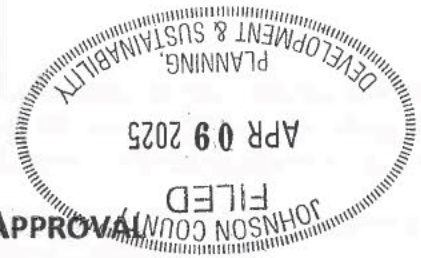


Office Use Only	4/9/23	\$	BDA-25-28693
	Date Filed	Fee	Application Number



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):

3732 RICE Ridge Cir NE NORTH LIBERTY, IA 52317

Parcel Number: 07-05-151-022

Current Zoning: R-Res

Proposed Use of the Structure: Residential Garage

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

	Front	Side	Side	Rear
Required Setback:	30	8	8	30
Requested Setback:	15	5	8	30

* **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.

TARA CROUNBAUGH

Name of Owner

DAN POWER

Name of Applicant (if different)

3732 Rice Ridge Cir NE, North Liberty, Ia 52317

Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

Applicant Email

[Signature]

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)

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		(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. 		
<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.		

HARDSHIP LETTER FOR 3732 Rice Ridge Circle NE North Liberty, IA

JOHNSON COUNTY
FILED

APR 09 2025

SPECIAL PLANNING,
ECONOMIC & SUSTAINABILITY

The owner of **3732 Rice Ridge Cir NE** (Tara Cronbaugh) is requesting the following special exception for the replacement of an existing garage that is currently dilapidated (see exhibit #5). The structure was estimated to be constructed in the late 50's-early 60's. The structure is failing, and the foundation is cracking and separating at various areas. The lot sets back from Rice Ridge Circle NE and the access to the existing driveway/garage has been across the adjacent neighbor's lot line on the North side of the property- (see exhibit #1 & #3). The purpose of requesting the special exception is the following.

When adjacent property has multiple vehicles that park in their driveway to their house-that blocks any access into the driveway at **3732 Rice Ridge** (See exhibit #1)..this picture shows just (1) vehicle in the adjacent neighbor's driveway, and it is somewhat restricting due to a railroad tie retaining wall along the property line That the current owner/Neighbor to Mrs. Cronbaugh wants to rebuild in the future and extend it farther out to the end of the property line. Note the property line corner approximately 3-4' off the edge of the driveway limiting proper distance for entrance into the driveway. When the neighbor has multiple vehicles, it makes access to the driveway impassable. The owner of the adjacent property is wanting to also build a dumpster enclosure along this north side of the property for the multiple tenants that VRBO at the residence during the year. Since **Rice Ridge Cir.** is shared between the two properties it makes entering & exiting the property at **3732 Rice Ridge Cir** impassable during high traffic (& parking) times crating practical difficulty to access the driveway area as it is currently.

The current garage was constructed **~10'-0"** off the front of the property line (see exhibit #5) Current required setback is **30'-0"** from the front & **8'-0"** from the side. The owner is requesting the special exception setback request to be granted to the **15'-0"** setback due to the practical difficulty of the current placement of the structure based on space to replace the existing garage and meet the requirements by the county (once the special exception is granted. The current garage is **~5'-0"** of the lot line and the owner would like to request the setback reduction to be granted to **5'-0"** (instead of the **8'-0"**) to keep the south side of the garage where it currently is and has been located for ~60+ years (see exhibit #3)

The new structure would comply with the requested **15'-0" special exception** & would be built in the same location along the south side of the property which would comply with the special exception request we are submitting for consideration.... The requested **5'-0" special exception setback**. The garage would be extended back (southeast) **~12'-0"** (see exhibit #2) to facilitate 2 cars being able to fit in a new garage that would be **24'-0" deep X 25'-0" wide**. The special exception would also allow the owner to access their property from the front (see exhibit #7) with full documented permission from the HOA of Rice Ridge (see attached letter from the President of the HOA) The new driveway would be constructed directly off the Rice Ridge Circle NE and would provide a access free path to the property.

