

UNIVERSITY HEIGHTS BOARD OF ADJUSTMENT
MEETING AGENDA - MARCH 9, 2011, 5:30 p.m.
1004 MELROSE AVENUE

1. Call to order.

2. Consideration of variance request application concerning 60 Marietta Avenue. The property owner, Dotti Maher, desires to remove the existing home there and construct a retirement home for herself (single-family dwelling). Owing to the steep ravine toward the rear of the lot, Ms. Maher requests a variance to reduce the required front yard from 25 feet to 15 feet.

3. Adjourn.

February 18, 2011

Board of Adjustment
University Heights
Iowa City, IA 52246

For Your Attention:

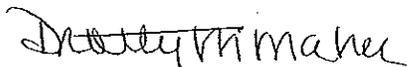
My name is Dorothy M. Maher and I own the properties located at 76 and 60 Marietta. I purchased 76 Marietta in 1974 when I entered law school and resided there until 1999 at which time I converted it to a rental property. I purchased 60 Marietta in 1995 and remodeled it with the intent that my mother would occupy it, but she chose to remain in the family home in east Iowa City so I have rented it since that time.

The purpose of this letter is to request a front setback variance of ten (10) feet to the ordinance front setback of twenty-five (25) feet at 60 Marietta. I plan to remove the current dwelling and build my retirement home at this location. The house designed for me by the architect is one of "universal design" with a flat front entry, wide doorways, geothermal heating etc., and therefore has more square footage than the small house currently on the lot. (See enclosures). The lot itself demonstrates an undue hardship as it drops off precipitously into a ravine in the rear so that the buildable space is substantially diminished. It is notable that the backyards on Marietta become smaller and smaller toward the east so that both of my properties have small to minimal rear footage.

The neighbors who border my properties (Mark and Tara Hogan at 92 Marietta) and the Hendrickson condominium development on the east have no problem with my building plans. In fact, as the lot borders on Iowa City property, the front yard would blend nicely into the Hendrickson development.

Thank you for your attention to this request. I am looking forward to meeting with you. Please advise if you have questions. My email is dorothy.maher@mchsi.com.

Sincerely



Dorothy M. Maher

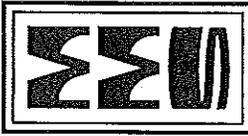
Enclosures:

MMS Variance Exhibit (2 copies)
Residence Plans (4 pages)
Building Permit
Location of 60 Marietta in relation to Hendrickson development

BUILDING PERMIT

- Site Address: 60 Marietta University Hts 52246 Date: FEB 18 2011
OR
- Lot & Subdivision: East 75 ft of lot 160 in University Hts Johnson Co
- Owner Tenant: Dorothy M. Maher
Address: 836 Westside Dr. City: Iowa City State: IA Zip: 52246
Phone: 319 351 2784 Email: dorothy-maher@mchsi.com
- General Contractor: to be determined
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Other Phone: _____
- Subcontractors:
 - Plumber: _____ Electrician: _____
 - Mechanical: _____ Sewer/Water: _____
 - Fire Sprinkler Installer: _____ Fire Alarm Installer: _____
- Project Description: _____
- Voluntary Universal Design Certification Program: No Visit-Ability Live-Ability
(Projects regulated by residential code only)
- Total Value of Project: \$ approximately \$ 340,000
(Exclude cost of land)
- Permit Value of Project: \$ _____
(Exclude cost of plumb., mech., elec., fire alarm, fire sprinkler & land)
- Contact Person Name: _____ Phone: _____

Is project subject to:		Yes	No	
Iowa Architectural law?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TO BE COMPLETED BY STAFF: Site Zone: _____ Lot Area: _____ Fees/Escrows Required: _____ _____ Other: _____ _____ Staff Initials: _____
Formal site plan review?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plot plan review?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy Code review?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Historic preservation review?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flood plain regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

5741 C ST. SW SUITE C
 CEDAR RAPIDS, IOWA 52404
 (319) 841-5188

Date: Revision

VARIANCE EXHIBIT

PART OF LOT 160
UNIVERSITY HEIGHTS,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02/11/11
 Field book No: 851
 Drawn by: TAV
 Checked by: GDM
 Project No: IC 7151002
 of: 1

