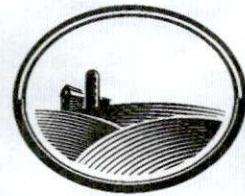


Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



Jones County Zoning
 Special Permitted Use 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

pdj 5/18/23

Date Application Filed: 5/31/23

Owner Information			
Name on property: <i>Daniel and Nicolette Wennekamp</i>			
Address to receive mail:	House Number & Street: <i>21834 Bus Hwy 151</i>	Apartment/Unit	
	City: <i>Monticello</i>	State: <i>Iowa</i>	Zip Code: <i>52310</i>
Phone:	<i>(319) 480-0822</i>	E-mail Address:	<i>nicolette.wennekamp@monticello.k12.ia.us</i>

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

Parcel Information			
Township	<i>Lovell</i>	Section	<i>23</i>
Property Address		<i>21834 Bus Hwy 151</i>	
Zoning District:	<i>Agricultural / Residential</i>		County Parcel ID(s), if known: <u><i>02-23-102-025</i></u>

Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

ARTICLE XI
AUXILIARY AND SEASONAL DWELLING UNITS

SECTION 1. AUXILIARY DWELLING UNITS

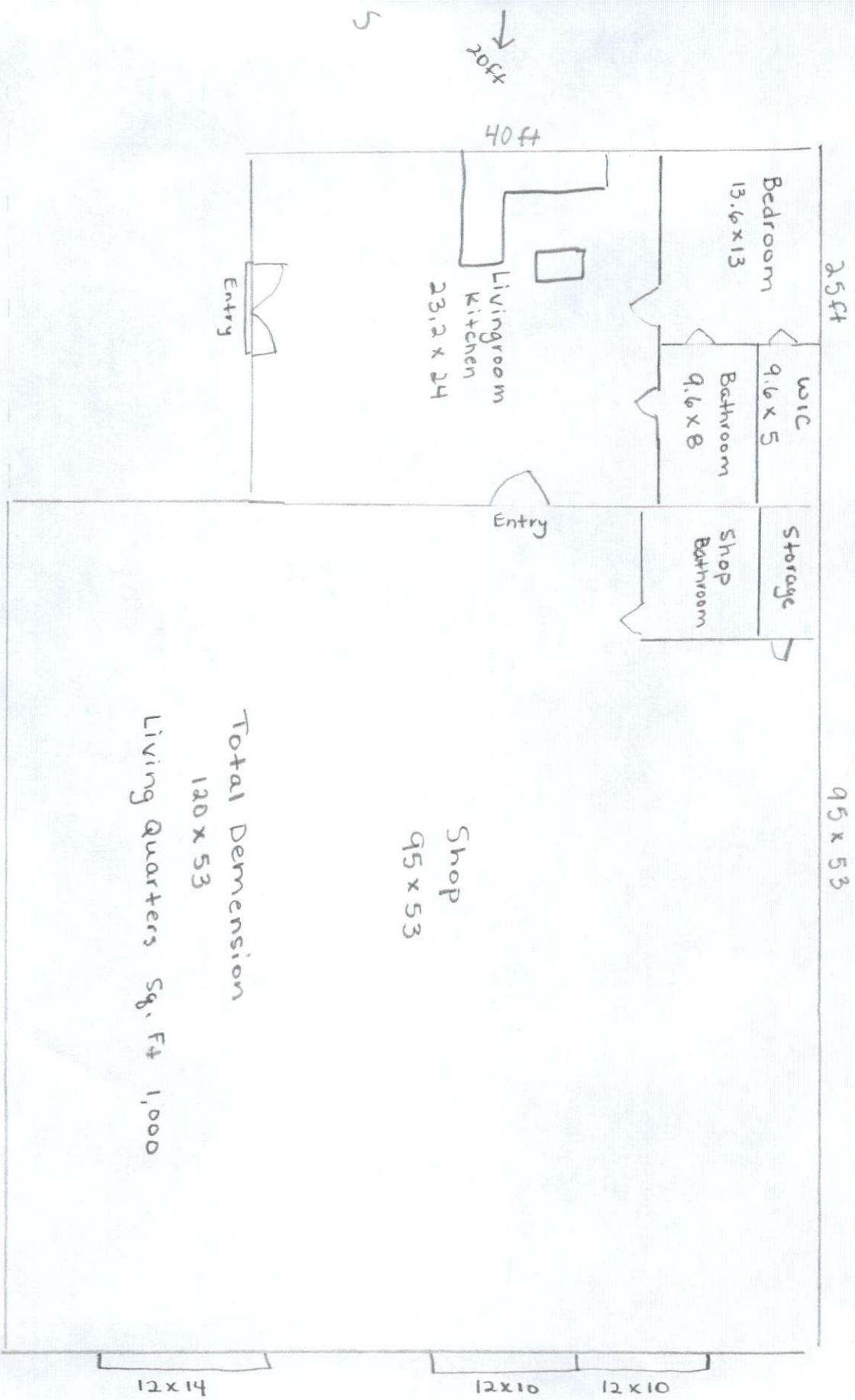
Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. *yes*
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. *Nicolette's parents will reside in unit*
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. *yes*
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less.
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. *same*
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. *yes*
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment. *Yes*

