foundation design. The structure under this contract has been designed and detailed for the loads and conditions stipulated in the contract and shown on these drawings. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads **must be done under the advice and direction of a registered architect, civil or structural engineer.** The manufacturer will assume no responsibility for any loads not indicated.

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes:

- American Institute of Steel Construction "Specification for the design fabrication and erection of structural steel for buildings."
- American Iron and Steel Institute "Specification for the design of cold formed steel structural members" 2007 edition.

-Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition.

Material properties of steel plate and sheet used in fabrication of **primary rigid frames and all primary structural framing members (other than cold-formed sections)** conform to ASTM A-529 or A-572 all with a minimum yield point of 55 KSI.

Material properties of cold formed light gage steel members conform to the requirements of ASTM A-653, with a minimum yield point of 55 KSI

High strength bolts and their installation shall conform to ASTM specification A-325 and are designed as bearing type connections with threads included in the shear plane. All high strength bolts are to be installed to the "Snug-Tight" condition as defined by the RCSC Specification for Structural Joints Using A325 or A490 Bolts, Latest Edition, section 8.1, unless noted otherwise. Bolts in standard holes do not require washers per section 6.

Shop and field inspections and associated fees are the responsibility of the contractor, unless stipulated otherwise.

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that **the manufacturer has correctly interpreted and applied the requirements** of the contract drawings and specifications. (AISC 303-10 Code of Standard Practice)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (Section 3.3 AISC 303-10 Code of Standard Practice)

Design considerations of any materials in the structure which are not **furnished by the manufacturer, are the responsibility of the contractor and engineers other than the manufacturer's engineering, unless specifically indicated.**

The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as guys, braces, flashwork or other elements required for the erection will be determined and furnished and installed by the erector. (Section 7 AISC 303-10 Code of Standard Practice)

It is the contractor's responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable.

The Contractor is responsible for the verification of all shipments received. Any "external" damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. **NO EXCEPTIONS!!!**

STEEL COMMANDER CORP

DESIGN LOADING

This structure is designed utilizing the loads indicated and applied by the :
IBC 15

It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department.

Specific loads : (See structural calculations and foundation reactions.)

<u>20.00</u>	PSF Live Load
<u>No</u>	LL Reduction Allowed
<u>25</u>	PSF Ground Snow Load
<u>1.20</u>	Thermal Factor (Ct)
<u>1</u>	Snow Exposure Factor (Ce)
<u>115</u>	MPH Wind Load Exposure (If applicable)
<u>2.000</u>	PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.)
<u>1</u>	PSF Collateral Load (Collings, Sprinklers, Etc.)
II - Normal	Risk Category I _a 1.0000 I _b 1.00

DRAWING INDEX

<u>CS-1</u>	Drawings Cover Sheet
<u>E1</u>	Anchor Bolt Plan
<u>E2</u>	Anchor Bolt Details & Reactions
<u>E3</u>	Rigid Frame Elevation
<u>E4</u>	Sidewall Framing
<u>E5</u>	Endwall Framing
<u>E6</u>	Roof Framing
<u>E7</u>	Sidewall Sheeting
<u>E8</u>	Endwall Sheeting

SEISMIC DATA :

- 1) Mapped Spectral Acceleration for Short Period, S_s 0.08
- 2) Site Coefficient, F_a 1.6000
- 3) Seismic Design Category = B
- 4) Seismic Coefficient = 0.09
- 5) Site Class = D
- 6) Basic Structural System and Seismic Resisting System
Ordinary Moment Frame of Steel
- 7) Frames: R = 3.0000
- 8) Analysis Procedure = Equivalent Lateral Force

These Drawings are for :