OWNER:
 Dorothy M. Maher
 836 West Side Dr
 Iowa City, Ia 52246

PROPERTY ADDRESS:
 60 MARIETTA AVENUE
 UNIVERSITY HEIGHTS, IOWA

STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND
- RIGHT-OF-WAY BOUNDARY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES
- STORM SEWER LINES
- SANITARY MAIN LINES
- OVERHEAD ELECTRICAL LINES
- EVERGREEN TREE WITH SIZE
- DECIDUOUS TREE WITH SIZE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- TELEPHONE CAN
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE
- ELECTRIC TRANSFORMER/PAD



UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

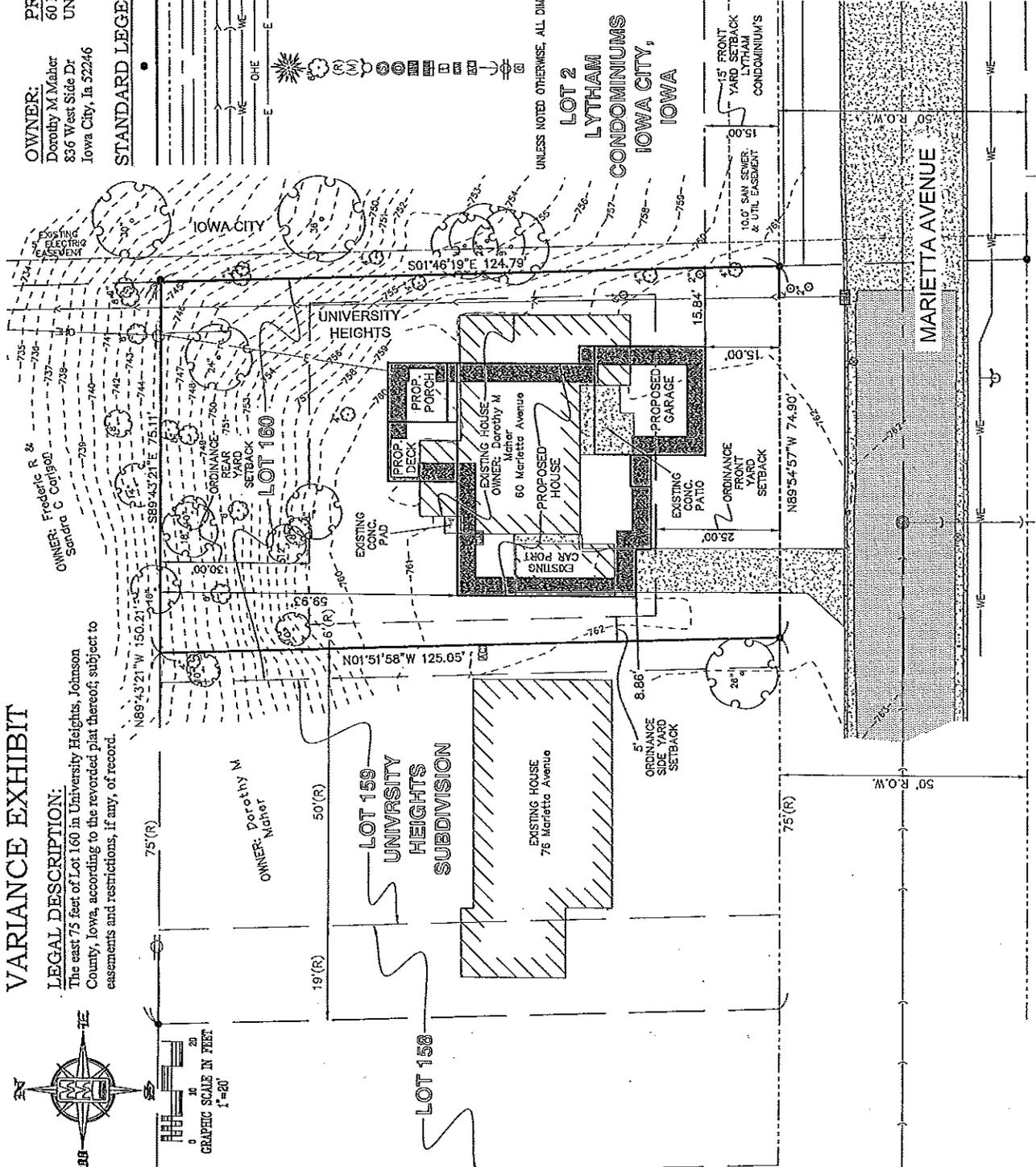
LOT REGULATIONS:
ORDINANCE SETBACKS:

FRONT: 25 FT.
 REAR: 30 FT.
 SIDE: 5 FT.

