

**CITY OF JOHNSTON, IOWA;
BOARD OF ADJUSTMENT (BOA) NOTICE OF HEARING**

The Johnston Board of Adjustment will hold a Public Hearing at 6:30 P.M. on Thursday, March 16th, 2016, in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following items:

BOA DOCKET NO. 17-03; 5301 NW 62nd Avenue Special Exception Request for accessory structure size.

Chapter 166.23 of the City of Johnston Code of Ordinances limits cumulative total square footage of accessory structures on lots of one to two acres in size in the R-1(75) district to 2,000 s.f. The property owner wishes to construct an accessory structure of 1,914 s.f., which, in combination with an existing 630 s.f. accessory structure, will result in 2,544 cumulative square feet. The applicant has requested a special exception of 544 s.f. under Chapter 166.23.3.A of the City of Johnston Code of Ordinances.

Persons seeking more information about the request may review the application at City Hall during workdays from 8:00 AM to 5:00 PM. Anyone wishing to comment on this request should attend this hearing or submit written comments to the Zoning Administrator, P.O. Box 410, City of Johnston 50131-0410.



For Office Use Only:
Application No.: BOA 17-03
Date Received: 02/13/2017
RECEIPT # 555297
*ATTACHED

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 02/13/2017
CASE NO.: BOA 17-03

CITY OF JOHNSTON

Date: 2-10-17

APPLICATION FOR SPECIAL EXCEPTION – CHAPTER 166.23 ACCESSORY STRUCTURES

IS HEREBY REQUESTED BY:

Chad Parker
NAME/FIRM/CORPORATION
5350 NW 63rd PL Johnston Ia 50131
STREET CITY STATE ZIP
515 270 1492
PHONE FAX
EMAIL

FOR PROPERTY LOCATED AT: 5301 62nd Ave Johnston

LEGALLY DESCRIBED AS: - EX E 109F S 256.2 F - S 506.2 F
LT 11 East Meadow

THE FOLLOWING SPECIAL EXCEPTIONS ARE BEING APPLIED FOR (check all that apply):

- Accessory Structure without a Main Structure
- Maximum Building Area
- Maximum Building Height
- Minimum Setback (structures larger than 720 square feet)
- Building Materials (structures larger than 720 square feet)

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

BOUNDARY RETRACEMENT SURVEY

5350 NW 63rd Place

Legal Description (Bk 12379 Pg 483)

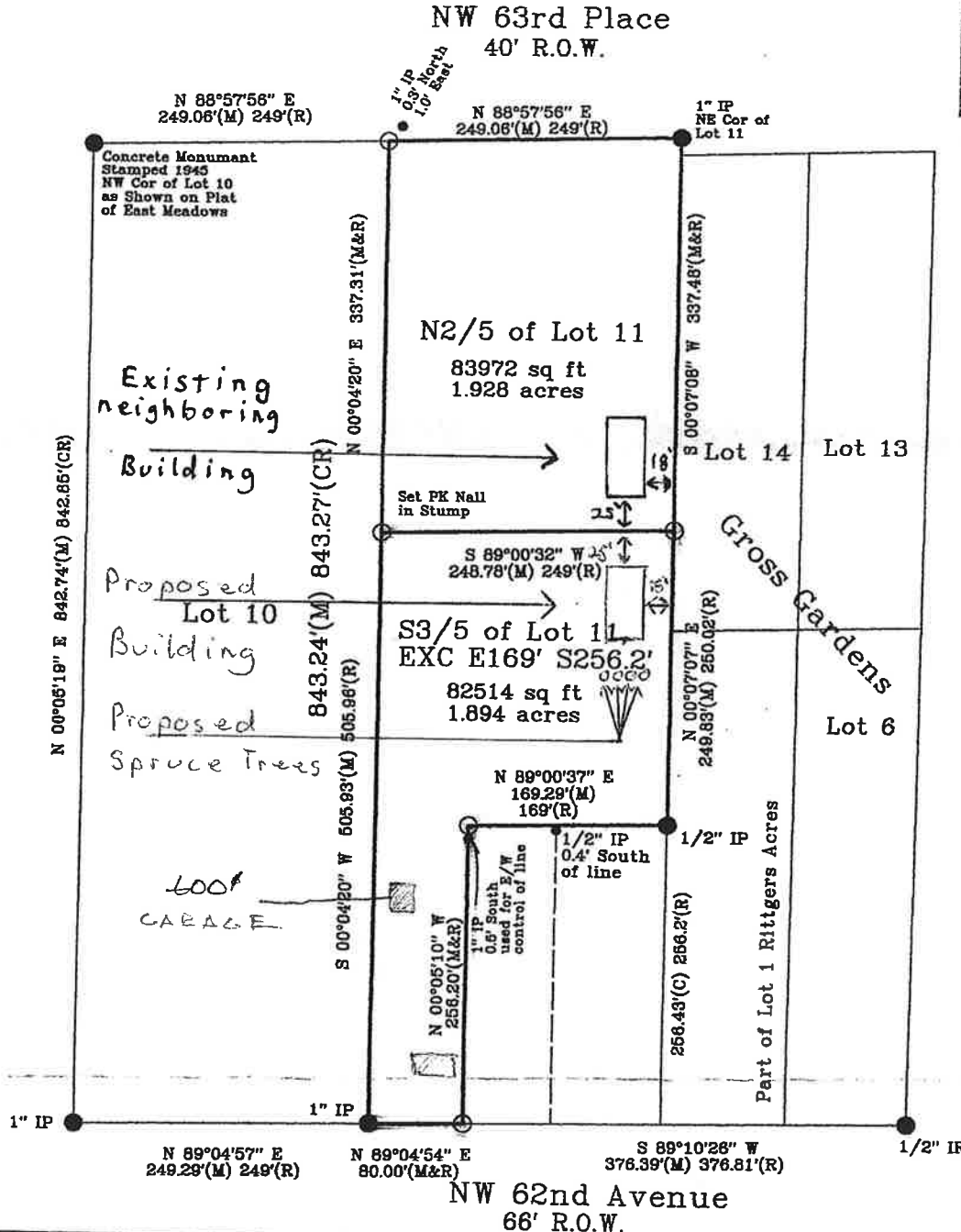
The North two-fifths (2/5) of Lot Eleven (11) in EAST MEADOW, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa.