- Construction Approval *
 Permit Anchor Bolts & Reactions

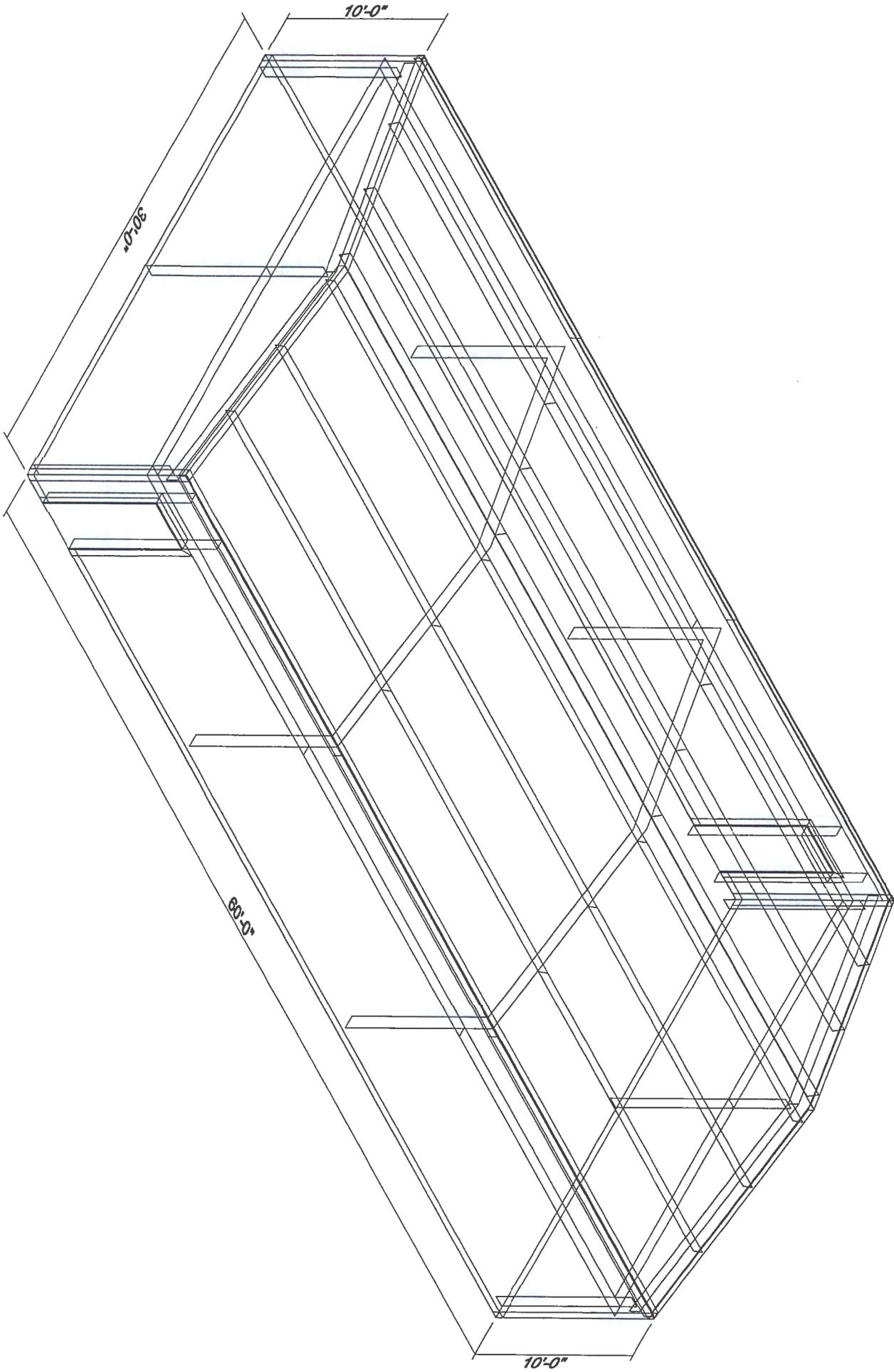
* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving dimensions and/or details. Please verify requested dimensions by indicating "OK".