PROPOSED SETBACKS:

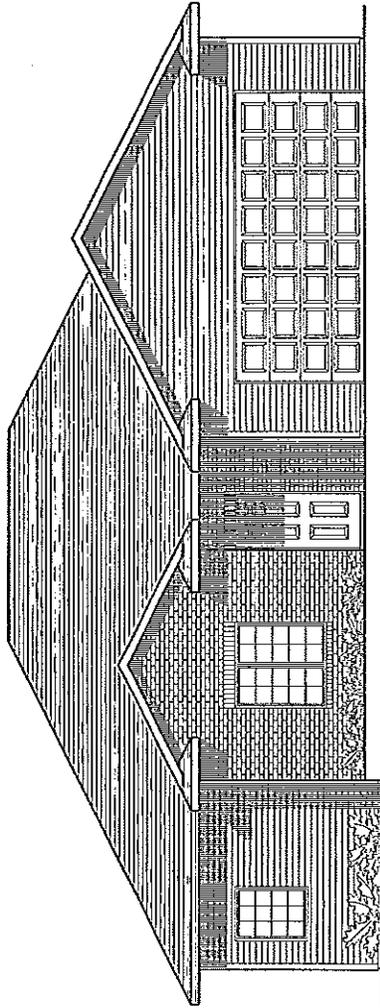
FRONT: 15 FT.
 REAR: 30 FT.
 SIDE: 5 FT.

VARIANCE SETBACK REQUESTED:
 FRONT: 10 FT.
 REAR: NONE
 SIDE: NONE



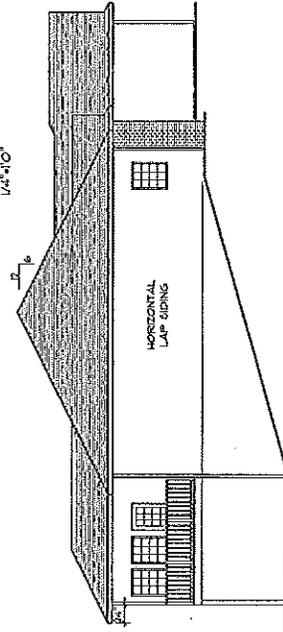
VARIANCE EXHIBIT

LEGAL DESCRIPTION:
 The east 75 feet of Lot 160 in University Heights, Johnson County, Iowa, according to the reverted plat thereof; subject to easements and restrictions, if any, of record.



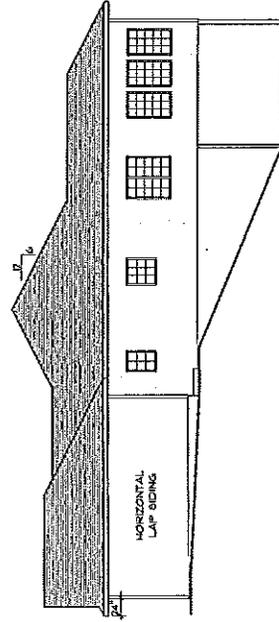
FRONT ELEVATION

1/4" = 1'0"



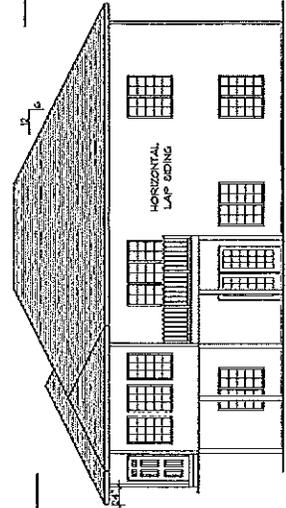
LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



REAR ELEVATION

1/8" = 1'0"

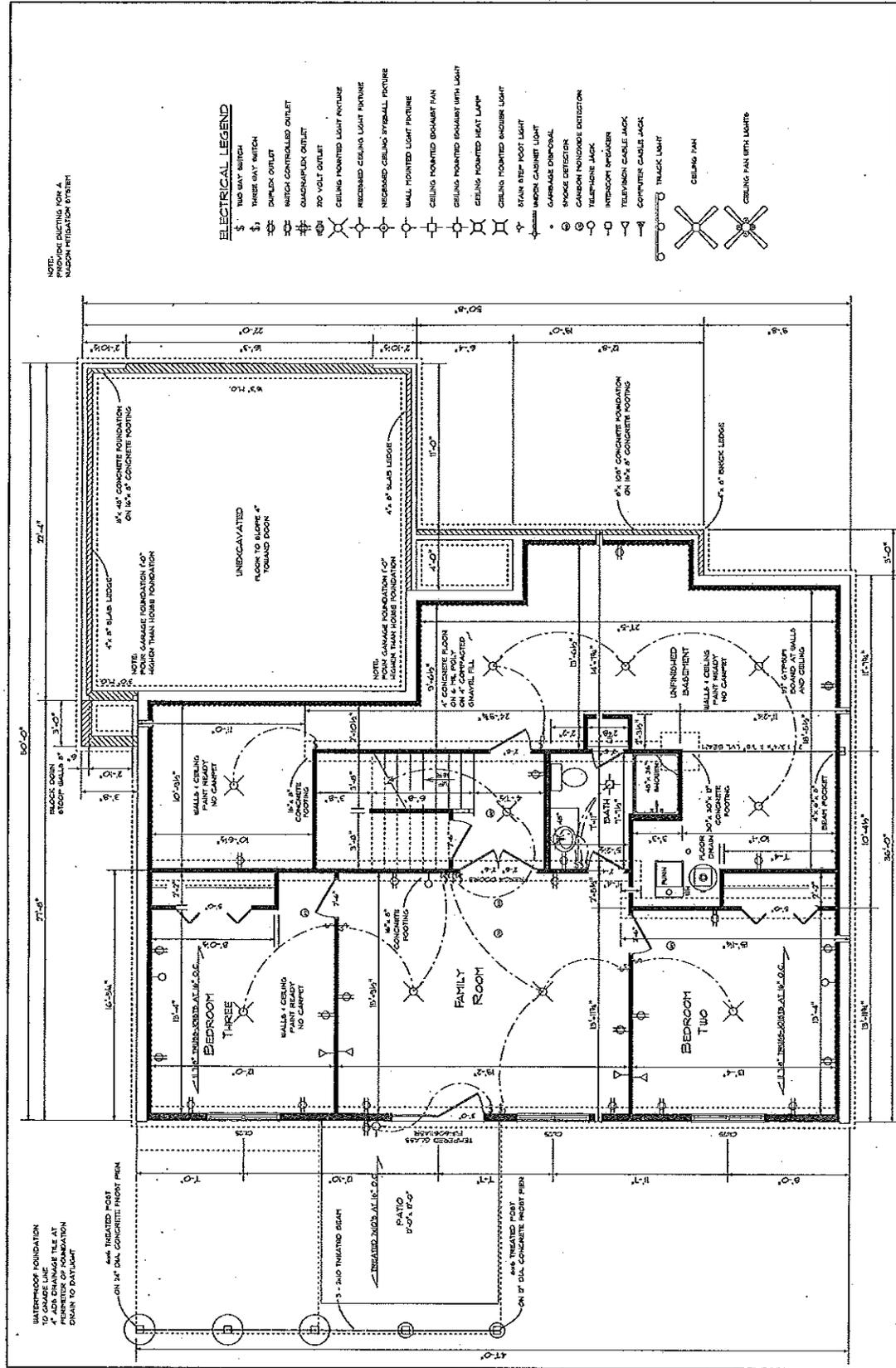
A RESIDENCE FOR DOTTIE MAHER

NOTED

REVISED BY: B.S. BOCK

DATE: 5-24-03

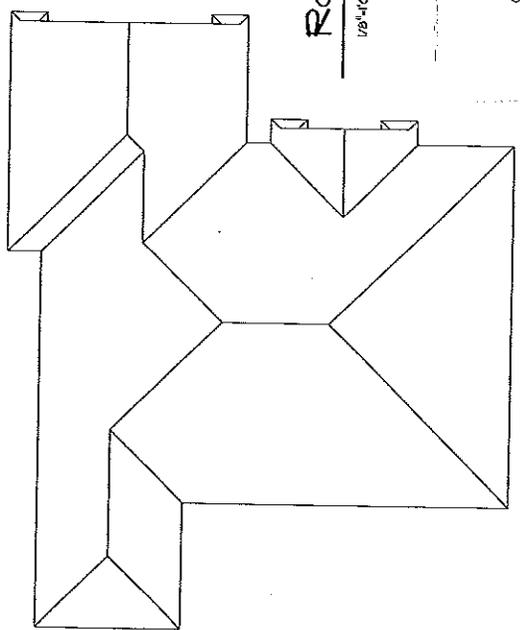
1 of 4



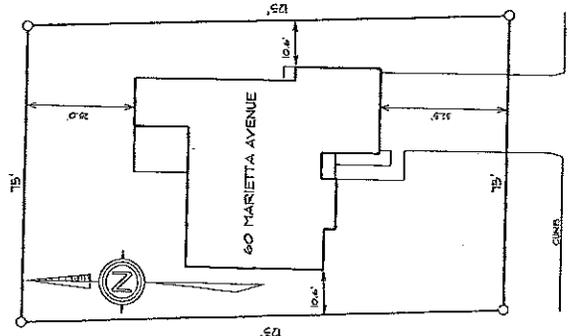
FOUNDATION FLOOR PLAN
 PROJECT NO. 8-23-03
 DATE 8-23-03
 DRAWN BY [Signature]
