



APPLICATION BOARD OF ADJUSTMENT

For Office Use Only	
Date Filed	_____
Fee	\$80.00
Receipt #	_____
Case #	_____
Task #	64151

☒ Conditional Use Permit ☐ Variance ☐ Appeal

Property Owner Reicher LLC 8213 Rt 136 Worthington IA 52078 563-590-0978
Name Address Zip Phone #

Applicant Nick Reicher 3057 300th St Hopkinton IA 52237 563 599 2806
Name Address Zip Phone #

Representative _____
Firm Name Address Zip Phone #

Contact Nick Reicher 3057 300th St Hopkinton IA 52237 563-599-2806
Name Address Zip Phone #

nick@reicherqualitytools.com
E-Mail Address

General Location/Address 31987 Bries Dr

Legal Description LOT 2-1 BRIES SUB, KJ

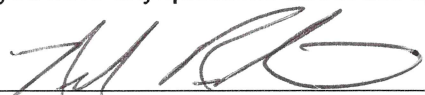
Zoning C-2

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the reason for requesting a conditional use, variance, or appeal of a decision. Please provide additional information on a separate sheet.

We would like to rent spaces for RV/Campers to park in the lot south of our mini storage building. It was used for outside tile storage until we bought it. We will be marking the spaces and signing leases with the renters.

If you have any questions about this application, please contact the City at 563-875-7724.


Owner's Signature

5-28-26
Date Submitted

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)
Nick Reicher
Print or Type Name of Applicant

CONDITIONAL USE AND VARIANCE APPLICATIONS

The procedures for all applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the city, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed.** Call the City at 563-875-7724 for meeting dates and deadlines.

Site Layout

A general site plan, drawn to scale with dimensions, must be included as a part of a conditional use or variance request. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, buffers, walls, screening, fencing, and lighting schemes.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.
- _____ Site Layout Waived by _____, City of Dyersville.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee \$80.00 made payable to City of Dyersville.
- ☐ Site Layout and Written Statement

CONDITIONAL USE AND VARIANCE APPLICATIONS

Please submit a written statement and evidence supporting the nature and reason for the requested conditional use or variance relative to the approval criteria below:

Conditional Use:

- A.** Will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan and the Zoning Ordinance;
- B.** Will not have a substantial, undue, or adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- C.** Will be constructed, arranged, or operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations;
- D.** Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- E.** Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;
- F.** Complies with all additional standards imposed on it by the provisions of the district in which such conditional use may be authorized.

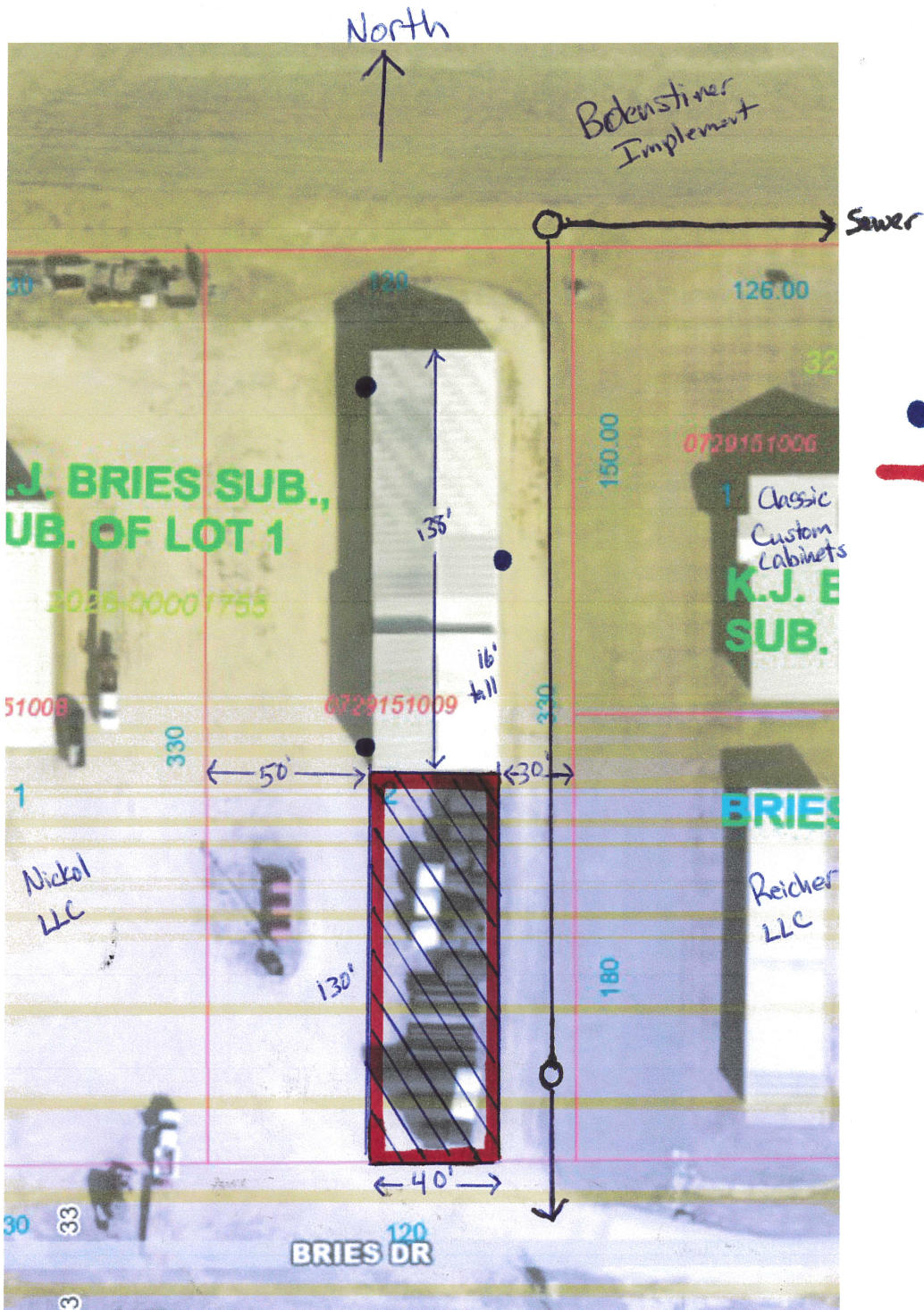
Variance:

- A.** Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance;
- B.** Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity;
- C.** The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance;
- D.** The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice. Failure to yield a reasonable return may be shown by proof that the owner has been deprived of all reasonable beneficial or productive use of the land in question. All beneficial use is said to have been lost where the land is not suitable for any use permitted by the Zoning Ordinance;
- E.** The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to the Zoning Ordinance; and
- F.** The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution.

Board of Adjustment Meeting Date: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

City Council Date: _____



- - Yard lights
- - Parking Area