

Office Use Only	6/11/25	\$	BOA-25-2873
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT



Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Home office for a construction company with one owner and two employees. One employee will be remote only starting August 1st, 2025.

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

2915 Dubuque St NE, Iowa City, IA 52240

Parcel Number(s): 0721335004

The property consists of 5.28 total acres, and is currently zoned Residential

Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.

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.

Cory Hodapp

Name of Owner

Name of Applicant (if different)

2915 Dubuque St NE, Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is 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.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ <u>250⁰⁰</u>)		
This application form with all information completed	✓	(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	✓	
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	✓	
If working with an engineer: CAD line work of the site plan, following the guidance below	X	
Proof of application to the Johnson County Health Department for a Public Health Zoning Application	✓	
For requests to establish <u>Utility Scale Solar</u> (use area of 20 acres or less): <ul style="list-style-type: none"> Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. Electronic Submission of all materials is required. 	X	
For requests for <u>Commercial Communications Towers</u> , Include the following: <ul style="list-style-type: none"> Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver 	X	

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



June 5th, 2025

Johnson County Planning
c/o Brandon Davis
913 S. Dubuque St
Iowa City, IA 52240

Dear Brandon,

Enclosed you will find my conditional use permit application and required documentation for a home business at 2915 Dubuque St NE, Iowa City, IA 52240.

I own a construction company with two additional employees. We do not operate set days or hours out of the shop, it is primarily for storage of tools, equipment and supplies. Our office manager will be moving to Tennessee and working entirely remotely leaving myself and my project manager. We do not meet customers at the shop, all meetings with customers happen on site at the homes we are building or our agent's office. We have one bathroom for water and wastewater.

This shop was built as a recreational structure for my family. We have half the building that consists of a large gym area for my kids, so we will have people coming and going for our personal use. The half in question is merely a drop zone for my company and for me to work. We do not have signage or intend to install signage.

Thank you,

Cory Hodapp



PLAT OF SURVEY
AUDITOR'S PARCEL 2020050
(BOUNDARY LINE ADJUSTMENT)
JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION

A PORTION OF LOT 1, A RESURVEY OF LOTS 8, 9, 10, AND 11 OF NOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 21, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AUDITOR'S PARCEL 2020050

BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL 2020050, LOCATED IN SECTION 21, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA AND RECORDED IN PLAT BOOK 44, AT PAGE 169, IN THE RECORDS OF THE JOHNSON COUNTY RECORDERS' OFFICE; THENCE N89°41'38"E, 66.30 FEET; THENCE S00°00'15"W, 272.91 FEET; THENCE S89°41'38"E, 66.30 FEET; THENCE S00°00'15"W, 272.91 FEET; THENCE N89°41'38"W, 67.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRE (18,291 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

JOHNSON COUNTY ZONING ADMINISTRATOR

DATE

NOTE:
THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO ATTACH AUDITOR'S PARCEL 2020050 TO AUDITOR'S PARCEL 2002020 AND LOT 2.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (5/8" IRON PIN W/ YELLOW, PLASTIC LS CAP #6165)
- PROPERTY CORNERS SET (5/8" IRON PIN W/ YELLOW, PLASTIC LS CAP #6165)
- CUT & FILL
- RIGHT-OF-WAY BOUNDARY LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EASTING FOR LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

I hereby certify that this land surveying document was prepared and is true and correct to the best of my knowledge and belief, and I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

