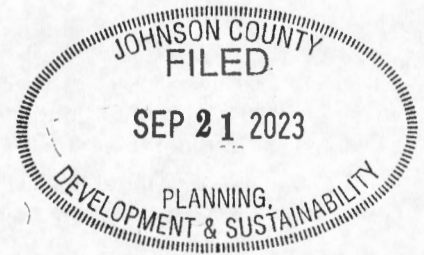


Office Use Only	9/21/23	\$250	BOA-23-28427
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT



Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Home

On property located at (street address if available or layman's description):

2241 Clay Studio Ct NW, Swisher, IA 52338

Parcel Number(s): 0307392008

The property consists of 5.2 total acres, and is currently zoned A

Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

ANN E. Hostman
Name of Owner

Name of Applicant (if different)

1434 B AVE NE, Cedar Rapids IA 52402
Applicant Street Address (including City, State, Zip)

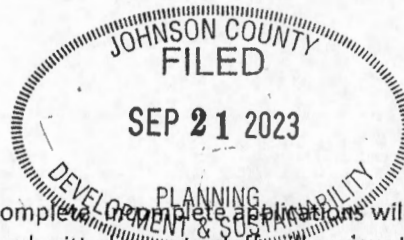
519-651-8214
Applicant Phone

ahostman52402@gmail.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ <u>250</u>)		
This application form with all information completed		(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc		
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23		
If working with an engineer: CAD line work of the site plan, following the guidance below		
Proof of application to the Johnson County Health Department for a Public Health Zoning Application <u>submitted 9-11-23</u>		
<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): - Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. - Electronic Submission of all materials is required.		
<u>For requests for Commercial Communications Towers</u> , include the following: - Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. - Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

September 14, 2023

Johnson County
Planning & Zoning

Re: Application For: Conditional Use Permit (ADU)



Letter of Intent

To Johnson County:

The intended use of the one story slab building at 2241 Clay Studio Court NW, Swisher, Iowa is for a single family dwelling, residential home.

The provisions for water and wastewater are already in place.

If you have any questions, please contact me.

Thank you for your attention.

