



**North Liberty Board of Adjustment
Wednesday, January 15, 2025, 6:30 PM
North Liberty City Council Chambers
360 North Main Street, North Liberty, Iowa 52317**

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Call to Order

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Public Comment** on any topic not on the agenda
- 4. Appeal of Administrative Decision:** Request of Christopher and Ashleigh Dawley at 2292 N Highway 965 to appeal an administrative decision by the Code Official that canvas structures adjacent to a property line are subject to the fence regulations contained in Section 167.04 of the North Liberty Code of Ordinances.
 - a. Staff Presentation
 - b. Applicant/Appellant Statement
 - c. Staff/Appellee Statement
 - d. Rebuttal by Applicant/Appellant
 - e. Rebuttal by Staff/Appellee
 - f. Board Discussion and deliberation
- 5. Approval of Previous Minutes**
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**



To **City of North Liberty Board of Adjustment**
From **Ryan Rusnak, Planning Director**
Date **January 10, 2025**
Re **Request of Christopher and Ashleigh Dawley at 2292 N Highway 965 to appeal an administrative decision by the Code Official that canvas structures adjacent to a property line are subject to the fence regulations contained in Section 167.04 of the North Liberty Code of Ordinances.**

Organizational Matters:

Section 166.01(6) of the North Liberty Code of Ordinances provides for an appeal of an interpretation by the Code Official to be submitted to the Board of Adjustment and such interpretation shall be considered final.

In accordance with adopted Procedural Rules:

Formal decisions shall be made in writing, setting forth findings of fact and conclusions of law, as required by Iowa Law.

Request Summary:

This application appeals the Code Official's decision that canvas structures adjacent to a property are a fence and a subject to the fence regulations. The applicants erected canvas structures adjacent to the west and north boundary of 1965 Robin Drive. The portion of the canvas structure adjacent to the west property line was supported by posts, while the portion of the canvas structure adjacent to the north property was supported by two trees. The use of the term "was" is used because the canvas portion has been removed, although the posts remain.





Perspective: Looking Northwest from 1965 Robin Drive



Perspective: Looking West from 1965 Robin Drive

Summary of Events Leading up to this Request:

1. Summer 2024. The City became aware of canvas structures erected at 2292 Highway 965.
2. October 30, 2024. City staff member Ryan Rusnak sends a letter via regular mail. See Exhibit A
3. November 25, 2024. The application appealing the Code Official's decision is submitted. See Exhibit B.

Current Zoning and Relevant Zoning Ordinance Regulations:

The property is currently zoned RS-4 – Single-Unit Residence District. This is a residential zoning district.

There is no definition in the Zoning Ordinance for a fence. Section 167.01 of the Code of Ordinances of North Liberty, Iowa reads in part,

Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings.

Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986 definition for a fence is as follows (relevant definition provided):

A barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used to prevent entrance to confine or to mark a boundary.

Section 167.01 of the North Liberty Code of Ordinances (Structure only) reads:

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Section 169.04(1) of the Code of Ordinances of North Liberty, Iowa reads in part,

Permit Required. Each application for a permit shall be submitted prior to the installation or alteration of a fence or wall. The application shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the actual dimensions of the lot; the size, shape, and location of all existing buildings; location, height, and material type of the proposed fence or wall; and such other information as may be necessary to provide for the enforcement of this section.

Section 169.04(6) of the Code of Ordinances of North Liberty, Iowa reads,
The height of all fences and/or retaining walls located within a front, corner side yard, side, or rear yard shall not exceed those found in Table 169.04.

| Table 169.04 Maximum Fence and Wall Height | | | | |
|---|-------------------|-------------------------|------------------|------------------|
| District | Front Yard | Corner Side Yard | Side Yard | Rear Yard |
| Residential Districts | 4' | 4' | 6' | 6' |
| All Other Districts | 4' | 4' | 16' | 16' |
| <ol style="list-style-type: none"> 1. Fences shall not be located within the corner visual clearance. 2. Chain link fences shall not be located within the required front or required corner side yard (see exception within number 4 below). 3. Fences shall not exceed 8' in height if the property abuts a residential district. 4. With the exception of a reverse corner lot, a fence up to 6' high may be erected on that portion of the corner lot at the rear of the house provided the fence is erected a minimum of 15 feet from any sidewalk, driveway, or right-of-way line. Said fence shall comply in all other respects with the fence requirements. | | | | |

The introduction to Section 169.05 of the North Liberty Code of Ordinances reads:
Accessory structures and uses shall occupy the same lot as the main use or building. No lot shall have an accessory structure or use without the principal use. No accessory structure shall be used as a dwelling unit. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include, but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Exceptions to the materials prohibition includes plastic for greenhouses and fabric and/or canvas for shade structures. Shipping containers are prohibited as an accessory structure.