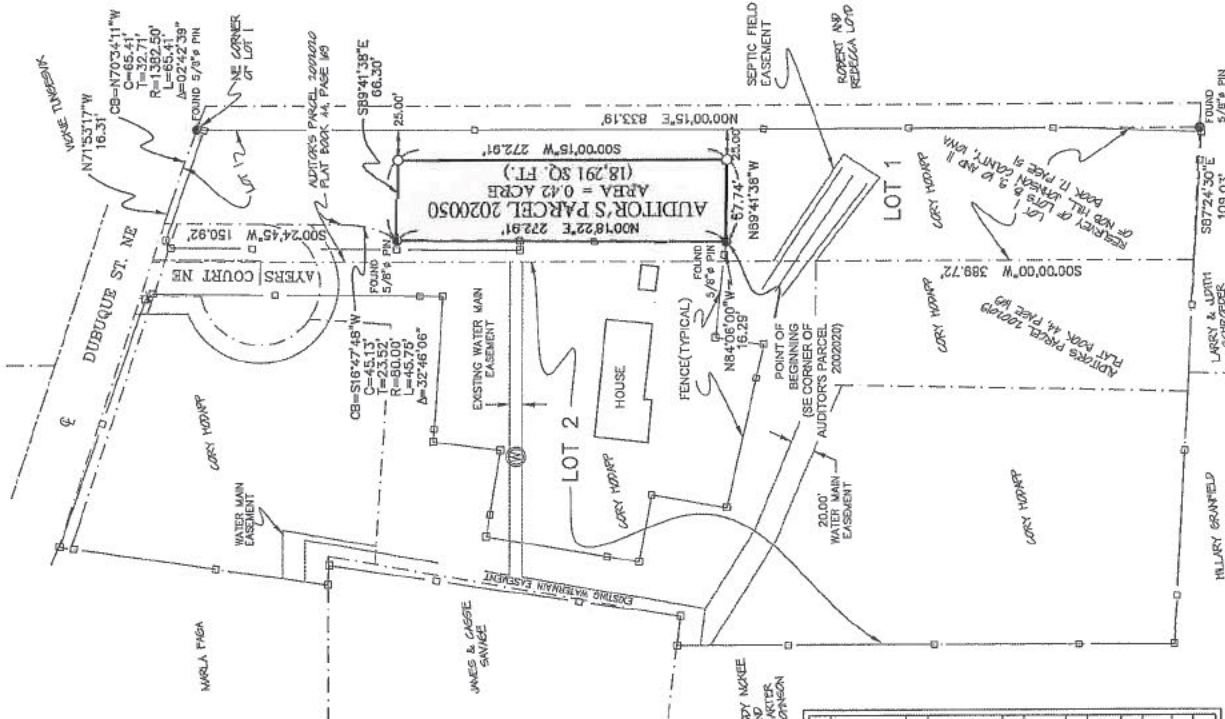
GLEN D. MESNER
P.L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 2024.

Pages or sheets covered by this plat:

1



SEA



LOCATION	A PORTION OF LOT 1, A RESURVEY OF LOTS 8, 9, 10, AND 11 OF NOB HILL SUBDIVISION LOCATED IN SEC. 21-T80N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	GLEN D. MESNER, P.L.S. MMS CONSULTANTS INC. 1000 10TH STREET IOWA CITY, IOWA, 52240 PHONE 319-351-8282
SURVEY REQUESTED BY:	CORY HOADPP
PROPRIETORS OR OWNERS:	CORY HOADPP
DATE OF SURVEY:	JULY 17, 2020
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR



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
07/20/20	REVIEWED PER CDM - NPB
07/21/20	REVIEWED PER CDM - NPB

PLAT OF SURVEY
AUDITOR'S PARCEL 2020050
(BOUNDARY LINE ADJUSTMENT)
A PORTION OF LOT 1, A RESURVEY
OF LOTS 8, 9, 10, AND 11
OF NOB HILL SUBDIVISION
SEC. 21-T80N-R6W OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA
MMS CONSULTANTS, INC.

Date:	06/16/20
Surveyed by:	GDM
Field Book No.:	
Drawn by:	NPB
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	6472-063
of:	1



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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Date	Revision

LOT EXHIBIT AP 2020050 &

A PORTION OF LOT 1, A RESURVEY
OF LOTS 8, 9, 10, AND 11
OF NOB HILL SUBDIVISION
SEC. 21-T8N-R6W OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA
MMS CONSULTANTS, INC.

