

1. Board Of Adjustment Packet

Documents:

[HOME OCCUPATION APPLICATION - ITEM 2.PDF](#)
[SUPPORTING DOCUMENTS - ITEM 5.PDF](#)
[VERIZON WIRELESS APPLICATION - ITEM 3.PDF](#)
[BOARD OF ADJUSTMENT AGENDA AUGUST 19, 2014 - ITEM 1.PDF](#)
[COVERAGE MAPS - ITEM 4.PDF](#)

DATE SUBMITTED & FEE PAID: 8-4-14
HEARING DATE: 8-19-14



Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-752-3154 Fax: 641-754-5742

All items listed must be submitted with this application:

☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."

☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.

☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 1501 Pioneer Trail Marshalltown, IA 50158

Owner: Richard Jackson

Mailing Address: 1501 Pioneer Trail Marshalltown, IA 50158

Phone: (641) 753-0396

Email: jmjackson641@gmail.com

Owner's Agent (if applicable): NA

Agent Address:

Agent Phone:

Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature:

Date: 8-3-14

**Personal Touch Auto Detailing
1501 Pioneer Trail
Marshalltown, Iowa 50158**

Home Occupation Special Use Permit Application

Personal Touch Auto Detailing submits this application for Special Use Permit with the following information to show that the business meets the established criteria and standards for the use of our home as an auto detailing home occupation. This Special Use Permit will allow us to continue to use the home as our place of livelihood in the production of family income:

Business Hours: Monday – Friday 8:00 am – 5:00pm

Auto Detailing Services: The services performed by Personal Touch Auto Detailing consists of vacuuming and shampooing carpets and seats, cleaning and shinning the interior, and washing and waxing of the exterior. There is no automobile repair work, auto maintenance work, auto body shop services or automobile paint shop services done on the property.

Exterior Display: There are no exterior displays or signs of any kind that will indicate that the home is being utilized for any purpose other than as a family residential dwelling and there are no features or design to the dwelling that are not customary for residential use.

Residential Character: The home based auto detailing business activities of Personal Touch Auto Detailing will continue to be compatible with the surrounding neighborhood's residential character.

Equipment: The equipment used in providing the auto detailing services include, shop vacuum, air compressor, shampoo machine, and I will occasionally use a power washer because of the extent of dirt and grime on and under the vehicle. All equipment used in the home occupation is stored inside the dwelling or the attached garage. During the winter months, all doors and windows remain closed. During the warmer months the front overhead garage door will be open but the back door and window are kept closed. The noise level generated by the equipment used in providing the auto detailing services is at or below the sound levels for normal homeowner use of a family residential property. Sound decibel readings were taken at various distances when the compressor and other equipment were in use.

Readings from around or near the dwelling were as follows:

Standing on the street in front of the dwelling – 60 – 65 decibels
Standing across the street on Greenfield Drive – 55 – 60 decibels
Standing on the property directly behind our home – 55 – 60 decibels

Sound readings for comparison are as follows:

Lawn mower –	90 decibels
Leaf blower -	100 decibels
Weed whacker-	95 decibels
Food processor –	80 - 90 decibels
Washer and dryer –	60 - 70 decibels

Vacuum cleaner -	60 decibels
Hair dryer -	60 - 80 decibels
Air conditioner -	50 - 75 decibels
Refrigerator -	50 decibels

Employment: All on-site employees of the auto detailing home occupation are members of my immediate family residing on the premises. (Or if they aren't involved, have never been involved or you don't think there is a chance they will be involved, you can just say. "I am the only employee of the auto detailing home occupation.")

Traffic: Personal Touch Auto Detailing operates as a pick-up and drop off auto detailing business. Some vehicles I will detail at the car dealership. Most times, I pick up the customers/clients vehicle from their location (home, work, dealership, etc.) and bring it back to my garage to do the necessary auto detailing and cleaning. Depending on the condition of the automobile it may take anywhere from 4 hours up to 7 hours to complete the detailing services. Once I have completed the detailing services, I return the vehicle back to my customer/client. There is no traffic generated by the auto detailing business other than occasional times when a customer/client drops off their vehicle for service.

Parking: Because the business operates as a pick-up and drop off detailing service of the customers/clients vehicle, parking is not an issue. There is off-street parking that adequately accommodates the parking demands of the auto detailing services. Most times I will only have one vehicle at the home at a time for detailing services and the vehicle is parked in the drive way or in the attached garage. However, the street I live on is not a through street and there are no other homes on the street. So occasionally when the customer drops off their vehicle it will be parked in the front of the home or in my drive way and I will park one of my four personal vehicles on the street. There is no obstruction of through traffic or interference with the flow of traffic on Greenfield Drive whatsoever.

Average business: I average around three or four vehicles a week.

I have worked in the auto detailing business for over 25 years. I have performed detailing services for several auto dealerships here in Marshalltown. The client list of the local businesses that have been my clients over the years include Jensen Ford, Brown & Sons, Independent Auto, D&E Auto Inc., and Luethje Auto Sales. I have been providing auto detailing services at my home for over 18 years. I have found this work to be something that I enjoy doing and do well as evidenced by my long standing business relationships with many local car dealerships.

I am an organized person who has always had an entrepreneurial business oriented focus. I am a very conscientious person that strives to treat people with respect and to treat them fairly at all times. I was surprised when I discovered that I needed a special use permit to conduct my auto detailing business that I have been operating from my home for over 18 years. This was especially surprising since none of my neighbors ever complained nor was I ever made aware of such requirement through any of my personal and business relationships with local business owners and other professionals. Had I known about the home occupation filing requirements, I would have submitted the respective documentation long ago.