FBC product approval numbers: FL19604 & FL19606

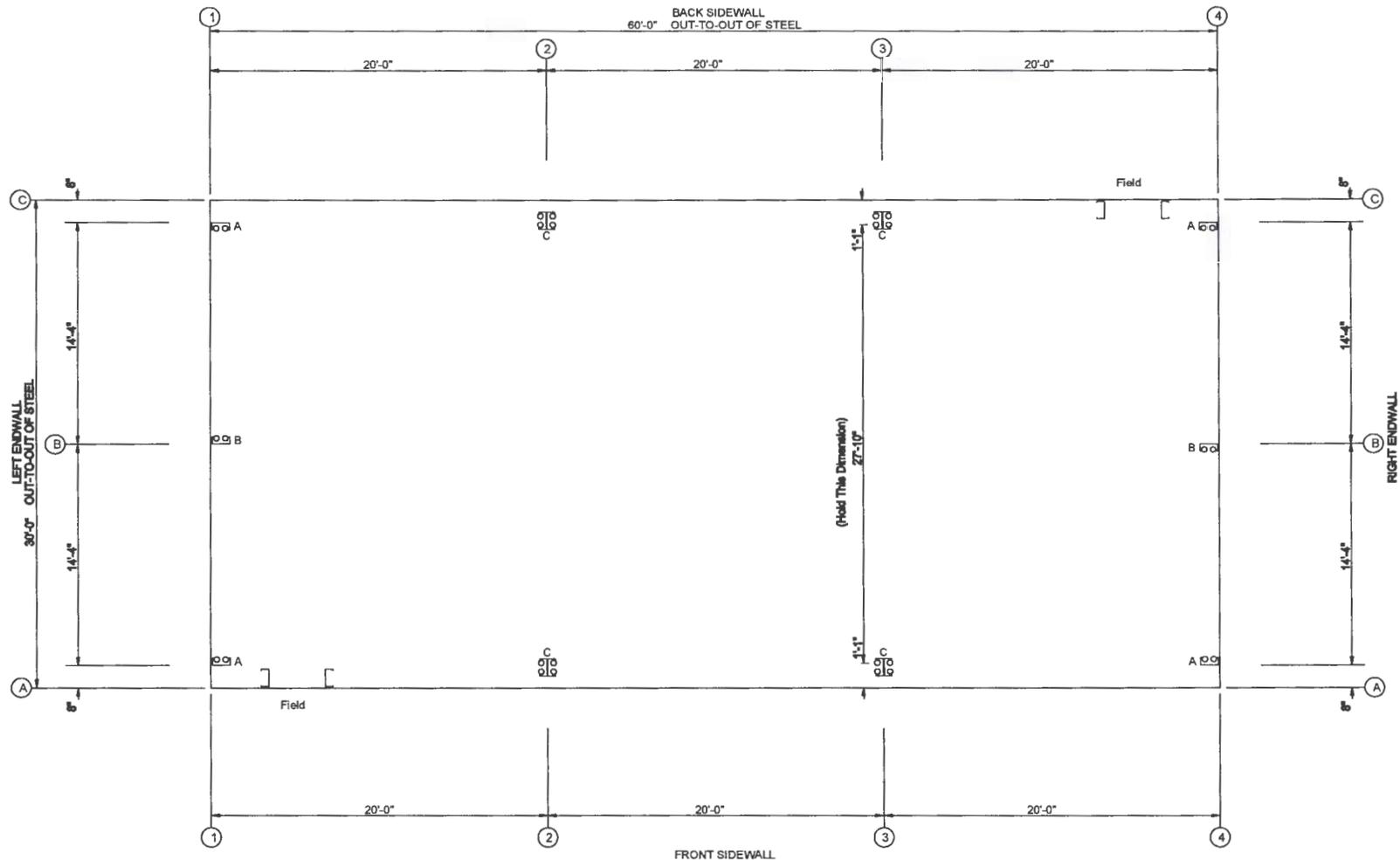
Engineering Seal

This certification covers parts manufactured and delivered by the manufacturer only, and excludes parts such as doors, windows, foundation design and erection of the building. The buyer is responsible for ensuring all specified loads are in compliance with regulatory authorities.

DSN: MQZ	DWN: XX	REV:	DRAWINGS COVER SHEET				
DET: XX	CHK: XX	REVISIONS					
		NO.	DATE	CUSTOMER : JOSEPH NETOLICKY 14378 35TH STREET, OLIN IA 52320 COUNTY			
						STEEL COMMANDER CORP 2200 NW CORPORATE BLVD BOCA RATON FL 33431	
		SCALE:	DATE:	JOB NO:	SHT. NO:		
PROFESSIONAL ENGINEER		NOT TO SCALE	1/4/23		CS-1		



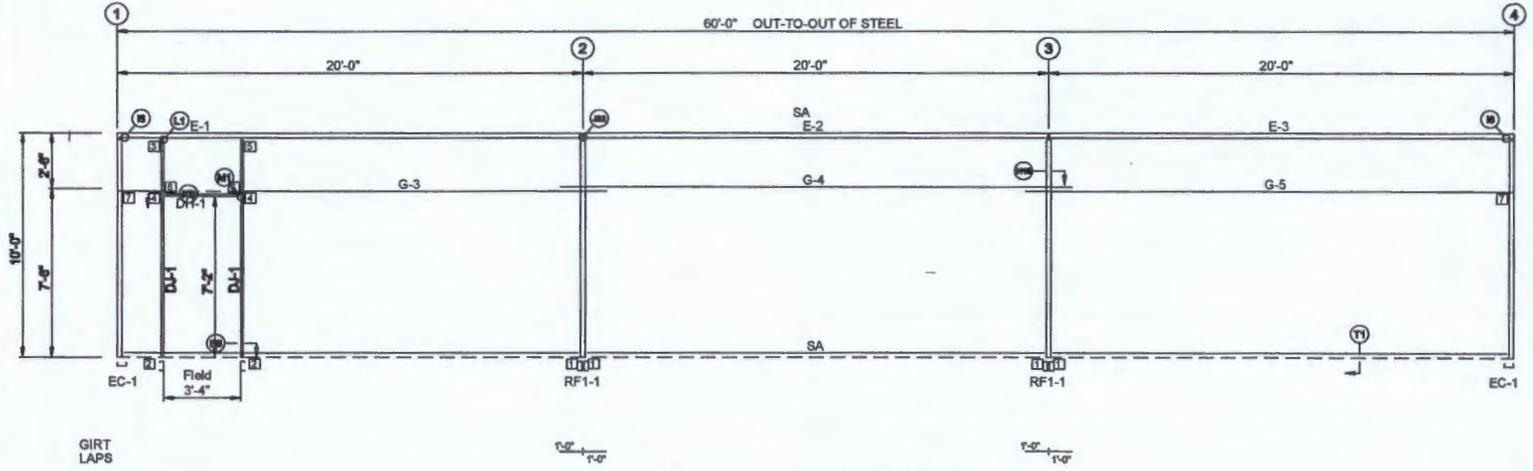
o Dia= 1/2"