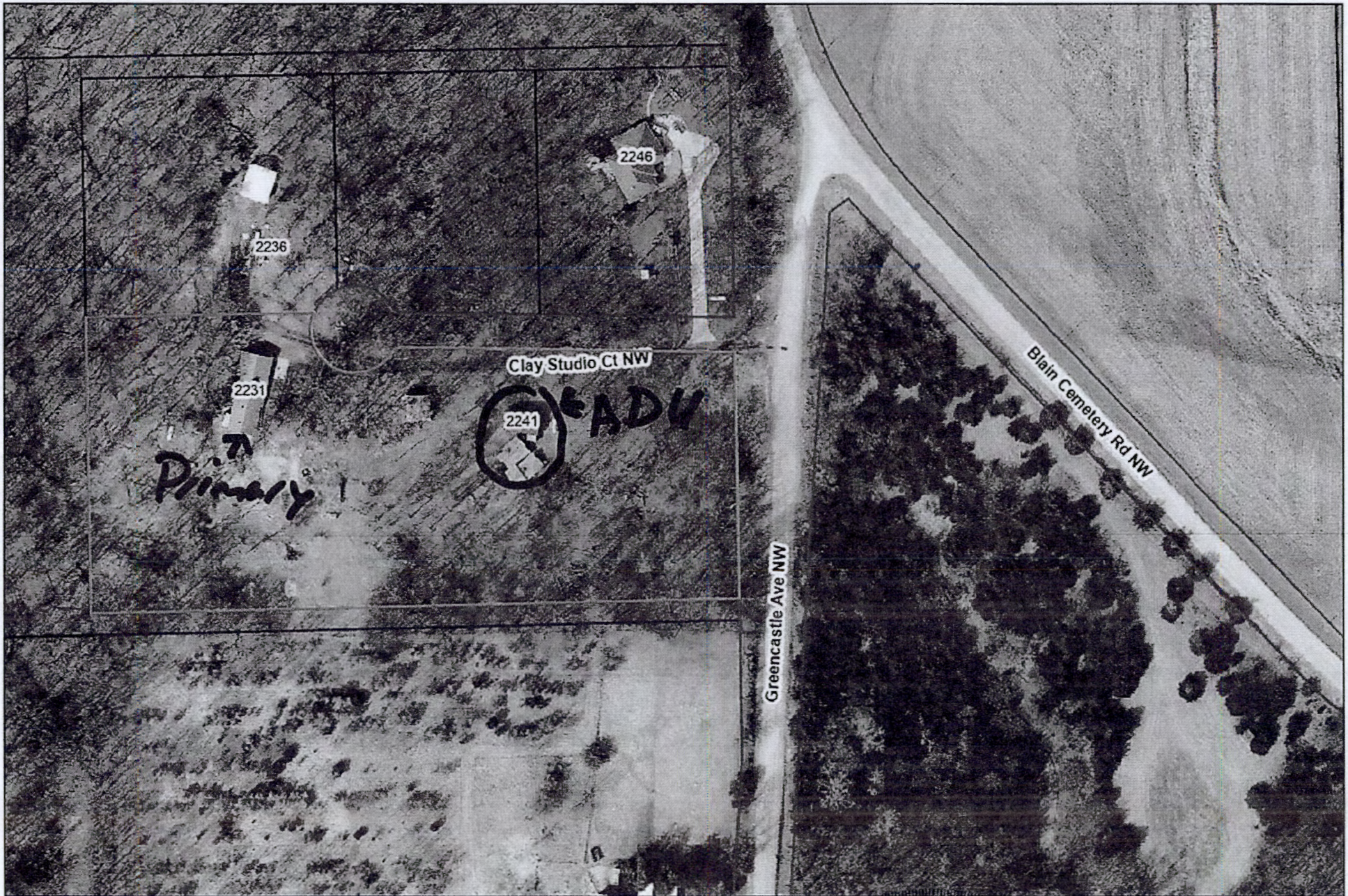
Sincerely,

A handwritten signature in cursive script that reads "Ann Hootman".

Ann Hootman
1434 B Avenue NE
Cedar Rapids, IA 52402

319-651-8214

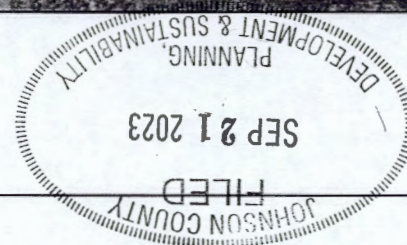
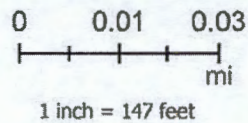




Johnson County GIS Web Printing

My Map

Printed: 9/11/2023



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

No. 5171 ~~28~~

Parcel # 05445002

APPLICATION FOR BUILDING PERMIT

Application is hereby made by NOVA DANNELS

(Name)

Present

Address 1395 GREENCASTLE SWISHER IA
(Street and No.) (Town or City) (State)

(State)

5238-00 PLANNING, DEVELOPMENT & SUSTAINABILITY
(Zur) 857-4225 (Phone No.)

Contractor GARY K. HOOTMAN

Address 1434 B AVE NE CEDAR RAPIDS IA 52402 366 0945
(Street and No.) (Town or City) (State) (ZIP) (Phone No.)

(Street and No.)

Town or City

(State)

ZEP

(Phone No.)

To: (circle one) build / alter buildings on the following described premises zoned A1

Quarter SW SW Section 7 Township No. 81 Range 7

Location within quarter section

Subdivision **DONNELLY** Block Lot **2**

Record Book 37 Page 8 Year 1996

Sewage Permit No. 4828 Township Jefferson

Other Description	
-------------------	--

Type or purpose of improvement proposed 24x36 Ceramic Studio

Lot or tract area 17.22 Average width of lot 166.31

Average width of lot 166.31

Height of structure: stories 10 STORIES feet ~~40'~~ = 12' 2"

feet ~~10'~~ 12' 2"

GREENCASTLE ~~215~~ 215 feet, Rear yard ~~750~~ 970 feet.

Access easement 55 feet, ~~front~~ 230 feet.