The owners would also improve the property with plantings and evergreens between the lot line and **Rice Ridge Circle**. The new garage would comply successfully with all the counties Special exception setbacks based on the approval of this requested special exception by the board. The new garage would be a much nicer structure than the dilapidated structure that is currently there (exhibit #1,2 & 4). And it would be very close to the location of the garage that has been there for 60 + years. The owner- (Tara Cronbaugh) would respectively request that the special exception be granted so that a new structure can be constructed, and the adjacent neighbor property line/driveway/street area would not need to experience anymore unnecessary hardship to gain access into Mrs. Cronbaugh property at **3732 Rice Ridge Circle NE North Liberty, IA**.

Thank you for this special exception consideration for this project.

EXHIBIT #1:

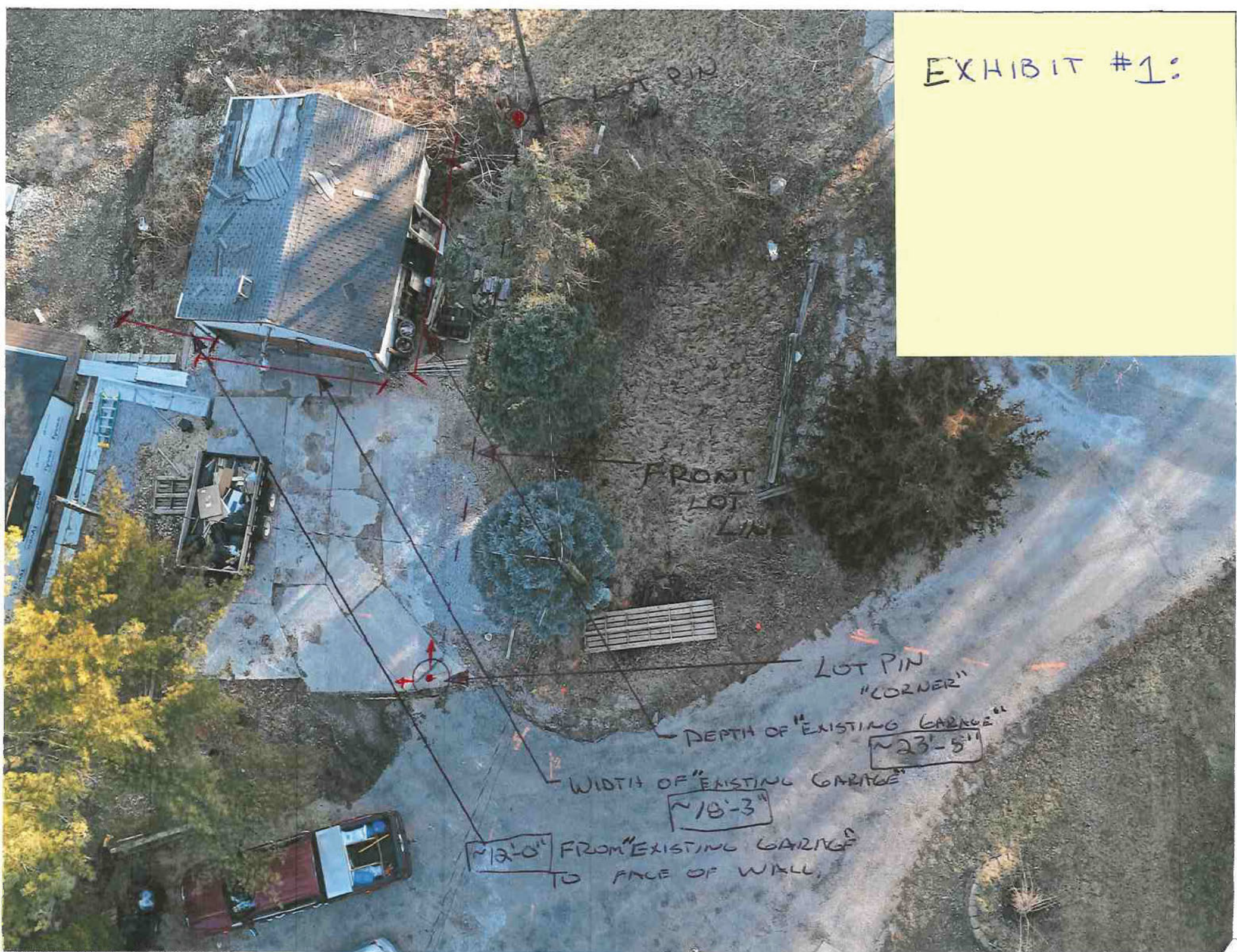


EXHIBIT #2:

PROPOSED ELEVATED
WALL

~12'-0"

"FUTURE
STEPS/WALKWAY" TO GARAGE/DRIVEWAY
(~4'-0" MINIMUM
WIDTH)

POURED WALL

BACK FOUNDATION WALL
OF NEW CONCRETE

(EVEN W/ BLOCK
WALL)

LOWER CONCRETE DOOR/GRAVEL GARAGE

EXHIBIT #3:



EXHIBIT #4:

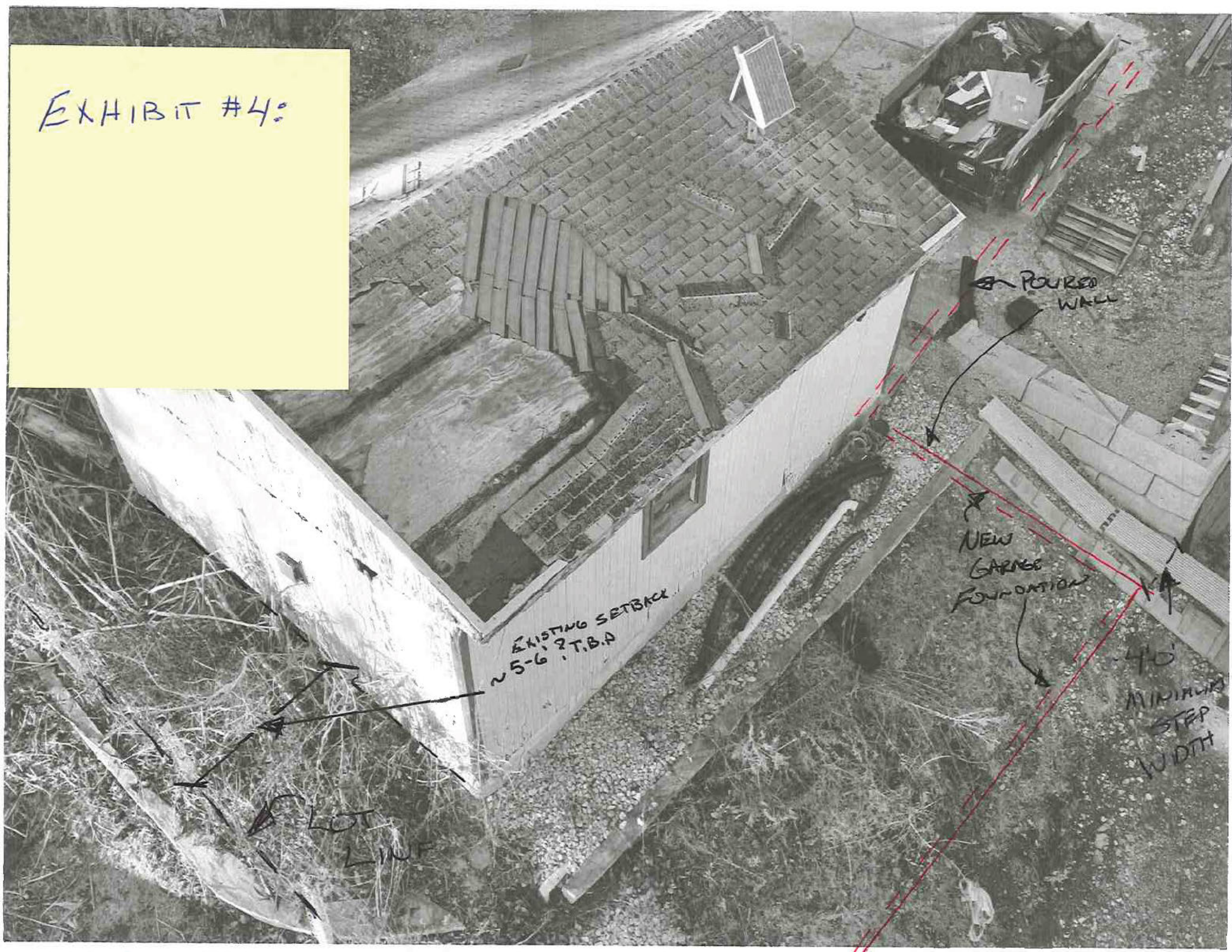
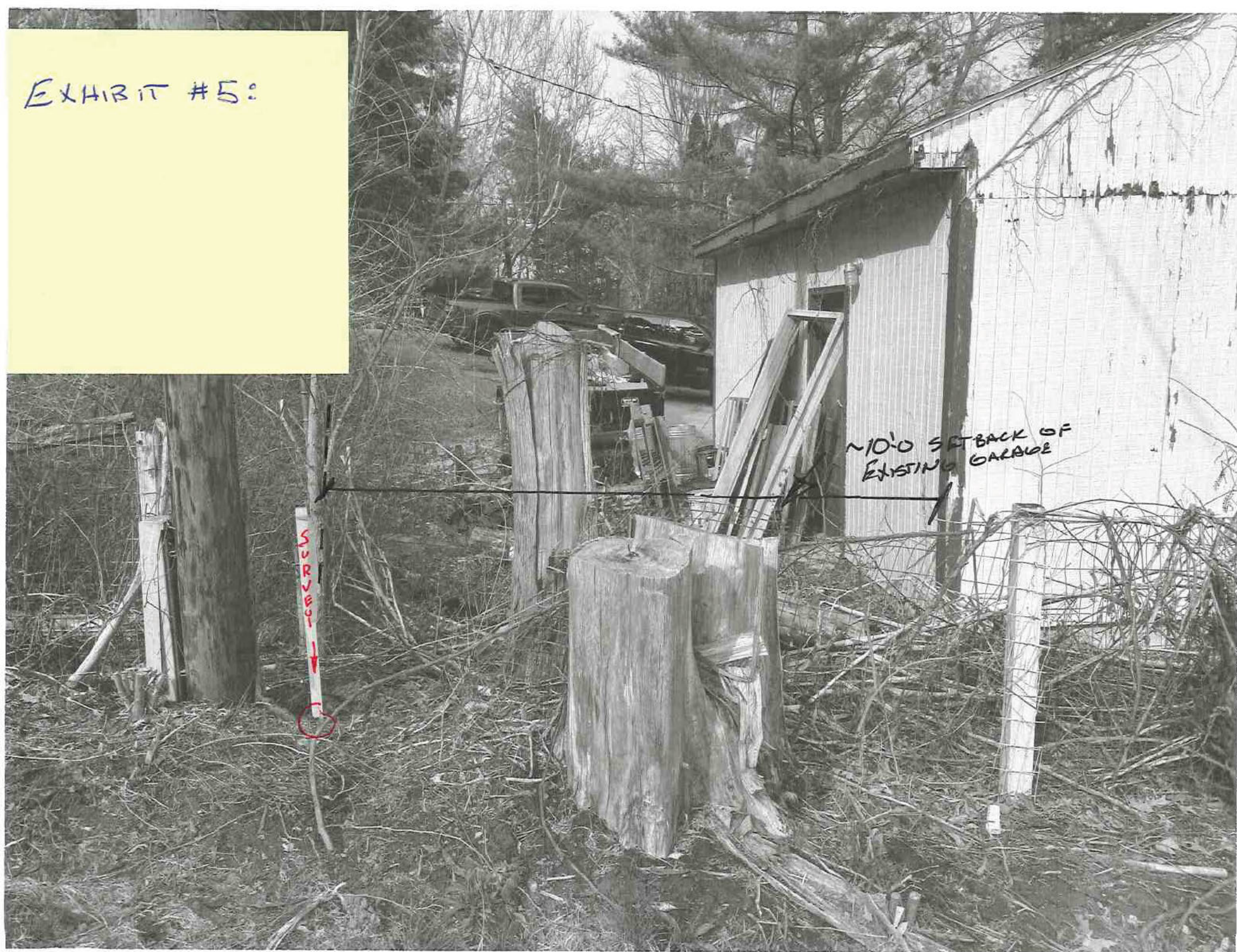
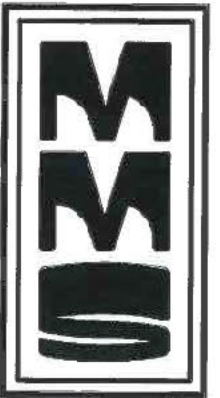