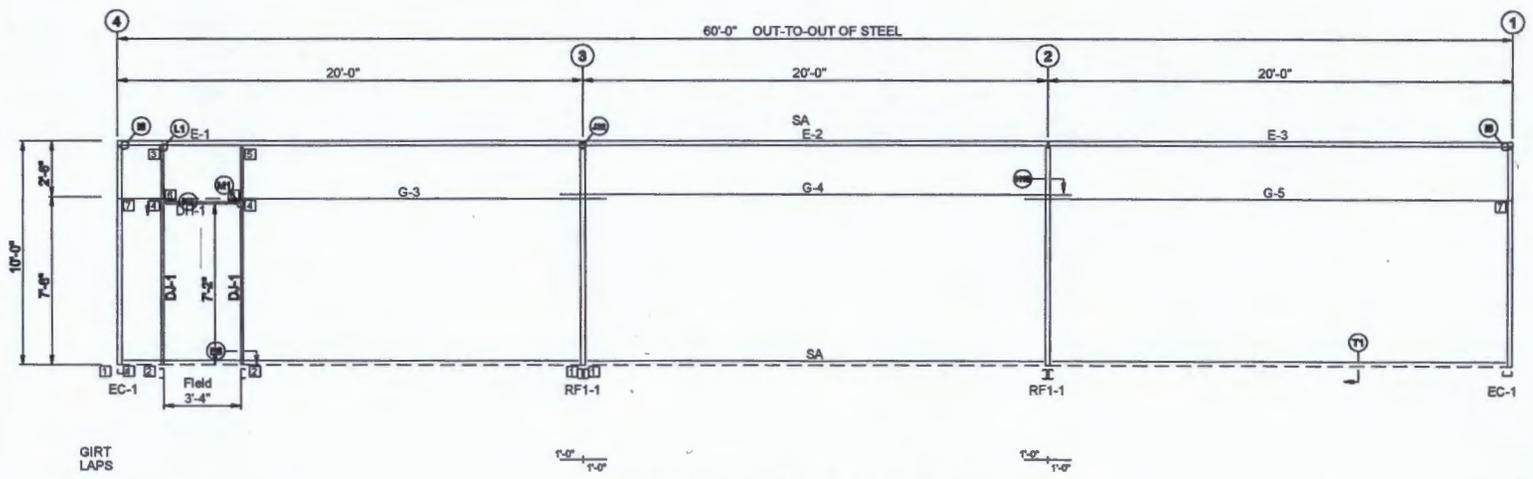
ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33431		OLIN PA 62320	
Drafter: JX	Date: 1/4/23	Designer: MCZ	Date: 1/4/23
Detailer: JX	Date: 1/4/23	Sales ID:	Factory ID:
Checker: JX	Date: 1/4/23	RL-006-634855-084688DC	
ANCHOR BOLT PLAN			8 of E