I have included a list of neighbors that do not have any issues or concerns with the use of my home as an auto detailing business. In fact, some of my neighbors have used my services in the past and some

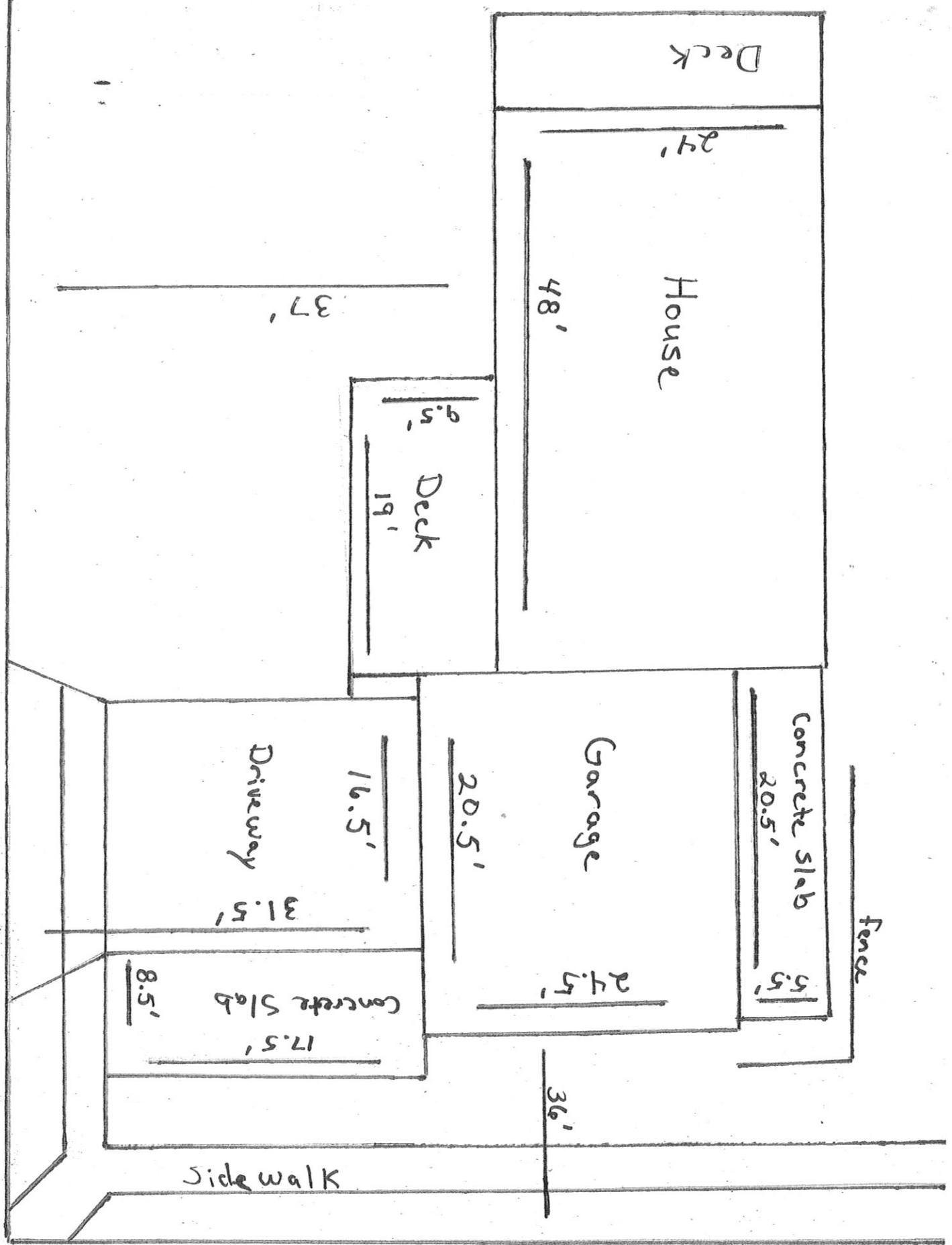
continue to be my customers. I have performed detailing services for neighbors when they have had minor accidents where paint scratches needed to be removed or waxing was requested to assist in the sale of their vehicle. One of my neighbors, Brian and Theresa Ozono, live directly behind me and their home is the closest house to mine. You can see by the letter they have written that they are ok with me continuing to run my detailing business in my garage.

Please allow me to continue earning a living by detailing automobiles and doing something I enjoy as well as love to do. Please let me know if there are any questions or if the Board of Adjustment needs any additional information or documentation to review to approve the special use permit for my auto detailing business as a home occupation.

Thank for your time and consideration.

Richard Jackson

A handwritten signature in cursive script, reading "Richard Jackson", followed by a long horizontal flourish.



Greenfield Drive

Dead End

Pioneer Trail



PERSONAL TOUCH AUTO DETAILING
OWNER: RICHARD JACKSON

The neighbors of Richard Jackson that have signed below do not have a problem with the rezoning of 1501 Pioneer Trail Marshalltown, IA so that he may run his auto detailing business out of his garage.

NAME

ADRESS

PHONE #

Kevin Stolt 1406 Greenfield DR 641-752-4700

Brian Davis 1407 Greenfield DR 641-752-4024

Mike Angel 1516 Greenfield Dr. 641-751-3747

Pat Larson 1511 Greenfield Dr. 641-751-9106

Brian Olson 1504 Greenfield Pr. 641-753-1102

Amy Wood 1402 Greenfield Dr 641-844-2623

Lee June Knutsen 1412 Greenfield Dr. 641-757-3844

PERSONAL TOUCH AUTO DETAILING
OWNER: RICHARD JACKSON

The neighbors of Richard Jackson that have signed below do not have a problem with the rezoning of 1501 Pioneer Trail Marshalltown, IA so that he may run his auto detailing business out of his garage.

