

Office Use Only	12/20/23	\$175 <sup>00</sup>	BOA-23-28468
	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 requirement by 50% or less)
- Variance (reduction of requirement by more than 50%)
- Variance from Floodplain Management Regulation
- Modification of Subdivision Regulations

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

2698 Reservoir Drive NW North Liberty, Iowa 52317

Parcel Number: 0322377001-0322377015

Current Zoning: Light Industrial Proposed Use of the Structure: Warehouse

**For setback reduction requests (Special Exception or Variance) – complete the following:**

	Front	Side	Side	Rear
Required Setback:	50	50		
Requested Setback:	25	50		

*Note: On a separate sheet you must explain how or why this request satisfies the practical difficulty, unnecessary hardship, or exception hardship criteria – as applicable. The location of these criteria in the Unified Development Ordinance is outlined on page 2 of this application.*

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.

Hajek Realty, LLC  
Name of Owner

Rob Hajek  
Name of Applicant (if different)

110 North George Street, North Liberty, Ia 52317  
Applicant Street Address (including City, State, Zip)

319-361-8640  
Applicant Phone

rjhajek@gmail.com  
Applicant Email

Rob Hajek  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

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

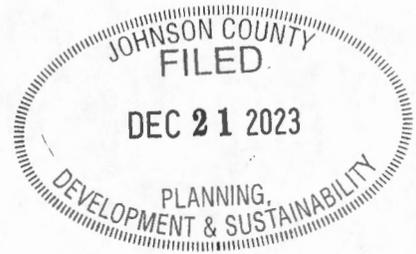
Bld permit is bld-23-32322

Date: December 11<sup>th</sup>, 2023

Johnson County Planning, Development, and Sustainability Dept.

913 S. Dubuque Street

Iowa City, Iowa 52240



Re. Special Exceptions Request Variance

Hajek Realty, LLC would like to request a special exception for Lot 1 Corridor Industrial Park in Johnson County. The original 1998 plat showed that future development could be made to the property with 10' ft setback. Hajek Realty, LLC purchased the rights to the future development property with that intention. Since that time, the setback requirements have been changed to 50', which would make the site unbuildable. Hajek Realty, LLC would like to build a 24'x120' warehouse/contractor building with a 25' setback to the front. We were approved for a building with this setback request in 2017 to the north future development lot and we are requesting a special exception for this space for a similar building.

Please process the attached variance request application

Respectfully submitted,

A handwritten signature in black ink that reads "Rob Hajek".

Rob Hajek

# SITE PLAN - EXHIBIT "B"

## ANDERSON COMMERCIAL CONDOMINIUMS

### NORTH LIBERTY, IOWA



**NOTES:**

1. ALL MEASUREMENTS FROM PROPERTY LINES OR STREET CENTERLINE TO BUILDING CORNERS ARE PERPENDICULAR OR RADIAL TO SAID PROPERTY LINE OR STREET CENTER LINE.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 09/29/03.
3. REFERENCE BUILDING PLANS, EXHIBIT "D", FOR BUILDING DIMENSIONS.

XXX - INDICATES RESERVOIR DRIVE NW STREET ADDRESS

**LEGAL DESCRIPTION**

LOT 1 OF CORRIDOR INDUSTRIAL PARK  
JOHNSON COUNTY, IOWA





I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

GLENN D. MESNER, PE & LS Iowa Lic. No. 8195

My license renewed date is December 31, 20

Pages or sheets covered by this seal:

Project Number: 0374007	Sheet 1 of 1	Scale: 1"=50'	Field Book No: 697	Date: 10/08/03	Sheet Title: <b>Site Plan - Exhibit "B"</b>		MMS CONSULTANTS, Inc. Iowa City, Iowa (319) 351-8282	Revision No. & Date
					Project Title: Anderson Commercial Condominiums North Liberty, Iowa			



BUD-23-32322



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: BUILDING PERMIT**

913 S Dubuque St, Suite 204, Iowa City, IA 52240

Phone: (319) 356-6085

Email: [building@johnsoncountyiowa.gov](mailto:building@johnsoncountyiowa.gov)



**Job Site Address** 2698 Reservoir Drive NW North Liberty, Iowa

**Lot # & Subdivision** Corridor Industrial Park **Parcel #** Lot 1

**Applicant** Rob Hajek **Phone** 319-361-8640

**Address** 110 North George Street **City/St/Zip** North Liberty, Ia 52317

**Owner** Hajek Realty, LLC **Phone** 319-361-8640

**Address** 110 North George Street **City/St/Zip** North Liberty, Ia 52317

**General Contactor** Hajek Realty, LLC **Phone** 319-361-8640

**Address** 110 North George street **City/St/Zip** North Liberty, Ia 52317

**Subcontractors** (if not known at time of application enter "TBD")

**Mechanical** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Electrician** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Plumber** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Type of Construction** (check one)  New  Alteration  Addition  Repair/Replace  Demolition

**Project Description** (include dimensions) Warehouse/contractor building 24x120

**Total Valuation of Project** (excluding cost of land) \$ 75,000

**Supplemental Information:** *Initial each item below to confirm that you are aware of the submittal requirements.*

- A full set of building plans is included. - *1st Draft*
- A site plan is included, showing the approximate location of the structure and any existing septic system(s).
- Lot pins are located and marked (not required for remodels).
- Corners of the structure are staked on the lot (not required for remodels).
- For new single-family dwellings: an erosion control plan is included.