CONNECTION PLATES	
FRAME LINE A & C	
ID	MARK/PART
1	CLC003
2	CLC008
3	CLC212
4	CLC062
5	CLC213
6	CLC025
7	CLC054



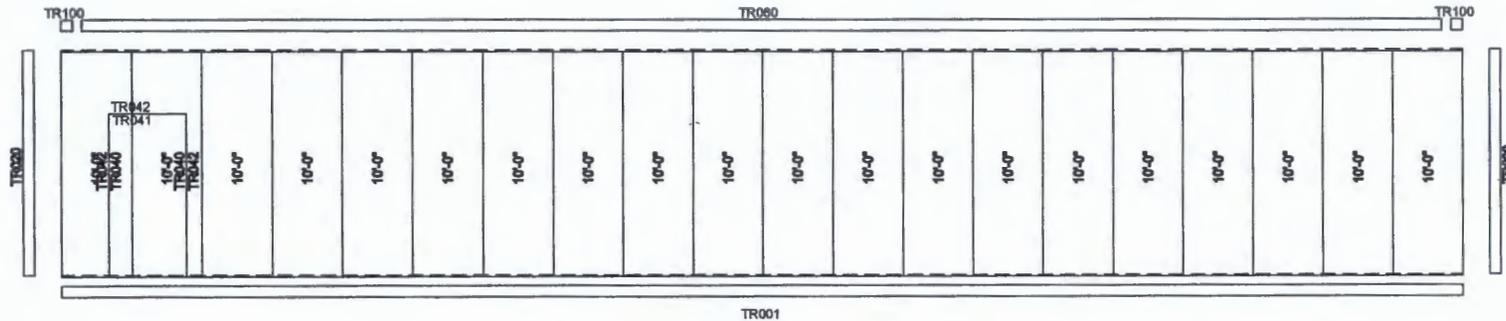
SIDEWALL FRAMING: FRAME LINE A



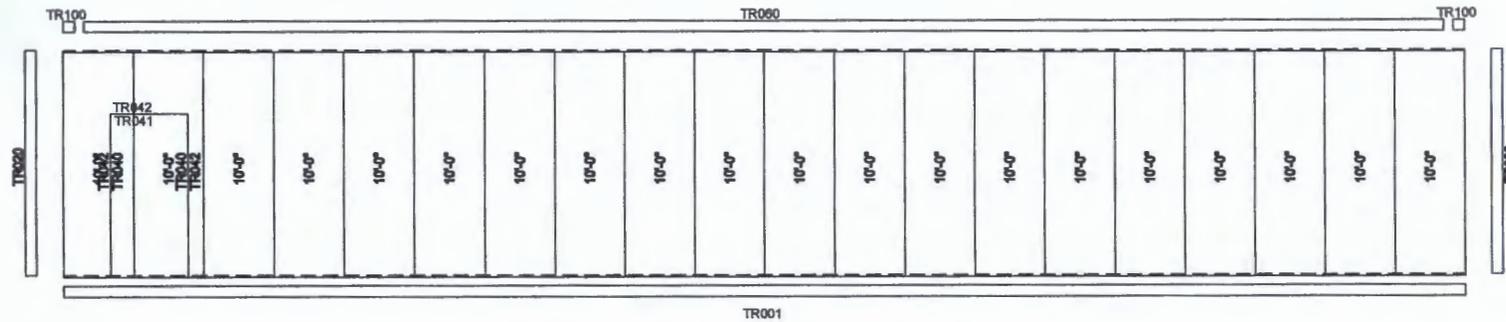
SIDEWALL FRAMING: FRAME LINE C

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33431		OLIN IA 62320	
Drafter: XX	Date: 1/4/23	Designer: MCZ	Date: 1/4/23
Detailer: XX	Date: 1/4/23	Scale ID:	Factory ID:
Checker: XX	Date: 1/4/23	RL-009-63455-084688DC	
SIDEWALL FRAMING			Sht E of