EXHIBIT #5:





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
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PROJECT-TITLE(1)
PROJECT-TITLE(2)
CITY
COUNTY
STATE

MMS CONSULTANTS, INC.

Date: DATE

Designed by: DESIGNEDBY
Field Book No: FIELDBOOK

Drawn by: DRAWNB
Scale:

Checked by: CHECKEDBY
Sheet No: ?

Project No: PROJNO
Off: SHEET

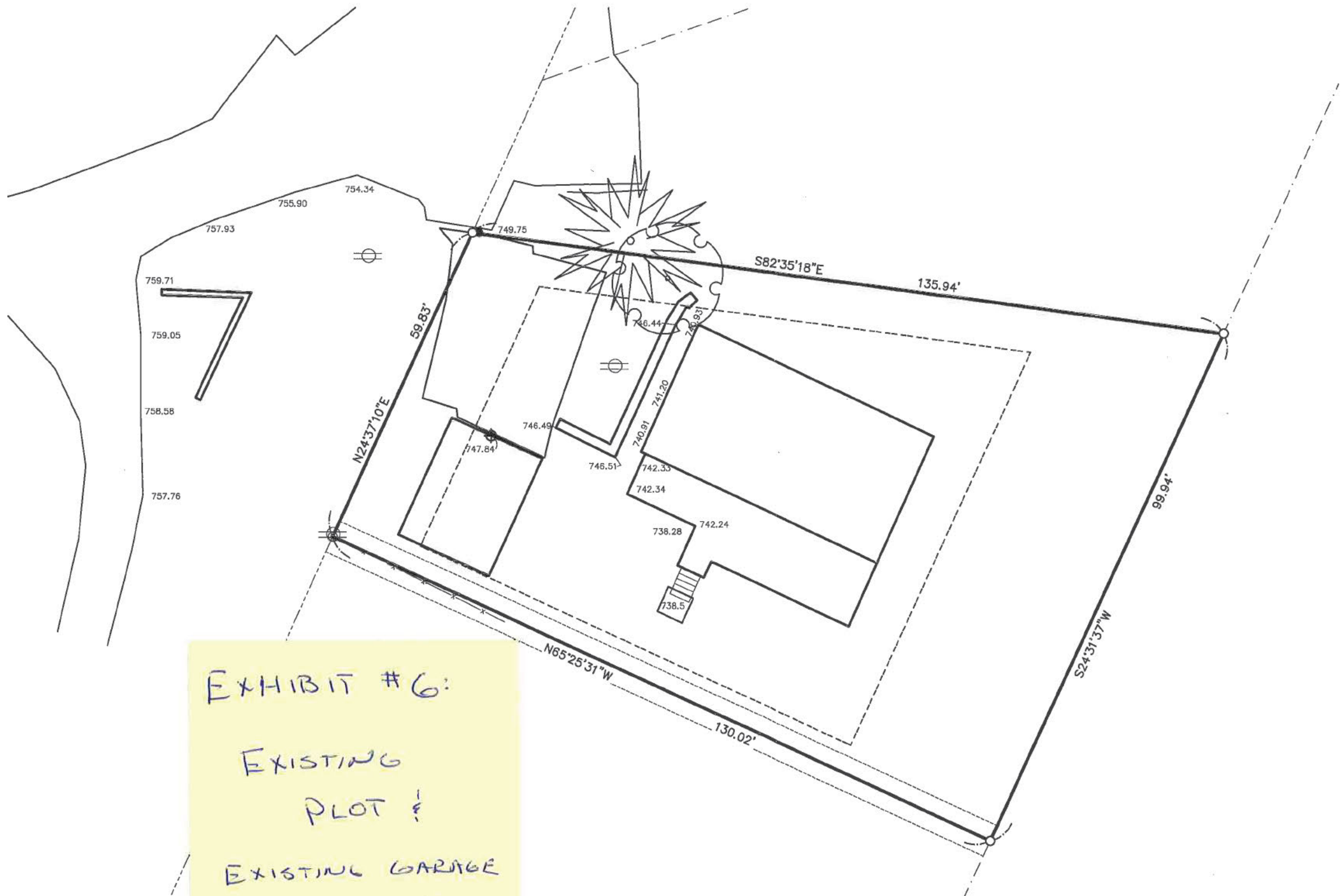


EXHIBIT #6:
EXISTING
PLOT
EXISTING GARAGE
LOCATION/DRIVE

SITE PLAN
3732 RICE RIDGE CIRCLE NE
NORTH LIBERTY, JOHNSON COUNTY, IOWA

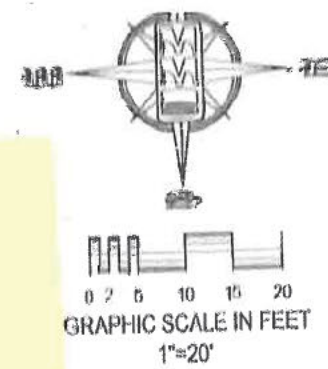
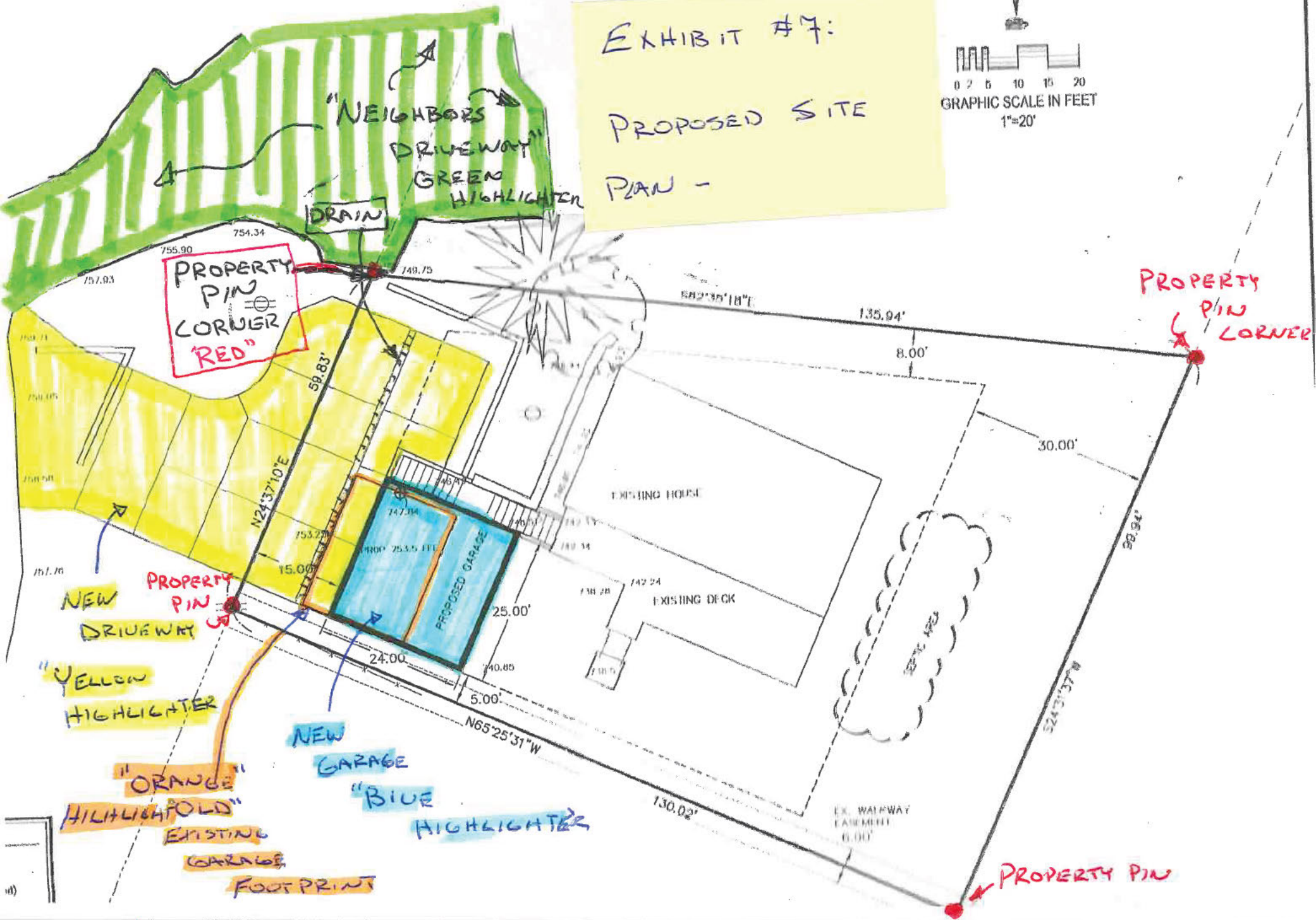