**Health Department Information:** *If any of these are checked yes, contact Johnson County Public Health for guidance.*

Will this contain additional bedrooms?  No  Yes - How many? 2

Will this contain a commercial kitchen or food sales?  No  Yes - Describe \_\_\_\_\_

Will this contain a home business?  No  Yes - Describe \_\_\_\_\_

Will this connect an outbuilding to an existing onsite wastewater system?  No  Yes

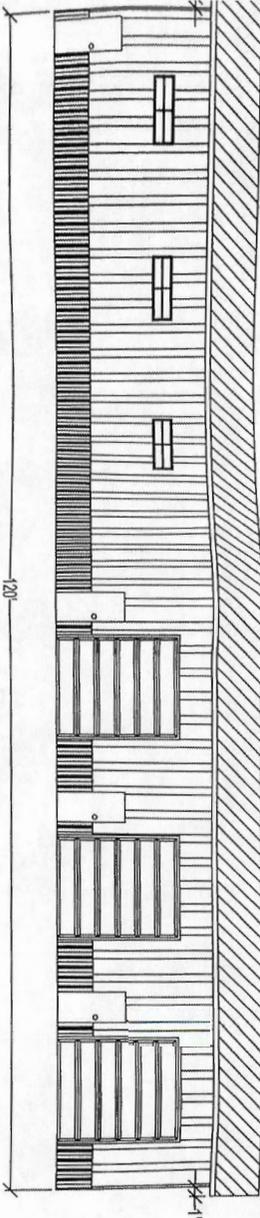
The undersigned applicant shall call for all inspections and be responsible for this project until final approval by Johnson County. The undersigned applicant also agrees to comply with all County ordinances, State and Federal laws regulating building construction and certifies under oath and penalties of perjury that the foregoing information is true and correct:

Rob Hajek  
Applicant Signature

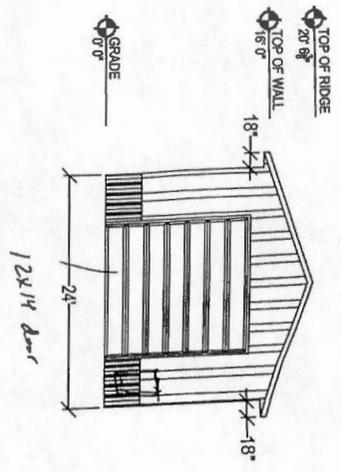
rihajek@gmail.com  
Applicant Email

**Return this completed form – along with a PDF of the building plans and the site plan – to**  
[building@johnsoncountyiowa.gov](mailto:building@johnsoncountyiowa.gov)

