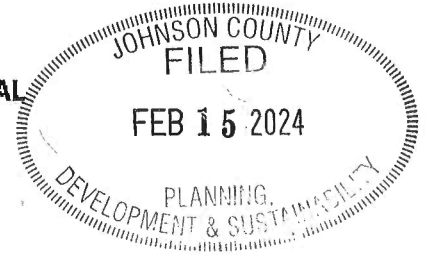


Office Use Only		\$	
	Date Filed	Fee	Application Number



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: Ag 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	
<p><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.</p>	MER	

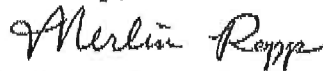


Dear Friend,

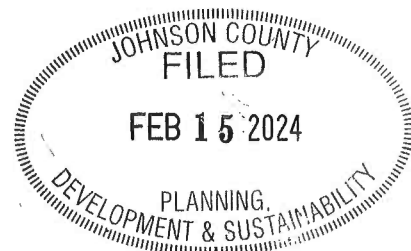
Please find attached our request for the board of adjustment for a project we have coming up at the address of 5756 Sharon Center Road SW, Kalona IA. We are in the process of coming up with a plan to add onto the current building to accomodate a Sunday school area, as well as restrooms, cloakrooms, etc. 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

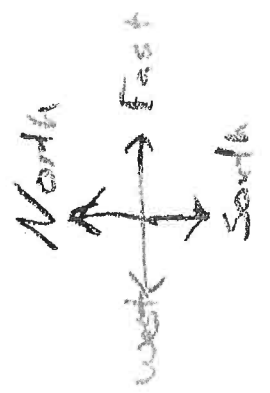
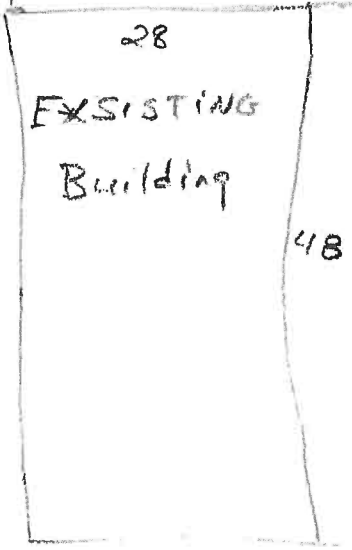


SEP 11

NE Pk

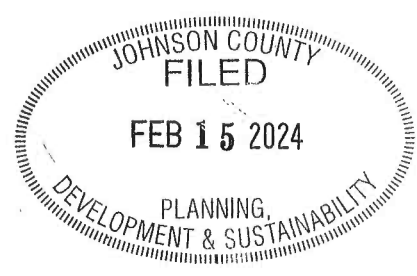
0' 48' 8'

7'
64'



Drive way

NW Pk



Sharon Center Rd.