 CHECKED BY [Signature]

FOUNDATION & LOWER LEVEL FLOOR PLAN

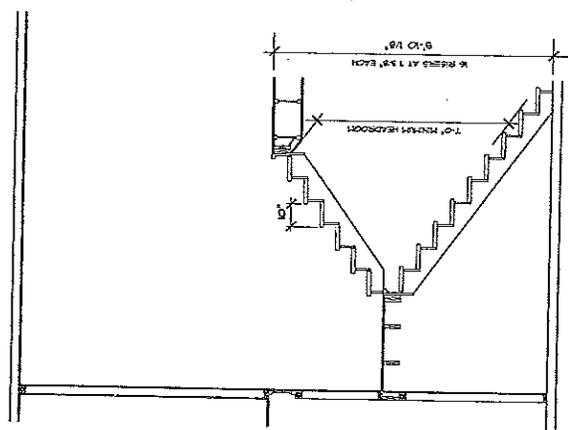
1/4"=1'-0"
 6" TO 50" FT FINISHED LIVING SPACE
 8'-3" 1/2" CEILING HEIGHT



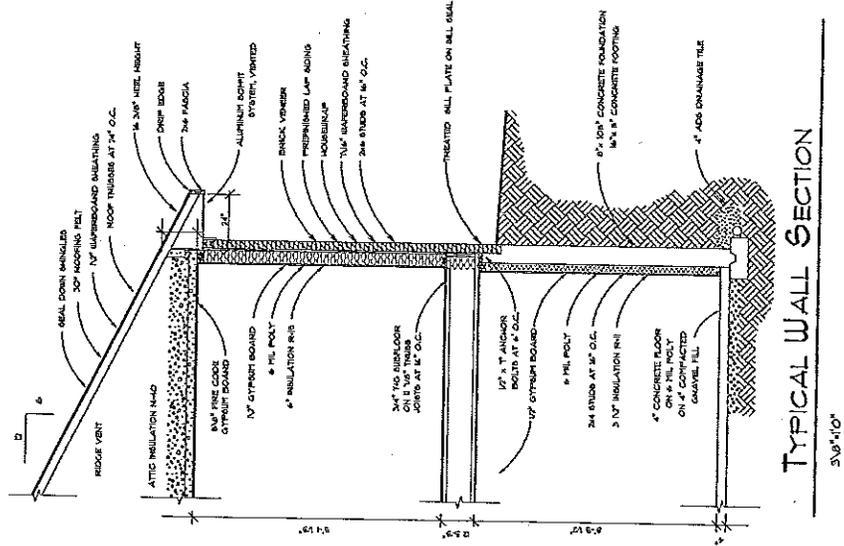
ROOF PLAN
1/8"=1'-0"



SITE PLAN
1"=30'-0"

