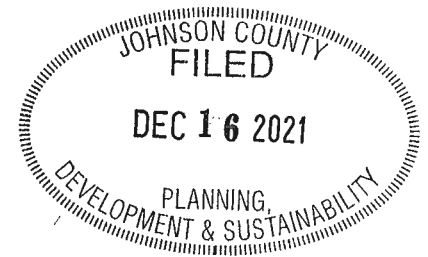


Office Use Only	12-16-21	\$ 250-	BOA-21-28168
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (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.]):

Build auxiliary dwelling unit for use as primary residence for mother-in-law.

Address of Location: 2545 Quincy Rd NE, Solon IA 52333

Subdivision name and lot number (if applicable): _____

Current Zoning: R Parcel Number: 0712402002

PLEASE PRINT OR TYPE

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.

Tyler S. Bird
Name of Owner

Name of Applicant (if different)

2545 Quincy Rd NE, Solon IA, 52333
Applicant Street Address (including City, State, Zip)

319.325.5307
Applicant Phone

tylerbird52@gmail.com
Applicant Email

Tyler Bird
Applicant Signature

See back page for Application Submittal Requirements and Checklist

12/13/2021

Letter of Intent
Johnson County Assessor's Office
913 S Dubuque Street
Iowa City, IA, 52240

To Whom it May Concern:

We, Tyler S. Bird and Bethany J. W. Bird, are submitting the enclosed application, requesting permission to build an auxiliary dwelling unity (ADU) on our property/primary residence of 2545 Quincy Rd NE, Solon IA 52333. We intend to build the ADU to serve as the primary residence for our mother/mother-in-law (Lucretia S. Wheeler), allowing her to age-in-place near the care of family.

With this letter of intent, we have enclosed the requested location map, site plan, names and addresses of owners of all surrounding property, application fee, and proof of application to the Johnson County Health Department for Public Health Zoning.

