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**SCOTT COUNTY**  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA**  
**Wednesday, December 20, 2023**  
**4:00 P.M.**

1. **Call to Order**
2. **Attendance**
3. **Approval of Minutes:** Approval of the September 27, 2023 meeting minutes.
4. **Public Hearing – Appeal of Interpretation:** Request from **Robert Iossi** for an Appeal of Interpretation of a zoning determination and building permit denial for the construction of a “rustic cabin” on a parcel zoned Agricultural-Preservation (A-P).
5. **Zoning Board of Adjustment’s 2024 Schedule:** Approval of meeting schedule for 2024
6. **Old Business**
7. **Zoning Administrator’s Report**
8. **Public Comment**
9. **Adjournment**

*Public Hearing/Meeting Procedure*

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Office: (563) 326-8643  
Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)

Fax: (563) 326-8257



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**SCOTT COUNTY  
ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Scott County Planning and Development Department has on file the following application as allowed by the Scott County Zoning Ordinance, Section 6-32. This notice is to notify all of a public hearing to be held in the **1<sup>st</sup> Floor Board Room, County Administrative Center, 600 W 4<sup>th</sup> Street, Davenport, IA, 52801** on **Wednesday, December 20, 2023 at 4:00 P.M.**

The Zoning Board of Adjustment will hear the request from **Robert Iossi** for an Appeal of Interpretation of a zoning determination and building permit denial for the construction of a "rustic river cabin" on a parcel zoned Agricultural-Preservation (A-P). The proposed location is legally described as Part of the SW ¼ of Section 11 of Allens Grove Township (Scott County Parcel 021135001).

If you have questions or comments regarding this meeting or the requested variance please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov) or attend the meeting.

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Appeal to the Scott County Board of Adjustment

Date: 10 / 31 / 2023

Applicant

Name: ROBERT S. IOSSI  
Address: 1075 OAK WOOD DR  
CAROL STREAM, IL 60188  
Phone: 630-461-3736  
Email: WFTIOSSI@gmail.com

Deed Holder or Property Owner

Name: \_\_\_\_\_  
Address: Same  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Address of the affected area: Property # 021135001  
Legal description: 1A Sec 11 Block/TWP 80 LOT RNG 02 ONLY!  
Section: 11 Township: TWP 80 Zoning Classification: REZONED BY STATE

Check the appropriate appeal:

- Appeal of the interpretation made by the zoning administrator of zoning text or map boundaries
- Special use permit
- site plan and general description of the use are attached
- Variance to the rules of the Zoning Ordinance

Specifically, I would like to: REQUEST RNG 02 BE ALLOWED TO REBUILD RUSTIC CABIN ON OUR PROPERTY.

Variance Only – The reason why this is an exceptional situation unique to this property:

WE LEGALLY HAD A CABIN PERMITTED IN EARLY 60'S FOR WHICH WE WERE TAXED FOR 50 YRS THAT WAS DESTROYED BY RIVER ICE AT DONNAVE BRIDGE.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance to the conditions set by the Board of Adjustment, after the application and issuance of a building permit from Planning and Development and in the two (2) year time period as prescribed by Section 6-27.F.(8) of the Zoning Ordinance.

Applicant's Signature [Signature] Deed Holder's Signature Same

Fees Paid (Circle one):

Appeal of Interpretation  
\$50

Special Use Permit  
Less than 5 acres = \$100  
5 to 10 acres = \$150  
Ten acres or more = \$200

Variance  
\$100

**Formal Zoning Appeal**

October 23, 2023

Scott County Planning, Development and Zoning

600 West Fourth Street'

Davenport, IA 52801-1106

Attn: Chris Still Scott County Zoning Administrator

Re: 021135001 IA Sec 11 Block/TWP 80 Lot Rng 02 Allens Grove TWP

Hello Scott,

Your letter dated October 18, received on October 21 leaves us in disbelief.

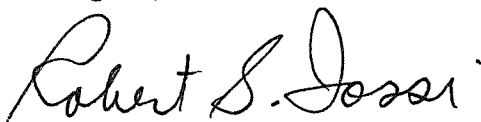
This land has always been a relaxation site to gather all together from multiple locations and enjoy the outdoors for fishing, hunting, sports and togetherness. We also plant trees annually, especially hardwoods. We have saved and spent thousands of dollars to improve this property in preparation for a re-build of the rustic cabin our ancestors built legally.

When did you notify us in writing that this zoning change would prohibit us from re-building on our own property reversing what your office told us we could do, on the existing foot print where no trees exist?

I object to having to having to appeal a zoning change of my own property. We do NOT generate income from this property through AG and it is NOT preserved, we are not creating a residential facility where people would live, nor does it have the facilities for such urban encroachment. Your analysis of our application is incorrect. The problem is Scott County doesn't have a rustic wilderness cabin nomenclature and forces everyone into a residential bucket.

Please explain how this zoning change will impact the environment when a cabin that once existed in the same place before would now be affected by re-building it?

Best regards,



Robert S. Iossi

Attachment 1: Chris Still Denial Letter dtd Oct 18, 2023



**Planning & Development  
Scott County, Iowa**

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)  
Office: (563) 326-8643  
Fax: (563) 326-8257

Administrative Center  
600 West Fourth Street  
Davenport, Iowa 52801-1106

October 18, 2023

Robert Iossi  
1075 Oak Wood Drive  
Carol Stream IL 60188

Re: Zoning Ordinance Interpretation, Construction Permit Application

Mr. Iossi,

The Scott County Planning & Development Department has received and reviewed an application for a construction permit dated October 17, 2023. As the Zoning Administrator, I have determined the following statements of fact for the application:

1. The subject property is approximately 36.629 acres and is currently zoned "Agricultural-Preservation (A-P)" with a Future Land Use Map designation of "No Change."
2. The A-P district is intended and designed to protect agricultural operations and preserve agricultural land from encroachment of urban development and is not intended for residential uses. (6-9A)
3. Farms, farm buildings, and farm houses are exempt from county zoning regulations. (6-9B(1))
4. The proposed structure in the construction permit application has not been determined to be a farm, farm building, or farm house through the issuance of an agricultural exemption by Scott County.
5. If a nonconforming structure [such as the structure on the property destroyed by flooding in 2009] is destroyed by any means to an extent of more than fifty percent (50%) of its assessed value at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance. (6-7B(2))

The application for a construction permit is hereby denied.

If you wish to appeal this interpretation, the Scott County Zoning Board of Adjustment handles all appeals of the Zoning Administrator's interpretation. An applicant has fifteen (15) days from building permit denial to file an appeal. Said appeal should state the specific variance from the Ordinance requested and the reasons for which the appeal should be granted.

Thank You,

Chris Still  
Scott County Zoning Administrator  
(563) 326-8212

**PLANNING & DEVELOPMENT**

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Davenport, Iowa 52801  
Office: (563) 326-8643  
Fax: (563) 326-8257  
Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)

RUSTIC CABIN

Single Family Dwelling *RSB*

**Construction Permit Application  
for Unincorporated Scott County**



**Owner Information**

Name: Robert S. Iossi  
Address: 1075 Oak Wood Drive  
City: Rural Scott County State IA Zip \_\_\_\_\_  
Phone: 630-461-3736  
Email: riossi@comcast.net

**General Contractor Information**

Name: Owners to build  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State IA Zip \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

\*\*Please indicate preferred contact for payment, permit inquiries, and inspections:

**Owner**       **General Contractor**

*Final Permit Fee is determined by Planning & Development upon review of this **completed** application packet. Fee is based on value and adopted fee schedule.*

List of Sub-Contractors (Electrical, Plumbing, Mechanical):

1. \_\_\_\_\_  
Iowa Licensure Required
2. \_\_\_\_\_  
Iowa Licensure Required
3. \_\_\_\_\_  
Iowa Licensure Required

**Property Information of Job Site**

Job Site Address: Property # 021135001 City Rural Scott County State IA Zip \_\_\_\_\_  
Legal Description: IA Sec 11 Block/TWP 80 Lot Rng 02  
(i.e. lot number, subdivision)  
Township: Allens Grove TWP Zoning Classification: Residence Tax Parcel ID#: 021135001

Is Property Located in the Floodplain?       Yes       No

**Proposed Construction Description**

Rustic Cabin for shelter from weather - not a Residence, rebuild in existing location where previous was located.

**REQUIRED SUBMITTAL CHECKLIST:**

- Signed & Completed Permit Application
- Two (2) Sets of **Full-Size** Building Plans *B*
- Site Plan (with lot dimensions and setbacks)
- Signed RES Check ([www.energycodes.gov](http://www.energycodes.gov)) *NA*
- Zoning Approval (MUST HAVE CITY APPROVAL)
- Floodplain Development Permit (if applicable)

*NO ENERGY CONSUMED*

I hereby acknowledge that I have read this application and state that the above is true and correct to the best of my knowledge and belief. I agree to comply with all applicable County Ordinances or City Ordinances and all State Laws regulating Building Construction. If any information provided is incorrect, the building permit may be revoked.

**Applicant Signature:**

Robert S. Iossi

Date: 10/17/2023



Iowa Department of Natural Resources  
Flood Plain Management Program

**Request for Base Floodplain Elevations, Offsets, and Design Parameters**

Email completed form to: [BFERequest@dnr.iowa.gov](mailto:BFERequest@dnr.iowa.gov)

I am requesting:

- Base Flood Elevation (BFE) and Minimum Protection Level (MPL)
- Floodway Offset
- Other (i.e. Flow Rate, Reach Slope) Explain: \_\_\_\_\_

Purpose of Request:

- BFE needed to apply for a Letter of Map Change or Letter of Map Amendment from FEMA.
- BFE, MPL and/or Offsets needed for project design. A Joint Application will be submitted separately.
- Other -Explain: BFE needed to place proposed cabin above floodplain

**Site Information:**

Owner Name: Robert S. lossi

Location (in Quarter-Section-Tier-Range format): Qtr. \_\_\_\_\_ Sec. 11 T 80 N R 02

County: Scott Stream(s): Wapsipinicon River

Location Address/City/Zip Code (if available): \_\_\_\_\_

Project Description and Explanation of Request:

Owner wants to determine BFE to elevate a proposed structure on site above the 1% chance annual floodplain. Licensed surveyor will place benchmark on site. Located west of Y52 in Scott County, north of Donahue.

