

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Conditional Use Permit****NO. CUP25-000005****APPLICATION DATE: 10/08/2025****PROPERTY OWNER: ERIC D JOHNSON****APPLICANT: Jenna Hammerich****WORK DESCRIPTION: Small cabin on rural residential property to be rented out as office space to the general public during the day (no overnights).****SITE ADDRESS: 1780 360th St SW****PPROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1203477001	9.17	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**

Home Business Conditional Use Permit – Cover Letter

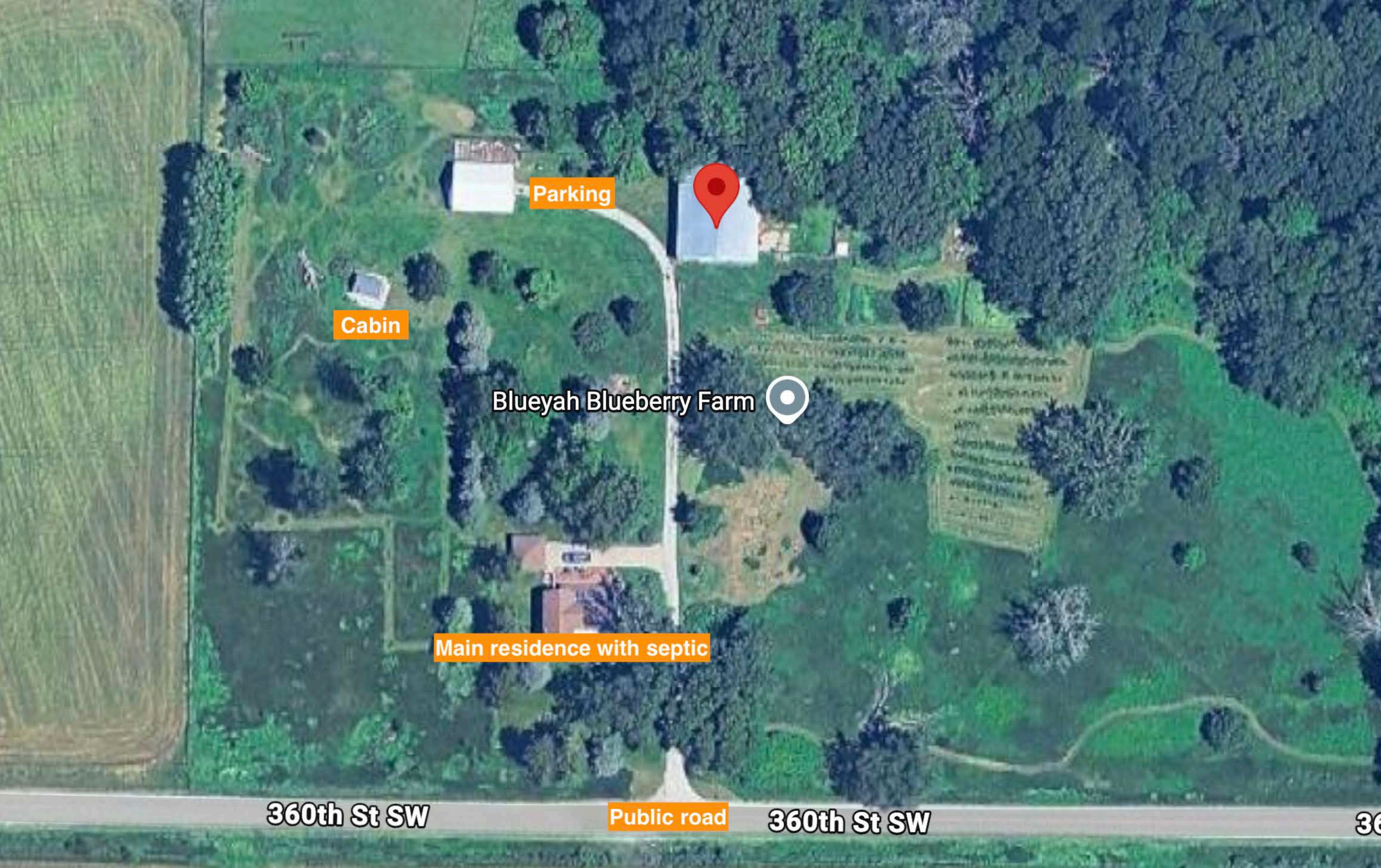
We, Eric Johnson and Jenna Hammerich, would like to rent a small cabin to members of the public for office use during daytime hours. The cabin is 12x16 (192 square feet) and is located on a gravel pad (no basement or foundation) on the west side of our 9.17-acre residential property.

The cabin is fully insulated, has operable windows on all 4 sides, and has a door with a deadbolt. The key will be provided to the customer. There is a purified drinking water dispenser in the cabin, as well as a camping sink that provides 4 gallons of water for handwashing. A toilet with septic is available inside the property owner's main residence (230 feet from the cabin) and will be available to customers. The cabin also provides a desk, desk chair, computer monitor, keyboard, mouse, books, games, sofa, lamps, ceiling fan, coffeemaker, rocking chair, microwave, and mini refrigerator. A smoke detector has been installed.

We would accept day-stay requests through the PeerSpace website and/or our own website. The cabin would be available upon request (ideally 4-5 days per week), from 8:00 a.m. to 9:00 p.m. at an hourly fee. We would not permit overnight stays. Either my husband or I would be home (at the main residence) during the hours the renter is at the cabin. We have no employees.

There is a "Blueberry Farm" sign at the entrance to our property, facing 360th St. SW. (In June and July, we operate a pick-your-own blueberry farm on the east side of the property.) Cabin customers will enter the property via our main gravel driveway, then park at the end of the driveway, 120 feet from the cabin. The area of the cabin, main residence, yards, and driveway is level. The maximum number of customers expected on the site at any time is 4.

At the completion of any rental, we would clean the cabin and replenish the drinking and wash water.



Parking

Cabin

Blueyah Blueberry Farm

Main residence with septic

360th St SW

Public road

360th St SW

360th St SW