5301 NW 62nd Avenue

Legal Description (Bk 12931 Pg 560)

The South 3/5 of Lot 11, except the East 169 feet of the South 256.2 feet of EAST MEADOW, an Official Plat, now included in and forming a part of Polk County, Iowa.

RECEIVED
FEB 13 2017



DATE OF SURVEY FIELDWORK: 12/13/2016 DRAWING DATE: 12/25/2016 DRAFTER: VP REVISION DATE: PROJECT NO: 16522

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 1/9/17

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED)

SYMBOLS LEGEND:

- IR IRON ROD
- IP IRON PIPE
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

State the need for the special exception. Please refer to Chapter 166.23(6) and provide information pertaining to each of the findings pertinent to the specific special exception request.

Maximum building area: proposed building will exceed maximum building area by 544 square feet due to existing garage on property.

Building materials: pole building with steel siding and roof to match neighboring building with steel siding and roof coordinated to existing house and garage.

State why you feel the special exception should be granted and how any adverse effects will be mitigated.

Proposed building will match color, shape, and all dimensions of nearest neighboring building, colors are coordinated to existing house and garage. Due to the unusual configuration and size of lot "1.9" acres the lot serves no other useful purpose. Nearest house to the east is over 500 feet away, and 450 feet to the west. It cannot be seen from north due to existing building and privacy fence. Propose planting spruce trees on south side to diminish view of nearest houses located over 300 feet away.

PRIMARY CONTACT, IF DIFFERENT FROM APPLICANT:

Chad Parker
NAME

5350 NW 63rd PL Johnston
ADDRESS

515 270 1492
PHONE

EMAIL

Signature of Appellant: Chad Parker

A filing fee of \$60.00 (payable to the City of Johnston) is due at the time of application. Please attach additional pages if necessary. Please also attach any documentation, maps etc. that may support your application.

TRAN: 54.5060 B/A, P&Z MEET FEE
BOA 17-03; Chad Parker Special
Exception- 5301 NW 62nd Ave
B OF A, P & Z MEETI 60.00CR

TENDERED: 60.00 CHECK
APPLIED: 60.00-

CHANGE: 0.00

City of Johnston

REC#: 00555297 2/13/2017 9:09 AM
OPER: Davis TERM: 205
REF#: 3832

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Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

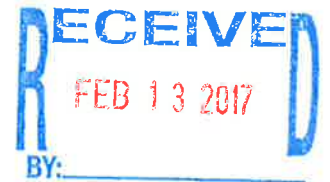
5301 NW 62ND AVE (241/00476-000-000)

GeoParcel 7924-06-376-013 Label a20010514



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