EXHIBIT #7:

PROPOSED SITE

PLAN -

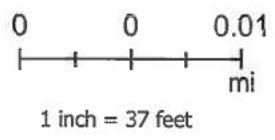




Johnson County GIS
Web Printing

My Map

Printed: 3/27/2025



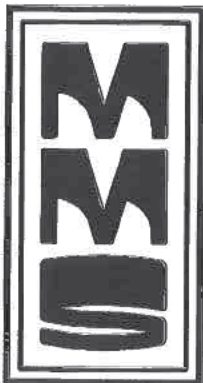
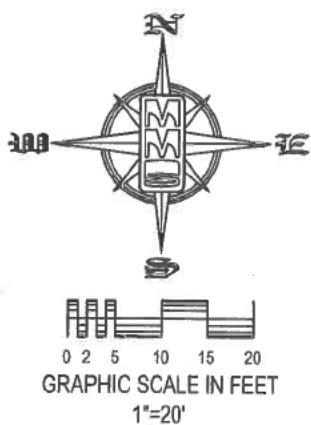
BOOK 5
PAGE 19
AUDITOR PLAT 12



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



SITE PLAN
3732 RICE RIDGE CIRCLE NE
NORTH LIBERTY, JOHNSON COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision

SITE PLAN
3732 RICE RIDGE CIRCLE NE

CRONBAUGH GARAGE

NORTH LIBERTY,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 04/07/2025

Designed by: DMW Field Book No: 1409

Drawn by: DMW Scale: 1" = 20'

Checked by: DWP Sheet No: 1

Project No: 12179-001 of: 1

LEGEND AND NOTES

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(R)

(M)

(C)

C22-1

CONGRESSIONAL CORNER

FOUND IRON RAIL

FENCE CORNER / FENCE POST

PROPERTY CORNER(S), FOUND (as noted)

FOUND PIPE(S), (as noted)

PROPERTY CORNERS SET
(5/8" x 24" REBAR WITH ORANGE PLASTIC
CAP EMBOSSED WITH "MMS 15749")

SET MAG NAIL OR GIN SPINDLE

PROPERTY &/or BOUNDARY LINES

CONGRESSIONAL SECTION LINES

RIGHT-OF-WAY LINES

CENTER LINES

FENCE LINES

LOT LINES, PLATTED OR BY DEED

EASEMENT LINES, WIDTH & PURPOSE NOTED

EXISTING EASEMENT LINES, PURPOSE NOTED

RECORDED DIMENSIONS

MEASURED DIMENSIONS

COMPUTED DIMENSIONS

CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS