



For Office Use Only:
Application No.: _____
Date Received: _____

CITY OF JOHNSTON

Date: 10/16/2020

APPLICATION FOR VARIANCE

IS HEREBY REQUESTED BY:

Arthur and Susan Coons
NAME/FIRM/CORPORATION

6921 NW Beaver Drive Johnston Iowa 50131
STREET CITY STATE ZIP

515-313-1322
PHONE FAX

EMAIL

FOR PROPERTY LOCATED AT: 6921 NW Beaver Drive Johnston, Iowa 50131

LEGALLY DESCRIBED AS: LOT 1 and OL X COONS HEIGHTS PLAT 2

DESCRIBE THE VARIANCE SOUGHT: Request to construct a 6-ft tall privacy fence along the property's frontage with NW Beaver Drive.

BASIS FOR VARIANCE SOUGHT:

- Will the land in question yield a reasonable return without a variance being granted?(can the land be used for its intended purpose without the variance) No. This privacy fence is intended to replace the existing tree screening which will be removed as part of the City's CIP project.

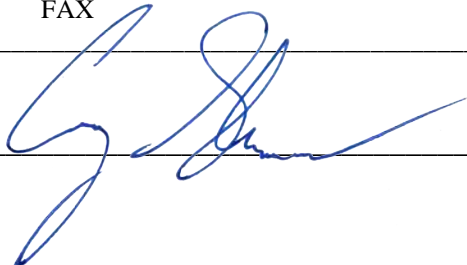
- Is the hardship unique to your property and not a general condition of the neighborhood? Yes. This property has a dense tree-line along NW Beaver Drive which provides privacy screening from the roadway.

- Will granting the variance alter the character of the surrounding area? No. This fence will only serve as a replacement for the existing tree screening removed by the City's project.

State why you feel the variance should be granted: The existing conditions of this property have been negatively impacted by the City's CIP project, in that the existing tree screening will need to be to allow for construction of the proposed recreational trail. The installation of a 6-ft privacy fence is the best measure to immediately restore the privacy screening for this property.

PRIMARY CONTACT, IF DIFFERENT FROM APPLICANT:

Cory Shannon
 NAME
5525 Merle Hay Road, Suite 200 Johnston, Iowa 50131
 ADDRESS
515-657-5308 515-278-1846
 PHONE FAX
cshannon@hrgreen.com
 EMAIL

Signature of Appellant: 

With application, please include filing fee:
 In residential and agricultural zones..... \$ 60.00
 In all other zoning districts..... \$ 100.00

The application should also include all background information needed. If you have oversized sheets (larger than 11"x17"), please submit 10 copies of each.



View from the front of the Coons house facing NW Beaver Drive (the driveway would be to the left of this image). Large tree and landscaping in foreground will not be impacted; but smaller, dense brush along ROW which provides screening from NW Beaver Drive will all be removed due to project construction.



View from end of driveway showing the screening from NW Beaver Drive. All of the undergrowth and the majority of the mature trees along this tree-line will be removed during construction of the City project.



View from the Forest Drive intersection showing the screening from NW Beaver Drive.

