

# City of Donnellson, Iowa

P.O. Box 50 / 802 Pershing Ave Donnellson, IA 52625

Phone 319-835-5714

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## APPLICATION FOR BUILDING PERMIT

Permit # \_\_\_\_\_

Applicants Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicants Address: \_\_\_\_\_

Applicants Phone #: \_\_\_\_\_

I/We hereby request a Building Permit to:

\_\_\_\_\_ Build Type of Structure \_\_\_\_\_ Use of Structure \_\_\_\_\_

\_\_\_\_\_ Alter Type of Structure \_\_\_\_\_ Use of Structure \_\_\_\_\_

A plot diagram, showing lot lines, exact location, and dimensions of all existing and proposed structures on the property, with all dimensions from property lines.

- In lieu of a formal survey, this permit is being issued based on your knowledge of where your property line is located, which is your responsibility as owner of the property. In the future, should a neighboring property owner contest your property's compliance with setback requirements, and it is later confirmed to be noncompliant, it will be your responsibility to bring it back into compliance.

I hereby acknowledge that I have read this application and state that the information given is correct, and I agree to comply with all City Ordinances regulating building construction.

Applicants Signature: \_\_\_\_\_

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**Approval of Council** – this permit is issued pursuant to the requirements of Chapter 155 Building and Land Use Regulations of the City Code of Donnellson, Iowa.

Approval/Rejected Date: \_\_\_\_\_ Building Official Signature: \_\_\_\_\_

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**Certificate of Occupancy** – The undersigned states that the construction applied for in the above application has been completed and is ready for occupancy/use and conforms to the requirements of Chapter 155 of the City Code of Donnellson and complies with all building and health laws.

Date of Occupancy: \_\_\_\_\_ Applicants Signature: \_\_\_\_\_

Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Application for Building Permit \$25 Date Paid \_\_\_\_\_ Cash or Check \_\_\_\_\_ Check # \_\_\_\_\_

\*\* This permit is valid for 1 year after the application date, if work is not completed in that time frame you will need to request an extension.

**PERMIT REQUIRED.** No building or other structure shall be erected or altered within the City without first receiving a permit. A permit is required for work such as new homes, additions, patios, decks, porches, garages, accessory buildings, or for work that would change the outside dimensions of an existing building. A permit is not required for interior remodeling, roofing, window replacement, or siding a building. The construction of a fence does not require a building permit, but the construction of such fence shall comply with standards established in this chapter.

**RESTRICTIONS.** No permit for the erection or alteration of a building or similar structure shall be granted unless it appears that such erection or alteration shall not cause or be the source of the following:

1. Noise. Any undue noise.
2. Electrical Interference. Any undue radio or television interference.
3. Odors. Any offensive odors.
4. Refuse. Any offensive or unsightly refuse.
5. Smoke. Any offensive or undue smoke.
6. Fire Hazard. Any fire hazard.
7. Appearance. Any unsightliness due to the appearance of any building or structure on the premises.
8. Congestion. Any undue gathering, congregating, parking of cars or undue congestion of people or traffic.
9. Other. Any effect that will be obnoxious, offensive, dangerous, or injurious to the health, welfare, and safety of citizens.

**FRONT YARD REQUIREMENTS.** Within the restricted residence district there shall be a front yard of not less than 25 feet (measured from the front lot line), except as follows:

1. Between Existing Buildings. Where a building is to be erected on a parcel of land that is within 100 feet of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings on the two sides: or
2. Adjacent to Existing Building. Where a building is to be erected on a parcel of land that is within 100 feet of an existing building on one side only within the same block, such building may be erected as close to the street as a line drawn from the closest front corner of that building to a point 25 feet back from the front lot line measured at the center of the lot on which the proposed building is to be erected.
3. Double Frontage. Where lots have a double frontage, the front yard as required herein shall be provided on both streets.

**SIDE YARD REQUIREMENTS.** Within the Restricted Residence District, no building shall be erected closer than 10 feet to either side lot line. The Council, in its discretion, may grant a variance of nothing less than 4 feet of the above requirements (Note - the 4' variance is from the overhang/eaves). However, if an existing principal building is closer than 10 feet to either side lot line, an addition may be built to the existing principal building the same distance from either side lot line, but in no event will an addition be built less than four feet from the property line and providing the square footage of the proposed addition is not more than the existing building.

**REAR YARD REQUIREMENTS.** Within the Restricted Residence District there shall be a rear yard provided for each principal building of not less than 30 feet (when measured from the rear lot line) or 20 percent of the depth of the lot, whichever amount is smaller.

**MINIMUM STANDARDS OF PRINCIPAL STRUCTURE.** No dwelling shall be erected, placed, or occupied within the Restricted Residence District unless such dwelling shall have a minimum dimension of 22 feet measured at the narrowest point of such dwelling. Said dimension shall be exclusive of attached garages, porches or other accessory structures. All principal structures shall be placed on a permanent frost-free foundation.

**DETACHED GARAGES.** Within the Restricted Residence District, no detached garage or other accessory building not attached to the principal building shall be erected closer than 10 feet to any side yard line or 10 feet to any rear yard line, it must meet the double frontage requirement. The Council, in its discretion, may grant a variance of nothing less than 4 feet of the requirements (Note - the 4' variance is from the overhang/eaves).