The applicants dispute the City's position that the structures are considered a fence, and rather, are shade structures. Therefore, the material is permitted pursuant to Section 169.05.

Public Input:

A letter from a realtor has been provided citing the negative impacts the canvas structure has on the property located at 1965 Robin Drive. See Exhibit C.

Staff Statement:

The Ordinance language pertaining to materials for accessory structures was added to the Zoning Ordinance in 2023 (Ordinance No 2023-26):

Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include, but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Exceptions to the materials prohibition includes plastic for greenhouses and fabric and/or canvas for shade structures. Shipping containers are prohibited as an accessory structure.

Staff proposed this language due to the concern that people might erect structures made from materials not intended for long-term exposure. Staff recalls writing an exception for shade structures because playground equipment sometimes has a small canvas roof.

Section 167.01 or 169.04 of the North Liberty Code of Ordinances do have a definition of a fence.

The introduction to Section 167.01 of the North Liberty Code of Ordinances reads:

For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. The following are definitions of general terms used throughout this Ordinance with the exception of use definitions, which are defined in Section 168.07.

Below is the excerpt for the definition of a fence from Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986.

fence (fens), *n., v., fenced, fenc-ing.* —*n.* **1.** a barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used to prevent entrance, to confine, or to mark a boundary. **2. Informal.** a person who receives and disposes of stolen goods. **3.** the place of business of such a person. **4.** the act, practice, art, or sport of fencing. **5.** skill in argument, repartee, etc. **6. Mach.** a guard or guide, as for regulating the movements of a tool or work. **7. Carpentry.** a slotted guide used esp. with a framing square to lay out cuts on rafters and staircase strings. **8. Archaic.** a means of defense; a bulwark. **9. mend one's fences,** to strengthen or reestablish one's position by conciliation or negotiation: *One could tell by his superficially deferential manner that he was trying to mend his fences.* **10. on the fence,** uncommitted; neutral; undecided: *The party leaders are still on the fence.* —*v.t.* **11.** to enclose by some barrier, establishing exclusive right to possession: *to fence a farm.* **12.** to separate by or as by a fence or fences (often fol. by *in, off, out,* etc.): *to fence off a corner of one's yard; to fence out unwholesome influences.* **13.** to defend; protect; guard: *The president was fenced by bodyguards wherever he went.* **14.** to ward off; keep out. **15. Informal.** to sell (stolen goods) to a fence. **16. Naut.** to reinforce (an opening in a sail or the like) by sewing on a grommet or other device. —*v.i.* **17.** to practice the art or sport of fencing. **18.** to parry arguments; strive to avoid giving direct answers; hedge: *The mayor fenced when asked if he would run again.* **19.** (of a horse) to leap over a fence. **20. Obs.** to raise a defense. [1300–50; ME *fens*, aph. for *defens* DEFENSE] —**fence'like'**, *adj.*

It is staff's position that definition #1 is relevant, which reads:

A barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used to prevent entrance to, confine, or to mark a boundary.

It is staff's position that the canvas stretched between posts or between trees acts a barrier and borders a yard. The definition further includes "...usually made of posts and wire or wood..." Usually doesn't mean exclusively so the barrier can be made up of materials other than "posts and wire or wood". Last, the canvas structures clearly mark a boundary.

Findings of Fact and Recommendation:

1. In accordance with Section 167.01 of the North Liberty Code of Ordinances, "Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings.
2. In accordance with Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986 the relevant definition for fence is "a barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used prevent entrance, to confine, or to mark a boundary";
3. Canvas structures erected adjacent to property lines is consistent with the definition of a fence because it acts is a barrier enclosing or bordering a field, yard, etc.;
4. The canvas structures erected are subject to the fence regulations contained in Section 167.04 of the North Liberty Code of Ordinances.

Staff recommends the Board of Adjustment accept the four listed findings of fact and uphold the Code Official's interpretation.

