

Office Use Only	5/17/24	\$175 ⁰⁰	BDA-24-28525
	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):

2625 Ridgeview Dr NW Swisher, IA 52338

Parcel Number: 0316331012

Current Zoning: Residential Proposed Use of the Structure: Workshop and equipment storage

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

	Front	Side	Side	Rear
Required Setback:	<u>30</u>	<u>8</u>	<u> </u>	<u>30</u>
Requested Setback:	<u> </u>	<u>5</u>	<u> </u>	<u> </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.

Robert L Hayes

Name of Owner

Name of Applicant (if different)

2625 Ridgeview Dr NW Swisher, IA 52338

Applicant Street Address (including City, State, Zip)

515 669-3365

Applicant Phone

handymanhayesLLc@gmail.com

Applicant Email

Robert L Hayes
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)

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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: \$ <u>175</u>)		RLH
This application form with all information completed	RLH	(2) RLH
<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. 	RLH	RLH
<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>	RLH	

Robert Hayes



2625 Ridgeview Dr NW
Swisher, IA 52338
Cell: (515) 669-3365
handymanhayesLLC@gmail.com

05/10/2024

To:

Johnson County Planning, Development and Sustainability

913 S Dubuque St

Iowa City, IA 52240

Re: Proposed garage addition requiring reduction of side setback from eight feet to five feet.

To whom it may concern,

My wife Ashten and I are planning an attached-garage addition on the west side of our existing 24 x 24' attached garage. The proposed structure will be conventionally framed at 18 x 32'; the rearward 24' will be tied into the existing roof structure in the same orientation and the 8' protrusion out the front will be a gable end that will offer visual symmetry with the projection on the east side of our home (see building plan attached). The proposed 18' width is an encroachment on the eight-foot side setback by three feet. We are applying for a special exception in order to reduce the setback from 8 feet to 5 feet.

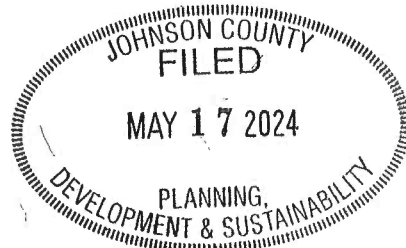
The proposed use of the structure is in response to our continued growth as small business owners in Johnson county. We will be using the structure for workshop activities including fine carpentry, equipment storage and materials staging. In an effort to minimize disruption to our neighborhood, we strive to keep our vehicles, job trailer and other equipment and any other non-decorative materials inside of a building.

In response to practical difficulty as characterized in UDO 8:1.28.E.2.a-f:

- A. By adhering to the standard side setback requirements, our proposed structure would be smaller than we've determined to be necessary for our needs and below the threshold of cost/benefit analysis. By maximizing the width as allowed by special exception, we feel that we are making best use of the land and our investment into the property. At the proposed 18 foot width, the structure is also more visually appealing, given symmetry to the projection out the front on the east side of our home.

- B. Our property layout is such that the house is nearly centered on the width of the lot and slightly closer to the road than it is to the rear property. The most practical placement for use and most visually appealing and inconspicuous place to add an attached garage is on the west side of our

Robert Hayes



2625 Ridgeview Dr NW
Swisher, IA 52338
Cell: (515) 669-3365
handymanhayesLLC@gmail.com

existing garage. It is our intent to make the addition look as though it was built at the same time as the house. Given the layout of our yard with a large garden in the southwest corner, a garden shed in the southeast corner and a stamped concrete sidewalk going through the center of the backyard to a firepit and a pergola, the rear yard is not suited for a detached structure. In addition, it would limit our and our neighbors' view of the natural treescape.