Thank you for considering our application,

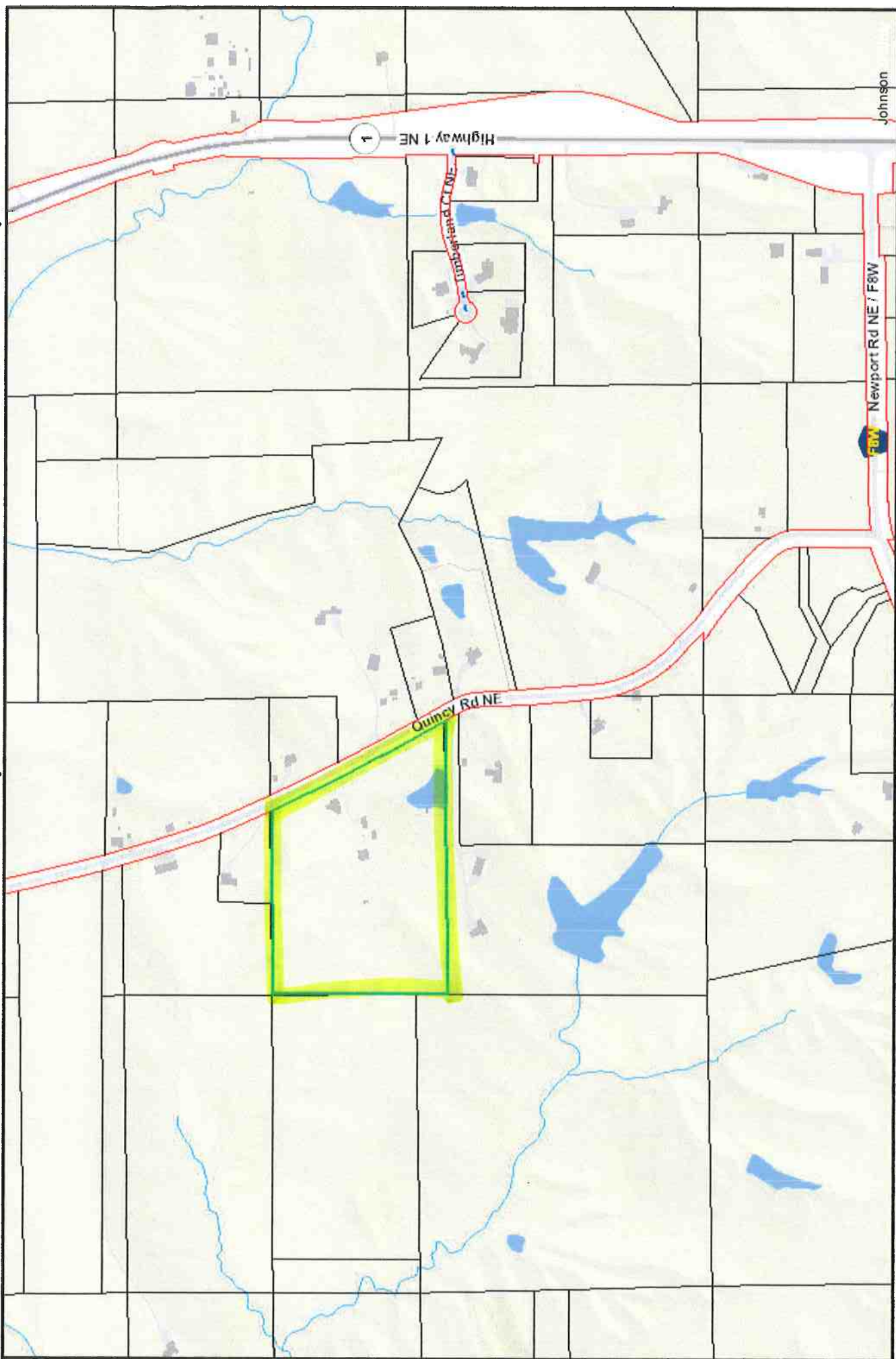


Tyler S. Bird

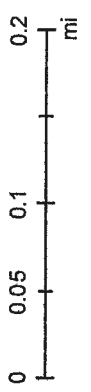
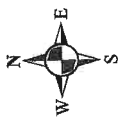


Bethany J. W. Bird

LOCATION MAP : 2545 QUINCY RD NE, Solon



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.