Attachments:

- Exhibit A – October 30, 2024 Letter
- Exhibit B – Application
- Exhibit C – Public Input



October 30, 2024

Ashleigh Dawley & Christopher Dawley
2292 Highway 965 NE
North Liberty IA 52317

Re: Unpermitted fence at 2292 Highway 965 NE.

Ashleigh & Christopher,

A site inspection on October 11, 2024 revealed an unpermitted fence has been erected on your property adjacent to north and west boundary of 1965 Robin Drive.



Picture taken 10/11/2024. Unpermitted fence shown behind black vinyl fence.

There is no definition in the Zoning Ordinance for a fence. Section 167.01 of the Code of Ordinances of North Liberty, Iowa reads in part,

Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings.

Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986 definition for a fence is as follows:

A barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used to prevent entrance to confine or to mark a boundary.

As the Planning Director for the City, it is my role to interpret the provision of the Zoning Ordinances pursuant to Section 166.01 of the North Liberty Code of Ordinances.

Based on my observations, I have deemed the reference structure to be fence erected without a permit.

Section 169.04(1) of the Code of Ordinances of North Liberty, Iowa reads in part, *Permit Required. Each application for a permit shall be submitted prior to the installation or alteration of a fence or wall. The application shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the actual dimensions of the lot; the size, shape, and location of all existing buildings; location, height, and material type of the proposed fence or wall; and such other information as may be necessary to provide for the enforcement of this section.*

Section 169.04(6) of the Code of Ordinances of North Liberty, Iowa reads, *The height of all fences and/or retaining walls located within a front, corner side yard, side, or rear yard shall not exceed those found in Table 169.04.*

| Table 169.04 Maximum Fence and Wall Height | | | | |
|---|-------------------|-------------------------|------------------|------------------|
| District | Front Yard | Corner Side Yard | Side Yard | Rear Yard |
| Residential Districts | 4' | 4' | 6' | 6' |
| All Other Districts | 4' | 4' | 16' | 16' |

1. Fences shall not be located within the corner visual clearance.
2. Chain link fences shall not be located within the required front or required corner side yard (see exception within number 4 below).
3. Fences shall not exceed 8' in height if the property abuts a residential district.
4. With the exception of a reverse corner lot, a fence up to 6' high may be erected on that portion of the corner lot at the rear of the house provided the fence is erected a minimum of 15 feet from any sidewalk, driveway, or right-of-way line. Said fence shall comply in all other respects with the fence requirements.

Your property is zoned RS-4 Single-Unit Dwelling District, which is a residential district. Therefore, fence height is limited to a maximum of six feet in this location.

If you wish to keep a similar style fence, please take the following actions before December 2, 2024:

1. Obtain a fence permit showing a maximum height of six feet and the location of the fence.
2. Modify the fence in accordance with Section 169.04 of the Code of Ordinances of North Liberty, Iowa

In accordance with adopted Board of Adjustment Procedural Rules, my decision regarding the determination that this structure is a fence may be appealed to the Board of Adjustment. The Board of Adjustment will take formal action on appeals.

Please contact me at 319-626-5747 or rrusnak@northlibertyiowa.org with any questions.

Sincerely,

Ryan Rusnak

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Planning Director
City of North Liberty
360 North Main Street
North Liberty, Iowa 52317

Appeal of Interpretation Application



| |
|---|
| Project Name: Dawley Appeal |
| Site Location (address or legal description): 2292 Highway 965 NE, North Liberty, IA, 52317 |

| | |
|---|---|
| Property Owner: Christopher and Ashleigh Dawley | |
| Owner Mailing Address: same as site location | |
| Phone: (805) 651-8090 | Email: dawleyfam@yahoo.com/christopher.dawley@yahoo.com |

| | |
|--|-------------------------------|
| Applicant: Same as property owners | |
| Applicant Mailing Address: same as site address | |
| Applicant Contact Person: Same as property owner | |
| Phone: same as property owner | Email: same as property owner |

Pursuant to Section 166.01(6) of the City of North Liberty Code of Ordinance: Interpretations. The interpretation and application of the provisions of this code shall be by the Code Official. The decision of the Code Official may be appealed to the Board of Adjustment, however, such appeal must be made within 30 days of a written decision. The Board of Adjustment will take formal action on appeals.

| |
|--|
| <p>What interpretation is being appealed?</p> <p>Please see the attached claim and information packet.</p> |
|--|

