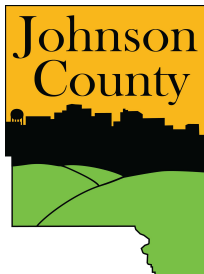


**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Rezoning****NO. VAR25-000007****APPLICATION DATE: 12/10/2025****PROPERTY OWNER: MICHAEL ORNESS & BARBARA ORNES****APPLICANT: Justin Rettig****WORK DESCRIPTION: 34x40x16 Addition to existing structure****SITE ADDRESS: 3127 Valley PI NE****PARCEL NUMBER: 0323426004****PROPOSED USE OF STRUCTURE: Equipment Storage Building****APPLICATION INFORMATION****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**

**Michael Orness**  
**3127 Valley Place NE**  
**Solon, IA 52333**  
**m.orness77@yahoo.com**  
**319-899-4106**  
**12-5-25**

**Johnson County Board of Adjustment / Planning Commission**  
**913 S Dubuque Street**  
**Iowa City, IA 52240**

**Re: Request for Setback Variance – Hardship Statement**  
**UDO Subsection 8:1.29.D**

To Whom It May Concern:

I am writing to formally request approval of a setback variance for my property located at **3127 Valley Place NE Solon, IA 52333 (Parcel #0323426004)**, pursuant to Subsection 8:1.29.D of the Unified Development Ordinance. This letter outlines the unique hardship that necessitates the variance and demonstrates that the request meets the criteria established by the ordinance.

**Hardship and Practical Difficulty**

The conditions creating the hardship are specific to this property and not the result of actions taken by myself or any prior owner. The lot's topographical conditions, irregular shape, and existing structures significantly limit the viable area for placement of the new addition while maintaining compliance with the current setback requirements.

Because of these physical constraints, adhering strictly to the required setback would make the project infeasible, and eliminate reasonable use of the property. Without the variance, the property cannot reasonably accommodate the proposed addition in a manner consistent with surrounding properties or normal expectations for the zoning district.

**No Self-Created Hardship**

The hardship is not self-imposed. The conditions necessitating this request existed prior to my ownership and arise directly from the property's inherent characteristics, not from any actions or decisions I have made regarding its development.

**Preservation of Public Interest**

Granting the requested variance will not negatively impact neighboring properties or the character of the district. Officers of the Solon Hidden Valley Estates Homeowners Association have approved the addition, which is included in a separate attachment. The existing building will also be recovered to match the new structure. The proposed improvement will be consistent with similar structures in the vicinity and will conform to all remaining ordinance requirements. The addition will also allow an RV and car trailer to be stored out of site from the public. Additionally, the variance will not impair light, air, or emergency access, nor will it pose any threat to public health or safety.

**Minimum Variance Needed**

This request represents the minimum variance necessary to achieve a reasonable use of the property. I am not seeking relief beyond what is required to address the property-specific hardship described above.

**Conclusion**

For these reasons, I respectfully request approval of the setback variance under UDO Subsection 8:1.29.D. I believe the evidence clearly demonstrates a genuine hardship, compliance with ordinance criteria, and compatibility with the intent of the zoning district.

Thank you for your time and consideration. I am available to provide any additional information the Board may require and welcome the opportunity to discuss this request further.

Sincerely,  
Michael Orness

Solon Hidden Valley Estates  
7 Sep 2025

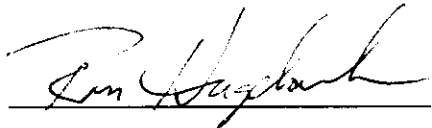
Mr. Orness,

The officers have reviewed your plans for pole shed/detached garage expansion and new metal color choice.

In accordance with covenant #5, approved design from the executive committee requires your current plans to meet all Johnson County Zoning Ordinance requirements.

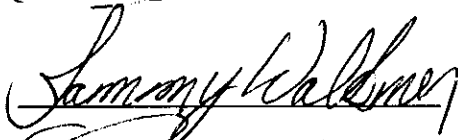
The officers of the Solon Hidden Valley Estates Homeowners reviewed your house plans as submitted,

approve / ~~disapprove~~ / request clarification of \_\_\_\_\_ section of plans.



Ron Hugeback

approve / ~~disapprove~~ / request clarification of \_\_\_\_\_ section of plans.



Tammy Walkner

approve / ~~disapprove~~ / request clarification of \_\_\_\_\_ section of plans.



Mike Wiethorn