- C. Our house is the principal dwelling and the proposed structure is simply an accessory to the principal.
- D. Given the lay of our land and our commitment to keeping our "natural" setting, the proposed location minimizes impact to all surrounding property owners, and in fact, will increase their property values, given our home would then be a 2600sqft, 4 bedroom, 2 bathroom with a 3+ stall garage.
- E. No rezoning situation would provide us a better location to place the proposed structure than the requested.
- F. The character of the neighborhood would not be impacted in a negative manner. We would be building a structure that matches the likeness of the dwelling and striving to maintain any and all natural barriers (trees, shrubs and grasses) possible. With the five foot setback, there will still be access to the rear of the property from both the east and the west side. A proper drainage system will be installed and adequate landscaping in order to evacuate water out and around the proposed structure are being taken into consideration. Linn Co REC will be contacted in order to move existing power from its current location into the five foot setback area to allow for proper footings and walls. Given the 5 foot setback, no additional fireproofing is necessary in order to meet code requirements. The walls will be insulated and sheetrocked, and no windows would be installed on the west side of the structure, so minimal noise, smell or light transfer would be recognized by the near neighbor.

We appreciate your consideration for our application for special exception. As a small business owner, and my wife as an employee of the city, we strive to be upstanding members of Johnson county and keep our business as local as possible. By approving this exception, our business can continue to grow in a rural setting and provide a safe and convenient environment for our family and for the next owners of the property at some time in the future.

Please find attached three letters of approval from our immediate neighbors, as well as the requested names/addresses of the property owners within a 500ft radius of our parcel.

Thank you,

Rob Hayes



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

JOHNSON COUNTY
 FILED
 MAY 17 2024
 PLANNING,
 DEVELOPMENT & SUSTAINABILITY

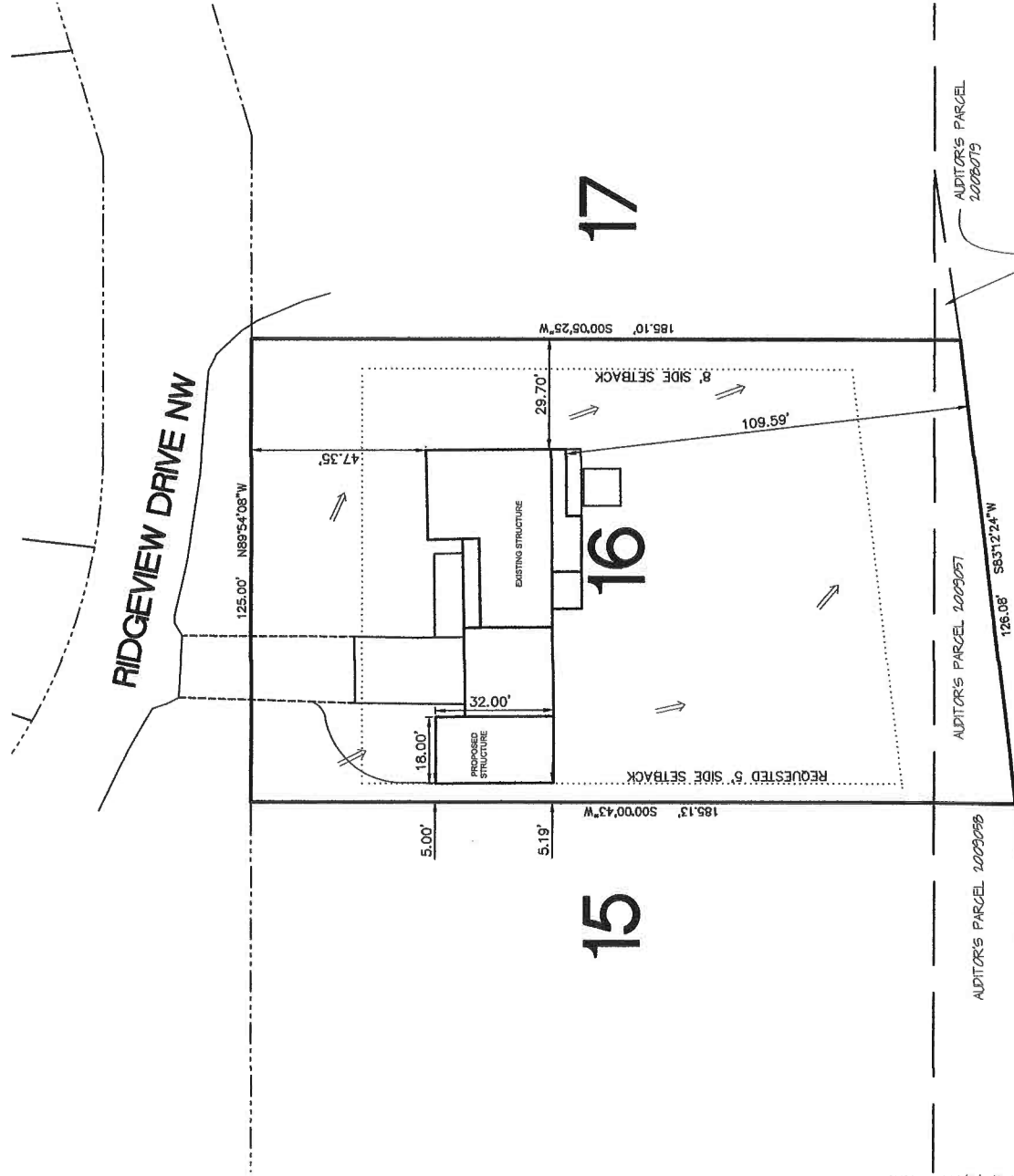
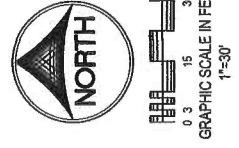
GARAGE ADDITION
 LOT 16