**\*\*Required\*\* information must be attached with this request form.**

- Aerial photo clearly identifying the project location. Hand marked aerial photos are typically accepted. Aerial photos can be obtained from the following sources:

<http://ortho.gis.iastate.edu/>,

<http://iowaassessors.com/>

<https://beaconbeta.schneidercorp.com/>

<http://programs.iowadnr.gov/maps/floodplain/>

<http://www.bing.com/mapspreview>

<https://www.google.com/maps>

**Contact Information: Preferred Mailing Address (applicant or agent)**

Name: Michael D. Richmond, PLS Phone: 563-386-4236

Address: 2224 East 12th Street

City/State/Zip: Davenport, Iowa 52803

Email Address (if available) mrichmond@townsendengineering.net

**Land Owner Contact Information (if different from Contact Information)**

Name: Robert lossi or Don Schnauber Phone: 563-391-9979 (Schnauber)

Address: 1075 Oakwood Drive

City/State/Zip: Carol Stream, IL 60188

Email Address (if available) dschnaub@gmail.com

October 17, 2023

Scott County Planning & Development  
600 West Fourth Street  
Davenport, IA 52801-1106

Dear Sirs:

Attached please find our application for permitting to RE-BUILD our CABIN to replace the cabin we had that was destroyed by flooding in 2009 and previous years (attachment). In 2014, we notified Scott County that we had removed the cabin and the footings and would be rebuilding. We were told by this office that we would be allowed to rebuild provided we built one foot above the highest flood level.

During the period of 2010 and 2019, we made significant changes to improve accessibility on the property and improve ability to maintain the 47 acres in preparation to rebuild the cabin. In 2019, I personally experienced a house fire, and spent 14 months in a hotel to rebuild and dealing with COVID delays most of 2021, the cabin was placed on the back burner. In May 2016, we hired Townsend Engineering to perform a DNR Floodplain Measurement (Attachment). In 2020, we decided on a Menards/Meadow Valley Architect EXISTING Cabin Plan. (Attachment)

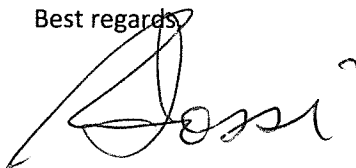
It was the wish of my Uncle Adolph Groth to **NEVER have phone, electrical, plumbing, or HVAC** on the property and only have a cast iron wood stove for heat in winter. The cabin in attachment only had a cast iron Ben Franklin (Sears) supplied wood stove we used for heating and cooking. As a family, we believe this to be a solem place. Now, we cook outside. **We primarily utilize this property on the weekends**, with a couple of exceptions during the year where we will take week long vacations and enjoy the warmer weather.

**The plans we are submitting do NOT include any provisions for electrical, plumbing, or HVAC. The cabin is basically a shell for us to get inside when bad weather approaches and to be with family and friends. The majority of the time, we will be outside around the fire ring and ultimately build an outdoor fireplace. This is a gathering location for a large family to be together and enjoy the outdoors. This has been the purpose of the original cabin and our plans to do the same with the new cabin. We intend to carry out my Uncle's wishes.**

Please process this building permit on the basis of a remote cabin REPLACEMENT. This NOT a city/county HOME that will be without plumbing, electrical or HVAC. We currently continue to have an outdoor toilet on the property, and we will be adding a elevated chemical outdoor toilet that will be serviced MONTHLY by a sanitary company. We currently have a potable water sand pit well (about 8' down), that provides water we boil outside for cleaning and washing. We bring bulk 5 & 10 gal drinkable water for cooking and drinking. No other modern conveniences are planned.

We were told by your department we would be able to rebuild since we once had a permitted approved structure which we paid real estate taxes on to the county.

Best regards,



Robert S. Iossi



Layer List Legend

**Quick Links:**

- Property Search
- View Map

**Layers:**

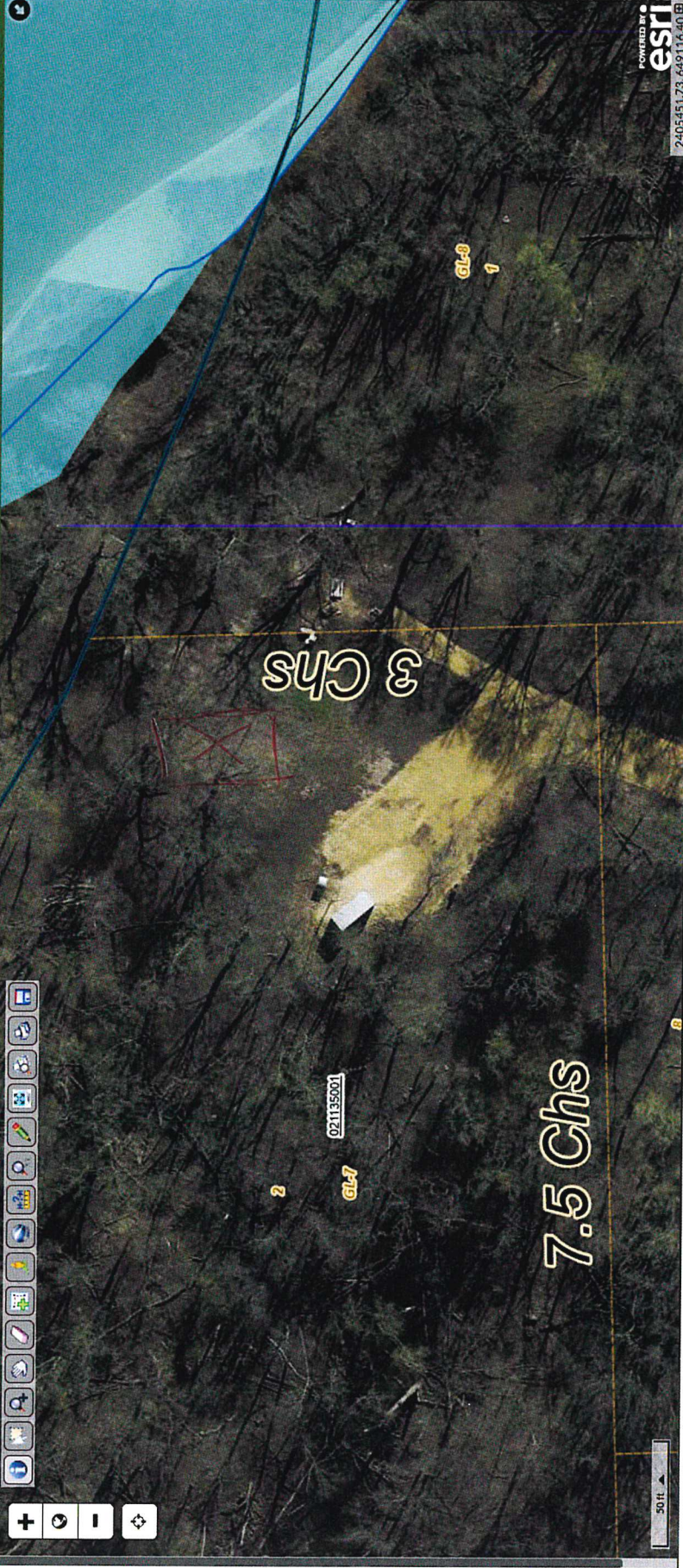
- Land Records
  - Parcels
  - Tax Districts - Parcel Based
  - Subdivisions
  - Buildings on Land Lease and Ag Dwellings
  - Condo and Townhome Units
  - Parcel Dimensions
  - GIS PIN Labels
  - Parcel ID Labels
  - Parcel Net AC
  - Parcel Deed Holder Labels
  - Condo Parcels
  - Lot Dimensions
  - Lot Labels
  - Lots
  - Block Labels
  - Misc Dimensions
  - Map Notes
  - Block Background
- Transportation

Map navigation controls: Home, Previous, Next, Full Screen, Print, Measure, Draw, Erase, Copy, Paste, Refresh, Search, Layers, Map, Search

Scale: 21 ft

POWERED BY **esri** 2-405657.97, 648921.90





Layer List Legend

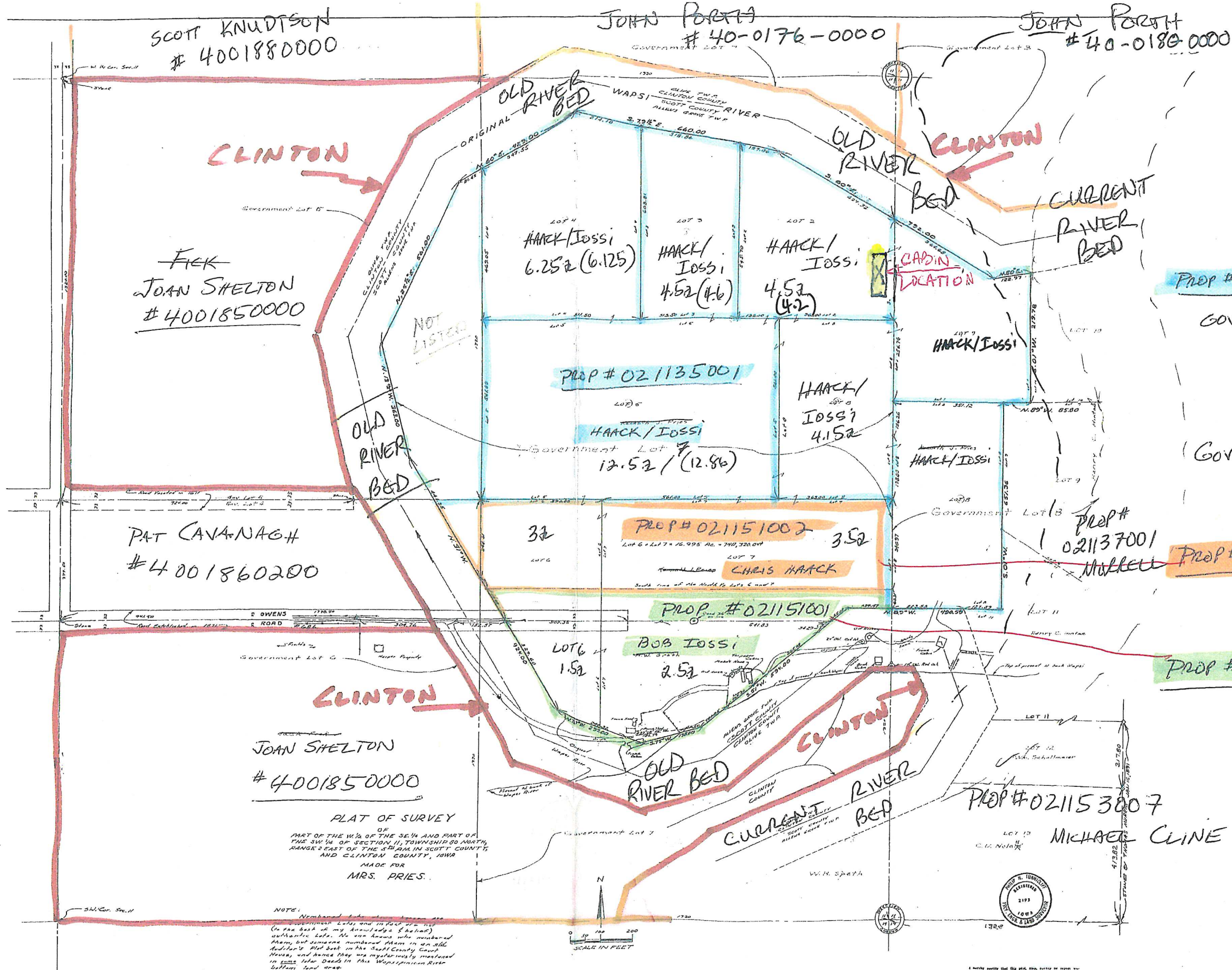
Quick Links:

- [Property Search](#)
- [View Map](#)

Layers:

- Addressing
- Parks
- Lot and Survey Information
- Parcel Dimensions
- Lot Dimensions
- ROW Dimensions
- Political Township
- Subdivision
- Block
- Lot
- Lot Lines
- Building Footprints
- City Names
- Corporate Limits
- County Boundary
- Roads and Rail
- PLS Boundaries
- Water Features
- Planning & Zoning
- Parcel Data
- Surrounding Areas
- Ag Land and Soil
- Assessment Layers





PROP # 021137001  
MORRELL

PROP # 021135001

GOVT LOT 7 LOT 1 = 3  
 LOT 2 = 4.5  
 LOT 3 = 4.5  
 LOT 4 = 6.5  
 LOT 5 = 12.5  
 LOT 8 = 4.15  
 GOVT LOT 8 LOT 8 = ?