SECTION 2. SEASONAL DWELLING UNITS

Seasonal Dwelling Units are permitted in the A district. To qualify, a seasonal dwelling unit can be a building which is temporarily rented or leased and not for year-round occupancy. A seasonal dwelling unit is separate and clearly accessory and incidental to the principal dwelling unit on the same property. Seasonal dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

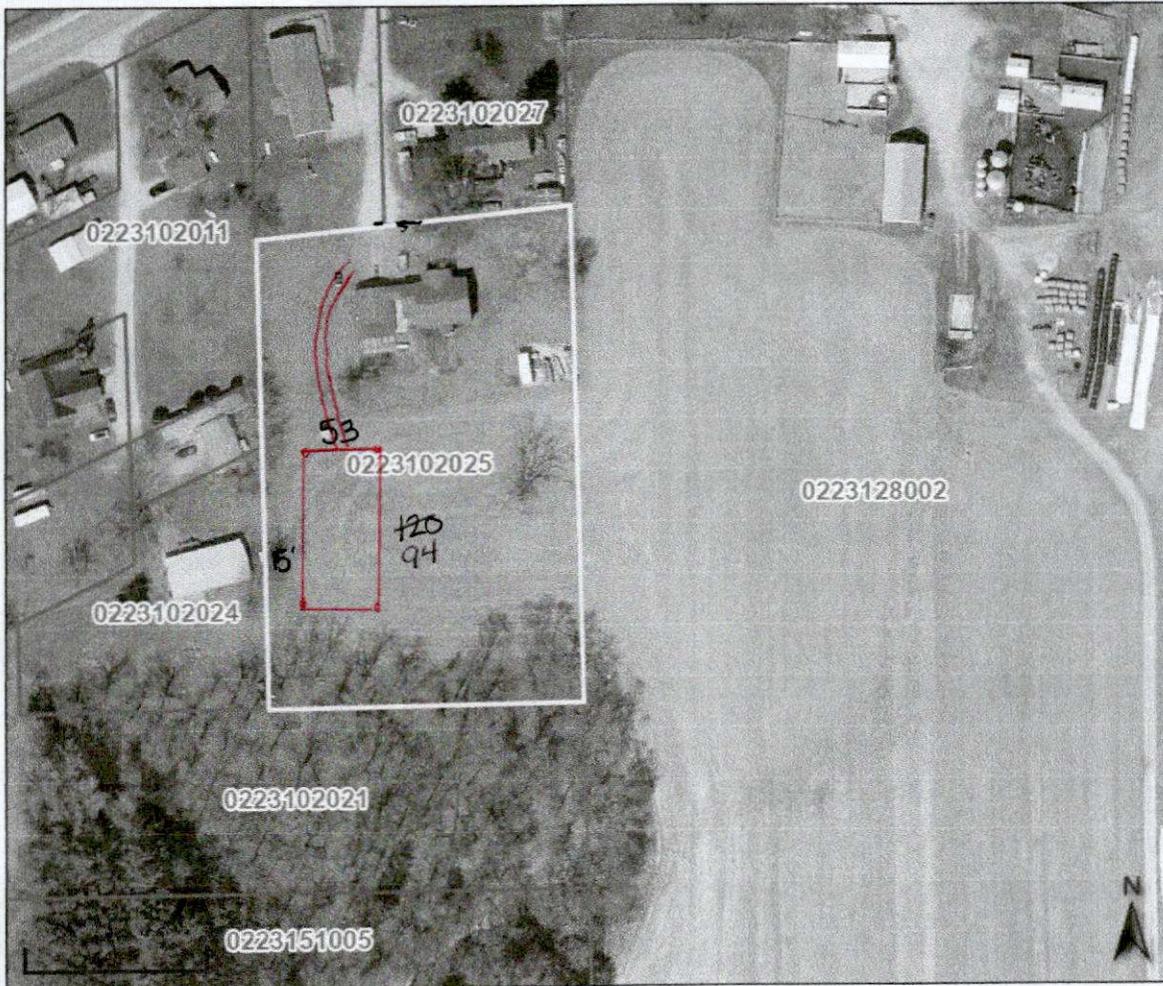
- A. At least 10 acres is required to have one seasonal dwelling. For each additional seasonal dwelling on the same property, an additional acre is required.
- B. Each seasonal dwelling unit shall be adequately served by water and septic systems approved by the County Health Department.
- C. An applicant shall submit a site plan for any proposed seasonal dwelling units showing the location of the unit(s), the size of the property, the proposed utilities and other infrastructure, including roads.
- D. A seasonal dwelling unit is for temporary dwelling only and not for year-round occupancy.