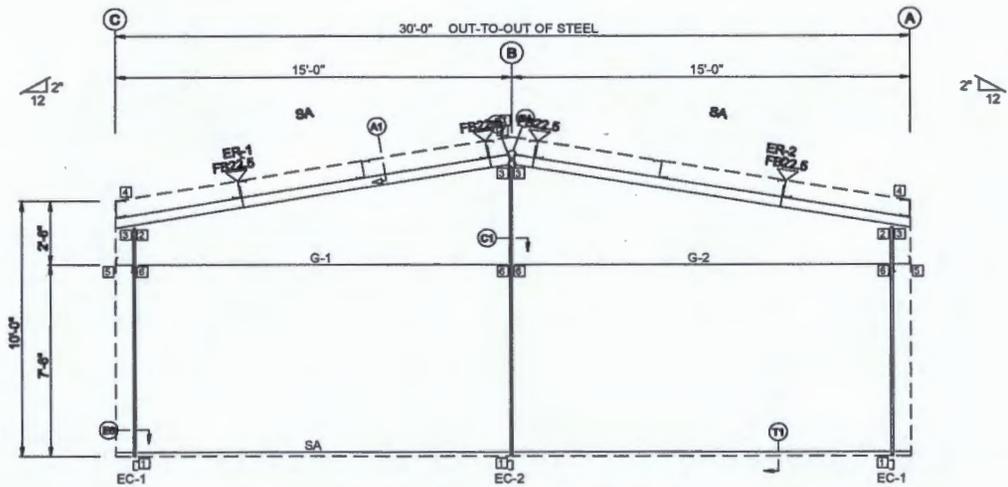
SIDEWALL SHEETING & TRIM: FRAME LINE A
 PANELS: 26 Ga. PBR - NEED COLOR



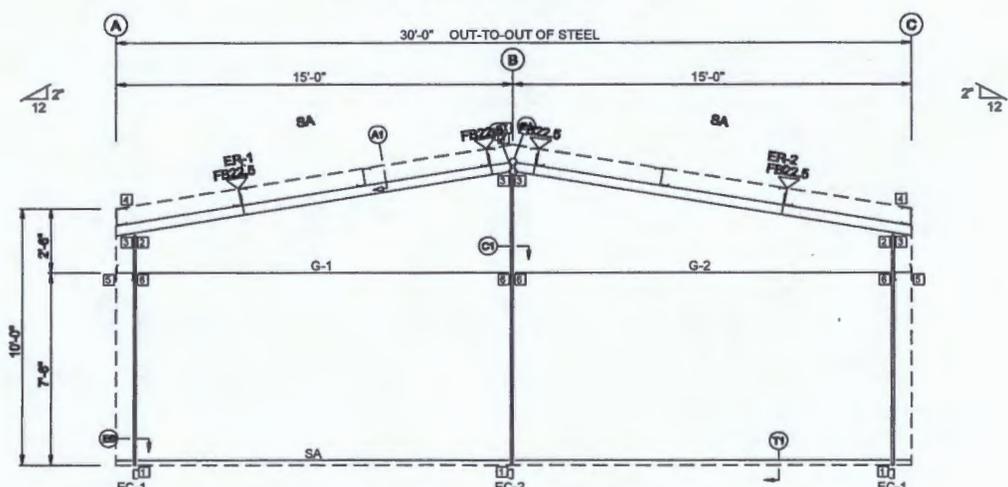
SIDEWALL SHEETING & TRIM: FRAME LINE C
 PANELS: 26 Ga. PBR - NEED COLOR

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33431		OLM IA 62320	
Drawer: JC	Date: 1/4/23	Designer: MOZ	Date: 1/4/23
Detailer: JC	Date: 1/4/23	Sube ID:	Factory ID:
Checker: JC	Date: 1/4/23	FL-009-634955-084668DC	
SIDEWALL FRAMING			She E of



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 4

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

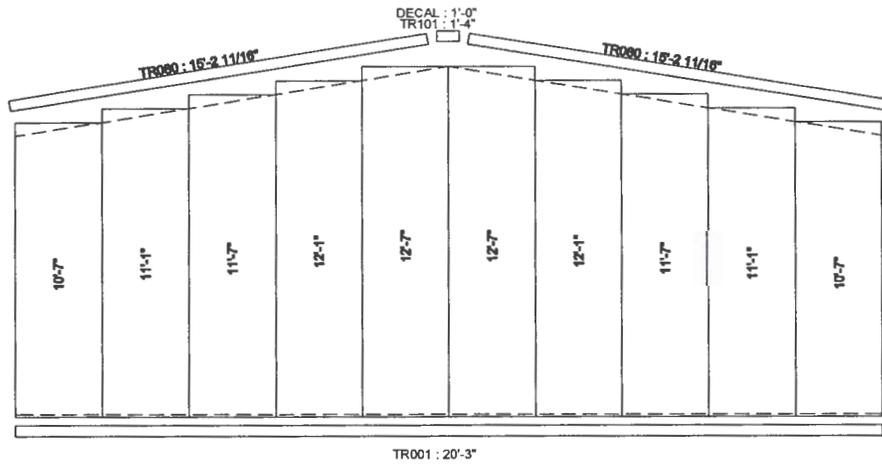
BOLT TABLE				
FRAME LINE 1 & 4				
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Columns/Raf	8	A325T	1/2"	2"

FLANGE BRACE TABLE			
FRAME LINE 1 & 4			
VID	QUAN	MARK	LENGTH
1	8	FB22.5	1'-10 1/2"

CONNECTION PLATES	
FRAME LINE 1 & 4	
ID	MARK/PART
1	CLC008
2	CLC081
3	CLC083
4	d3
5	CLC054
6	CLC062
7	h1

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33481		OLIM IA 52320	
Drafter: XX	Date: 1/4/23	Designer: MCZ	Date: 1/4/23
Checker: XX	Date: 1/4/23	Sales ID:	Factory ID:
		RL-009-634055-094688DC	
ENDWALL FRAMING			8th E of