NAME	ADRESS	PHONE #
MAX JONES	1515 Greenfield Dr. Marshalltown	
DARIN VAUGHN	1513 Greenfield Dr M'town	
BRENT BALVANZ	1517 GREENFIELD DR MTOWN	
Jerry Janney	1412 Greenfield Dr M'town	
Ed Dummer	1505 GREENFIELD DR MTOWN	
Marilyn Hall	1411 Greenfield Dr M'town	
Bry Oetka	1403 Greenfield Dr M'town	

PERSONAL TOUCH AUTO DETAILING
OWNER: RICHARD JACKSON

The neighbors of Richard Jackson that have signed below do not have a problem with the rezoning of 1501 Pioneer Trail Marshalltown, IA so that he may run his auto detailing business out of his garage.

NAME _____ **ADRESS** _____ **PHONE #** _____

Dan Baker 1326 Greenfield Dr Marshalltown

Mary Ann 1520 Greenfield Dr

Dan Baker 1415 Greenfield Dr.

August 1, 2014

To Whom It May Concern:

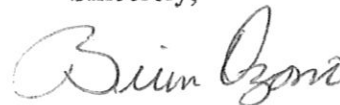
I am writing this letter on the behalf of my neighbor Richard Jackson. We have been neighbors for over three years and can say that Richard is an individual that is very respectful of his neighbors. When we first moved into our home, he introduced himself and disclosed that he detailed vehicles in his garage and that if we found the noise level from his air compressor annoying to let him know.

As close as our house is, which is next door to his, I can honestly say that if we didn't drive by his home we wouldn't know he was detailing a vehicle. When our windows on the South side of our house are open, which face his residence, we cannot hear him using an air compressor or hear any noise for that matter related to him detailing a vehicle.

As far as claims that his business creates a parking nuisance for the residents, they are completely false.

Richard Jackson is an upstanding person who possesses the characteristics desirable in a neighbor. It would be unfair to him if he were forced to discontinue his business based on the claims and accusations that lack any merit by a few individuals.

Sincerely,

A handwritten signature in cursive script that reads "Brian Ozono".

Brian Ozono
1504 Greenfield Dr.
Marshalltown, IA 50158
(641) 753 1102

Personal Touch Auto Grooming
1501 Pioneer Trail
Marshalltown, IA 50158

7/29/2014

9:30 AM

Dear Sir,

I Formally request that my business at 1501 Pioneer Trail be able to remain open during the time of this proceeding. If I can not keep the business open I will loose not only income but also clientele. I am not able to move my business do to the fact that I would have have to go the same thing of rezoning. Please grant me lenience to continue my business until the out come of the hearing.

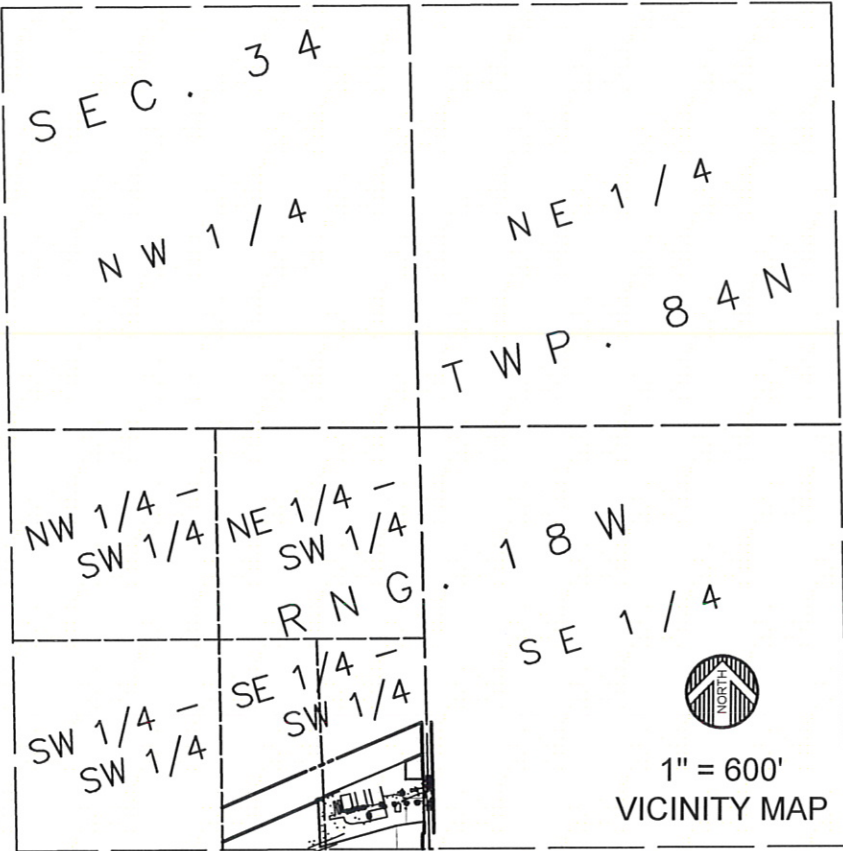
I can be reached at this number (641) 753-0396 or (641) 751-0452.

Sincerely,



Richard Jackson

APP 8-4-14 RD.
BOA 8-19-14



Lot Two of the subdivision of the East Half of the Southeast Quarter of the Southwest Quarter of Section Thirty-four, Township Eighty-four North, Range Eighteen West of the 5th P.M., Marshall County, Iowa, lying South of the South right of way line of the Chicago and Great Western Railway;

Parcel A, lying in the East Half of the Southeast Quarter of the Southwest Quarter and in the West Half of the Southeast Quarter of the Southwest Quarter of Section Thirty-four, Township Eighty-four North, Range Eighteen West of the 5th P.M., Marshall County, Iowa, lying South of the South right of way line of the Chicago and Great Western Railway, all as shown in the plat of survey recorded February 18, 1992 as Instrument Micro-File No. 4661-1991-2 of the records of the Marshall County, Iowa, Recorder's Office.