Occupancy use CERAMIC STUDIO and KITCH. NONE-COMMERCIAL and NONE-RESIDENTIAL

Estimated cost 15.00

The undersigned applicant certifies under oath and under penalties of perjury that the foregoing information is true and correct.

By Boyd Daniels (Owner) By [Signature] (Agent)

(Owner)

By J. H. N. [Signature]
(Agent)

FOR OFFICE USE ONLY

Approved 9-16-96 19

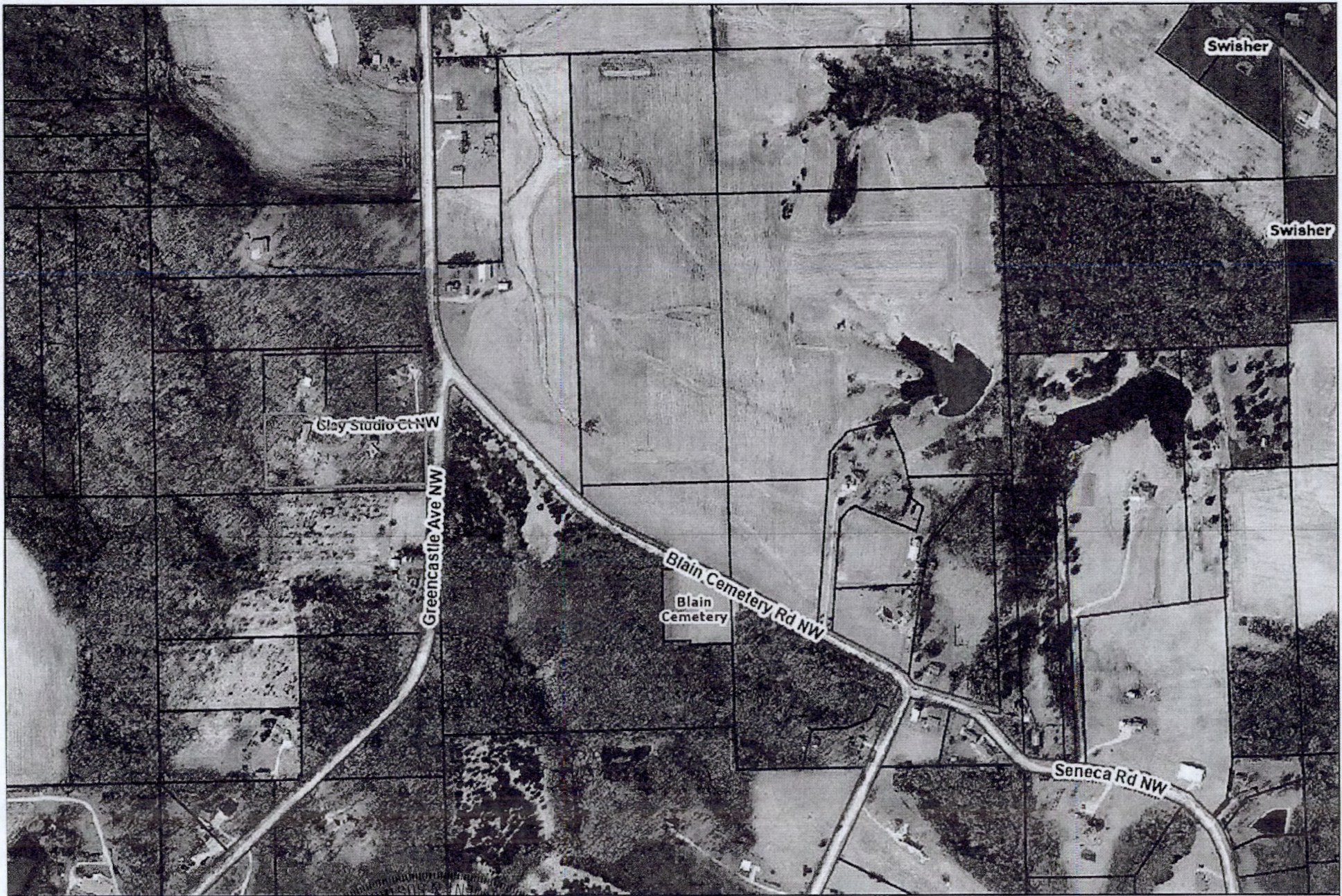
Permit granted to proceed in accordance with information shown in this application and receipt of fee acknowledged. Permit expires one year from date of approval.