TOTAL

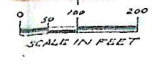
PROP # 021151007

PROP # 021151001

PROP # 021153007  
MICHAEL CLINE

PLAT OF SURVEY  
 OF  
 PART OF THE 1/4 OF THE SE 1/4 AND PART OF  
 THE SW 1/4 OF SECTION 11, TOWNSHIP 30 NORTH,  
 RANGE 3 EAST OF THE 6TH RANGE IN SCOTT COUNTY,  
 AND CLINTON COUNTY, IOWA  
 MADE FOR  
 MRS. PRIES.

NOTE:  
 Neighboring Lots, and in fact are not  
 (in the best of my knowledge & belief)  
 authentic. No one knows who numbered  
 them, but someone numbered them in an old  
 deed. The old deed in the Scott County Court  
 House, and hence they are mysteriously mentioned  
 in some later Deeds in the Wapipinnon River  
 bottom land area.



I hereby certify that this plat, map, survey or report was  
 made by me or under my direct personal supervision and  
 that I am a duly registered Land Surveyor under the laws  
 of the State of Iowa.  
 TUNNICLIFFE SURVEYORS & ENGS. INC.  
 711 PUTNAM BLDG. DAVENPORT, IA 52801  
 JOB NO. 97-3633

ORIGINAL

LEGEND:  
 Measurements are in feet & decimals.  
 Iron monuments and points shown show.

Replacement

Scott County Parcel Records

- Search Page
- Print
- Comparables Search
- Feedback
- Help

[ Assessment Report | Auditor/Treasurer Report | Map ]

Assessment Summary

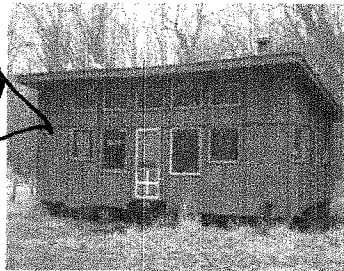
Scott County, IA

Parcel Number: 021135001  
 Deedholder: IOSSI ROBERT S  
 Contract:  
 Property Location:

ALLENS GROVE TWP, IA  
 Legal Description: 11-80-02 PT SW 1/4 LOTS 1-2-3-4-5-8 SUBD. GOVT LOTS 7-8 (34.00 ACRES FOREST RESERVE - CREDIT BEGAN 2005)

Classification: Residential  
 AddNum / Sect: 11  
 Block / Twp: 80  
 Lot / Rng: 02

LOCATION



Sketch (click to enlarge)

ORIGINALLY PERMITTED



STRUCTURE

Lot Information  
 Lot Area: 1.00 Acres

Residential Dwelling  
 Occupancy: Single-Family / Owner Occupied  
 Style: 1 Story Frame  
 Year Built: 1955  
 Exterior Material: Other  
 Above-Grade Living Area: 560 SF  
 Number Rooms: 2 above  
 Number Bedrooms: 1 above  
 Total Basement Area: None  
 Basement Finished Area:  
 Number of Baths: 1 No Bathroom; 1 Water Only w/Sink;  
 Central Air: No  
 Heat: No  
 Number of Fireplaces: 1 - Freestand;  
 Garage: None  
 Porches and Decks: None  
 Yard Extras: None

ORIGINAL RUSTIC CABIN

ASSESSED VALUES	2012	2011
Land	\$66,000	\$66,000
Dwellings	\$8,070	\$12,530
Improvements	\$0	\$0
<b>Total</b>	<b>\$74,070</b>	<b>\$78,530</b>

Date	Sales		Sale Type
	\$ Amount	Recording	
	- No sale information available -		

Date	Permits	Description
	Amount	
	- No permit information available -	

Disclaimer: The information in this web site represents current data from a working file which is updated regularly. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein or its use.

[Click here to report incorrect data for \(Parcel # 021135001\).](#)

[Click here to pay taxes for \(Parcel # 021135001\).](#)

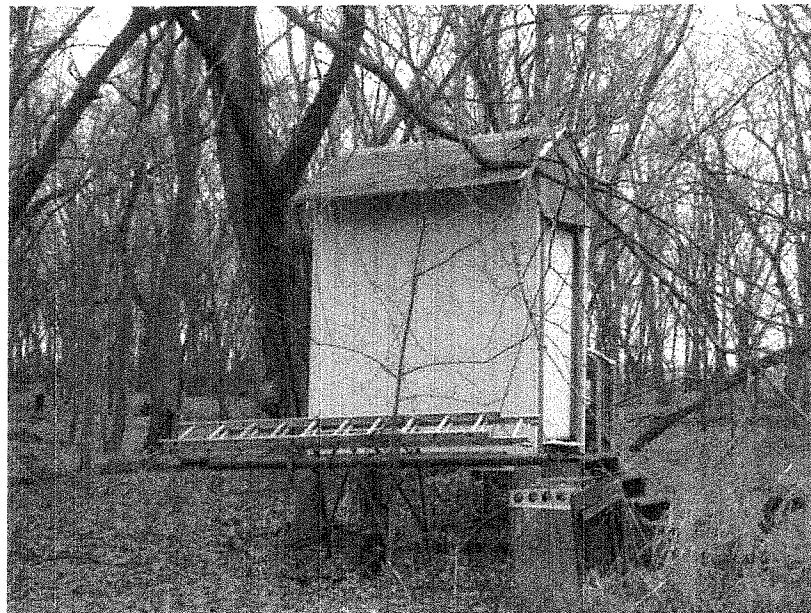
Last Data Upload: 10/13/2012

**Scott County Assessor**  
 Administrative Center ? 600 W. 4th St. ? Davenport, Iowa 52801  
 (563) 326-8635 ? [assessor@scottcountyia.com](mailto:assessor@scottcountyia.com)  
[www.scottcountyia.com](http://www.scottcountyia.com)





Photo 3



Parcel ID: 021135001

Photo 1



Photo 2





Replacing this Cabin due to flooding

Y  
MEADOW  
L  
LOG  
HOMES  
Y



EAST ELEVATION

**ARTIST RENDERING**  
ELEVATION DRAWINGS SHOWN MAY BE  
DIFFERENT FROM ACTUAL CONSTRUCTION

NOTE: CHECK LOCAL CODES  
FOR CHIMNEY HEIGHT

NOTE: SIDING MANUFACTURER  
RECOMMENDS AT LEAST A 2'-0"  
OVERHANG TO PROTECT CORNER  
TAILS

WAPSI FAMILY TRUST  
CUSTOM MYL-4046

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING  
THESE PLANS AND CHECKING THEM FOR ACCURACY, THE  
CONTRACTORS MUST CHECK ALL DETAILS AND BE  
RESPONSIBLE FOR THE SAME.

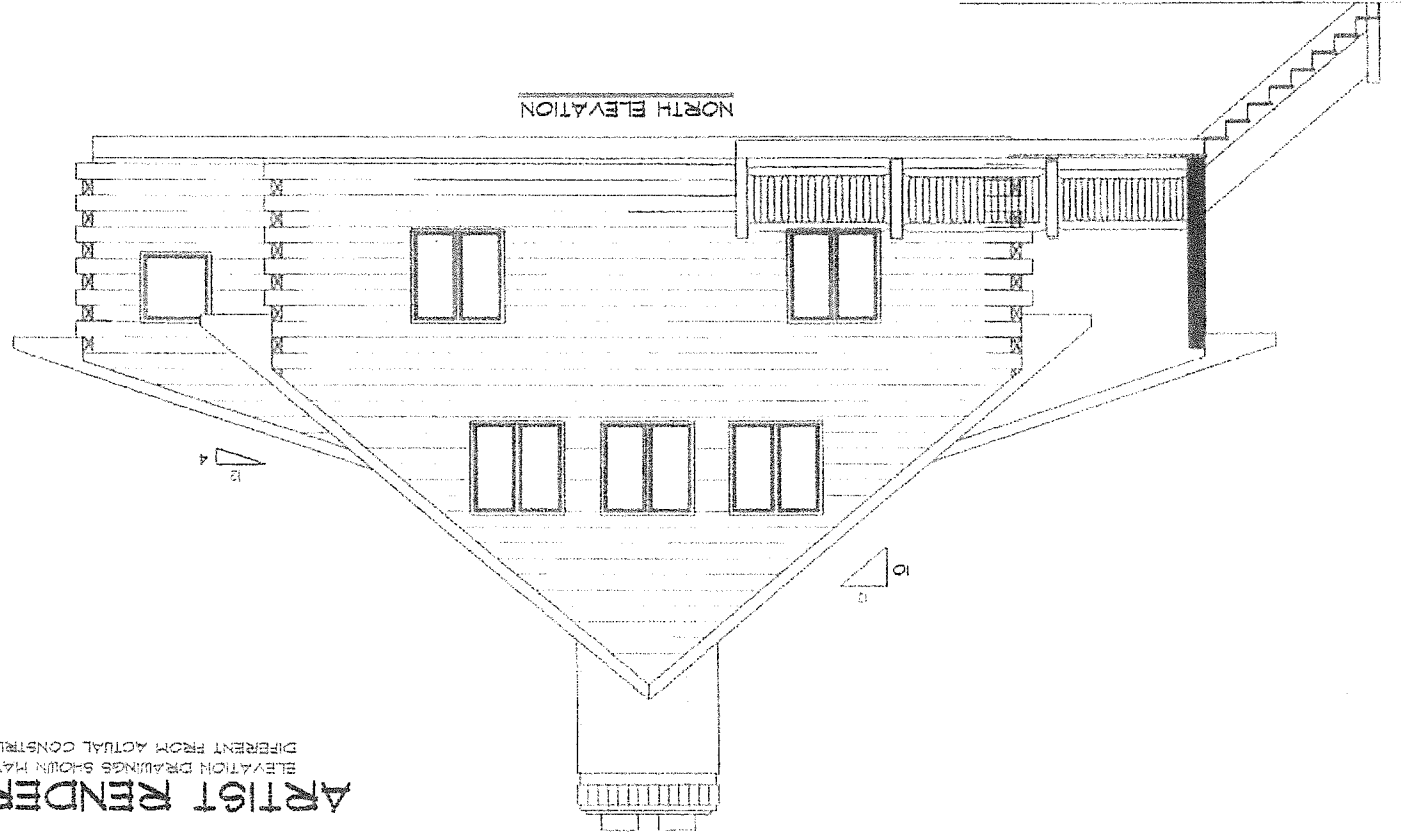
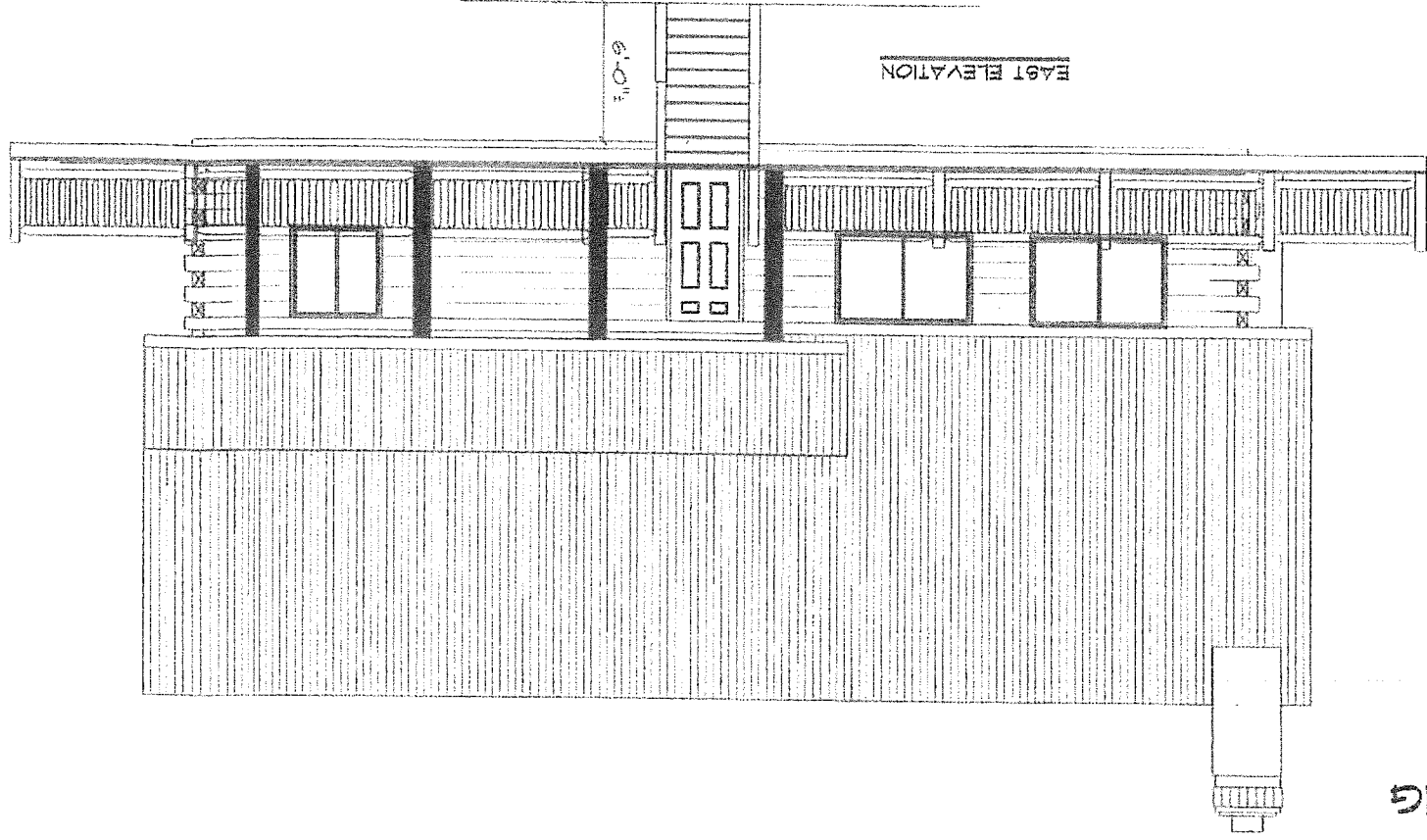


MEADOW VALLEY LOG HOMES		PROJECT NO. 100-13300	
300 Highway 100 Meadow Valley, WA 98942		DATE: 10/1/01	
DRAWN BY: [REDACTED]		CHECKED BY: [REDACTED]	
PROJECT NAME: MEADOW VALLEY LOG HOMES		PROJECT ADDRESS: 100-13300	
OWNER: WAPGAI FAMILY TRUST		ELEVATIONS	
CUSTOM MVL-4046		LOT 8	

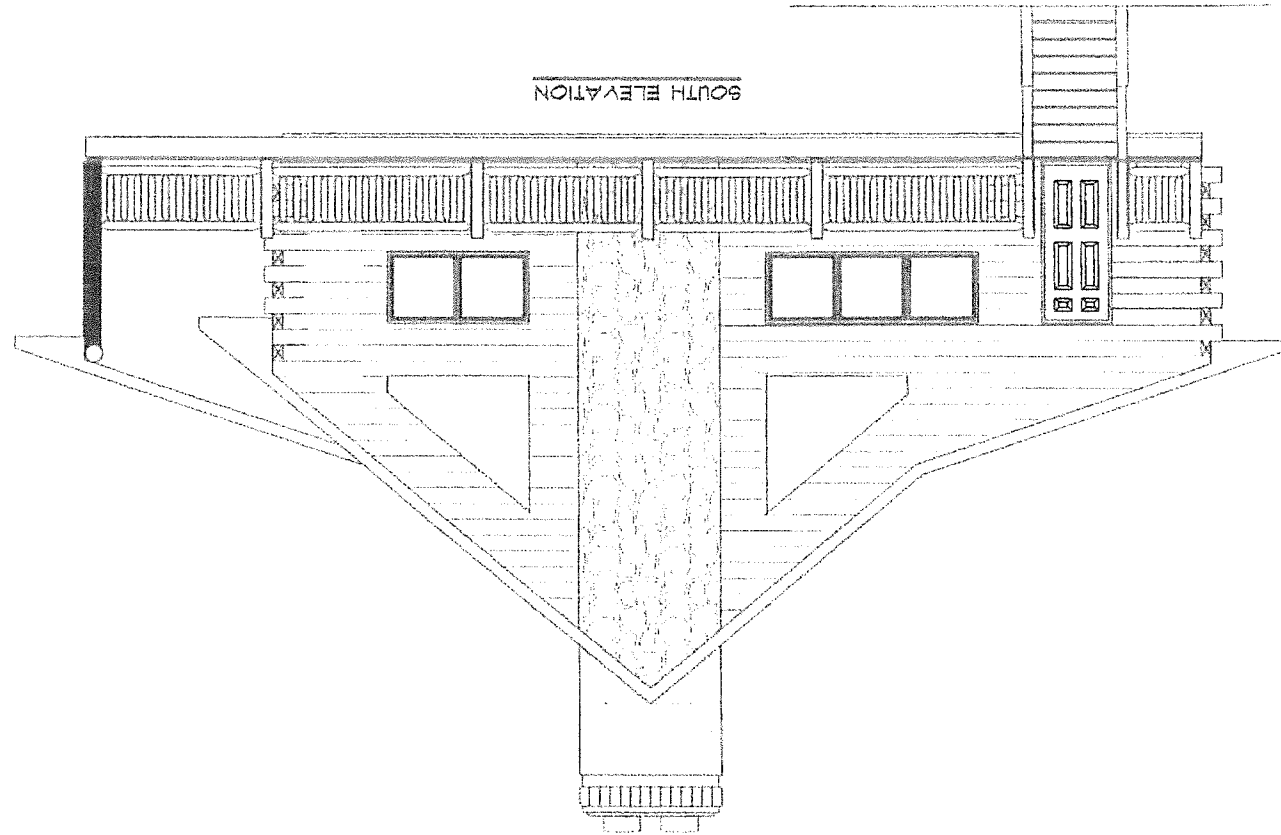
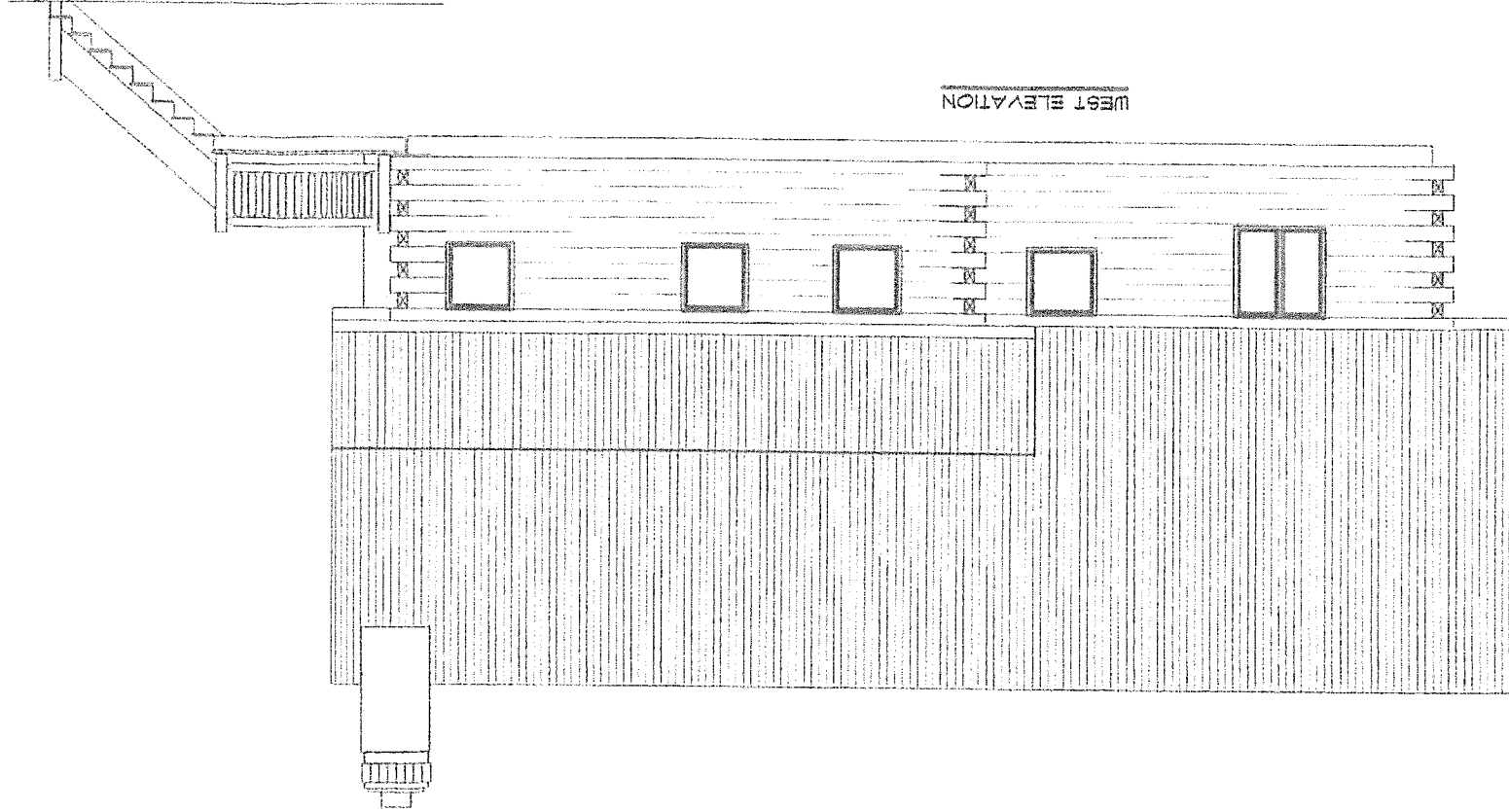
SCALE 3/16" = 1'

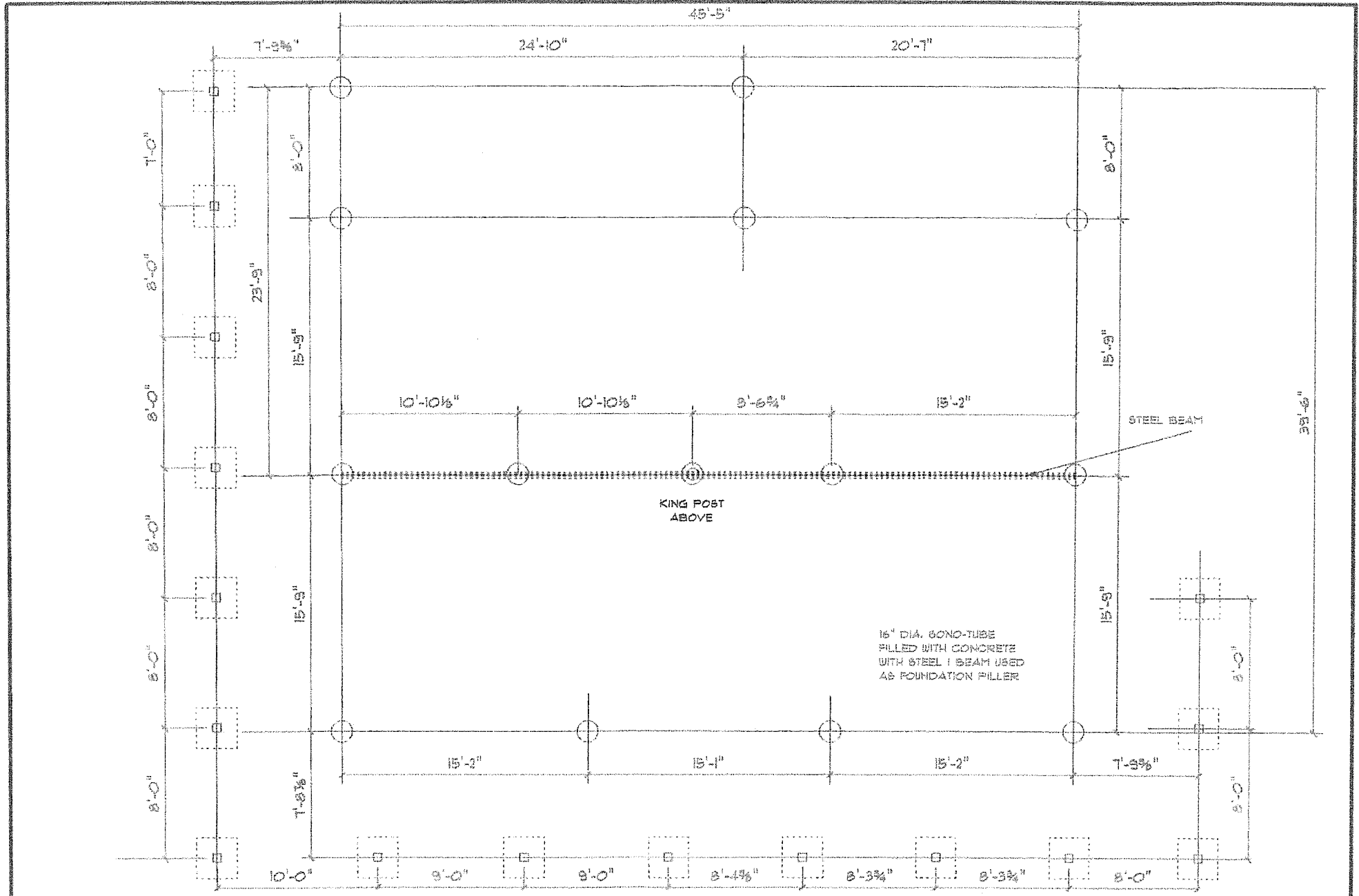
NOTE: SIDING MANUFACTURER RECOMMENDS AT LEAST A 2'-0" OVERHANG TO PROTECT CORNER TAILS

NOTE: CHECK LOCAL CODES FOR CHIMNEY HEIGHT



ARTIST RENDERING  
ELEVATION DRAWINGS SHOWN MAY BE  
DIFFERENT FROM ACTUAL CONSTRUCTION



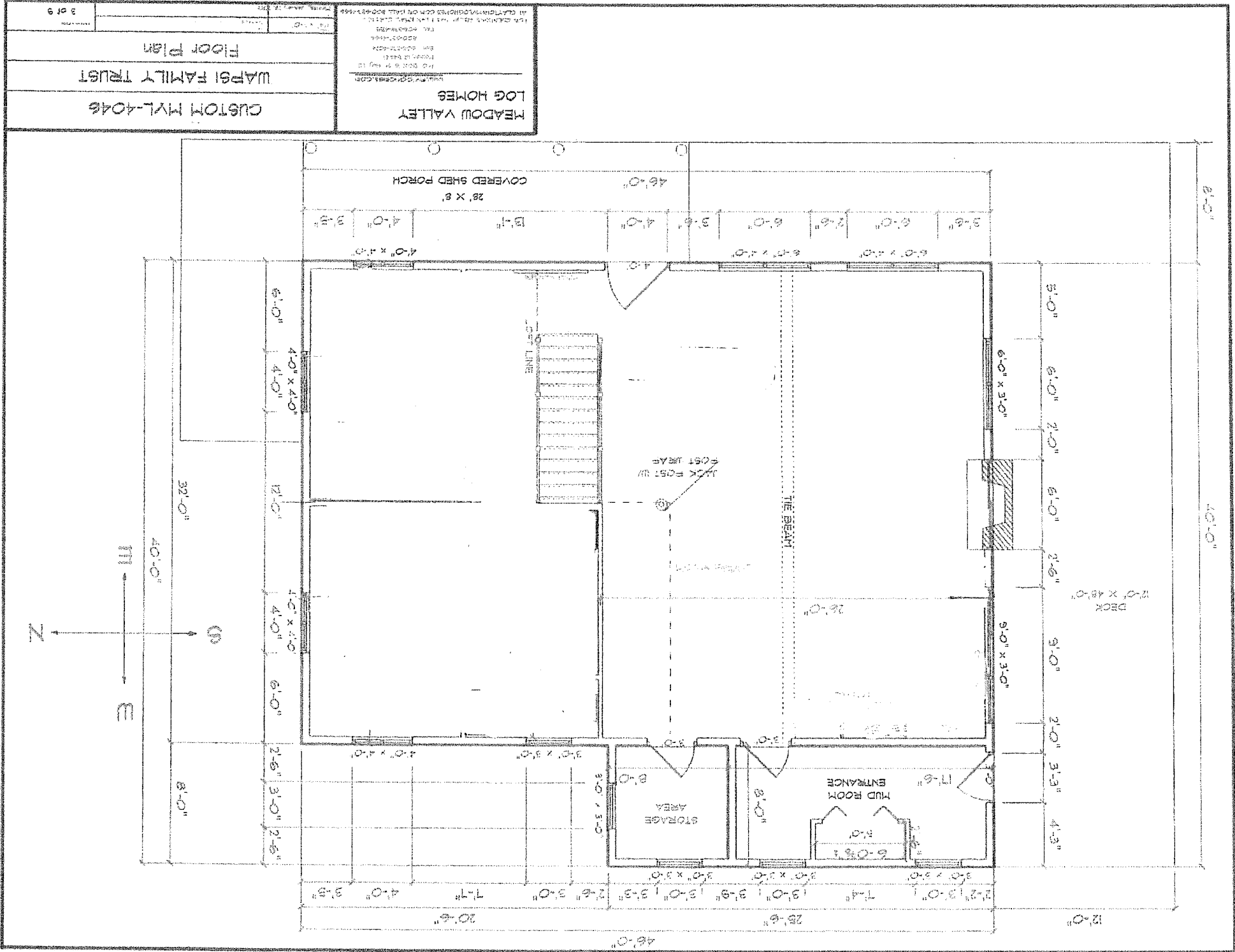


NOTE: BEAM AND SONO-TUBE INFORMATION AND LOCATIONS PROVIDED BY CUSTOMER.

**MEADOW VALLEY  
LOG HOMES**  
[www.mvlloghomes.com](http://www.mvlloghomes.com)  
 1100 BOX 4 31947 TN  
 CLAYTON, TN 37041  
 TEL: 606-728-4664  
 FAX: 606-728-4193  
 FOR QUESTIONS ABOUT THIS PLAN SPAL CLAYTON  
 AT CLAYTON@MVLLOGHOMES.COM OR CALL 606-728-4664

**CUSTOM MVL-4046**  
**WAPSI FAMILY TRUST**  
**Foundation Plan**

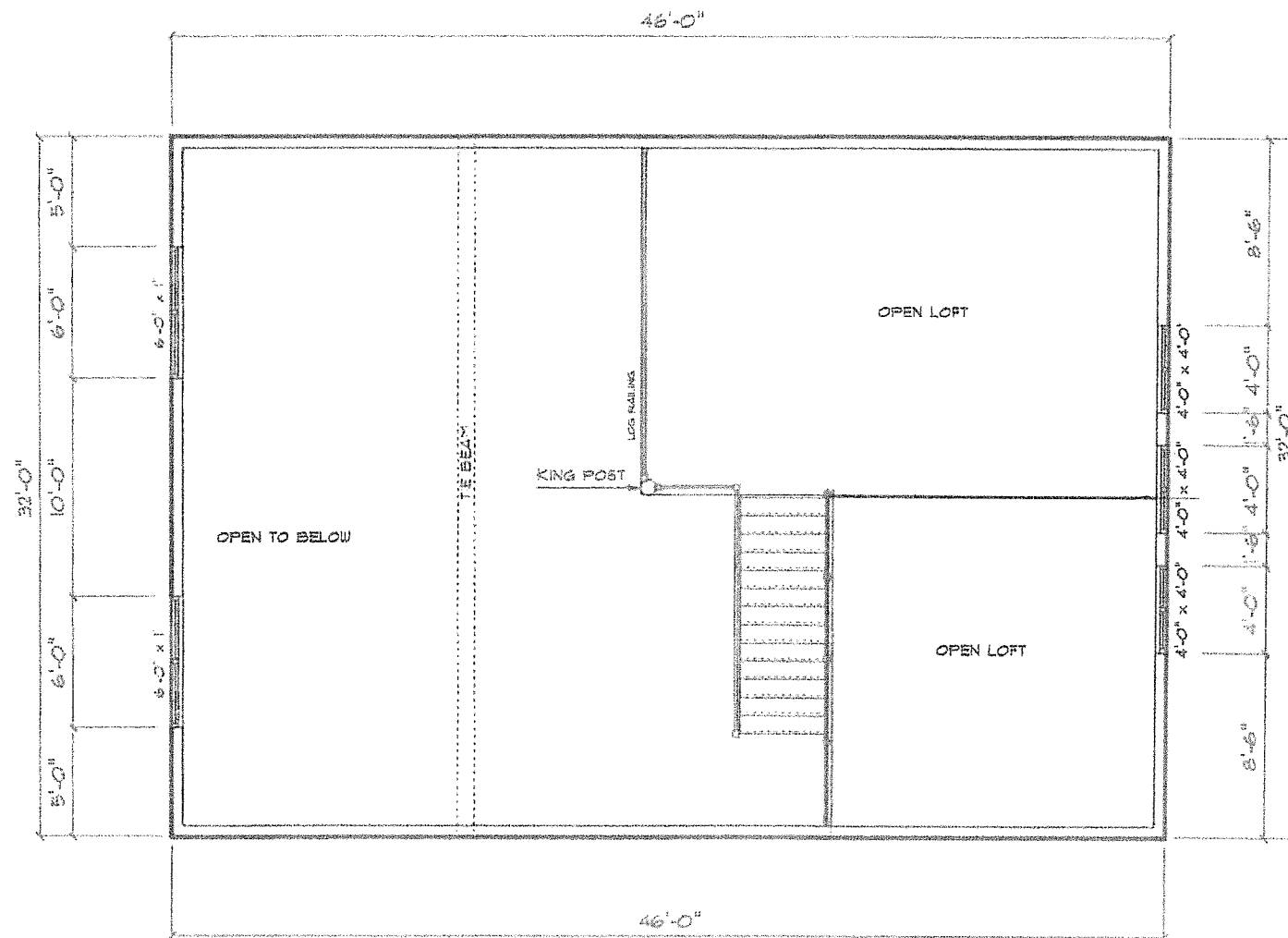
DATE: 1/10/10  
 DRAWN: [Signature]  
 Thursday, January 10, 2010



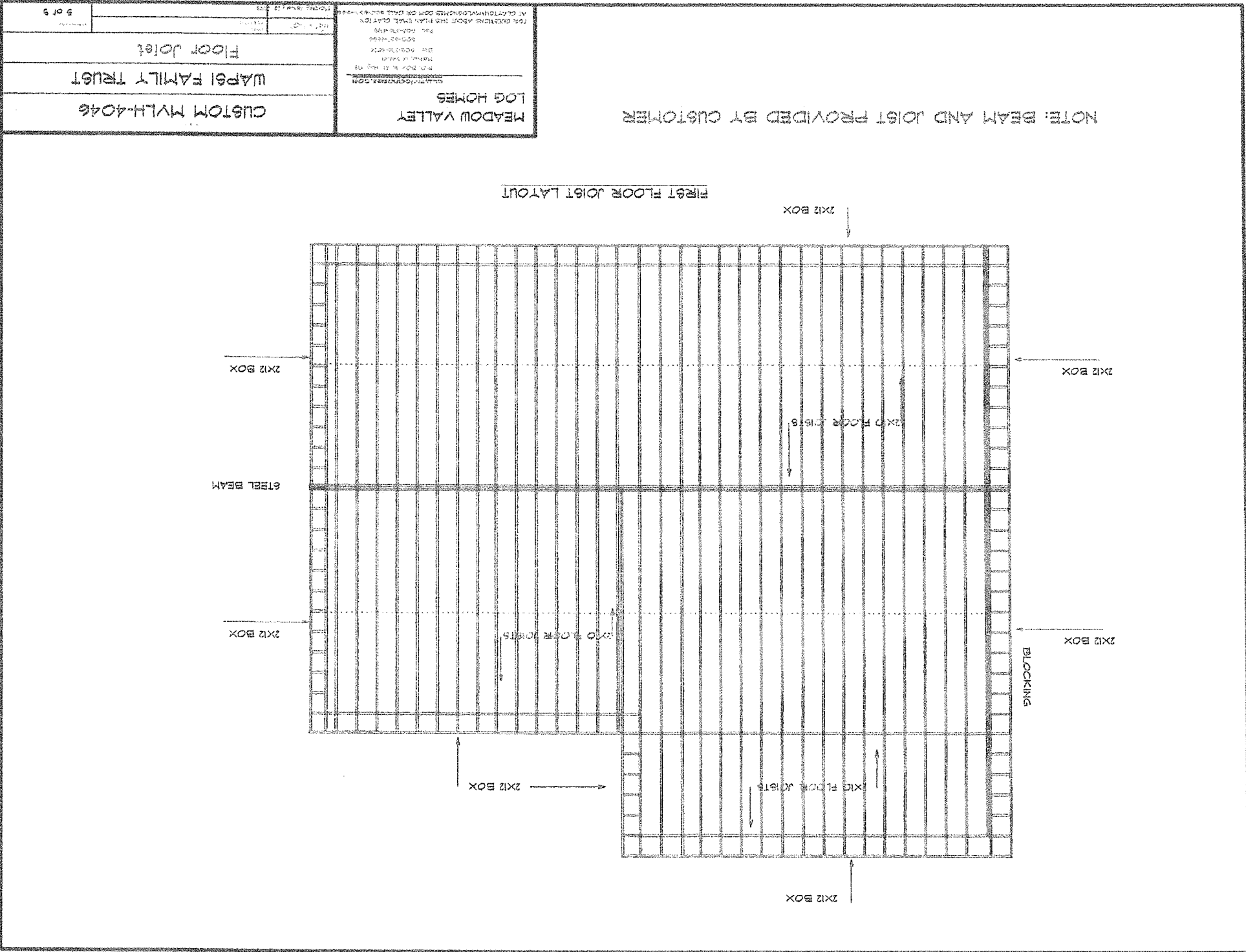
MEADOW VALLEY  
LOG HOMES  
WWW.MEADOWVALLEYLOGHOMES.COM  
P.O. BOX 87 HWY 10  
FRONT STREET  
BIRCHMOUNT, PA  
15007-0087  
TEL: 724-837-4444

CUSTOM MYL-4046  
WAPSI FAMILY TRUST  
Floor Plan

3 of 9

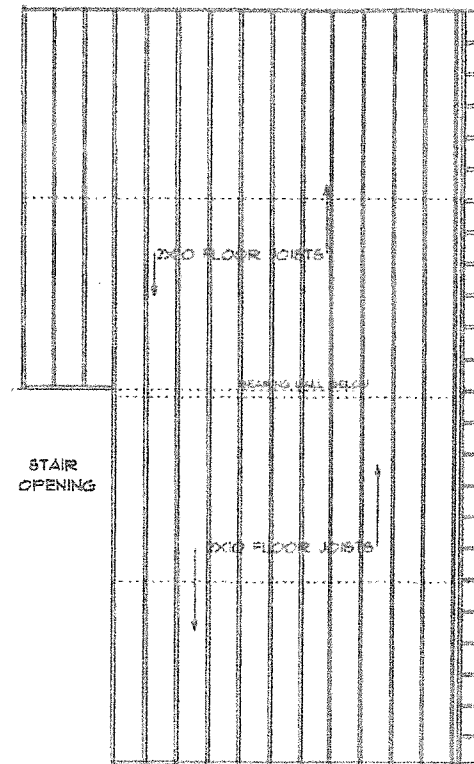


<b>MEADOW VALLEY LOG HOMES</b> <a href="http://www.mvloghomes.com">www.mvloghomes.com</a> P.O. Box 61 Hwy 70 Mead, WY 82421 Ext. 80470-204 307-633-4444 Fax: 307-633-4443 <small>FOR QUESTIONS ABOUT THIS PLAN EMAIL CLAYTON AT CLAYTON@MVLOGHOMES.COM OR CALL 800-931-1434</small>	<b>CUSTOM MYL-4046</b>	
	<b>WAPSI FAMILY TRUST</b>	
<b>Loft Floor Plan</b>		
<small>DATE: 11/10/10</small> <small>SCALE: 1/4" = 1'-0"</small>	<small>DATE: 11/10/10</small> <small>SCALE: 1/4" = 1'-0"</small>	<small>4 of 9</small>



NOTE: BEAM AND JOIST PROVIDED BY CUSTOMER

MEADOW VALLEY LOG HOMES		FOR DECISIONS ABOUT THE PLAN, SPEAK TO A DESIGNER AT 800-368-5555	
CUSTOM MVLH-4046		PROJECT NO. 12 111 113	
WAPSI FAMILY TRUST		DATE: 08/20/2014	
Floor Joist		SCALE: 1/8" = 1'-0"	
5 of 5		TOTAL SHEETS: 5	