	GUY ANCHOR		SANITARY MANHOLE
	ELEC POLE		GUARD POST
	GATE POST		STORM MANHOLE
	TELE PEDESTAL		OVERHEAD ELECTRIC
	ELEC METER		CHAINLINK FENCE
	GAS METER		CULVERT
	GAS VALVE		CONCRETE SURFACE
	ELEC LIGHT POLE		GRAVEL SURFACE
	SIGN - SINGLE POST		
	TREE DECIDUOUS		

1.) Utilities are per observed evidence and from markings per IOWA ONE CALL Locate Request Ticket No. 551401322, dated May 7, 2013.

210424A-Terra Consulting Group\0494A0000-Lognet\SSC-Logo.p

Marshall County, IA

No.	Date	REVISIONS			By	CHK	APP
FIELD WORK: 5/8/14		CHECKED BY: BTB		DRAWN BY:		THD	

SIGNATURE: BRYAN T. BALCOME, L.S.
DATE: 5/27/14 LICENSE # 17677

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"

0494A0959.000



© 2014 WIDSETH SMITH NOLTING

PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE
PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER
FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION
OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES
AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT
IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE
DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY
PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

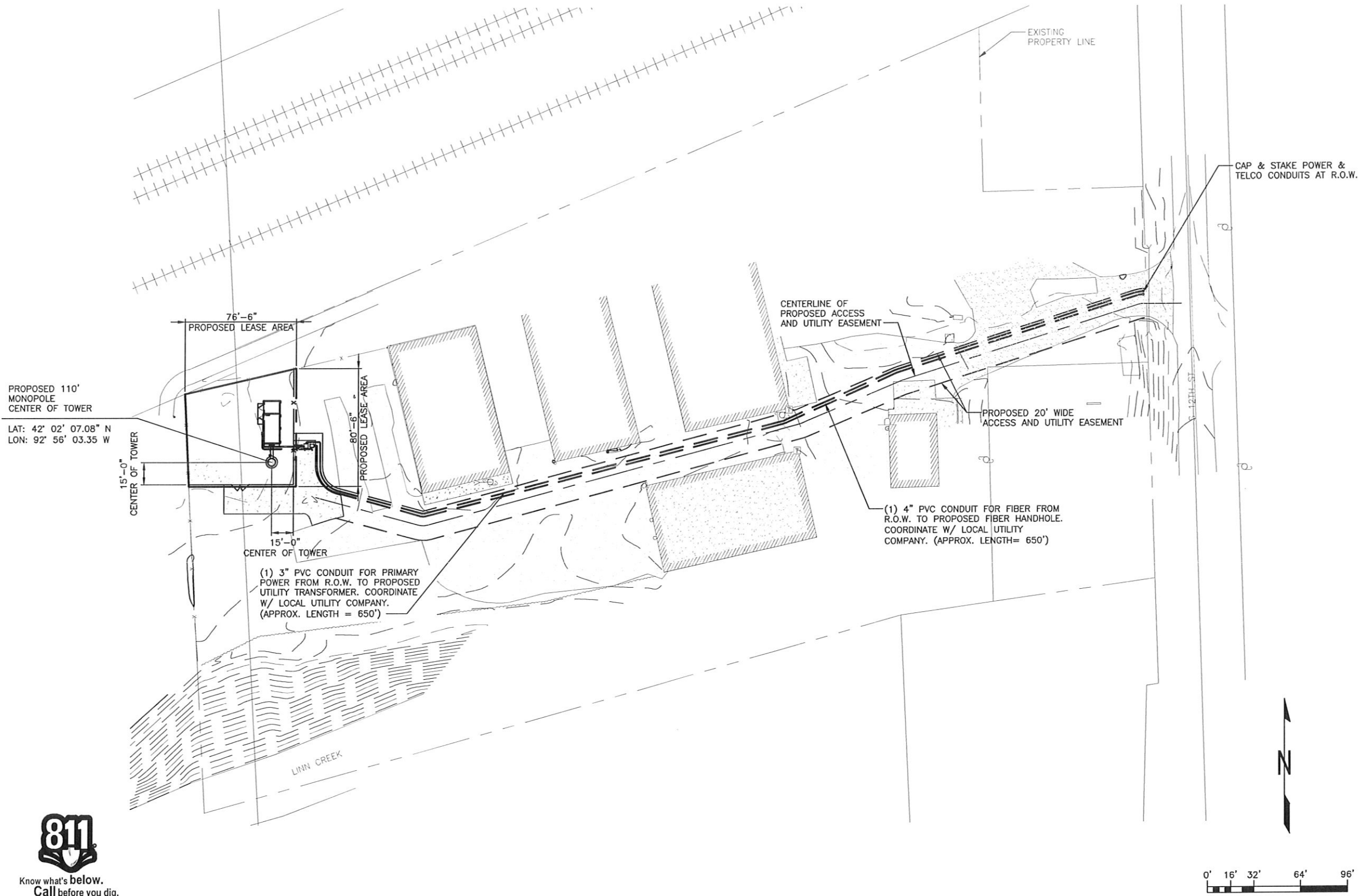
SHEET DESCRIPTION:

OVERALL SITE PLAN

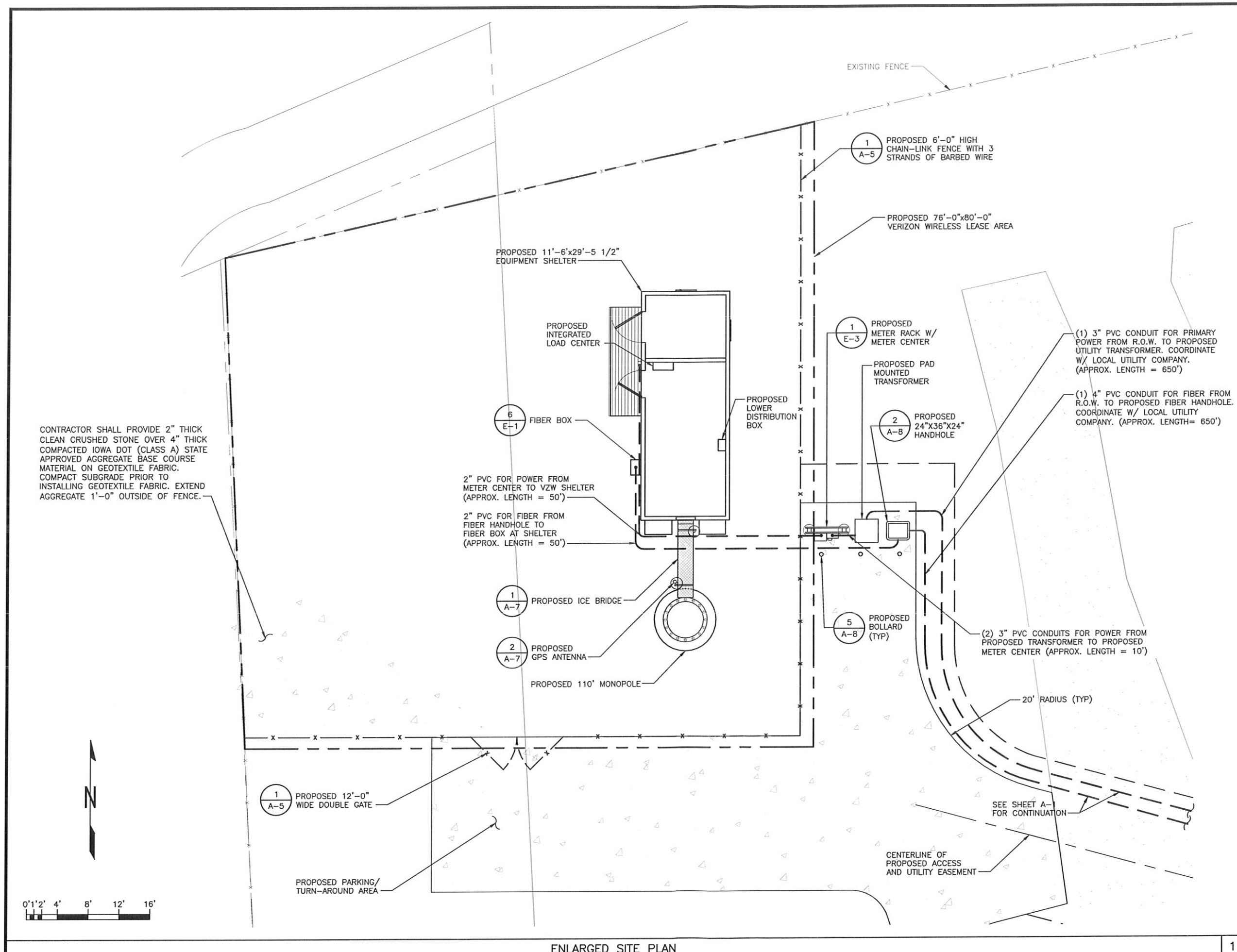
SSC #:

SHEET NUMBER:

A-1



Know what's below.
Call before you dig.
www.call811.com



ENLARGED SITE PLAN

PLANS PREPARED FOR:

verizonwireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

SHEET DESCRIPTION:

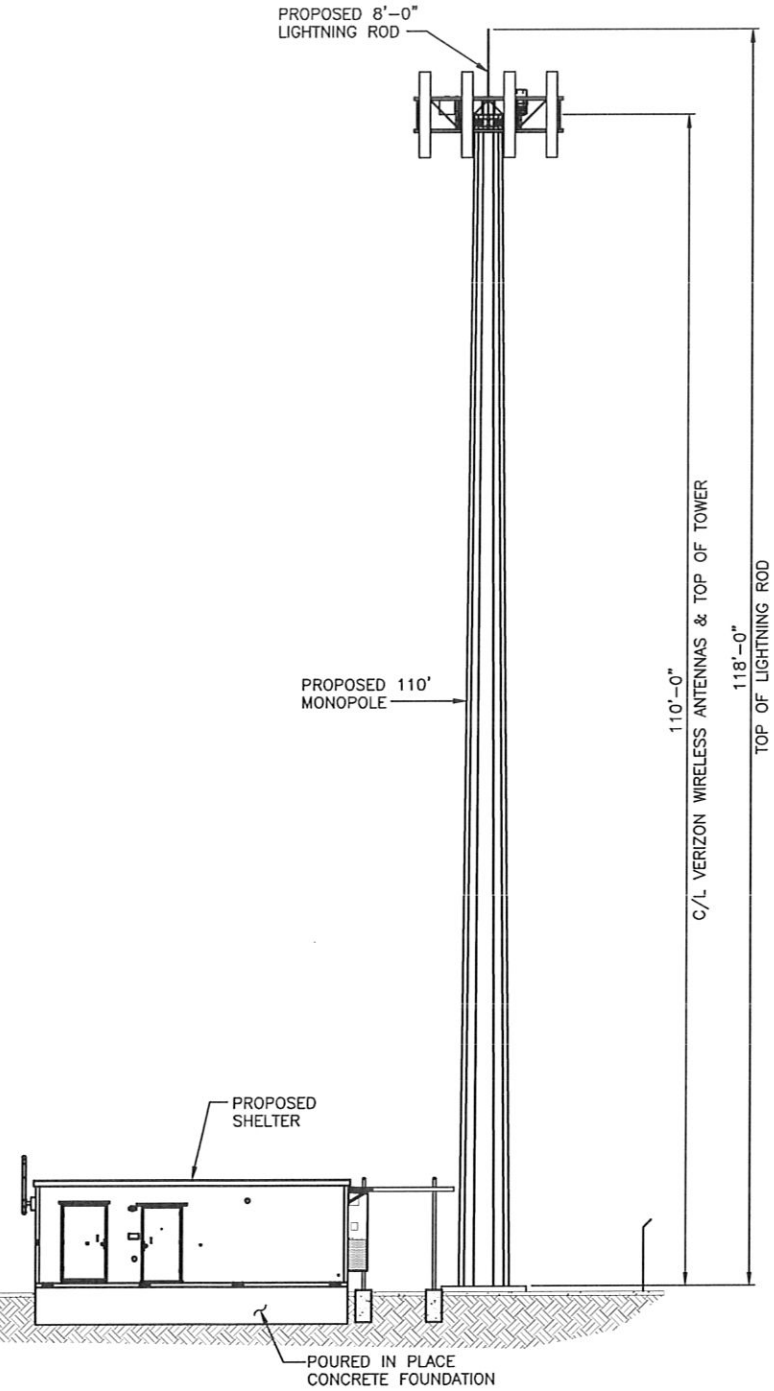
ENLARGED SITE PLAN

SSC #

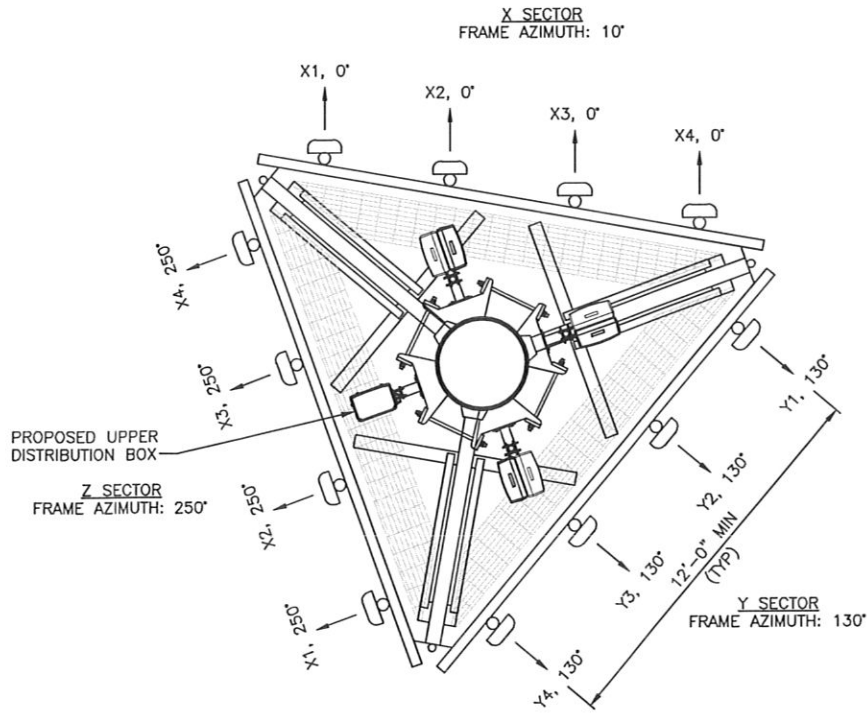
SHEET NUMBER:

A-2

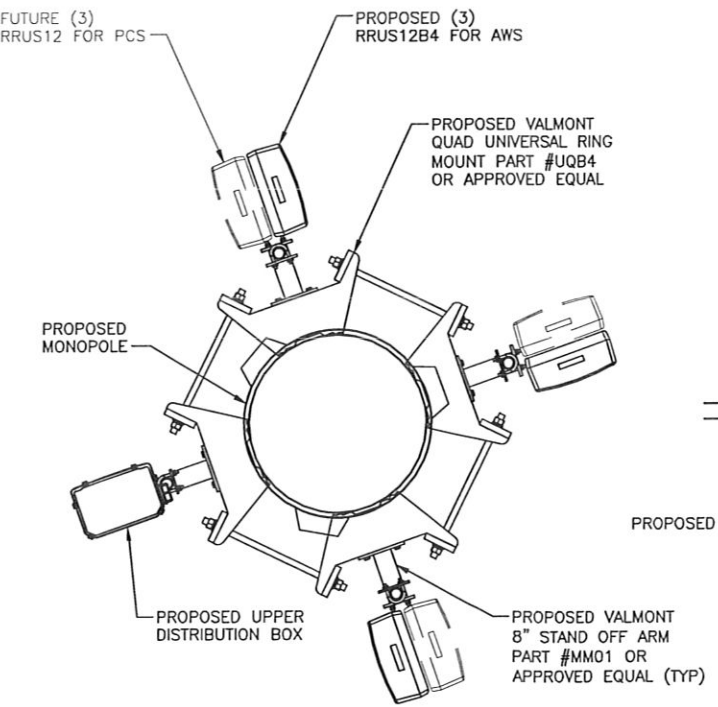
ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, TOWER FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SSC TAKES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER OR PROPOSED TOWER FOUNDATION.