By Robert J. Brown
(Administrative Officer)

(Administrative Officer)

BELOW IS THE NEW PARCEL ADDRESS FOR THIS LOCATION. THIS ADDRESS SHOULD BE USED FOR ALL ADDRESSING PURPOSES, INCLUDING MAIL DELIVERY.

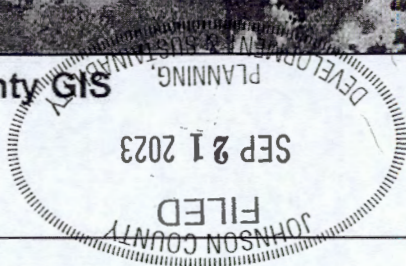
Their account is being secured subject
 to the provision of a bona Occupatio.
 Either Mrs. Dunlop or Mary Hutton
 must live on the premises. R.D. 9-12-96
 LOCATION. THIS ADDRESS SHOULD BE
 MAIL DELIVERY.
 The structure cannot be converted to
 a residence unless it is a legal
 and Statute in accordance with.



Johnson County GIS
Web Printing

My Map

Printed: 9/11/2023

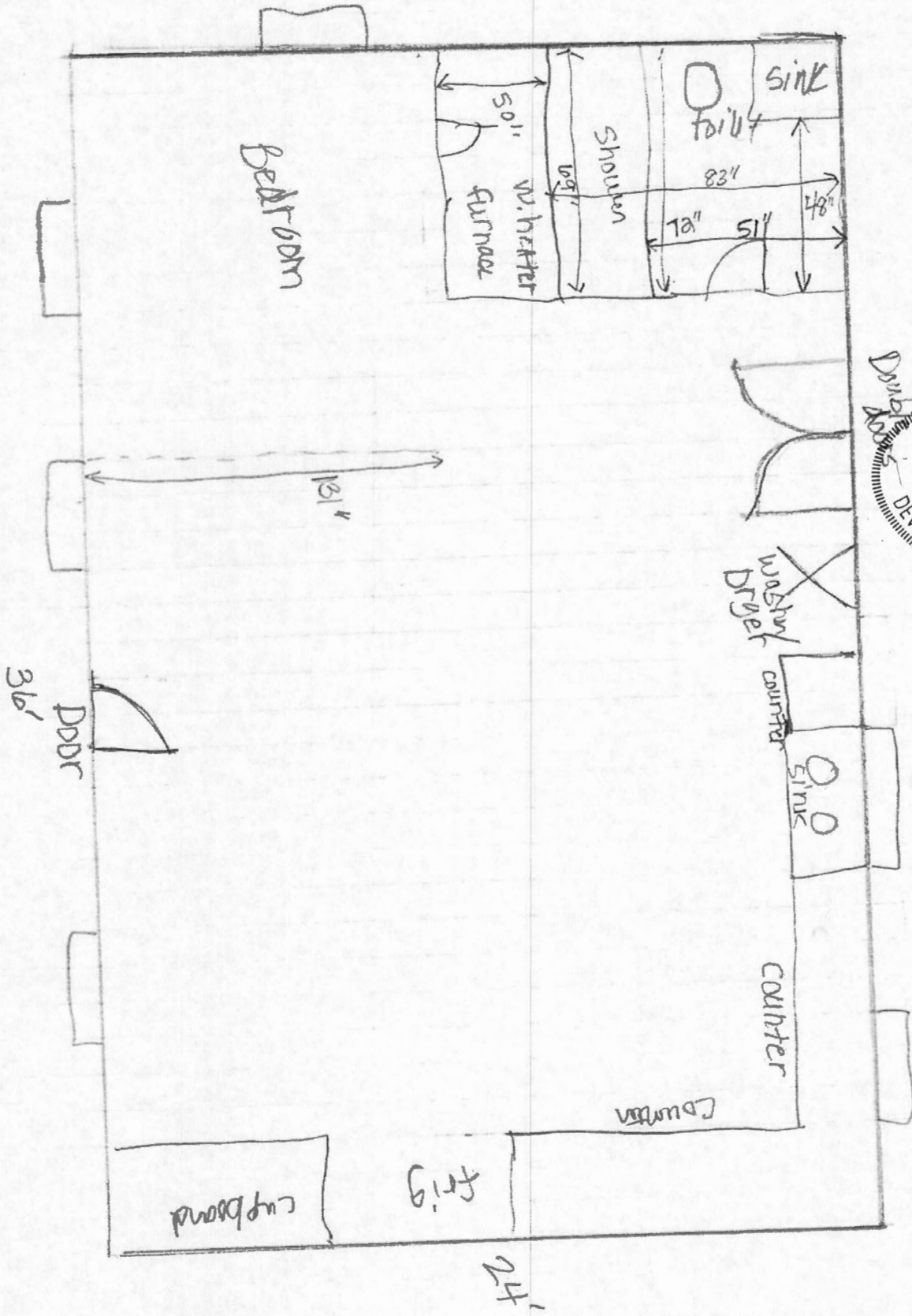