2'
12

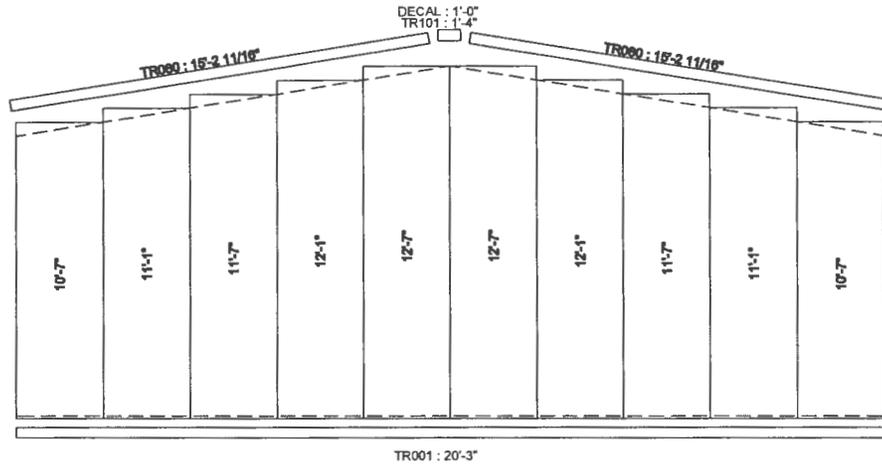


2'
12

ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - NEED COLOR

2'
12



2'
12

ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PBR - NEED COLOR

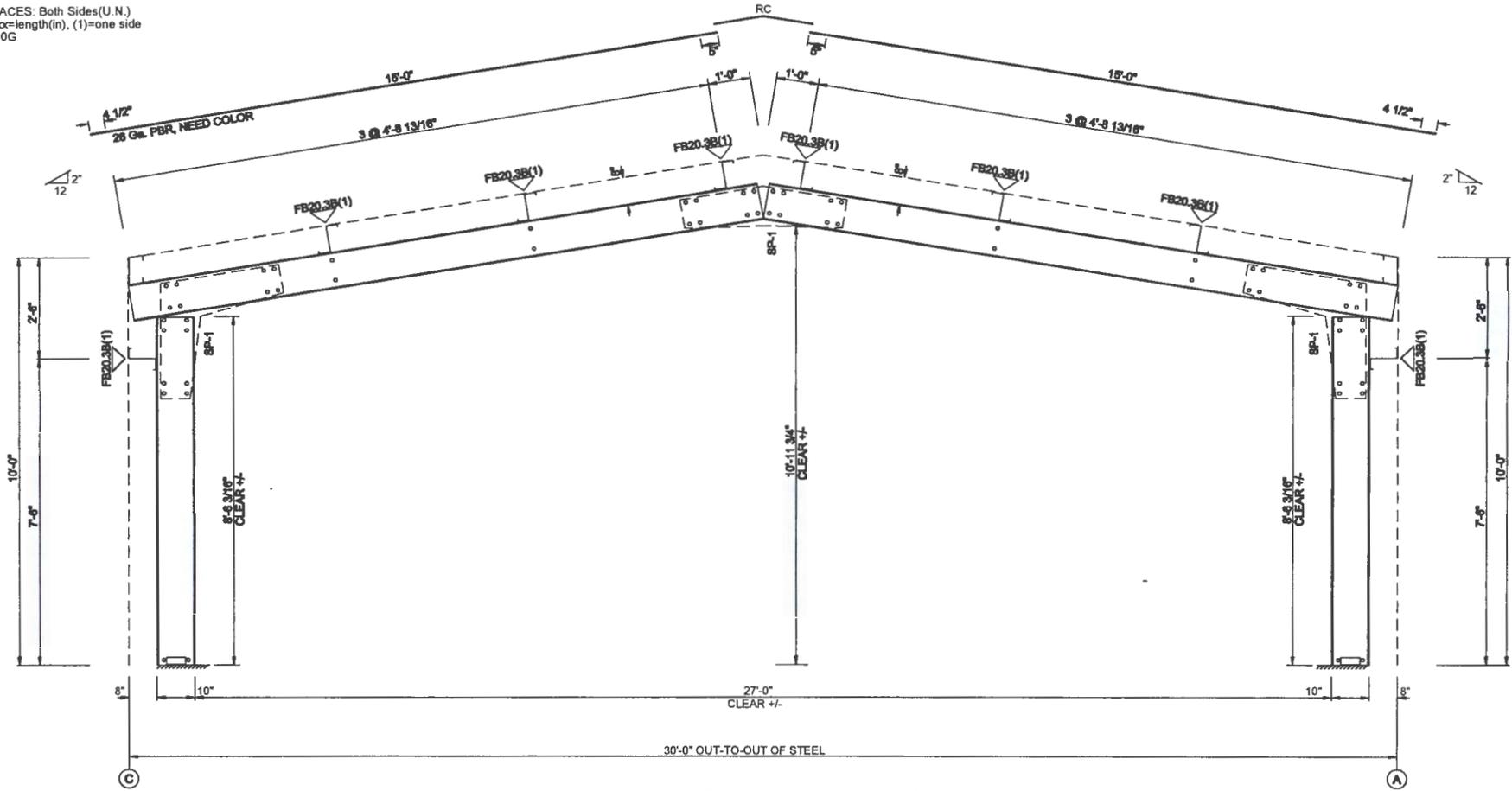
GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33481		OLIN IA 62320	
Drafter: JXC	Date: 1/4/23	Designer: MOZ	Date: 1/4/23
Detailer: JXC	Date: 1/4/23	Notes ID:	Factory ID:
Checker: JXC	Date: 1/4/23	RL-009-83465-08/888D/C	
ENDWALL FRAMING			Sheet E of

SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	8	8	0	A325	0.500	2.00
SP-1	8	8	0	A325	0.500	2.00

✓ FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1): xx=length(in), (1)=one side
 B - L2X2X10G