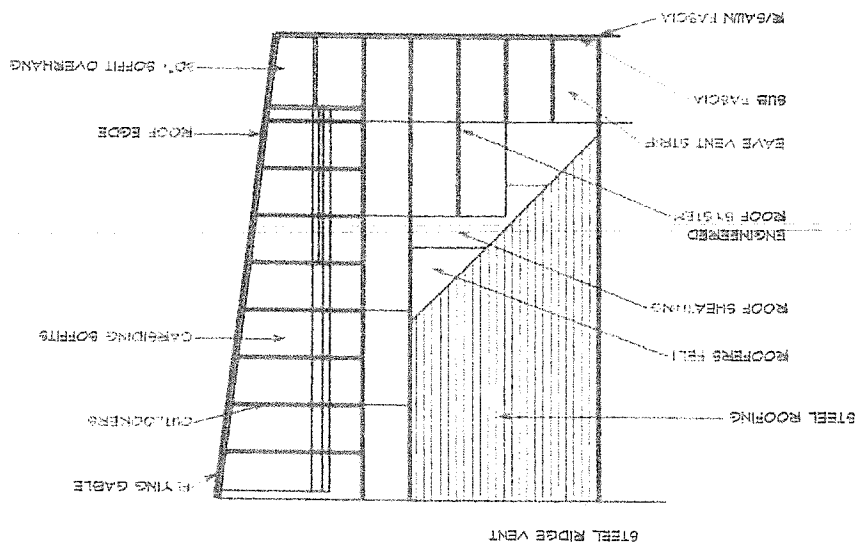
LOFT FLOOR JOIST LAYOUT

<b>MEADOW VALLEY LOG HOMES</b> <a href="http://www.mvloghomes.com">www.mvloghomes.com</a> P.O. BOX 611 Hwy 70 Hesperia, CA 92341 (951) 963-3100 (951) 963-3101 (951) 963-3102 <small>FOR QUESTIONS ABOUT THIS PLAN, PLEASE CALL US AT          (951) 963-3100. WE'LL GET YOU THE ANSWERS YOU NEED.</small>	MYLH-3256	
	HOMESTEAD	
	Loft Floor Joist	
	DATE: 10/1/10	DRAWN BY: J. HARRIS

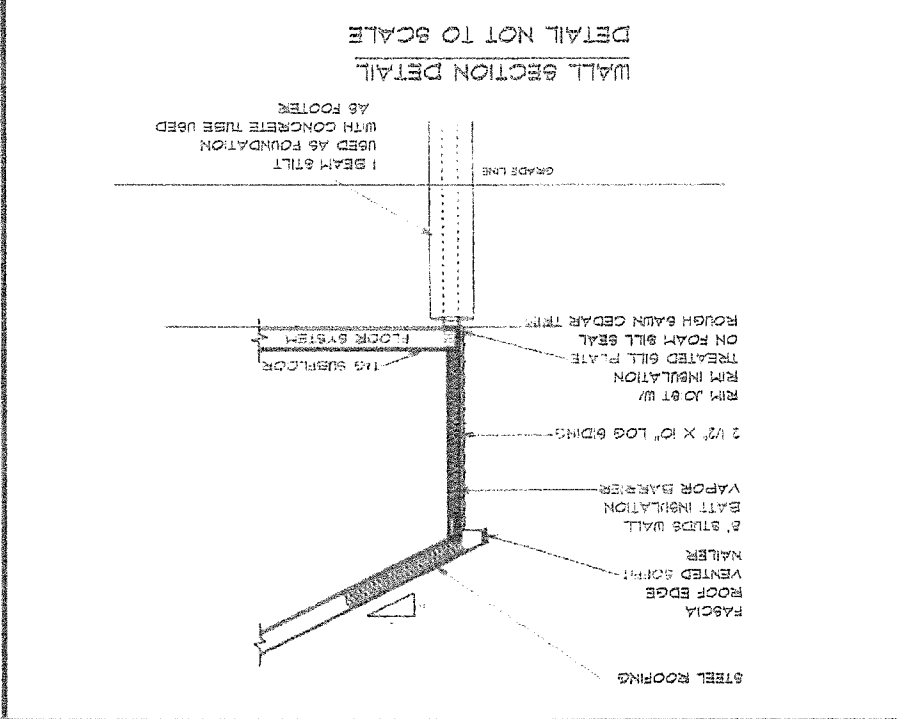
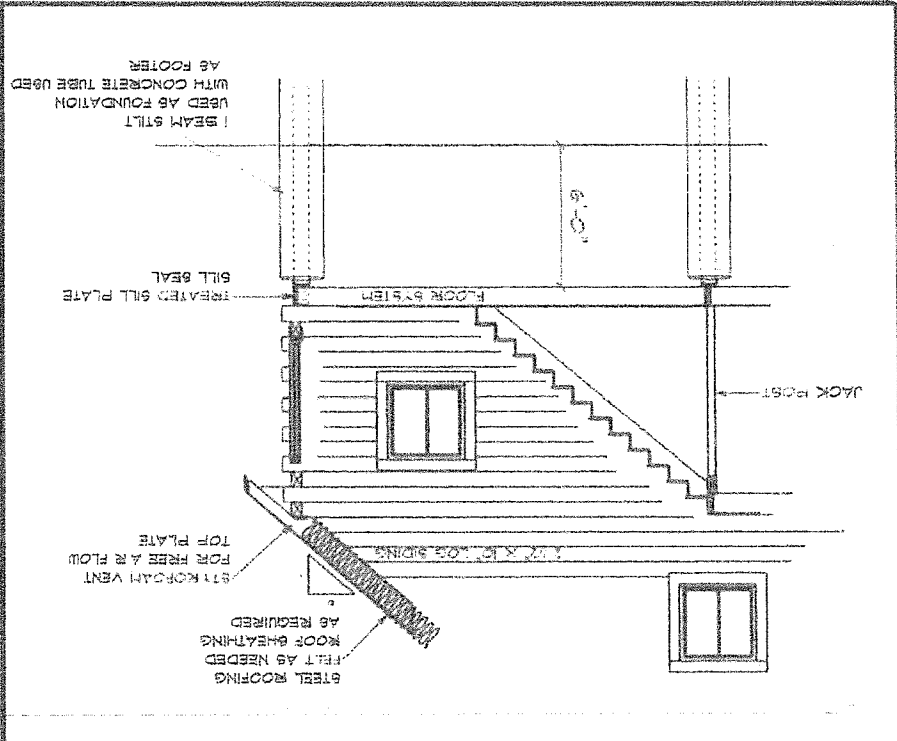
MEADOW VALLEY  
LOG HOMES  
1500 N. 10th Ave. #2  
Bldg. 100-10000  
Fax: 800-451-1111  
www.loghomedirect.com

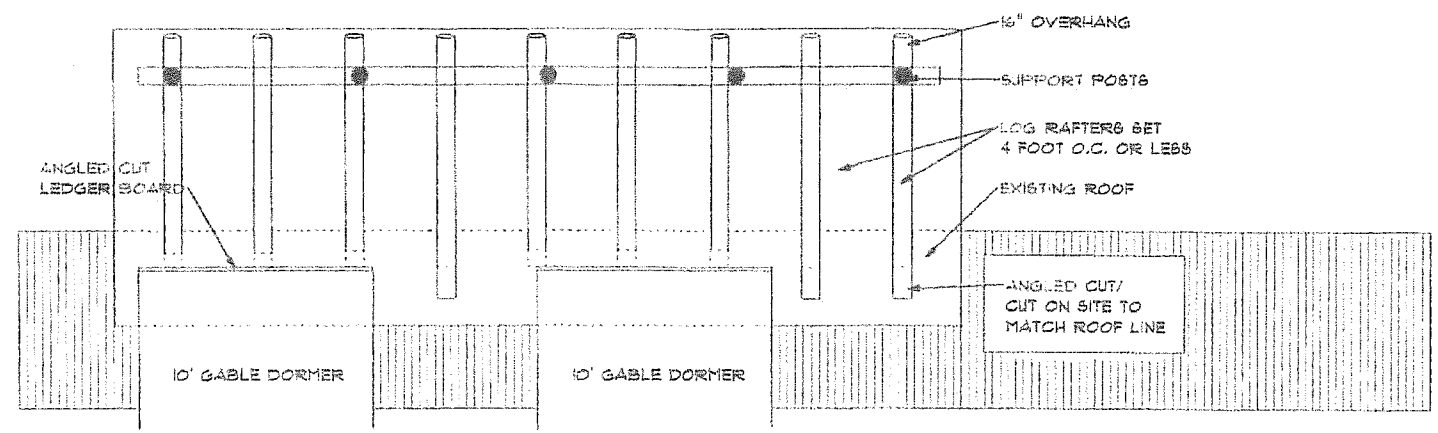
CUSTOM MVL-4046  
WAPSI FAMILY TRUST  
Wall, Roof & Gable Detail

1 of 3

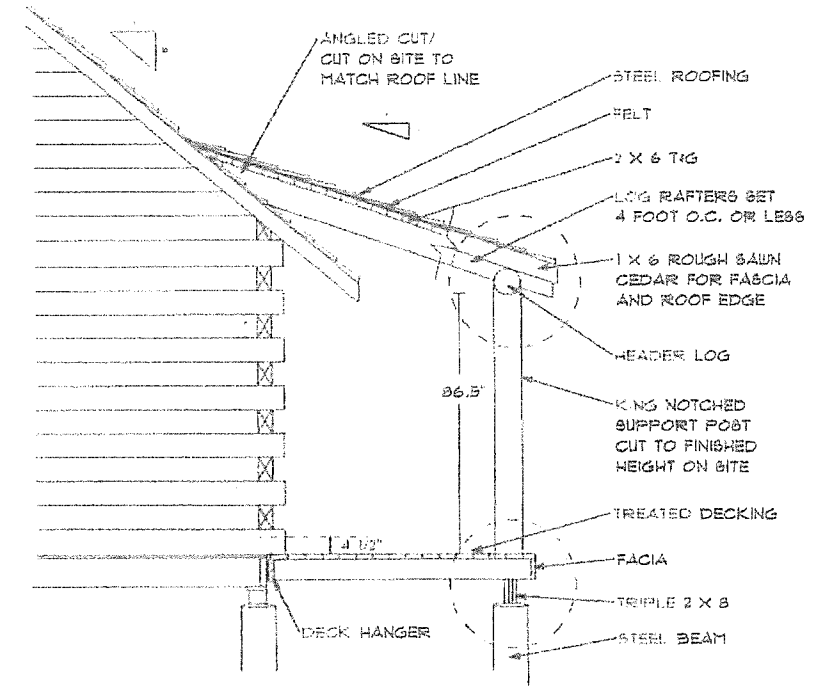


LOG SIDING GABLE SIDE VIEW





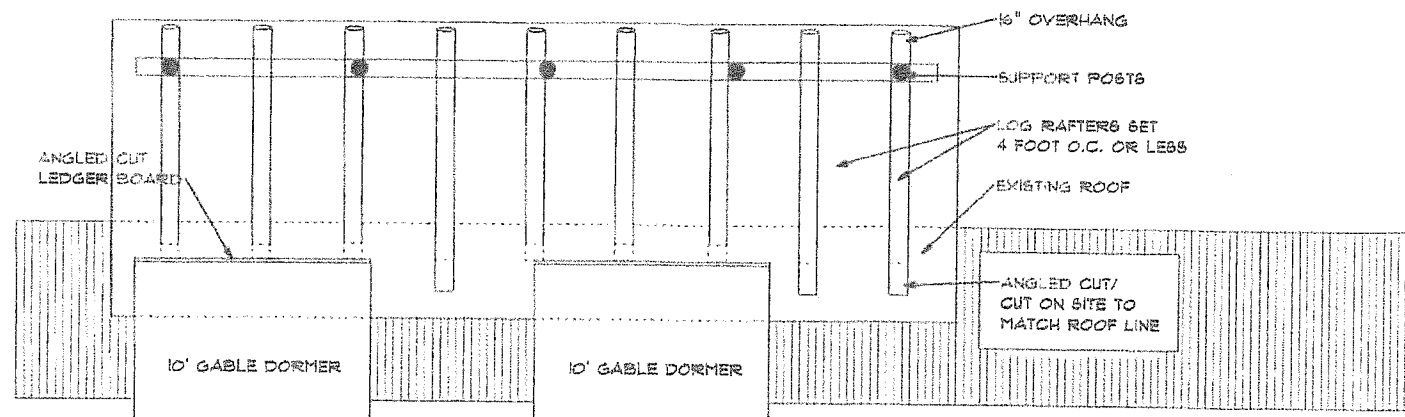
PORCH DETAIL TOP VIEW  
(OVERHANG REMOVED FOR CLARITY)