0 0.07 0.13
mi
1 inch = 586 feet



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

2241 Clay Studio Ct NW





NOVA DANNELS

→ CERAMIC STUDIO ←

1395 GREENCASTLE AVE. NW
SWISHER, IA. 52338



Building size 29x36

ONE STORY 6 windows 2 ACCESS DOORS 36x80
1 shower, 1 Toilet, 2 Sinks, 1 45,000 BTU FURNACE
(LP GAS)

Stick construction
Typical than out.

2x6 FRAMING. ON 16 CENTERS

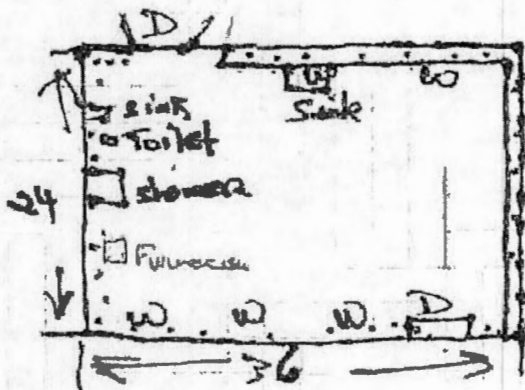
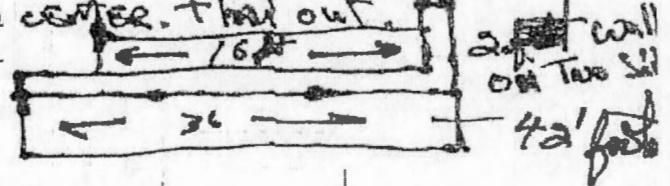
Roof Pitch 4/12

OVER all height will be

APPROX. 12'2" ±

PRE-FAB TRUSS ON 16 CENTER.

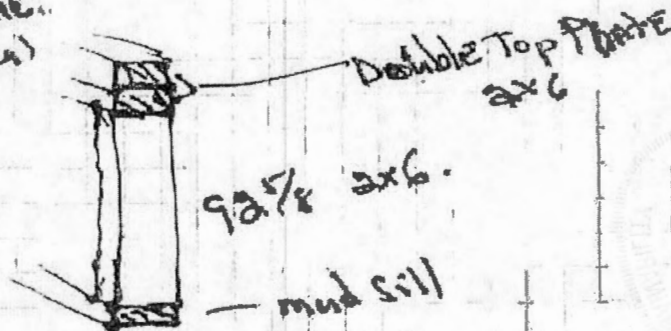
Excluding FURNACE stack.



