

PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Rezoning

NO. VAR26-000003

APPLICATION DATE: 05/01/2026

PROPERTY OWNER: PAUL A JAMES & PATRICIA M JAME

APPLICANT: Brock Heller

WORK DESCRIPTION: Detached Garage Site Plan

SITE ADDRESS: 3770 Cottage Reserve Rd NE

PARCEL NUMBER: 0229401027

PROPOSED USE OF STRUCTURE: Vehicle Garage and Storage

APPLICATION INFORMAITON

Yard	Required Setback	Requested Setback
Front	25'	5'



Planning, Development and Sustainability

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May 1, 2026

Josh Busard
Johnson County Board of Adjustment
Planning, Development, and Sustainability Office
913 S Dubuque St. Ste. #204
Iowa City, IA 52240

RE: Variance Setback Reduction Application for 3770 Cottage Reserve Rd NE.

Dear Mr. Busard,

On behalf of our clients, Paul and Patricia James, who own the home located at 3770 Cottage Reserve Road NE, MMS Consultants, Inc. is requesting a variance to build a detached garage within the existing front yard setback.

In accordance with *Johnson County Code of Ordinances; Chapter 8:1.29-D*, a reduction of more than 50% is being requested. The existing front yard setback is twenty-five (25) feet, and the requested front yard setback is five (5) feet. A variance of twenty (20) feet is an 80% reduction of the front yard setback.

Due to the existing topography and drainage of the property, an addition to the attached single-stall garage is not feasible. There is about nine (9) feet of fall from the street to the front setback line on the lot. For this reason, a detached single-stall garage is being proposed closer to the street.

This hardship cannot be alleviated by another zoning classification as there is not a single-family zone that allows detached accessory buildings within five (5) feet of the front lot line.

This variance would not adversely affect the adjacent or neighboring properties and would compliment the existing home and character of the neighborhood.

The variance would allow the owners to better function on their property by allowing two vehicles to be stored indoors, out of the elements and safely accessed during the winter months.

Upon request, MMS Consultants, Inc. can provide flags locating the front lot pins and mark the proposed building corners on the lot.

Respectfully submitted,

Brock Heller, PLA
Project Manager