1 inch = 586 feet

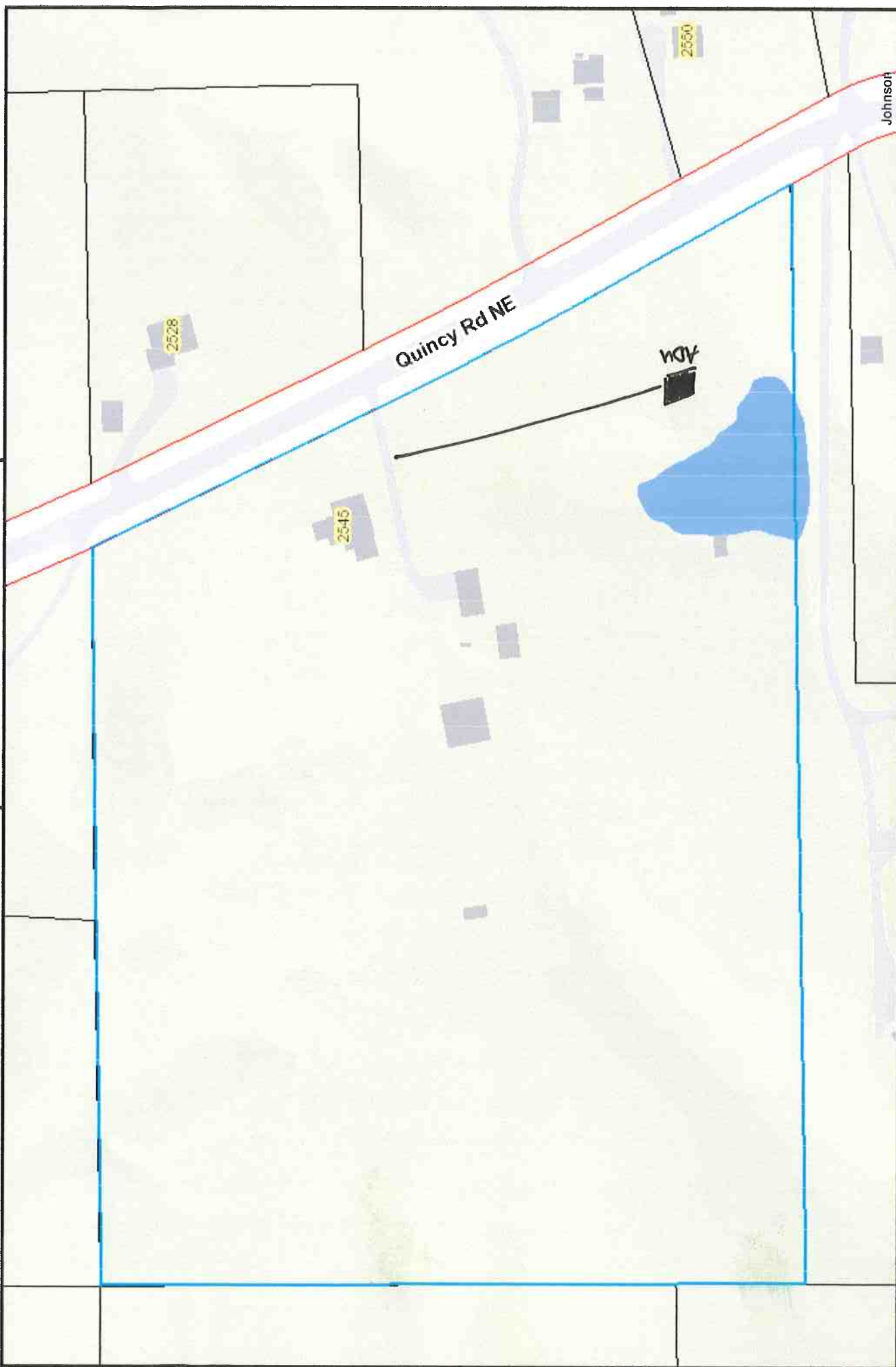
Johnson County GIS
Web Printing

My Map

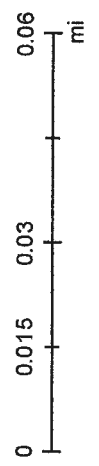
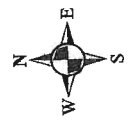
Printed: 12/13/2021



Site Plan: Proposed ADU & Driveway #1



The information presented here 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.



1 inch = 147 feet

Johnson County GIS
Web Printing

My Map

Printed: 12/13/2021



Names and addresses of owners of all property within 500 feet:

STEBRAL, CHRISTOPHER J

Parcel Number: 0712403001

Address: 2525 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

WATTS, CHRIS E WATTS, DACIA N

Parcel Number: 0712401001

Address: 2500 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

WATTS, CHRIS E WATTS, DACIA N

Parcel Number: 0807327001

Address: 2546 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

KITTRELL, TRACY M

Parcel Number: 0712404001

Address: 2528 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

FEENEY, SANDRA K

Parcel Number: 0807352001

Address: 2550 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

BUSH, ROBERT OTIS BUSH, JAMIE LEE

Parcel Number: 0807354002

Address: 2562 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

WINKE, WILLIAM J WINKE, PAMELA J

Parcel Number: 0712476003

Address:

City & Zip Code: -

Property Class: R

SHYMANSKY, JAMES A SHYMANSKY, TERESA G

Parcel Number: 0807351003

Address: 2598 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: A, AD

CHAPMAN, KIMBERLY KE CHAPMAN, NEAL W

Parcel Number: 0712476001

Address: 2559 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: R

VAN RYBROEK, JOHN J

Parcel Number: 0712476002

Address: 2555 QUINCY RD NE

City & Zip Code: SOLON - 52333

Property Class: A, AD

VAN RYBROEK, JOHN J

Parcel Number: 0712451001

Address:

City & Zip Code: -

Property Class: A

VAN-RYBROEK, JEAN

Parcel Number: 0712426003

Address:

City & Zip Code: -

Property Class: A

STEBRAL, JAMES J STEBRAL, VIRGINIA

Parcel Number: 0712426001

Address:

City & Zip Code: -

Property Class: A

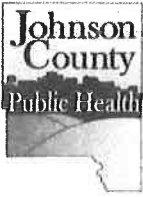
STEBRAL, JAMES J STEBRAL, VIRGINIA

Parcel Number: 0712402001

Address:

City & Zip Code: -

Property Class: A



FOR OFFICE USE ONLY:
ZONING NUMBER: _____

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

Johnson County Public Health Zoning Application

Applicant Name: <i>Tyler & Bethany Bird</i>	Phone Number: <i>(319) 325-5307</i>		
Address: <i>2545 Quincy Rd NE</i>	City: <i>SSlow</i>	State: <i>IA</i>	Zip: <i>52333</i>

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

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: *Bethany Bird* *Tyler Bird* Date: *11/27/2021*

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. 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 provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

BB A letter of intent 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 public expected on site an any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.

BB A location map for the proposed site showing County roads serving the site as well as surrounding properties.

BB Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.

BB The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

BB Application Fee (\$250) is due at the time of submittal.

For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):

N/A Either one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.

N/A Either one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.

NA Official comment or waiver from any City located within two (2) miles of the proposed use.

- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.

BB Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

_____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).

- Submission must be saved in AutoCAD 2007 or older format.
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.