PORCH DETAIL SIDE VIEW ON DECK  
(DORMER REMOVED FOR CLARITY)  
(NOT TO SCALE, BLOWN UP FOR CLARITY)

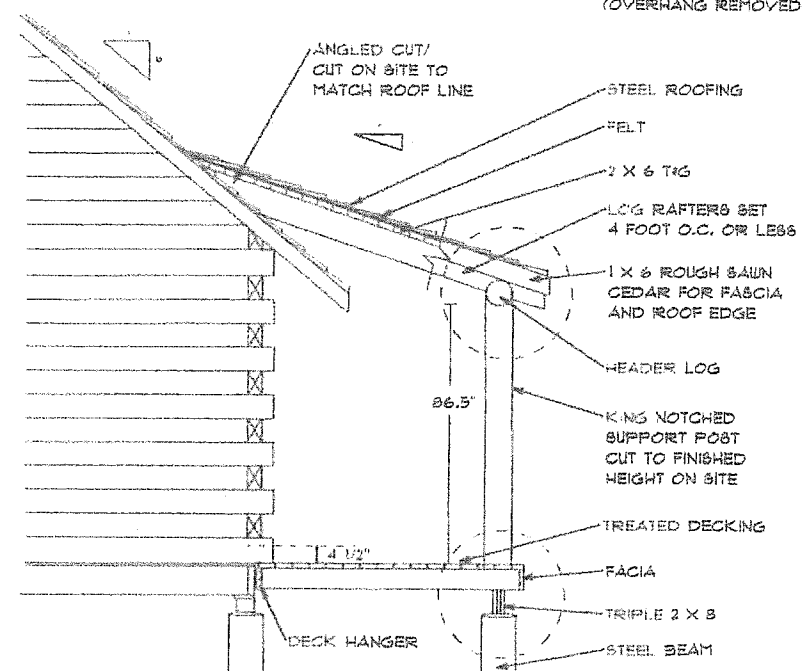
MEADOW VALLEY LOG HOMES <a href="http://www.mvloghomes.com">www.mvloghomes.com</a> P.O. BOX 8, ST. JULY, CO NEVADA, USA TEL: 775-746-4644 FAX: 775-746-4644 CELL: 775-746-4644	CUSTOM MYL-4046	
	WAPSI FAMILY TRUST	
Porch Detail		
15 N. 2ND STREET, ST. JULY, NEVADA, USA AT CLAYTON/NEVADANESS.COM OR CALL 775-746-4644	11/11/11	3 of 8





PORCH DETAIL TOP VIEW

(OVERHANG REMOVED FOR CLARITY)



PORCH DETAIL SIDE VIEW ON DECK

(DORMER REMOVED FOR CLARITY)

( NOT TO SCALE, BLOWN UP FOR CLARITY )

MEADOW VALLEY LOG HOMES <a href="http://www.mvlloghomes.com">www.mvlloghomes.com</a> P.O. BOX 411 Hwy 112 Palmetto, SC 29941 Ph. 803-776-4000 Fax 803-776-4000 <small>FOR OUR STORES VISIT OUR WEBSITE AT <a href="http://WWW.MVLLOGHOMES.COM">WWW.MVLLOGHOMES.COM</a> OR CALL 803-776-4000</small>	CUSTOM MYL-4046
	WAPSI FAMILY TRUST
Porch Detail	3 of 5

**From:** [wftioffi@gmail.com](mailto:wftioffi@gmail.com)  
**To:** [Still, Chris](#)  
**Cc:** [Silas, Alan](#)  
**Subject:** RE: Zoning/Robert Iossi  
**Date:** Thursday, October 26, 2023 3:44:06 PM

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You don't often get email from [wftioffi@gmail.com](mailto:wftioffi@gmail.com). [Learn why this is important](#)

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Chris,

Our property, purchased in the 1930's by my Uncle and Aunt was purchased as a recreational site for three families together. It has always been and will always be for that purpose as outlined in a Trust Agreement. If the Scott County Board accepted this statute verbatim from the State of Iowa, without determining if it is correct for the property, then shame on them and this should be considered a mistake in zoning and corrected. **Every cabin along the Wapsi is affected by this zoning mistake and they don't know it!**

If this is the case, our cabin and cabins on adjacent properties was also zoned along the Wapsi existed before this law from the State was adopted. The majority of these are NOT RESIDENCES and I suspect they are NOT aware of this either. This matter should be corrected by the zoning board once and for all. Just like the bridge the county or state built across the river at Donahue that was poorly designed by your civil engineers, it created ice jams which blocked the water and flooded our cabins. Hundreds of citizen's have been impacted by these county and state mistakes, but we all sucked it up and rebuilt many times before wood rot took its toll and we tore it down to rebuild.

**Our property should be grandfathered in since we had a permit and a cabin and it does NOT impact any AG Preservation whatsoever. There cannot be any encroachment, since we own the property and are not applying for a permit to build an addition or subdivision.**

Best personal regards,

Bob Iossi  
Trustee – Wapsi Family Trust

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**From:** Still, Chris <[Chris.Still@scottcountyiowa.gov](mailto:Chris.Still@scottcountyiowa.gov)>  
**Sent:** Thursday, October 26, 2023 2:06 PM  
**To:** Bob Iossi <[wftioffi@gmail.com](mailto:wftioffi@gmail.com)>  
**Cc:** Silas, Alan <[Alan.Silas@scottcountyiowa.gov](mailto:Alan.Silas@scottcountyiowa.gov)>  
**Subject:** RE: Zoning/Robert Iossi

Bob,

I believe that the Code of Iowa dictates zoning and directives to County entities to structure their comprehensive plans, and ordinances when it comes to land use.

After review with staff the best we can recall would be that the Scott County County ordinance was adopted back in the early 1980's. That is a long time before my tenure with Scott County and I can't speak to what sort of notice or communication would have taken place back then when the zoning ordinances were adopted.

In reference to A-P Agricultural Preservation Districts and what the written description is I took this below verbatim from the ordinance and the general intent is as follows:

***"A. General Intent:*** *The "A-P" Agricultural-Preservation District is intended and designed to protect agricultural operations and preserve agricultural land from encroachment of urban development. This District is not intended for residential uses or rural subdivisions, except as provided through a valid farmstead split; nor for commercial or industrial uses, except as provided through the provision for overlay districts."*

As to the why... again the Scott County Board of Supervisors would have adopted the ordinance some time ago, and to say why would be difficult for me. We only adhere and uphold the ordinance on their behalf.

We do need the application filled out accompanied with the fee of \$50.00 for the appeal. I've copied Alan here who will ensure it gets on the December agenda for the Board of Adjustment.

Thanks,

**Chris Still FMP**

Interim Planning and Development Director

563-326-8643

<https://www.scottcountyiowa.gov/>

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**From:** Bob Iossi <[wftioffi@gmail.com](mailto:wftioffi@gmail.com)>

**Sent:** Thursday, October 26, 2023 9:54 AM

**To:** Still, Chris <[Chris.Still@scottcountyiowa.gov](mailto:Chris.Still@scottcountyiowa.gov)>

**Subject:** Re: Zoning/Robert Iossi

You don't often get email from [wftioffi@gmail.com](mailto:wftioffi@gmail.com). [Learn why this is important](#)

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Hello Chris,

This is really disheartening. I think the planning and zoning commission and board has lost focus on what their role should be, meaning they should be trying to help owners not obstruct.

Obviously the cabins around us were grandfathered in before this absurd rule was placed on our property. Yes, put us on the agenda and let me know when that is.

I'd also like you to send me the law that states that our property has to be zoned AG Protected. When the law was enacted, and when we were notified of the change and zoning and given adequate time to react?

I'd also like to know a written description of what AG Protected means and why it was zoned that in the place?

Please get back to me at your earliest convenience with these answers. Please don't send me something that says in the effect "go search our website".

Best regards,

Bob

On Oct 26, 2023, at 9:37 AM, Still, Chris <[Chris.Still@scottcountyiowa.gov](mailto:Chris.Still@scottcountyiowa.gov)> wrote:

Mr. lossi,

We received your letter in this office, and are obviously understanding of your application and the communication we have had. Our role in this office is only to adhere and uphold Scott County's current zoning ordinances as they pertain to land usage. The Scott County Board of Supervisors adopt these ordinances and we simply review the applications as they come in and determine their applicability.

With that being said the option that you have before you is to appeal to the zoning board of adjustment. There is an application and fee of \$50.00 that is required for that hearing, and I have attached the form here for you to fill out and return. We would be looking at December for that hearing.

With your application there was a cashier's check associated with that. Would you like us to return that or void that check?

Thanks,

**Chris Still FMP**

Interim Planning and Development Director

563-326-8643

<https://www.scottcountyiowa.gov/>

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**From:** [wftioffi@gmail.com](mailto:wftioffi@gmail.com) <[wftioffi@gmail.com](mailto:wftioffi@gmail.com)>

**Sent:** Tuesday, October 24, 2023 2:53 PM

**To:** Still, Chris <[Chris.Still@scottcountyiowa.gov](mailto:Chris.Still@scottcountyiowa.gov)>

**Subject:** Zoning

You don't often get email from [wftioffi@gmail.com](mailto:wftioffi@gmail.com). [Learn why this is important](#)

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Hello Chris,

Your denial letter follows the pattern of the person you followed into this job.

Attached is my appeal. It was also mailed.

Regards,

Bob Iossi