TIMBERLAKE
 ADDITION

JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	03-25-2024
Designed by:	ADP
Field Book No:	
Drawn by:	ADP
Scale:	1"=30'
Checked by:	LCN
Sheet No:	1
Project No:	11949-001
	of 2



NOTES:
 THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH
 PROVIDED BUILDING PLANS AND APPROVED BY THE DIRECTIVE
 OF THE APPLICANT. IT IS THE RESPONSIBILITY OF THE
 GENERAL CONTRACTOR TO VERIFY ALL APPROVED PERMIT
 DOCUMENTATION PRIOR TO CONSTRUCTION. MMS
 CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY
 INCONSISTENCIES IN WHAT HAS BEEN PROVIDED AND
 REPRESENTED ON THESE DRAWINGS WITHOUT OUR EXPRESSED
 KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL
 COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.

JOHNSON COUNTY
FILED
MAY 17 2024
PLANNING
DEVELOPMENT & SUSTAINABILITY

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Contractor:
Adam Schmerbach

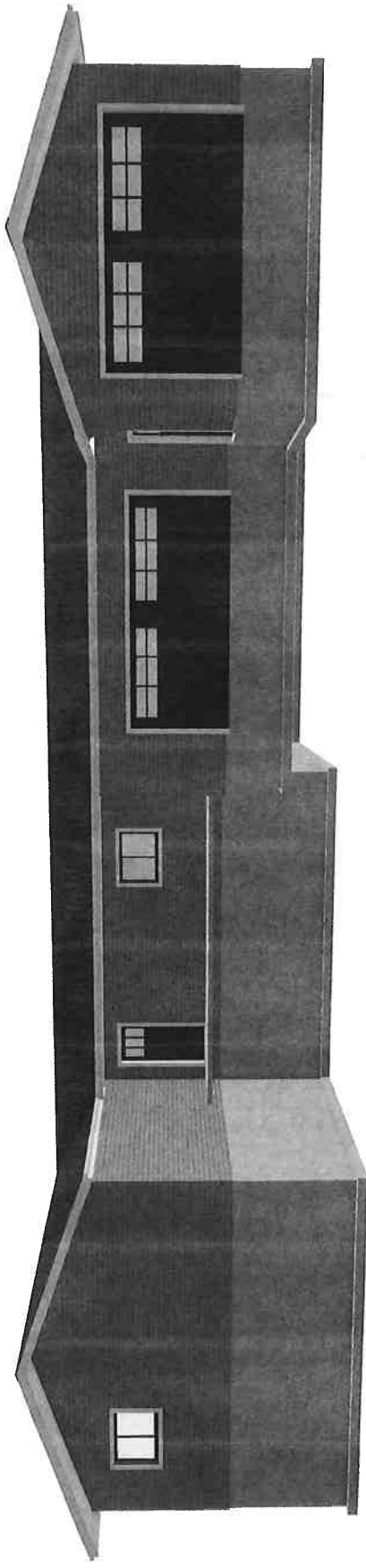
Hayes Garage Addition

Drawings Provided By:
Jeremie Molina

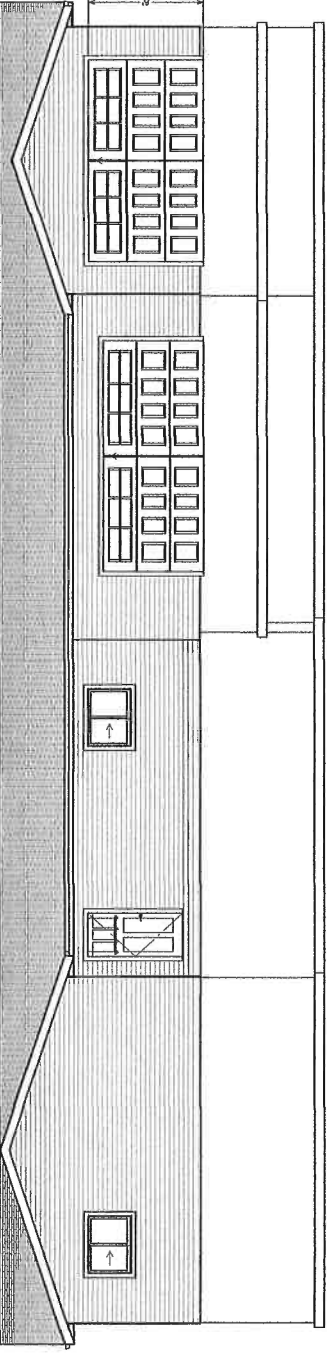
DATE:
5/4/2024

SCALE:

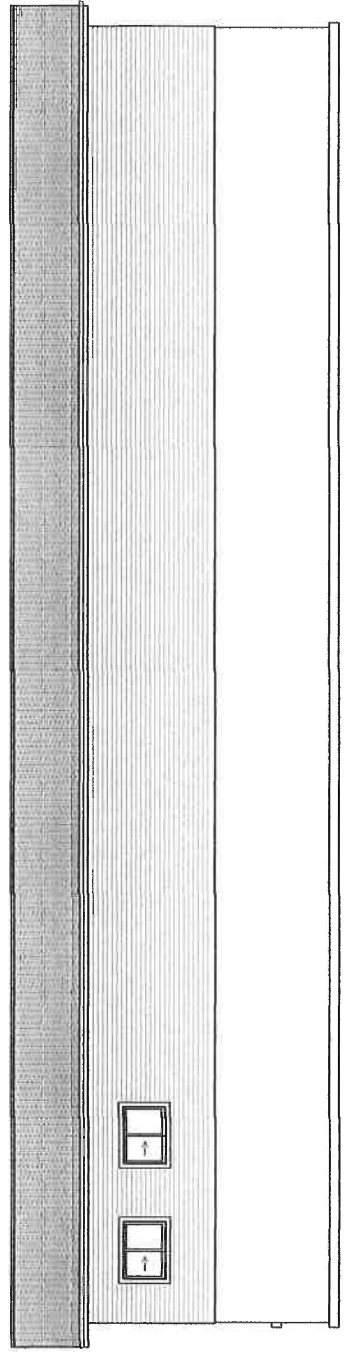
SHEET:
P-1



FILED
 MAY 17 2024
 PLANNING
 DEVELOPMENT & SUSTAINABILITY



Exterior Elevation Left



Exterior Elevation Right

REVISION	DATE	DESCRIPTION

Contractor:
 Adam Schmerbach

Hayes Garage Addition

DRAWINGS PROVIDED BY:
 Jeromie Molina

DATE:
 5/4/2024

SCALE:

SHEET:

JOHNSON COUNTY
FILED
MAY 17 2024

PLANNING, DEVELOPMENT & SUSTAINABILITY

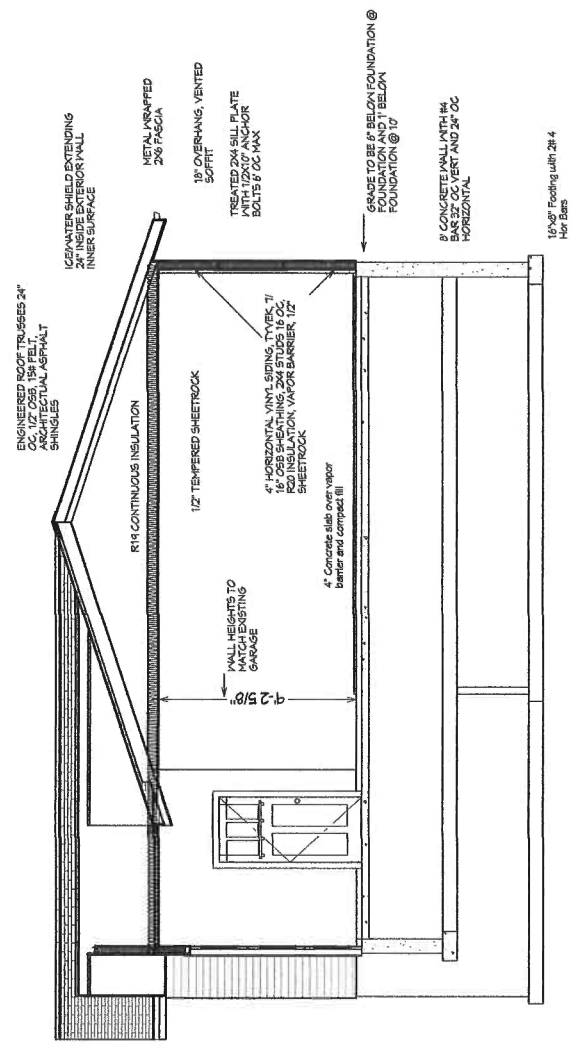
REVISION TABLE	NUMBER	DATE	REVISION DESCRIPTION

Contractor: Adam Schmerbach

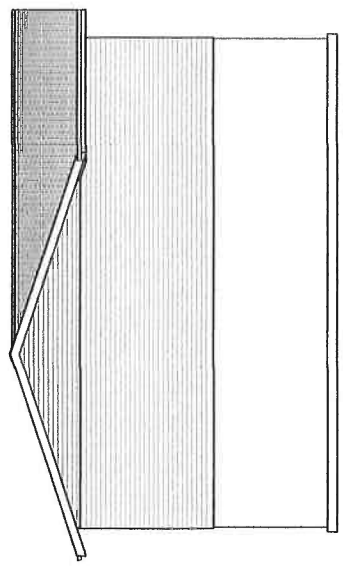
Hayes Garage Addition

Jeremie Molina

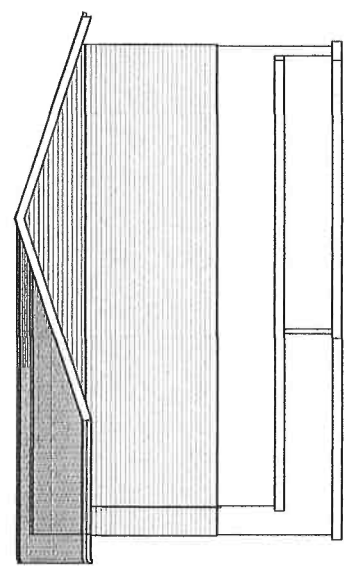
DATE:	5/4/2024
SCALE:	
SHEET:	



