

ORLEANS BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE ON REQUEST FOR LEFT SIDE YARD AND FRONT YARD VARIANCE AT 25180 140th STREET, ORLEANS, IOWA

Pursuant to the Requirements of Section 21.3 of the Orleans 2017 Zoning Ordinance the Board of Adjustment will conduct a public hearing for a requested variance from the City of Orleans Zoning Ordinance made by applicant Larry Schlins on behalf of owner GRB LLC. The property is commonly known as 25180 140th Street, Orleans, Iowa. The brief tax legal description is 90' X 115' IN SW COR OF LOT 10 BURNSIDES PLAT and the parcel number is 03-28-478-002. The property is zoned R-2 General Residential District. The zoning Board of Adjustment hearing will be held on Thursday, June 20, 2024, at 5:00 p.m. at the City of Orleans City Hall, 13880 253rd Avenue, Orleans, Iowa. The current house is nonconforming and does not meet the minimum front yard setback of twenty-five feet (25') or the minimum left side yard setback of ten feet (10'). The applicant proposes adding living/storage space above the existing house consisting of twenty feet (20') by forty feet (40') space. The applicant is requesting a variance to allow for a front yard setback of nine feet ten inches (9'-10") and another variance to allow for a left side yard setback of eight feet (8'). This would result in an increase of the intensity of the existing house by adding livable space within nonconforming setback areas. The applicant is requesting a variance to allow for a front yard setback of nine feet ten inches (9'-10") and a left side yard setback of eight feet (8') to allow for the additional living space.

Written comments are accepted and should be addressed to Kay Cmelik, City Clerk, P.O. Box 345, Orleans, Iowa 51360 or via email to cityoforleansia@outlook.com on or before June 20, 2024 in order to be considered. All interested persons are encouraged to attend this public hearing. For additional information, or to make arrangements for disabled or non-English speaking individuals, please contact the City Clerk at 712-336-8156.