

# APPLICATION FOR SPECIAL EXCEPTION PERMIT

## CITY OF PANORA, IOWA

102 NW 2<sup>nd</sup> Street, PO Box 98  
Panora, IA 50216  
Phone (641) 755-2164  
Fax (641) 755-3846

\*\*THIS BOX FOR OFFICE USE ONLY\*\*

Date Received: 1/24/22  
Fee: \$150.00  
Type: ☒ New Application  
☐ Extension of Previous Permit

\*\*COMPLETE ALL APPLICABLE SECTIONS\*\*  
ALL APPLICATIONS MUST BE ACCOMPANIED BY REQUIRED \$150.00 APPLICATION FEE.

DATE: 1/24/2022

### APPLICANT INFORMATION

Applicant Name: Panorama Daycare Center Telephone: 515-450-4679  
Mailing Address: 2067 Hwy 4 Apt 305 Panora City/State/ZIP: Panora IA 50216  
Check one of the following: ☒ NEW APPLICATION  
☐ EXTENSION OF PREVIOUS PERMIT → Original Expiration Date:

### PROPERTY & OWNER INFORMATION

Property Owner's Name (if applicant is not the owner): Jason Clark Telephone:  
Mailing Address: PO Box 846 City/State/ZIP: Panora IA 50216  
Property Address: 1301 E Church Street Current Zoning: Light Industrial  
Legal Description: Buildg + Propety to be sold by Halcyon to Panorama Daycare center upon approval.  
(Attach Additional Pages if Necessary)

### PROPOSED SPECIAL EXCEPTION INFORMATION

Please submit the following items to complete your application. You may use the back of this sheet or attach additional pages as necessary.

- o 1. A written description of the proposed special exception that addresses all aspects of the proposed special exception.
- o 2. A scaled drawing of the property which shows (a) property lines and existing buildings and other site improvements, (b) the extent of the proposed special exception on the property, and (c) the placement of buildings on adjacent lots.
- o 3. A list of ALL adjacent property owners including Names, Addresses, and Telephone numbers. All adjacent property owners will be notified of the application, and will have the opportunity to provide their input on the proposed special exception.
- o 4. A fee of \$150.00 made out to the City of Panora.
- o 5. If the applicant is not the property owner, the actual owner must sign here indicating approval of the special exception. If public property, the application must be signed by an authorized representative of the public body (i.e., county, school district, etc.)

Printed Name: Amanda Green Signature: [Signature] Date: 1/24/22  
Christine Litwiler [Signature] 1/24/22

The Board of Adjustment is required to hold a public hearing on the application, at which time adjacent property owners and other affected individuals will have the opportunity to provide input. Applicants may represent themselves and/or be represented by an agent or attorney. If no objections are made, the Board shall make a decision immediately. If objections are made or additional information is required, the Board shall act on the request within 30 days of the original hearing. Permits may be valid for up to 6 months, at which time they may be renewed. If the permit is granted, a copy of this application showing the appropriate signatures and expiration date must be visible at the location of the special use at all times.

### APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE INFORMATION PROVIDED IS ACCURATE AND CORRECT. I AGREE TO COMPLY WITH THE CITY OF PANORA ZONING ORDINANCE AND ALL OTHER LOCAL, STATE, AND FEDERAL LAWS AND REQUIREMENTS GOVERNING THIS REQUEST, WHETHER HEREIN SPECIFIED OR NOT.

Signature of Owner: X [Signature] Date:

### CITY REVIEW & APPROVAL

ZONING/BUILDING ADMINISTRATOR RECOMMENDATION	BOARD OF ADJUSTMENT REVIEW	Date Reviewed: <u>2/15/22</u>
<input type="checkbox"/> Incomplete-Return to Owner (complete section below) <input type="checkbox"/> Recommend Approval-Forward to Board of Adjustment for review <input checked="" type="checkbox"/> Recommend Denial-Forward to Board of Adjustment for review	<input checked="" type="checkbox"/> PERMIT GRANTED with the following conditions: <u>See Notice of Decision</u> Date of Permit Expiration →	<input type="checkbox"/> Application does not meet ALL requirements for special exception permit-PERMIT DENIED for following reasons:
Signature: <u>JVA</u>	Signature of Board Chairperson: <u>[Signature]</u>	
Follow-up action: <u>See memo</u>	Follow-up action (attach additional pages if necessary):	

**NOTICE OF DECISION  
OF THE PANORA ZONING BOARD OF ADJUSTMENT**

On February 15<sup>th</sup> at 5:15 P.M., a duly noticed meeting of the Panora Zoning Board of Adjustment, there appeared Amanda Creen, Christine Litwiller, and Jason Clark on behalf of the Panorama Daycare Center seeking a special exception permit pursuant to the terms of §165.32(1&2) of the Panora Zoning Ordinance to hear and decide only such special exceptions as specifically authorized to pass on by the terms of these regulations; to decide such question as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter, or to deny special exceptions when not in harmony with the purpose and intent of this chapter, as authorized by the Board of Adjustment, Panora, Iowa.

A copy of the application for special exception submitted by the Panorama Daycare Center is attached hereto. Based upon the special exception application submitted, and the comments provided at the meeting, the Board makes the following findings of fact:

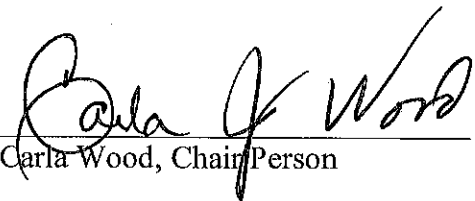
1. A daycare center will not alter or impact the adjacent properties surrounding the property.
2. The board finds that a daycare is not a use that would be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
3. The board finds the special exception will not be contrary to the public interest and the addition will comply with all other building requirements.

As a result of the above findings of fact, documentation, and testimony, the Board concludes:

DECISIONS: It is the decision of the Panora Zoning Board of Adjustment that the application for special exception request submitted by the Panorama Daycare Center is approved with the following conditions:

1. The necessary state licensing to operate a daycare facility is obtained.
2. An occupancy permit from the City of Panora Zoning Administrator is issued.
3. The special exception granted herein shall run with the owner/applicant, Panorama Daycare Center, and not with the land, as provided in the Panora Zoning Ordinance

By: \_\_\_\_\_

  
Carla Wood, Chair Person