Date: 04/28/2021

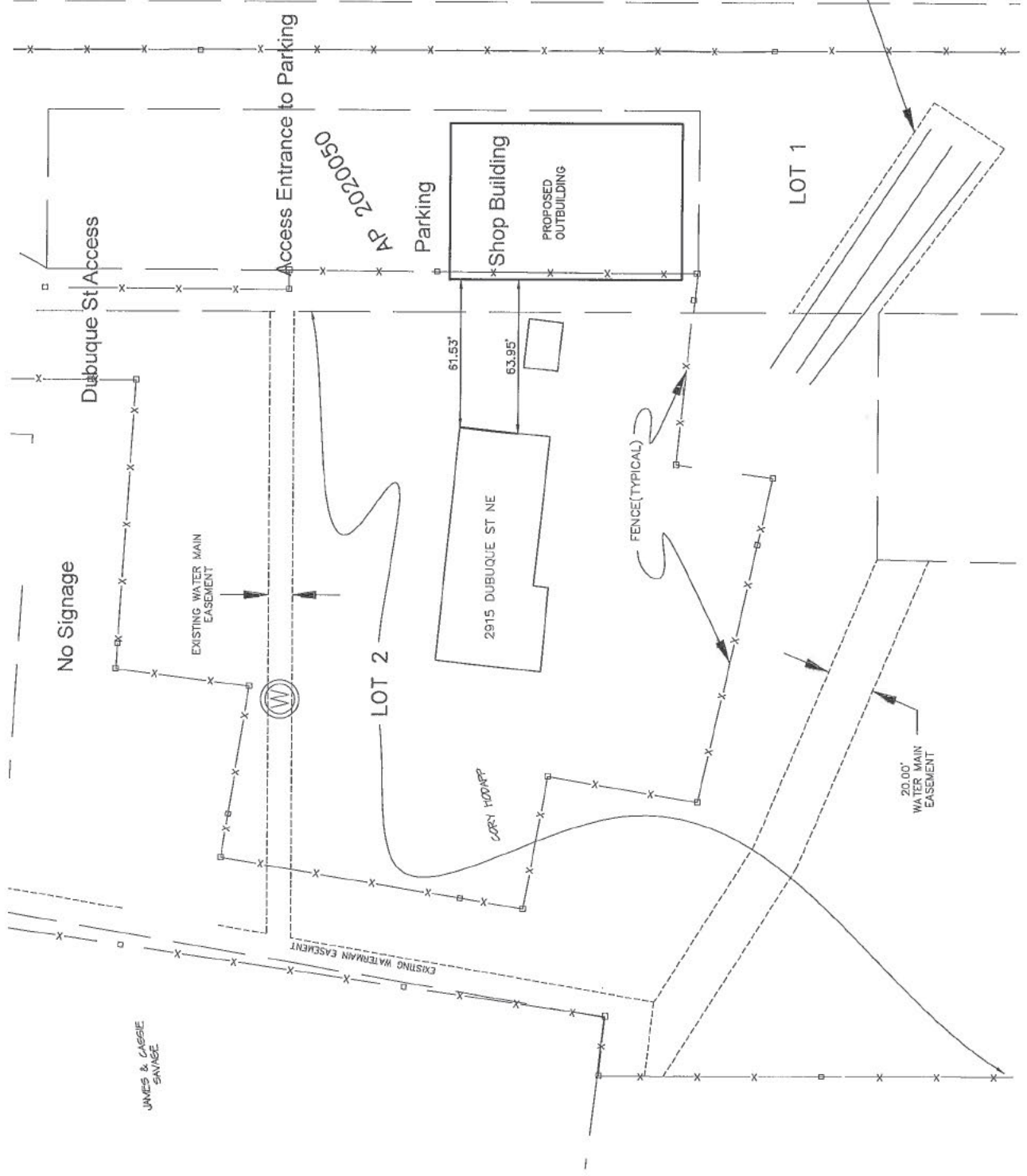
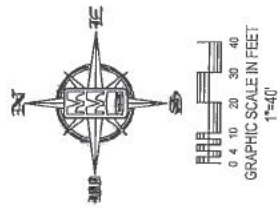
Designed by: BAH
Field Book No:

Checked by: MMS
Project No: 6472-063

Checked by: MMS
Sheet No: 1 of 1

JUN 11 2025

PLANNING,
DEVELOPMENT & SUSTAINABILITY



ROBERT AND
REBECCA LLOYD



Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER:

JUN 11 2025

Johnson County Public Health Zoning Application



Applicant Name: Cory Hodapp	Phone Number: ()		
Address: 2915 Dubuque St NE	City: Iowa City	State: IA	Zip: 52240

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
*Outlots Exempt	

Application Fee 25.00 + Lot Fee (if applicable)
(Number of lots _____ Minus Number of Outlots = _____ x \$20.00 Fee Per Lot)
= Enclosed Fee 25.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: _____

Date: 6/5/25