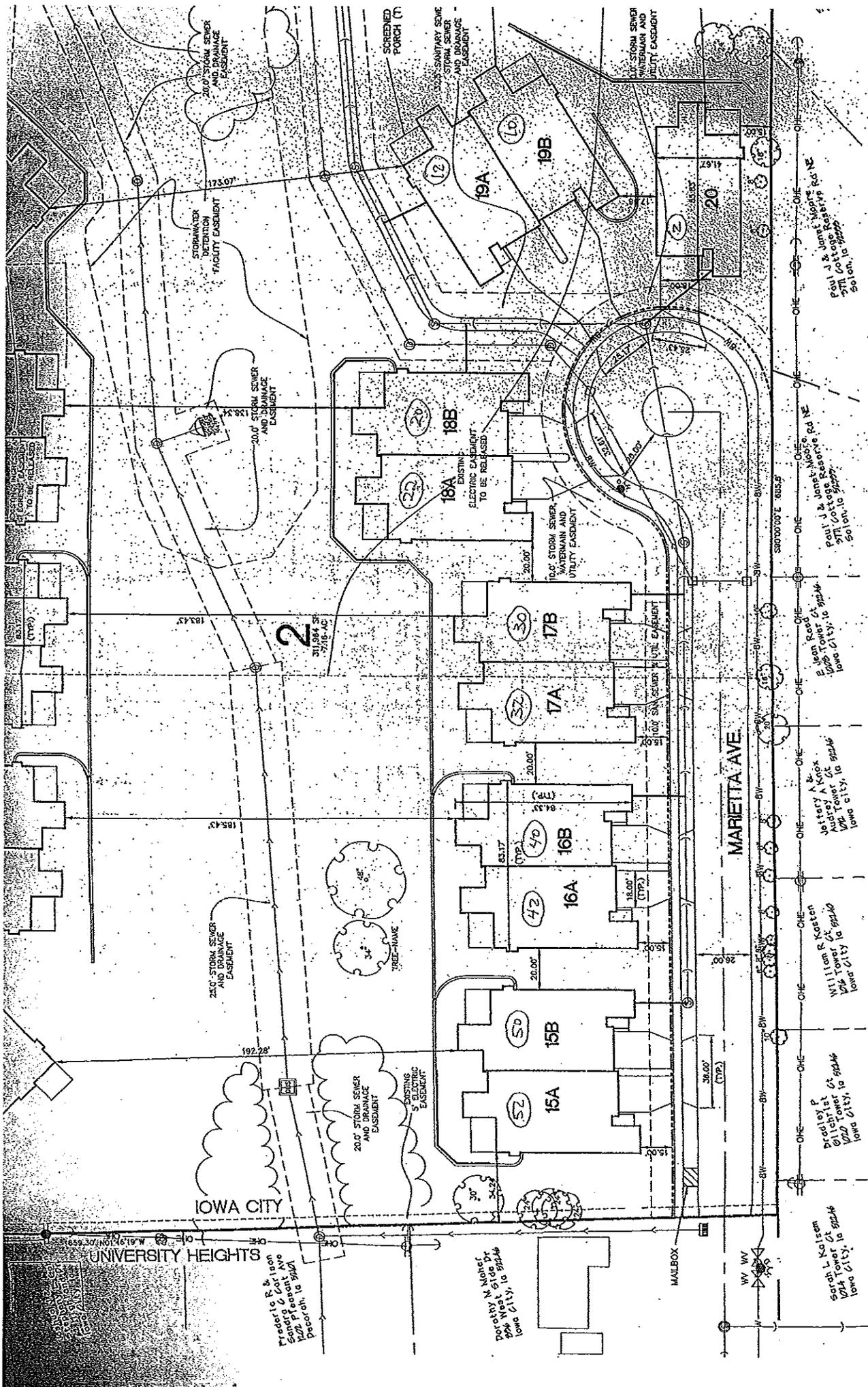


STAIR SECTION
3/8"=1'-0"



TYPICAL WALL SECTION
3/8"=1'-0"

PROJECT: A RESIDENCE FOR DOTIE MAHER	
DATE: 12-22-09	SCALE: 1/8"=1'-0"
DESIGNER: [Signature]	CLIENT: [Signature]
SHEET NO. 4 OF 4	



UNIVERSITY HEIGHTS

MARIETTA AVE

IOWA CITY

Frederic R. & Susan
Sander C. Dot Ave
1407 Reservoir Rd NE
Iowa City, IA 52241

Dorothy M. Maher
504 West 1st St
Iowa City, IA 52241

Search L. Kaitsem
1044 Tower Ct
Iowa City, IA 52241

Bradley P. Willich
1020 Tower Ct
Iowa City, IA 52241

William R. Kasten
1016 Tower Ct
Iowa City, IA 52241

Jeffery A. Kerk
1016 Tower Ct
Iowa City, IA 52241

E. Leon Reed
1016 Tower Ct
Iowa City, IA 52241

Paul J. & Janet Moore
591 Cottage Ln
Iowa City, IA 52241

Paul J. & Janet Moore
2711 Cottage Ln
Iowa City, IA 52241

ADDRESSES