

MINOR MODIFICATION APPLICATION

Application Fee \$100, payable to The City of Iowa City
Submit application to Housing and Inspection Services Department



410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 341-4020 FAX
www.icgov.org

1. Site Address: _____
2. Applicant: _____
Address: _____
City/State/Zip: _____
Daytime Telephone: _____

3. Check the minor modification(s) requested:

- | | |
|---|--|
| <input type="checkbox"/> a. Commercial parking requirement reduced by 10% | <input type="checkbox"/> k. Wheelchair ramp setback. |
| <input type="checkbox"/> b. Height of a wall or fence increased up to 25%, but no greater than 8' in height | <input type="checkbox"/> l. Modification to Driveway Spacing Standards. |
| <input type="checkbox"/> c. Height of a building increased up to 10% | <input type="checkbox"/> m. Building addition for Parks & Open Space. |
| <input type="checkbox"/> d. Sideyard reduction up to 2 feet, leaving no less than 3' of sideyard | <input type="checkbox"/> n. Building addition for General Educational Facility or Religious/Private Group Assembly use. |
| <input type="checkbox"/> e. Front or rear yard reduction up to 15 % of the required setback | <input type="checkbox"/> o. Modification to multifamily Site Development Standards. |
| <input type="checkbox"/> f. One parking space for persons with disabilities in a required front yard for a commercial use adjacent to a R zone. | <input type="checkbox"/> p. Modification to Commercial Site Development Standards |
| <input type="checkbox"/> g. Permitted height of a free standing sign increased by up to 10 ft. | <input type="checkbox"/> q. Modification to Industrial Site Development Standards or Public Zone Site Development Standards. |
| <input type="checkbox"/> h. One non-resident employee for a home occupation or bed & breakfast. | <input type="checkbox"/> r. Modification to entrance/exit – Structured Parking. |
| <input type="checkbox"/> i. Commercial parking reduction of up to 50% shared parking. | <input type="checkbox"/> s. Free standing sign in CB-2 Zone |
| <input type="checkbox"/> j. Residential parking requirement in CB-5 and CB-10 zones reduced up to 30%. | <input type="checkbox"/> t. Modification/waiver to non-conforming development provisions |
| | <input type="checkbox"/> u. Reduction of 25' driveway requirement |

4. Indicate any special circumstances which create a need for minor modification, such as size, shape, topography, configuration of lot, location or surroundings.

5. Explain why a minor modification will not be detrimental to the public health, safety, or welfare, or be injurious to other property or improvements in the vicinity and in the zoning district in which the property is located.

6. Explain how the minor modification and/or the alternative design will be in conformance with the intent and purpose of the base zone site development standards and/or Zoning Ordinance.

7. On a separate page, attach names and addresses of property owners within 200 feet of the property for which a minor modification is being requested.

Any minor modification granted shall be subject to the requirements of, and conformity with, the intent and purposes of Iowa City's Zoning Chapter. The applicant bears the burden of proving that a minor modification is necessary, and must exercise the minor modification within 180 days from the date of approval or the minor modification shall become null and void. Minor modifications do not in any way alter an applicant's obligation to comply with other applicable statutes, ordinances, laws or regulations.