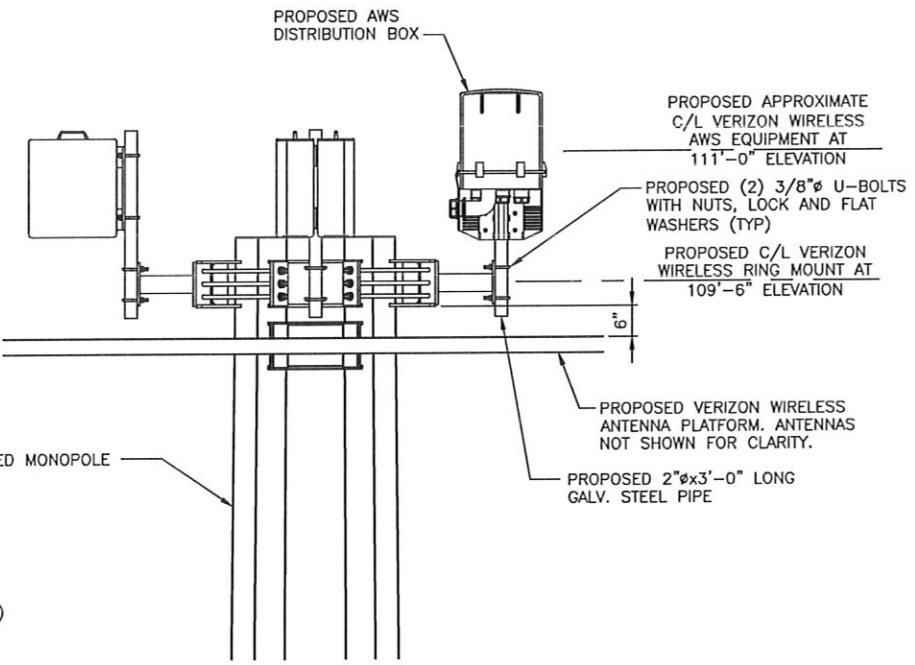
TOWER ELEVATION



ANTENNA LAYOUT



PLAN VIEW
NOT TO SCALE



ELEVATION
NOT TO SCALE

AWS EQUIPMENT MOUNTING DETAILS

PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

SHEET DESCRIPTION:

TOWER ELEVATION
& ANTENNA LAYOUT

SSC #:

SHEET NUMBER:

A-3



VIA FED EX DELIVERY

July 30, 2014

City of Marshalltown
24 N. Cedar Street
Marshalltown, IA 50158
Attn: Planning and Zoning

RE: Proposed Verizon Wireless Communications Facility (IA11 Morris) and ground related shelter and equipment at 1003 S. 12th Street, property owned by Prairie Home Properties, Inc.

To Whom It May Concern:

SSC, Inc. is submitting this Special Use Permit application on behalf of Verizon Wireless ("Verizon") to install a 110' (118' w/ lightning rod) wireless communications facility related ground-mounted radio equipment at 10750 Lee Blvd.

The project will consist of a 110' monopole that is enclosed in a 76'6" x 80'6" lease area. The Verizon equipment shelter will be 11'6" x 29'. All equipment will be contained within the fenced lease area.

Security to the site will be a 6' chain-link fence with 3 strands of barbed wire and a combination lock on the gate.

This site will help offload capacity issues from surrounding sites, thus enabling those existing sites to be more efficient in their service delivery. This site will also help assure the coverage and capacity that is expected in this area.

The proposed site was based off of an exhaustive search for a raw land candidate. Many feasible options were not interested in leasing space for a wireless tower. Mr. Allen, the LL for the proposed site was one of the only raw land candidates to call back with interest. His property is located outside of the floodplain, and does meet the zoning requirements for a special use permit within the City of Marshalltown.

Collocation

There are no tall structures within a one-quarter mile radius of the site proposed. The closest tall structure was the 1500 Lincoln Apartment Building, however this structure was only 5 stories high (58') and would not be sufficient for Verizon's required coverage and height with a height of 110' as the minimum.

The City Parks and Recreation department was contacted regarding the bike path to the west of the proposed site. However after multiple discussions with the Parks and Rec Supervisor, a location could not be agreed upon. Most of the bike path is located within a flood plain and the only area outside of the flood plain, the Parks and Rec director would not allow for a tower.

There are ballparks to the east of the proposed site, however these fields are also located in a floodplain as well.

Setbacks from Residences

The nearest residential structures / homes are no less than 550' to the east and south. There are a numerous mature tree lines between those homes and the proposed location, which is on the Prairie Homes Properties lot just south of the railroad tracks (west of the existing buildings).

Coverage Maps

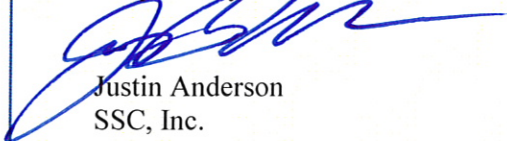
Verizon's Radio Frequency engineer has provided the coverage for this area to help visualize the need for this technology.

Attachments:

- 1.) Agent signed Special Use Permit Application.
- 2.) \$300 Special Use Application fee.
- 3.) Cover letter / narrative
- 4.) Legal description
- 5.) Photos of the site (current).
- 6.) Radio Frequency Propagation Maps / Justification
- 7.) Engineered site plan and elevations.

Please contact me if you have questions or require further information regarding this project.

Respectfully submitted,



Justin Anderson
SSC, Inc.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____

 the City of
Marshalltown
BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application

24 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address:

Owner:

Mailing Address:

Phone:

Fax:

Owner's Agent (if applicable):

Agent Address:

Agent Phone:

Agent Fax:

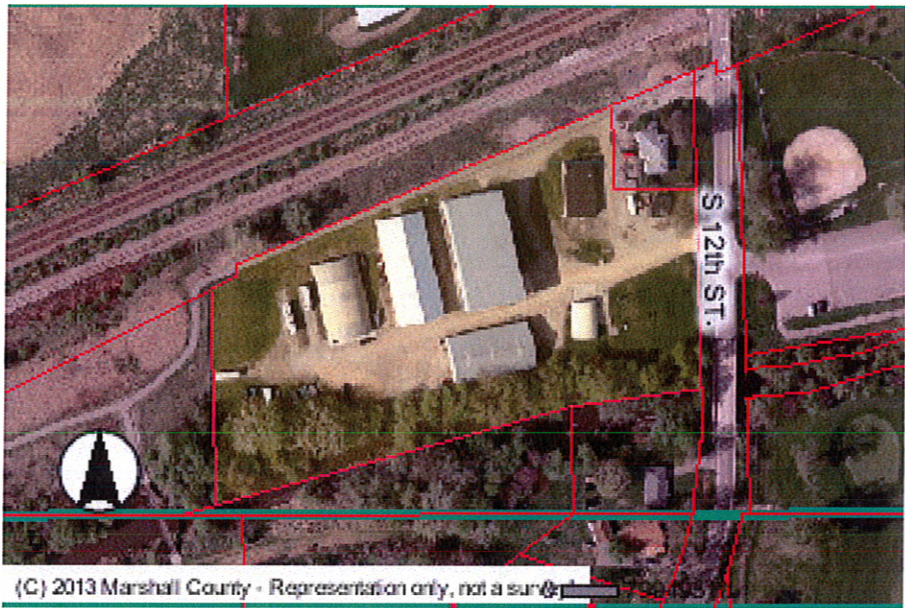
The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: 