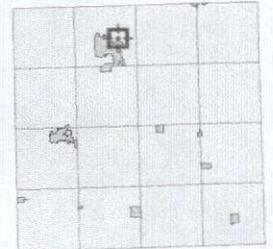
Total Demension
 120 x 53
 Living Quarters Sq. Ft 1,000

Shop
 95 x 53





Overview



Legend

Parcels

- Structures on Leased Land
- Parcels
- Cartography
- Major Roads

Parcel ID	0223102025	Alternate ID	131600	Owner Address	WENNEKAMP, DANIEL A & NICOLETTE A
Sec/Twp/Rng	23-86-03	Class	R		21834 BUS HWY 151
Property Address	21834 BUSINESS HIGHWAY 151	Acreage	2.11		MONTICELLO, IA 52310
	MONTICELLO				
District	LOVMO				
Brief Tax Description	23-86-03 COM 300' INTER S LN HWY 151 & E LN W 1/2 NW, TH W 246.98' TH S 372' TH E 246.98' TH N TO BEG				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 5/30/2023
 Last Data Uploaded: 5/29/2023 5:17:37 PM

Developed by Schneider GEOSPATIAL

Total Dimension = 53 x 120 94 ^{1,000}
 Living Area Square footage = 1,776 sq.ft.

There shall be no more vehicles entering and departing the residence more often than normal as this is not a commercial or business endeavor. No more than two vehicles will be arriving and departing daily. There's already a DOT approved driveway leading to the property, therefore no additional DOT approved driveways shall be necessary. During the months of residency a retired couple with no pets or children will occupy the residence, as a result there will be no noise impact on surrounding property owners. There's a current sanitary contract through Edwards Sanitation that picks up weekly.

The living space square footage should be less than half of the living space square footage of the main dwelling. A separate well and septic will be installed. The residence will be occupied seasonally, as the occupants have a permanent dwelling in Florida. The residents will be Mike and Cheryl Hogan, who are the parents of homeowner Nicolette Wennekamp.