Elevation 1



Exterior Elevation Back



Exterior Elevation Front

JOHNSON COUNTY
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MAY 17 2024
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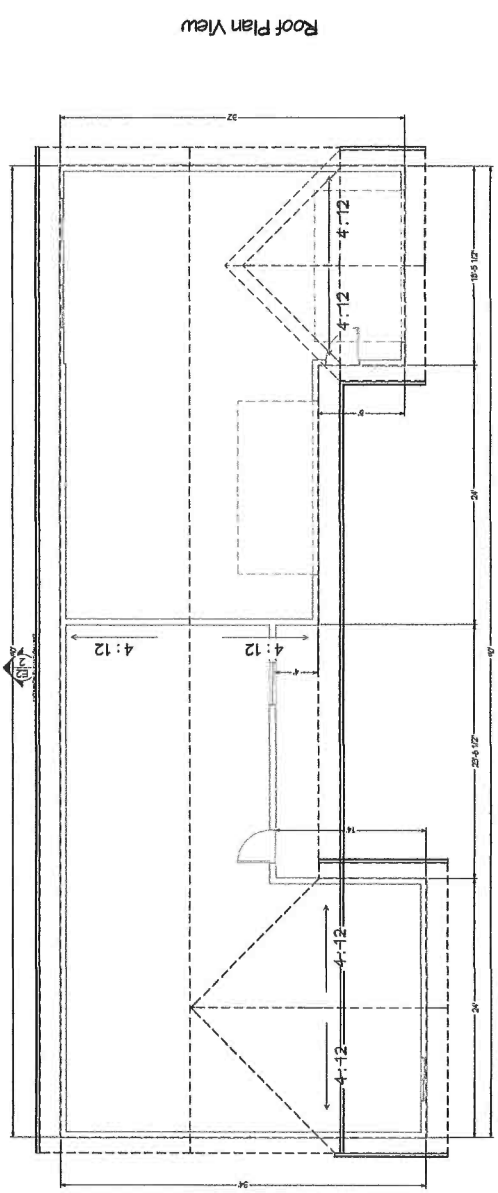
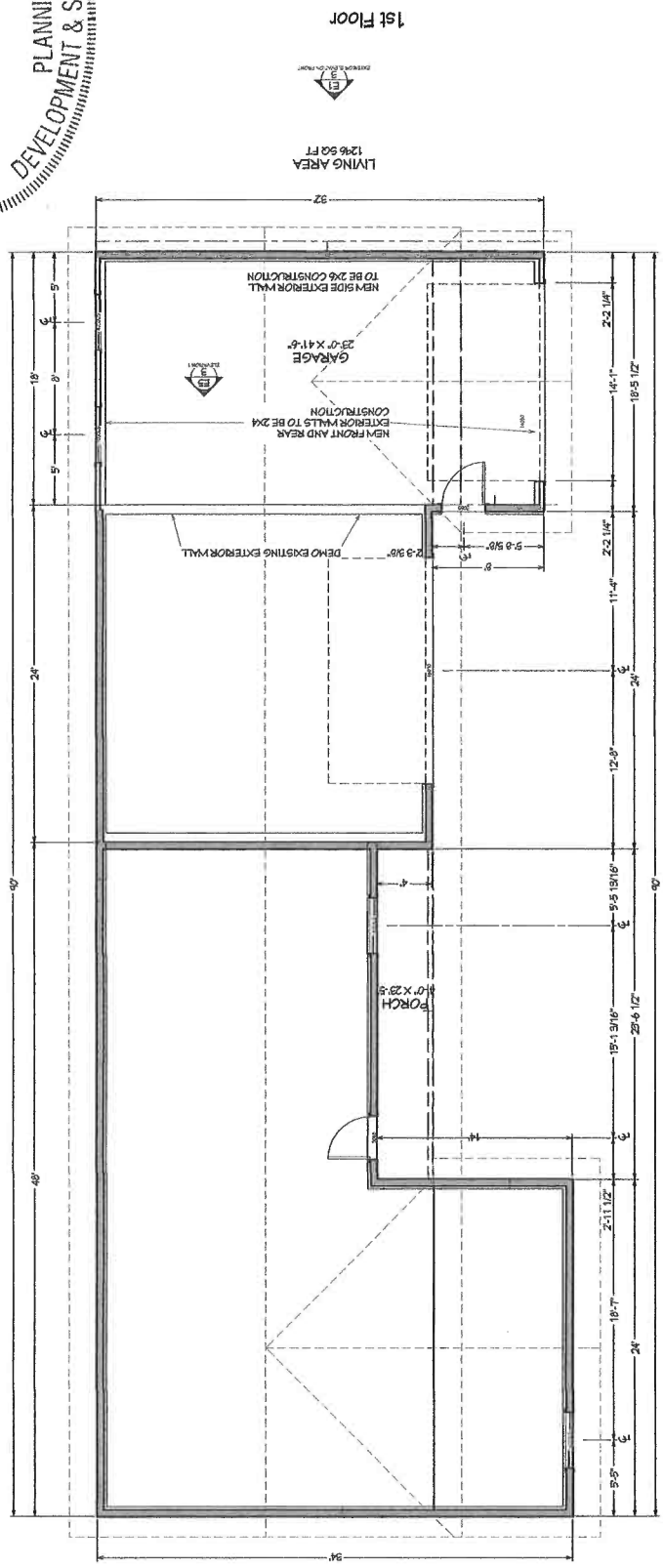
Hayes Garage Addition

