

# Lyon County Zoning Special Exception Use Application

Lyon County Planning and Zoning Administration, 206 S 2nd Avenue, Rock Rapids, IA 51246

Phone 712-472-8550 Fax 712-472-8551 Email: ptille@co.lyon.ia.us

<b>Applicant (Property Owner):</b>		FOR OFFICE USE ONLY	
Mailing Address:		Permit #	-SEU
Town, State & Zip:		Card #	
Phone#: Home:	Cell:	Total Valuation: \$	
Site Location - E911 Address:(If different from above)		Permit Fee: \$	
Town, State & Zip:		Date Paid:	
Parcel ID#	Current Zoning Class:	Chk#	
Township Name:	Section #:	Parcel size (acres):	Parcel/Lot/Qtr./Qtr.:
SEU: _____	Conditions Use: _____	Residential Use: _____	Business Use: _____
Proposed Use:			
Provide Detailed Reason for Request:			

**THE APPLICANT MUST PROVIDE, AT THE TIME OF SUBMISSION OF THIS APPLICATION:**

1. A COMPLETED ZONING COMPLIANCE PERMIT APPLICATION
2. PAYMENT FOR ALL APPLICABLE FEES DUE (I.E. SPECIAL EXCEPTION USE PERMIT FEE AND COMPLIANCE PERMIT FEE)
3. A SITE PLAN/PLAT OF SURVEY showing the following:
  - a. North arrow
  - b. All lot line dimensions and other dimension lines as necessary (distance from proposed structure to all lot lines)
  - c. All road (and road names) abutting the property and existing or proposed access(as) with dimension line from the nearest side property line to the center of the driveway
  - d. A list of names and addresses of all property owners of record within 500-feet of the project property

**PERMITS REQUIRED BY SECONDARY ROADS OFFICE AND/OR OTHER REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE APPLICANT**

**REQUIRED FEE:** A non-refundable Petition for variance fee of one-hundred dollars (\$100) is due upon submission of this

**The undersigned Petitioner certifies under oath that the foregoing information is true and correct and the terms and conditions of the approved petition are understood.**

\_\_\_\_\_ Date \_\_\_\_\_ Authorized Agent or Representative \_\_\_\_\_ Date \_\_\_\_\_

*Owner* *Date* *Authorized Agent or Representative* *Date*

FOR OFFICE USE ONLY

This property \_\_\_\_\_ meets \_\_\_\_\_ does not meet Special Exception Use Criteria as defined in the Lyon County Zoning Ordinance

Approved separation distances in feet: Front Yard: \_\_\_\_\_ Rear Yard: \_\_\_\_\_ Side 1: \_\_\_\_\_ Side 2: \_\_\_\_\_

And subject to the following additional conditions: \_\_\_\_\_

This Petition is \_\_\_Approved \_\_\_Denied On this \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_ by the Zoning Board of Adjustment,

\_\_\_\_\_

Signature: Board of Adjustment Chair or Acting Chair      Attest: Pam Tille, Zoning Administrator

### SPECIAL EXCEPTION USE CHECKLIST

**From the Lyon County Zoning Ordinance, the Board of Adjustment shall take into account the following items in making its general findings concerning the special exception use application.** Does the Board of Adjustment make the finding on the following factors relating to the proposed special exception use permit application?

1. Is the application in harmony with the intent, purpose and spirit of this ordinance?  Yes    No
  
2. Is the application an appropriate use of the land and/or provide a service or facility which is in the interest of the public convenience or which will contribute to the general welfare of the vicinity or the county?  Yes    No
  
3. Is the application use located, designed, constructed and operated so as not to interfere with the development and use of adjoining or surrounding property in accordance with the applicable district regulations?  Yes    No
  
4. Does the application use have a substantial or undue adverse effect upon adjoining or surrounding property, the character of the neighborhood, conditions, parking, utility facilities or other matters effecting the public health, safety and general welfare of persons residing or working in the vicinity?  Yes    No
  
5. Does the application unduly diminish or impair established property values in adjoining or surrounding properties?  Yes    No
  
6. Will the application use be served adequately by essential public facilities and services such as highway, streets, parking spaces, drainage structures, water supply and sewage disposal; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services?  Yes    No
  
7. Does the application use comply with all conditions imposed on it by provisions of the district in which such special exception use may be authorized.  Yes    No
  
8. Do the existing, relocated dwelling units or accessory structures, for the proposed use, aesthetically blend in with the neighboring existing permitted uses?(Special attention is given to the architectural style, size and condition of the proposed building structure.)  Yes    No
  
9. Does the application use create a hazard to vehicular or pedestrian traffic.  Yes    No
  
10. Does the application use cause any permanent, irreparable environmental damage to the parcel or neighboring lands.  Yes    NO