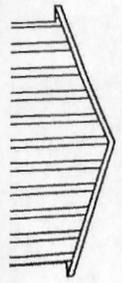
JOHNSON COUNTY  
FILED  
DEC 21 2023  
PLANNING,  
DEVELOPMENT & SUSTAINABILITY



*EAST ELEVATION*



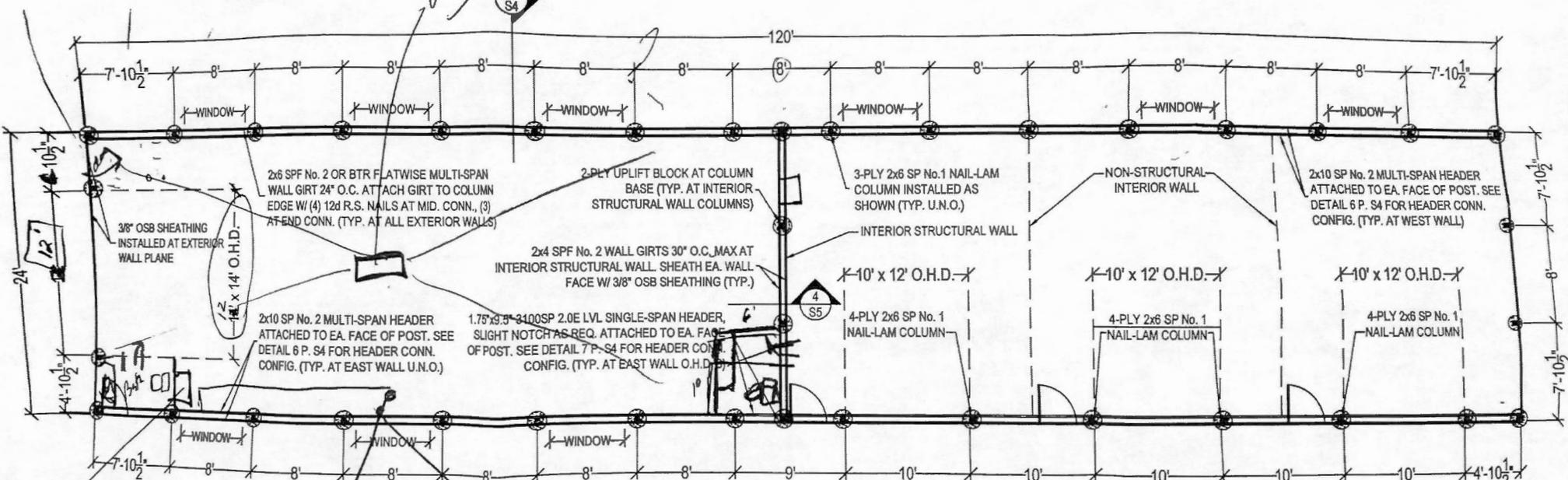
*SOUTH ELEVATION*



JOHNSON COUNTY  
FILED  
DEC 21 2023  
PLANNING  
& SUSTAINABILITY  
DEVELOPMENT

Drain Box

1  
S4



2x6 SPF No. 2 OR BTR FLATWISE MULTI-SPAN WALL GIRT 24" O.C. ATTACH GIRT TO COLUMN EDGE W/ (4) 12d R.S. NAILS AT MID. CONN., (3) AT END CONN. (TYP. AT ALL EXTERIOR WALLS)

2-PLY UPLIFT BLOCK AT COLUMN BASE (TYP. AT INTERIOR STRUCTURAL WALL COLUMNS)

3-PLY 2x6 SP No.1 NAIL-LAM COLUMN INSTALLED AS SHOWN (TYP. U.N.O.)

NON-STRUCTURAL INTERIOR WALL

2x10 SP No. 2 MULTI-SPAN HEADER ATTACHED TO EA. FACE OF POST. SEE DETAIL 6 P. S4 FOR HEADER CONN. CONFIG. (TYP. AT WEST WALL)

3/8" OSB SHEATHING INSTALLED AT EXTERIOR WALL PLANE

2x10 SP No. 2 MULTI-SPAN HEADER ATTACHED TO EA. FACE OF POST. SEE DETAIL 6 P. S4 FOR HEADER CONN. CONFIG. (TYP. AT EAST WALL U.N.O.)

2x4 SPF No. 2 WALL GIRTS 30" O.C. MAX AT INTERIOR STRUCTURAL WALL. SHEATH EA. WALL FACE W/ 3/8" OSB SHEATHING (TYP.)

1.75x3.5x340 SP 2.0E LVL SINGLE-SPAN HEADER, SLIGHT NOTCH AS REQ. ATTACHED TO EA. FACE OF POST. SEE DETAIL 7 P. S4 FOR HEADER CONN. CONFIG. (TYP. AT EAST WALL O.H.D.)

4-PLY 2x6 SP No. 1 NAIL-LAM COLUMN

4-PLY 2x6 SP No. 1 NAIL-LAM COLUMN

4-PLY 2x6 SP No. 1 NAIL-LAM COLUMN

NOTES:  
 - ALL WINDOWS AND DOORS TO BE FIELD LOCATED AND INSTALLED PER MFG. SPEC. SEE DETAIL 1 & 2 P. S5.  
 - SINGLE SPAN HEADERS AT EAST WALL O.H.D.'S ARE CENTER TO CENTER OF COLUMNS AS SHOWN.  
 - ATTACH OSB WALL SHEATHING WHERE SPECIFIED W/ 6d NAILS 12" O.C., 6" AT PANEL EDGES. LOCATE PANEL SPLICES AT WALL GIRTS.  
 - STAGGER WALL GIRT SPLICE LOCATIONS.

Airtex Splice

Sewer Pump

Thomsett Wires



# SITE PLAN - EXHIBIT "B" ANDERSON COMMERCIAL CONDOMINIUMS NORTH LIBERTY, IOWA



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**LEGAL DESCRIPTION**

LOT 1 OF CORRIDOR INDUSTRIAL PARK  
JOHNSON COUNTY, IOWA



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

GLEN D. MESNER, PE & LS Iowa Lic. No. 8185

My license renewal date is December 31, 20\_\_\_\_

Pages or sheets covered by this seal:

Project Number: 0374007	Sheet 1 of 1 Sheets	Scale: 1"=50' Field Book No: 697	Date: 10/08/03	<b>Site Plan - Exhibit "B"</b>  Project Title: Anderson Commercial Condominiums North Liberty, Iowa		<b>MMS CONSULTANTS, INC.</b> Iowa City, Iowa (319) 351-8282	Revision No. & Date
					Designed by: GDM Drawn by: adw Checked by: CMS		