

Office Use Only		\$	
	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):

5756 Sharon Center Rd SW - Kalona IA 52247

Parcel Number: _____

Current Zoning: A-2 Proposed Use of the Structure: Sunday School / Restrooms / Community Building

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

	Front	Side	Side	Rear
Required Setback:	_____	_____	_____	<u>30'</u>
Requested Setback:	_____	_____	_____	<u>15'</u>

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.

Kalona Community Church
Name of Owner

Merlin Ropp
Name of Applicant (if different)

2564 540th ST SW
Applicant Street Address (including City, State, Zip)

319-321-2692
Applicant Phone

stbuggy@ibyfax.com
Applicant Email

Merlin Ropp
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)

Updated 6.1.23 MS

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. Preference is that electronic submission is provided 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.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$)		
This application form with all information completed	MER	(2)
<p>Brief cover letter 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 sections listed below:</p> <ul style="list-style-type: none"> • <u>For Special Exceptions</u>: 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. • <u>For Variances</u>: 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. • <u>For Variances from Floodplain Management Regulations</u>: the exceptional hardship standards are set forth in section 8:4.11.C and D.2.a.i-xiii 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. • <u>For Variances from Subdivision Regulations</u>: the unnecessary hardship standards are set forth in section 8:1.27.F.12.a and 8:1.28.G 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. 	MER	
<u>For setback reduction requests</u> : A complete building permit must be on file with the PDS Department before an application to reduce zoning requirements will be accepted.	MER	



Dear Friend,

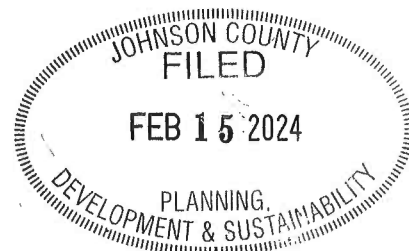
Please find attached our request for the board of adjustment for a project we have coming up at the address of ~~5756~~ Sharon Center Road SW, Kalona IA. We are in the process of coming up with a plan to add onto the current building to accomodate a Sunday school area, as well as restrooms, cloakrooms, etc. Those plans included adding 64' to the east side of the current building. However, according to standard code, our back yard setback on the east property line is 30 feet, and since the current building is 72 feet from the property line, this leaves us with 42 feet to the standard setback.

Therefore, due to the fact that the adjoining landowners on the east and north are not interested in selling a portion of their property, and the limiting width of the north and south property lines, we would like to request your consideration of a 50% setback reduction, or 15 ft. We appreciate your input, and will wait to hear back from you on the matter.

Sincerely,

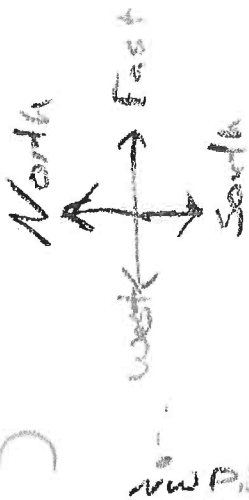
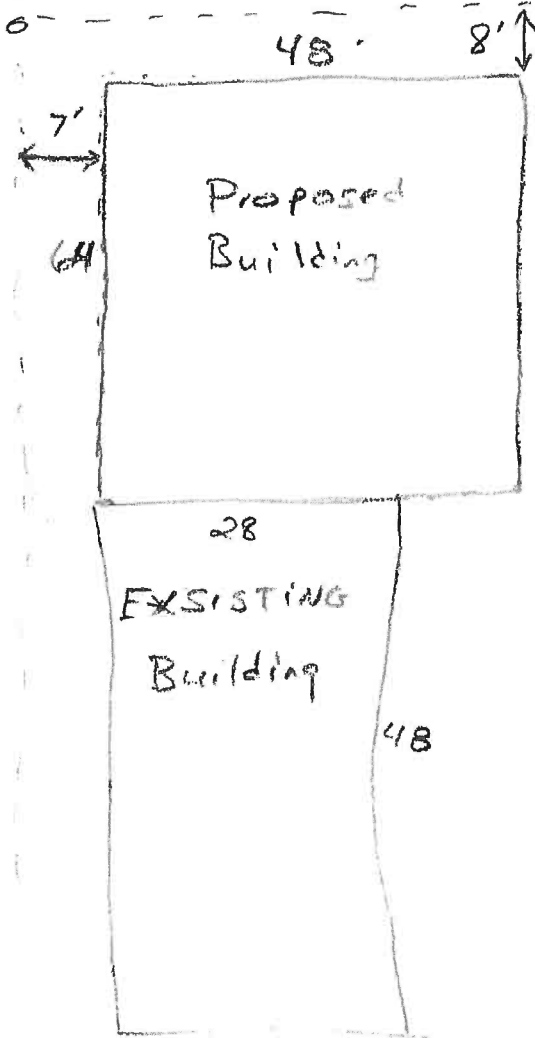


