

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the Board of Adjustment appointed under the terms of Title 18 of the Municipal Code of the City of Clear Lake, Iowa will conduct a public hearing on appeals or petitions taken to said Board from the decision of the Administration Officer on the 20<sup>th</sup> day of December, 2011 at 5:30 p.m. in the Council Chambers of the City of Clear Lake, Clear Lake, Iowa, at which time and place the Board will review:

**Joshua Inc, 209 1<sup>st</sup> Avenue South , Clear Lake, IA,** requests permission to construct a five unit condominium project at the south west corner of 1<sup>st</sup> Avenue South and South 3<sup>rd</sup> Street. PERMISSION DENIED: The Clear Lake code of Ordinances 165.14, Medium Density Multi-family Residential Zone RM 20. 4. Dimensional Requirements E.-1 front yard 25 feet. This is also a corner lot requiring 25 feet on both 1<sup>st</sup> Avenue South and South 3<sup>rd</sup> Street under Requirements and Exceptions. For established set backs Section 16539.-B, E-2 side yard. This project would require five foot set back for the first story and additional three feet for the second story, eight feet in total from the west side along the alley. Proposed construction will not meet these requirements.

All interested persons may appear at said time and place to present any written or oral comments concerning the granting of the aforementioned appeal by the Board of Adjustment. A failure to make such objections and/or comments shall be a waiver of any person's rights to make them at a later time.

At said hearing the Board of Adjustment may decide the foregoing appeal or may defer a decision until a later time without further notice.

S/Fred Muth, Chairman