1/2" Bolts every 48"

ELECTRICITY - includes
1 220 outlet FOR ELECTRIC KILN
and plug ins WERE NEEDED.
AND LIGHTING.

staircase
Typical



115

Building Size $24 \times 36 \rightarrow 4\frac{1}{2}" \times 8"$ fating $4"$ slab.
 750 SEPTIC SYSTEM - FOR HALF BATH (Toilet, Shower, Sink)
 $1\frac{1}{2}$ STORY - 14 STEPS TO 2ND FLOOR. (48" wide 3 runners
 $12"$ tread)
 * $2 \rightarrow 36 \times 80$ steel doors - ENTRE and EXIT DOORS
 * $4' \times 7'$ insulated GARAGE DOOR -
 8 single Hung Windows (36×48) 5 down 3 up
 stick construction 2×6 typical
 Nirth 2×10 glue and nail 4 depth.
~~sp~~ support $11'8"$ two place steel tube
 Loft Floor Joists $2 \times 10 \times 12$ span $11'6"$
 RAFTER 2×6 on 16 centers Joists Hung at $9'$ ft. from floor
 30 lb felt $\rightarrow$ 25 year single fiber glass (All piece rated)

staggered
Joists
to Be 6

Roof

Details

Joist supports

$2 \times 10 \times 12$ material

Wall structure

Rafter $2 \times 6 \times 14$ (16' c)

Double Top plate 2×6

$2 \times 6 \times 72"$ 16' c

2×6 Bottom plate

$3/4$ T & G floor ing

$2 \times 10 \times 12$ Floor Joists 16' c
+ Rim Joists

Double Top plate
 2×6

$2 \times 6 \times 92\frac{5}{8}$ 16' c

2×6 sill plate treated

4 in slab

40"

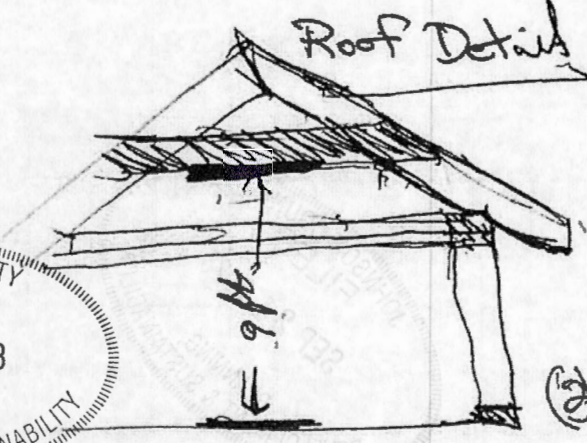
8' o.c.

$1/2$ OSB cover wall

$7/16$ roof OSB

* (doors, windows, GARAGE DOOR)
 2×12 headers on first floor





pitch 6x12
7/16 OSB sheet.
30lb felt.
25 year fiber glass.
(A1 fire code.)

(2) windows on second 2x6 head

all outside covered ~~with vinyl~~ with vinyl siding

Electrical 200 → all wiring inside wall. →
150 amp service -
1 30 amp dryer outlet - Electrical kiln
15 outlets on main floor -
15 outlets on second floor -

20
40
60

Furnace 45,000 - 50,000 Btu. Lp. Gas supply -

outside wood fired kiln Approx: 4 1/2 ft x 30 ft.