- Building Committee



NE Pk

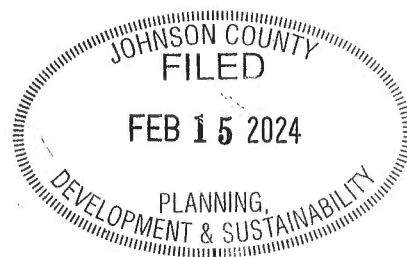
SEP. 1



Drive way

NW Pk

Sharon Center Rd.



BUILDING @ JOHNSONCOUNTYIOWA.GOV

2-21-24

GOOD MORNING!

PLEASE find attached our updated application you requested per our request for 15' setback adjustment. We also included a new site plan, with the lot pins defined. I spoke with Jeff regarding meeting with him at the site, and if we have a 4-5 hour notice ahead of time, we will want to be there & make sure all proposed building corners are staked when he arrives.

If you have any questions you can call - 319-321-2692

Thanks!
Merlin
Ropp



JOHNSON COUNTY, IOWA

APPLICATION FOR: BUILDING PERMIT

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

Phone: (319) 356-6085

Email: building@johnsoncountyiowa.govJob Site Address 5756 Sharon Center Rd SW - Kalona IA 52247

Lot # & Subdivision _____ Parcel # _____

Applicant Merlin Ropp Phone 319-321-2692Address 2564 540th St SW City/St/Zip Kalona IA 52247Owner Kalona Community Church Phone 319-321-2692Address 2085 560th St SW City/St/Zip Kalona IA 52247General Contactor Sunrise Post Phone 319-696-4334Address 2464 Hwy 22 City/St/Zip Kalona IA 52247

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

Mechanical TBD Phone _____

Electrician _____ Phone _____

Plumber _____ Phone _____

Type of Construction (check one) ☐ New ☐ Alteration ☒ Addition ☐ Repair/Replace ☐ DemolitionProject Description (include dimensions) addition of 54x56 addition (dimensions on width N/S to be confirmed) for restrooms - Sunday school accommodationsTotal Valuation of Project (excluding cost of land) \$ 300,000

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

- ☐ A full set of building plans is included.
- ☒ 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? _____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

