

## JOHNSON COUNTY ZONING BOARD OF ADJUSTMENT

- Authorization: Chapter 335.10A of the Code of Iowa (2005) and the Johnson County Unified Development Ordinance adopted in December, 2004.
- Number of Members: Five (5) members.
- Appointed by: The Johnson County Board of Supervisors.
- Term: Five (5) years.
- Duties: Established by Chapter 8:1.30 of the Johnson County Unified Development Ordinance.

The powers of the Board are:

1. To interpret the Zoning regulations, being
  - (a) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Administrative Officer in the enforcement of this article.
  - (b) To permit the extension of a district where the boundary line of a district divides a lot held in a single ownership at the time of the passage of these Zoning Regulations, and
  - (c) To authorize, upon appeal, in specific case, such variance from the terms of the Zoning Regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Zoning Regulations will result in unnecessary hardship, and so that the spirit of the Zoning Regulations shall be observed and substantial justice done.
2. To permit Conditional Uses as per Chapter 8:1.20.
  - (a) Use of premises for public utility and railroad purposes or for a radio or television tower or broadcasting station.
  - (b) Reconstruction of a nonconforming building that would otherwise be prohibited by Article 8:1.3.1, Section 6, where such action would not constitute continuation of a monopoly.
3. To permit the following variations:
  - (a) Vary the height, yard, or lot area regulations where there is an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the vicinity and which condition when related to the height, yard or lot area regulations of this article would prevent a reasonable arrangement of buildings on the lot.
  - (b) Vary the parking regulations where an applicant demonstrates conclusively that the specific use of a building would make unnecessary the parking spaces required by this article but providing that such a reduction not be more than 50 percent of the usual requirement.

Meetings: Meetings are scheduled for the third Wednesday of each month at 5:30 p.m. Meetings are not held when no new applications have been filed. Average length of meetings is one to two hours.