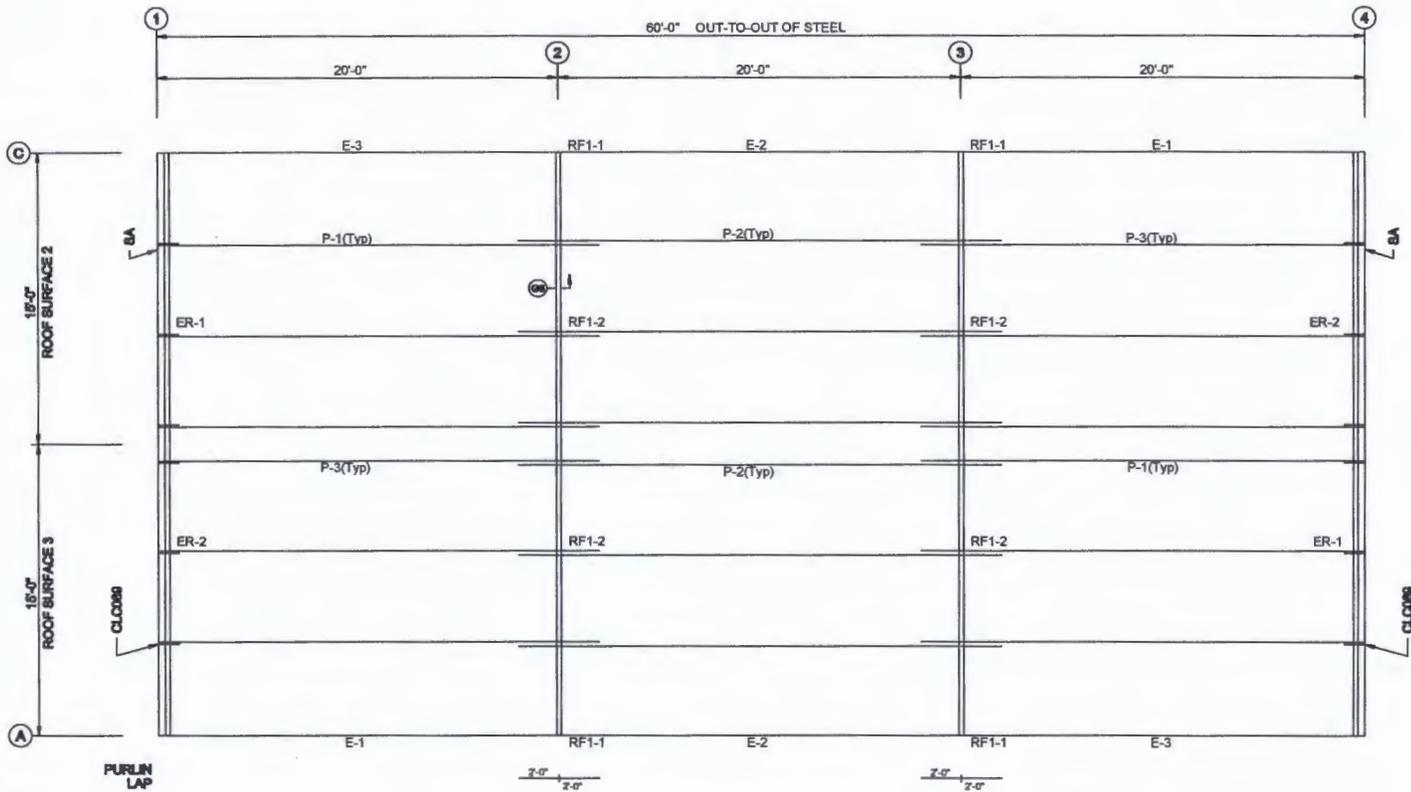


RIGID FRAME ELEVATION: FRAME LINE 2 3

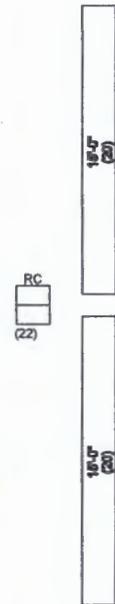
GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY
 AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
 ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
 A NORMAL PART OF METAL BUILDING ERECTION.
 WE WILL NOT HONOR BACKCHARGES FOR MINOR
 FIELD WORK.

STEEL COMMANDER CORP		Customer: JOSEPH NETOLICKY	
BOCA RATON FL 33431		CLIN IA 62320	
Drafter: XC	Date: 1/4/23	Designer: MQZ	Date: 1/4/23
Detailer: XC	Date: 1/4/23	Sales ID:	Factory ID:
Checker: XC	Date: 1/4/23	RL-008-634955-084688DC	
RIGID FRAME ELEVATION			Sheet E of



ROOF FRAMING PLAN



ROOF SHEETING

PANELS: 26 Ga. PBR
NEED COLOR

GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

STEEL COMMANDER CORP		Customer: JOSEPH METOLICKY	
BOCA RATON FL 33431		CLIN IA 62320	
Drafter: JX	Date: 1/4/23	Designer: MCOZ	Date: 1/4/23
Detailer: JX	Date: 1/4/23	Notes ID:	Factory ID:
Checker: JX	Date: 1/4/23	RL-009-63-065-084688DC	
ROOF FRAMING			SHEET of