



## NOTICE OF MAJOR DESIGN EXCEPTION APPLICATION

CASE NUMBER: ADMD-034021-2023

The City of Cedar Rapids Planning Commission has received a request from Rev. Harris Holsapple for a major design exception to allow a bay of parking within the front yard setback, for property at 1911 E Ave NW.

### Description of the Request:

Applicant has requested an exception from the prohibition of parking within a front yard within the S-RL1 Zone District. The applicant would like to add a parking bay to alleviate a current parking shortage and facilitate equipment loading operations.

### Meeting Date, Time, and Documentation:

This case is scheduled to be heard at the following dates and times. Agenda packets, including coversheets and relevant application materials, will be posted online at the links below:

Meeting	Date, Time and Location	Meeting Documentation
<b>City Planning Commission</b> Review and Recommendation	Thursday October 5, 2023 3PM City Hall Council Chambers, 3 <sup>rd</sup> Floor 101 First Street SE	<a href="http://www.cityofcr.com/CPC">www.cityofcr.com/CPC</a> Agenda packet posted by end of day the Friday before the meeting.
<b>Board of Adjustment</b> Hearing and Possible Action	Monday October 9, 2023 4PM City Hall Council Chambers, 3 <sup>rd</sup> Floor 101 First Street SE	<a href="http://www.cityofcr.com/councilagenda">www.cityofcr.com/councilagenda</a> Agenda packet posted by end of day the Friday before the meeting.

The Council Chambers are located on the third floor of the Cedar Rapids City Hall, 101 First Street SE. Upon entering City Hall, take the elevator at either end of the building to the third floor. The Council Chambers are located off the main hallway in the center of the building.

**NOTE: Agendas are subject to change**, which may result in this case being withdrawn from the agenda and, therefore, cause a change in the date of the subsequent Council meeting public hearing. If you plan to attend, you can contact Development Services at 319-286-5780 closer to the meeting date to verify the status of this request. In some cases, agenda items may be modified, including a change in agenda or packet materials, up to 24 hours prior to the meeting. Any updates will be posted online at the links above.

### What this means:

A Major Design Exception is a request to not meet certain requirements of the zoning code. A Major Design Exception may be granted to alleviate a practical difficulty or unique circumstance with developing a property, or to permit unique design through a public process. Review of Major Design Exception requests are focused on the particular standard being modified, not the overall project.

Final decisions on Major Design Exceptions are made by the Board of Adjustment. Some major design exceptions require review and recommendation by the City Planning Commission prior to the Board of

Adjustment hearing. You are receiving this notice because your property is located within 300 feet of the land included in this application.

In some cases, other approvals requiring a public hearing may be necessary for the development of the subject property. If this is the case, you will receive separate letters from the City notifying you of each application.

### **How you can participate:**

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If you have questions about this application, please contact the Development Services Department by email at [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) or by phone at (319) 286-5780 to speak with a member of the Development Services Department zoning staff. Agenda packets for public meetings are posted online prior to the meeting and include further information on the request.

You may provide comments on the application in any of the following ways:

- **Attend public meetings:** You may attend any public meeting related to this case. Each attendee will be given an opportunity to speak once during the public hearing at each meeting. This opportunity will be announced after City Staff gives a presentation on the request.
- **Provide written comment:** Any written comments, including petitions, may be submitted prior to or at any public meeting. Please be aware that while staff will attempt to electronically forward written comments and petitions prior to the meeting, material received on the day of the meeting may not be forwarded or be able to be read by members of the approval or recommendation body.

Written comments may be sent to [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) or Development Services, 500 15<sup>th</sup> Ave SW, Cedar Rapids, IA 52404.

You may also send comments directly to the City Council at [cityclerk@cedar-rapids.org](mailto:cityclerk@cedar-rapids.org) or City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

Electronic submissions are encouraged and preferred where possible. The City is not responsible for delays in delivery.

If you wish to see the City's zoning map or zoning code, go to [www.cityofcr.com/zoning](http://www.cityofcr.com/zoning).

### **Need assistance?**

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Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Development Services Department at 319 286-5780 or email [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) as soon as possible but no later than 48 hours before the event.