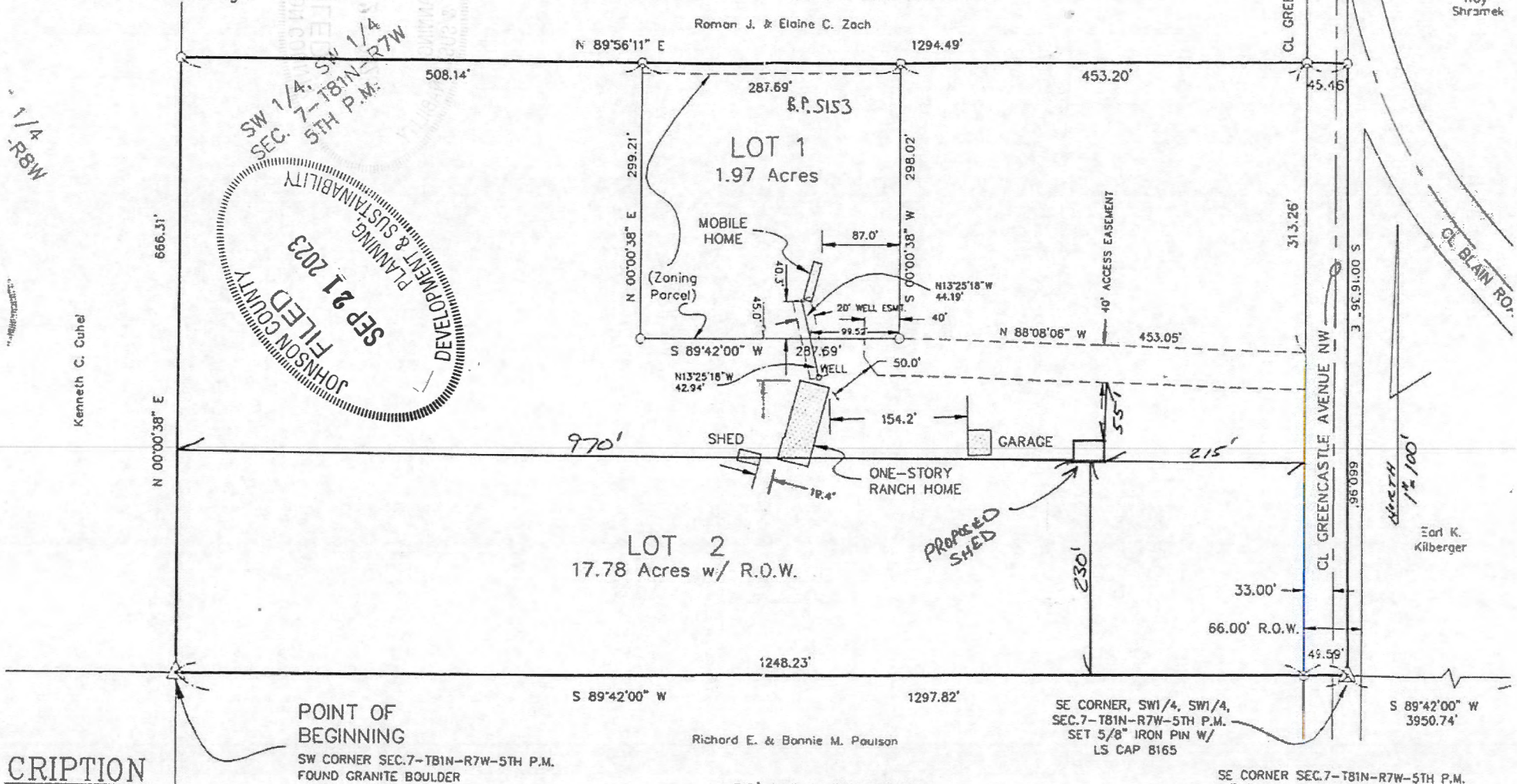
NEED SUBDIVISION

Johnson County, Iowa

MMS CONSULTANTS INC. - MICHAEL D. &
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA - 52240

Nova Dannels
1395 Greencastle Ave. NW
Swisher, Iowa 52338-0241

119 Wright Street
Iowa City, Iowa 52240



DESCRIPTION

in month of May, 1996, at the direction of was made under my supervision of a parcel of outh half of the Southwest quarter of the ction 7, Township 81 North, Range 7 West of iridian, Johnson County, Iowa, as plotted daries of which are described as follows:

hwest corner of the Southwest quarter of North, Range 7 West of the Fifth Principal '19' E along the West line of said Southwest

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS	
<i>[Signature]</i>	8-5-96
CHAIRPERSON	DATE

APPROVED:

20' WELL EASEMENT

Commencing at the Southeast corner of Lot 1, Dannels Subdivision, Johnson County, Iowa; Thence S89°42'00"W along the South line of said Lot 1, a distance of 99.52 feet; Thence S13°25'18"E, 42.94 feet to the Point of Beginning of the centerline of a 20.00 foot wide well easement; Thence N13°25'18"W along said centerline, 87.13 feet to the Point of Termination of said centerline of the 20.00 foot wide well easement.

LEGEND AND NOTES

Jefferson Township