Date: 7/24/14

TAX MAP ATTACHMENT



PHOTOS FROM SITE



View of Site Looking South



View of Site Looking East

PHOTOS OF SITE



View of Site Looking East



View of Site Looking North East



View of Site Looking North



View Looking West from Site



Power Line on Building



Access from East



Notice of Public Meeting
BOARD OF ADJUSTMENT

Agenda for Tuesday, August 19th, 2014 - 5:00 p.m.
City Council Chambers, City Hall
10 West State Street, Marshalltown IA

Committee Members:

Darrell Eaton
Kevin Hitchins
G Ward Miller

David Schulze
Vacant

Call to Order:

Roll Call: Hitchins

1. Approve Agenda
2. Review and approval of the Minutes from 8-5-14

Old Business:

3. None

New Business:

- a. Special Use Permit
 - i. Verizon Wireless Tower – 1003 S 12th St
- b. Home Occupation Special Use Permit
 - i. Auto-Detailing - 1501 Pioneer Trail

Date Posted: 8-12-14

<http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1120>

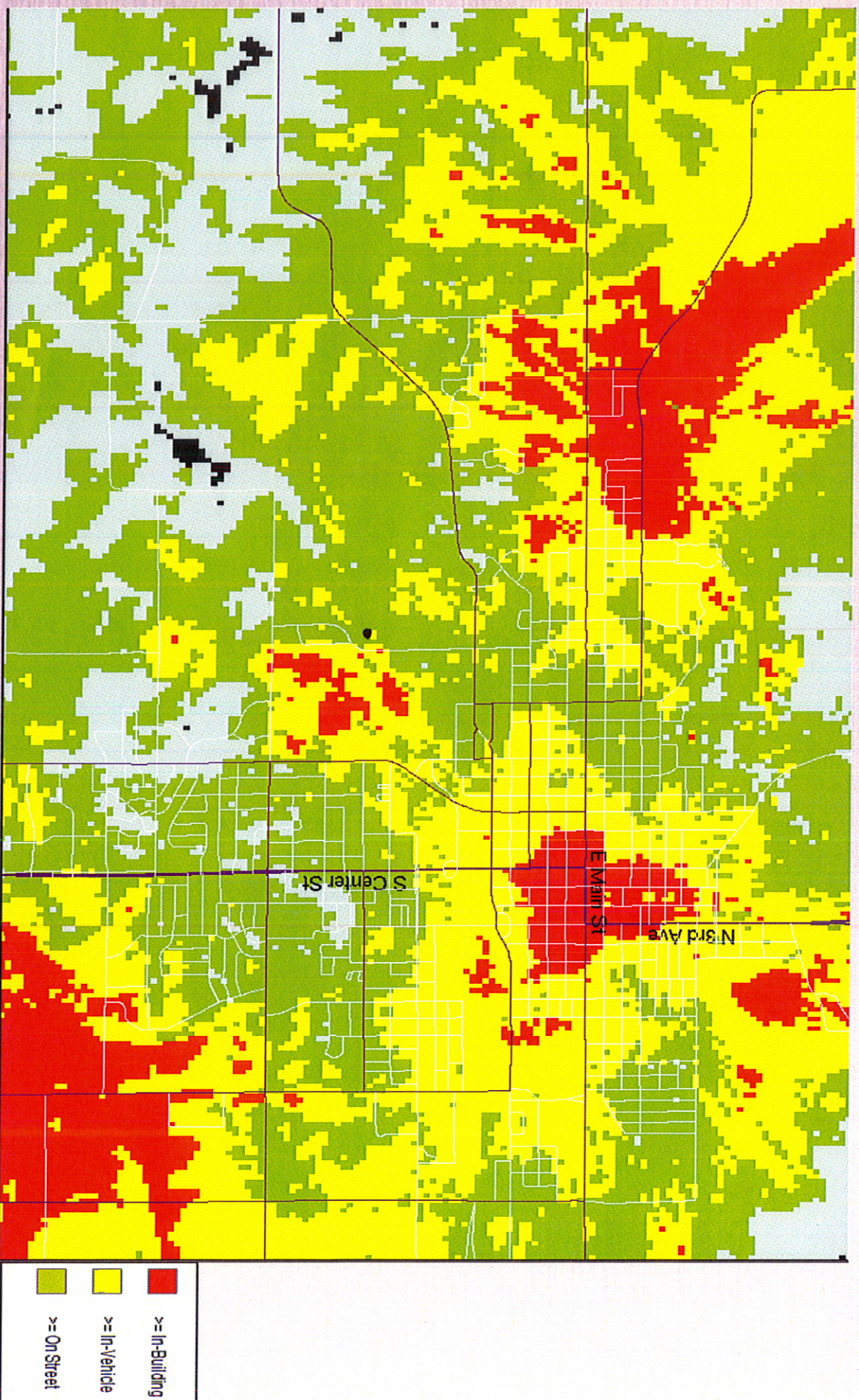


RF Justification

- The two objectives for the Morris site are to offload our existing "A" site and improve coverage at the intersection of Hwy 330 and S 6th St. Therefore it is crucial that the new site is positioned at the optimal location to provide the best capacity and coverage to the community.
- As the traffic is increasing on our site "A", it is approaching the limit of the maximum number of users it can handle. In order to ensure reliability of our network we need to offload some of the traffic from site "A" to new Morris site. By placing the Morris site within our "A" site's serving area, we will be able to shift the adequate amount of traffic from site "A" to the Morris site and will also be able to increase the number of users we can support around this area.



Existing Coverage





Predicted Coverage