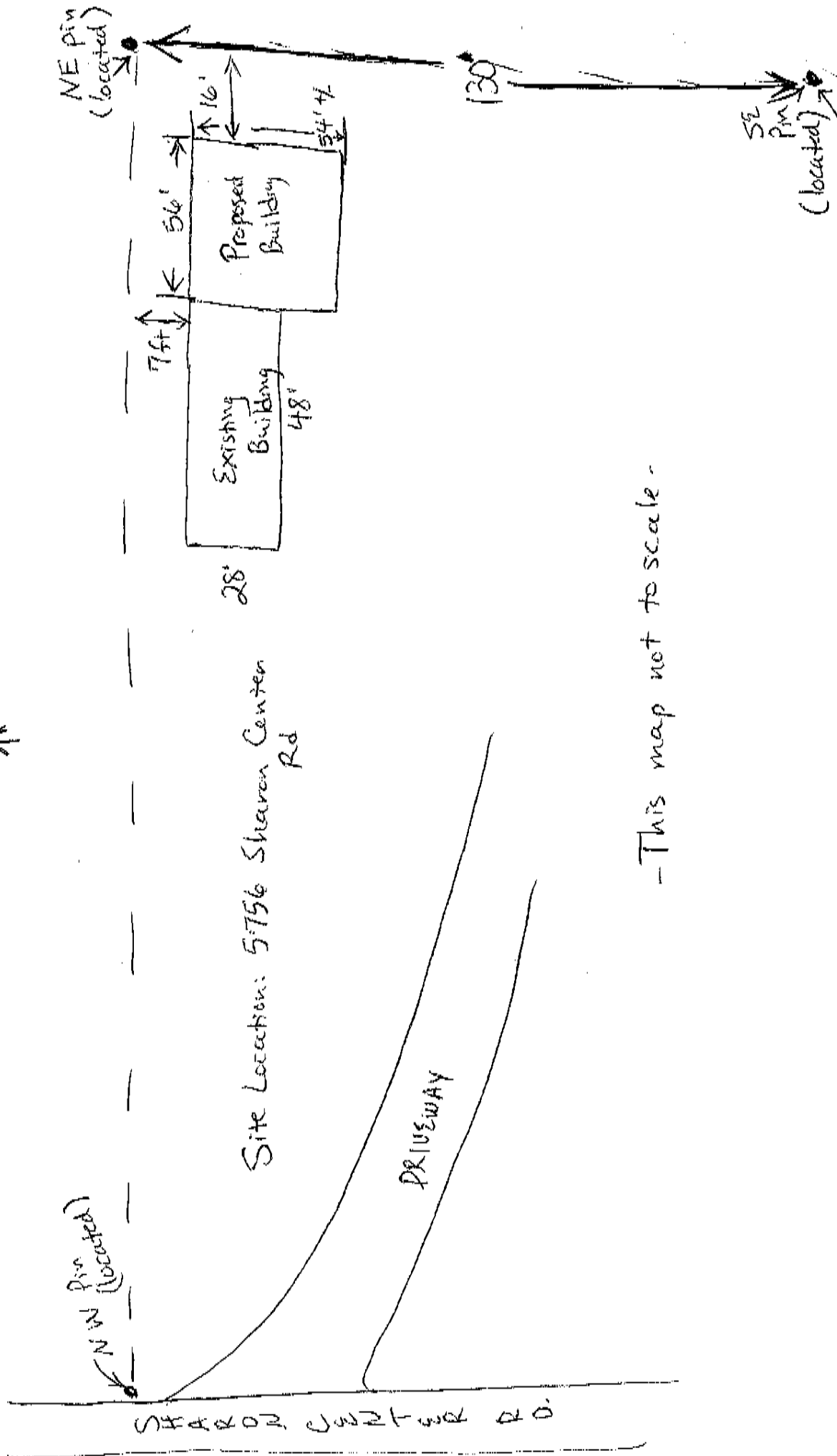
The undersigned applicant shall call for all inspections and be responsible for this project until final approval by Johnson County. The undersigned applicant also agrees to comply with all County ordinances, State and Federal laws regulating building construction and certifies under oath and penalties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

Merlin Ropp
Applicant Signature

stbuggy@ibyfax.com
Applicant Email

Return this completed form - along with a PDF of the building plans and the site plan - to
building@johnsoncountyiowa.gov

NORTH
↑



-This map not to scale-

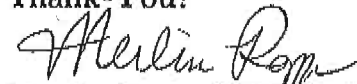
Dear Mr. Wilensky,

2/21/2024

Thank you for your update on the review of our application. In answer to your questions regarding our request, we did not clarify the practical difficulty we see in building more north/ south rather than east/ west. In reference to our previous letter, we mentioned the limiting factor of the north and south property lines. Because we anticipate using the new addition as a Sunday school, we will need as much space as possible for parking, as well as strategizing for a location for the septic system, which will need to be added as well, without taking too much of the playground area. Since the 30 foot setback east of the proposed structure is not sufficient for parking space, and not a good option even for playground equipment, we would like to utilize more of that area for the building rather than a dead zone. Then more of the approximately 69 feet remaining south of the building could be used for parking, etc. to take pressure off the area designated now as playground.

We would not want to request this special exception if it would in any way devalue the adjoining property, however, we do not believe that to be the case. We appreciate your consideration of the matter, and ask that you contact us if you have any further questions.

Thank-You!



Merlin Ropp- KCC Building Committee Member