

Office Use Only	11/19/23	\$ 175	BOA-23-28441
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SPECIAL EXCEPTION OR VARIANCE APPROVAL

Application is hereby made for approval of a:

☒ **Special Exception** (reduction of required setback by 50% or less).

☐ **Variance** (reduction of required setback by more than 50%).

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

5424 400th St SE, Iowa City, IA

Parcel Number: 0914351002

Subdivision name and lot number (if applicable):

Current Zoning: A Proposed Use of the Structure: single family dwelling

	Front	Side	Side	Rear
Required Setback:	40	10	10	30
Requested Setback:	27	10	10	30

On a separate sheet, using the standards set forth in the Unified Development Ordinance, explain how or why this request satisfies the practical difficulty criteria in section 8:1.28(E)(2)(a)-(f) if applying for a special exception, **OR** the unnecessary hardship criteria in section 8:1.28(D)(2)(a)-(e) if applying for a variance.

PLEASE PRINT OR TYPE

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.

Long Creek, LLC

Name of Owner

Peter Correll

Name of Applicant (if different)

35 Imperial Ct

Applicant Street Address (including City, State, Zip)

319-248-0561

Applicant Phone

peter@icmartin.com

Applicant Email

Peter Correll

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

Updated and current as of 1.15.2020_NM

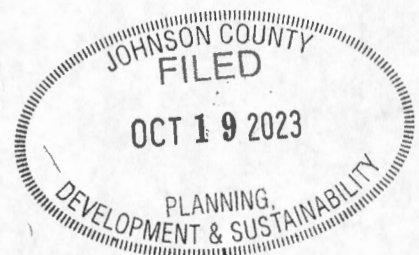
The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- X A letter of intent explaining the nature of the request, as well as detailing practical difficulty (for special exceptions) or unnecessary hardship (for variances) as outlined in the ordinance.
- For Special Exceptions: the practical difficulty standards are set forth in section 8:1.28(E)(2)(a)-(f) of the Unified Development Ordinance. You must explain direct answers as to how or why this request satisfies ALL practical difficulty criteria listed in this section of the ordinance.
 - For Variances: the unnecessary hardship standards are set forth in section 8:1.28(D)(2)(a)-(e) of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance.
- X The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- X Application Fee (\$175) is due at the time of submittal.
- X Before an application for variance or special exception can be accepted, there must be a complete building permit on file with the Planning, Development, Sustainability Office.
- Complete permits must include building plans, and a plot diagram showing the location of proposed buildings with all setbacks from lot lines and the Right-Of-Way line clearly marked.
- X The corners of the building and the lot pins for the property must be clearly marked for a site inspection.

(Optional) Electronic Submission Requirements – If an electronic submission of a building site plan or other line work related to a variance or special exception is being submitted, it should conform with the following:

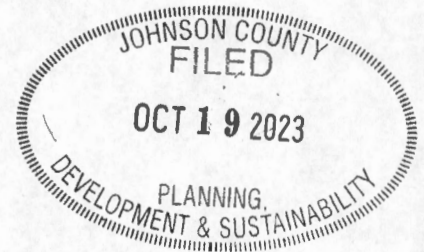
- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
- Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



Martin Construction

October 19, 2023

35 Imperial Ct
Iowa City, IA 52246



Johnson County Planning Department:

Due to the restrictions of the current floor plan and site conditions listed below Martin Construction requests that a special exception to the 40' front setback be granted for this residential addition project.

The intent of the addition is to provide a much-needed master bathroom with closet and dining room for the growing family living in the home.

Please refer to existing floor plan layout on pages D.1 and A.0 in the floor plans submitted for permit. Both the master bath and dining room additions can only be located on the south side of the existing structure due to existing site and floor plan constraints.

Placing the master bath portion on the west side is not possible because an existing paved drive is directly adjacent to the west side of the house leaving no room to expand to the west. Also, if the south wall of the proposed master bath portion did not project beyond the south wall of the existing entry, the space would not be large enough for both bathroom and closet.

Likewise, placing the dining room addition to the east side of the house would require removing an existing deck. If a smaller dining room were added to the south side that did not extend beyond the existing entry, it wouldn't accommodate the owners' needs.

Please let us know if you have questions or if any additional information is needed.

Sincerely,

Peter Correll
Martin Construction

Owners of properties within 500' of parcel 0914351002

Cm Greiner Land Lllp
1412 J Pl
Kalona IA 52247

Michael H & Christy J Stevens
5480 400th St SE
Iowa City IA 52240

Robert P Burns
3709 Cottage Reserve Rd NE
Solon IA 52333

Denise Leone Davis
4004 White Oak Ave SE
Iowa City IA 52240