Drawings Provided By: Jeremie Molina

DATE: 5/4/2024

SCALE:

SHEET:



JOHNSON COUNTY
FILED

MAY 17 2024

PLANNING,
DEVELOPMENT & SUSTAINABILITY

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NUMBER	DATE	REVISION DESCRIPTION

Contractor:
Adam Schmerbach

Hayes Garage Addition

Drawings Provided By:
Jeremie Molina

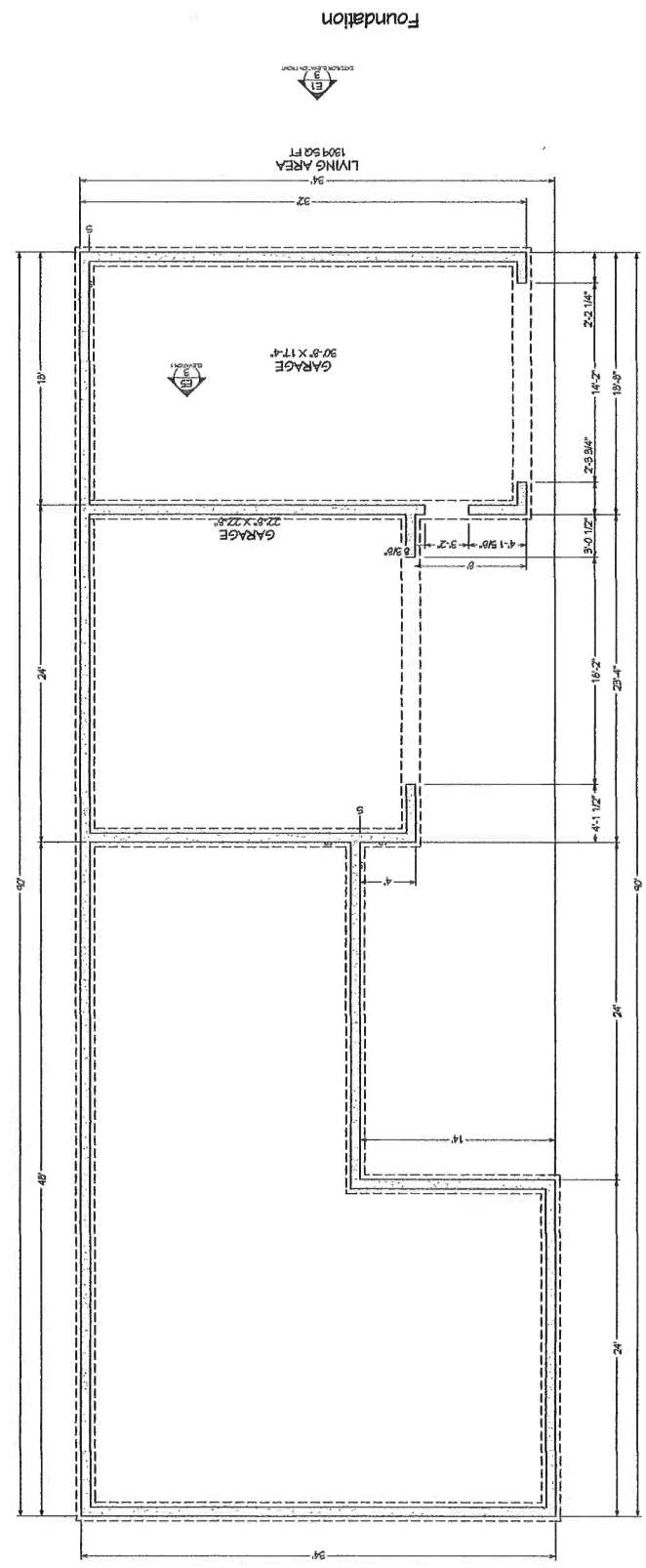
DATE:
5/4/2024


SCALE:

SHEET:

Foundation Notes

- 1500 PSF Soil bearing pressure assumed for footing design. Modify as needed if different conditions are encountered.
- 3000 PSI concrete typical
- Do not place footings on disturbed soil, if encountered over excavate and extend footing depth.
- Footings shall extend 42" below finish grade.
- Footings/ thickened slab shall have 2 # 4 bars by continuous.
- Concrete walls to have horizontal and vertical bars as required by code.
- Step Foundation walls with grade as required
- In concrete wall, add 1/2" anchor bolts @4'0" oc and 12" within each end (contractor to verify)



Re: Garage addition approval > 




← John Fishman
to me ▾

Sat, Apr 27, 1:09PM (11 days ago) ☆ ☺ ↶ ⋮

Barb and I fully support your project of adding a garage to your property. We are always supportive of a small business owner who can foresee what an addition like a garage will result in their business becoming more efficient. All communities benefit from the entrepreneurial spirit of an independent business owner and if the addition of a garage will be beneficial to your business we are 100% behind your project.

Barb & John Fishman
2626 Ridgeview Dr. NW
Swisher, Iowa 52338
Sent from my iPhone



Re: Garage addition approval 



Scott Kallemeyn
to me, Nicole 
Thanks for sending.

Apr 28, 2024, 12:04 PM (10 days ago)    

Dear Rob,

Thank you for sharing the expansion plans that you are planning for your property. We are very supportive of the plans you have developed.

We value the many contributions that you and your spouse have made to our community and we know know that these plans are very conscious of our Housing Association.

Sincerely,
-Scott and Nicole Kallemeyn

On Sun, Apr 28, 2024, 6:27 AM Rob Hayes <handymanhayesilc@gmail.com> wrote:
No problem. In fact, you can have another week, if you need it.

Here's a site plan and rendering, so you know what you are approving.



Garage addition approval » Inbox x



→ Bryan Monserud
to me ▾

Fri, Apr 26, 8:27 PM (12 days ago) ☆ ☺ ↶ ⋮

Dear Rob,

I'm writing to express my support for your garage addition to expand your small business. Your hard work and dedication are admirable, and Cassie and I fully approve of this development.

This expansion is a testament to your commitment and a valuable addition to our community. We excited to see your business grow.

Best wishes for your continued success!

Sincerely, Bryan and Cassie Monserud





BUILDING PERMIT APPLICATION

913 S Dubuque St, Suite 204
Iowa City, IA 52240
Phone: (319) 356-6085
Fax: (319) 356-6084



Job Site Address 2625 Ridgeview Dr NW

Lot # & Subdivision #16 Timberlake Addition Parcel # 0316331012

Applicant Robert L Hayes Phone 515 669-3365

Address 2625 Ridgeview Dr NW City/St/Zip Swisher, IA 52338

Owner Same as applicant Phone _____

Address _____ City/St/Zip _____

General Same as applicant Phone _____

Address _____ City/St/Zip _____

Subcontractors

Mechanical TBD Phone _____

Electrician TBD Phone _____

Plumber TBD Phone _____

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

Project Description (include dimensions) 18 x 32 conventionally framed garage addition on the west side of existing garage.

Will be applying for special exception (5' side setback) on the west property line.

Total Valuation of Project \$ 25,000
(Excluding cost of land)

Are the lot pins located and marked? No Yes Are the corners of the structure staked on the lot? No Yes

Health Department Information

Will this contain a business or commercial kitchen? No, Yes - Describe _____

Total number of bedrooms added (if project is residential) 0 Will there be any new plumbing or changes to the existing plumbing? No, Yes - Describe _____

The proposed construction shall be properly marked or staked on the property at the time of this application. 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:

Applicant's Signature Robert L Hayes

Email Handymanhayesllc@gmail.com