Please attach additional pages if necessary and provide evidence to support the appeal.

| |
|--|
| <p>OFFICE USE ONLY</p> <p>Date Submitted:</p> |
|--|

To: City of North Liberty
Board of Adjustment
360 N. Main Street
North Liberty, IA 52317

From: Mr. and Mrs. Christopher Dawley
2292 Highway 965 NE
North Liberty, IA 52317

RE: Appeal Request

Date: November 25, 2024

City of North Liberty,

This correspondence is in response to the City of North Liberty letter, dated October 30, 2024 (Appendix 1), which establishes the following allegations:

1. Violation of Section 169.04(1) of the Code of Ordinances of North Liberty, Iowa
2. Violation of Section 169.04(6) of the Code of Ordinances of North Liberty, Iowa

BREIF

Per Section 167.01 of the Code of Ordinances of North Liberty, Iowa:

For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings.

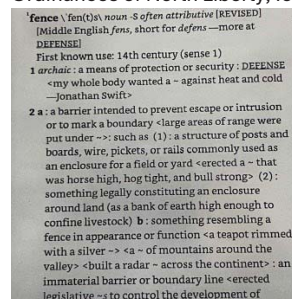
Ryan Rusnak, Planning Director, has provided the following definitions in written correspondence (Appendix 1 and Appendix 2) as follows:

1. Fence definition provided by Ryan Rusnak, Planning Director, City of North Liberty – June 18, 2024: a barrier intended to prevent escape or intrusion or to mark a boundary.
2. Fence definition provided by Ryan Rusnak, Planning Director, City of North Liberty – October 30, 2024: a barrier enclosing or boarding a field, yard, etc. usually made of posts and wire, or wood, used to prevent entrance to confine or to mark a boundary.

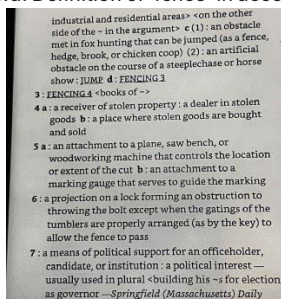
APPEAL

Claim: Definition of fence, provided in written correspondence by City of North Liberty, has been inconsistent and inaccurate.

Argument: Different definitions of 'fence' (Appendix 2 and Appendix 3) have been provided as evidence to The Dawley's. Both definitions, are inconsistent with the established definition source established in accordance with Section 167.01 of the Code of Ordinances of North Liberty, Iowa. Definition of 'fence' in accordance with the Ordinance is as follows (Figure 1 and Figure 2):



fence \ˈfɛn(t)s/ noun *S often attributive* [REVISED]
[Middle English *fens*, short for *defens*—more at DEFENSE]
First known use: 14th century (sense 1)
1 *archaic*: a means of protection or security: DEEENSE
<my whole body wanted a - against heat and cold—Jonathan Swift>
2 **a**: a barrier intended to prevent escape or intrusion or to mark a boundary <large areas of range were put under ->: such as (1): a structure of posts and boards, wire, pickets, or rails commonly used as an enclosure for a field or yard <erected a - that was horse high, hog tight, and bull strong> (2): something legally constituting an enclosure around land (as a bank of earth high enough to confine livestock) **b**: something resembling a fence in appearance or function <a teapot rimmed with a silver -> <a - of mountains around the valley> <built a radar - across the continent>: an immaterial barrier or boundary line <erected legislative -s to control the development of



industrial and residential areas> <on the other side of the - in the argument> **e** (1): an obstacle met in fox hunting that can be jumped (as a fence, hedge, brook, or chicken coop) (2): an artificial obstacle on the course of a steeplechase or horse show: JUMP **4**: FENCING **1**
3: FENCING **4**: "books of -"
4 a: a receiver of stolen property: a dealer in stolen goods **b**: a place where stolen goods are bought and sold
5 a: an attachment to a plane, saw bench, or woodworking machine that controls the location or extent of the cut **b**: an attachment to a marking gauge that serves to guide the marking
6: a projection on a lock forming an obstruction to throwing the bolt except when the gatings of the tumbler are properly arranged (as by the key) to allow the fence to pass
7: a means of political support for an officeholder, candidate, or institution: a political interest—usually used in plural <building his -s for election as governor—Springfield (Massachusetts) Daily

Figure 1. 'Fence' Definition 1

Figure 2. 'Fence' Definition 2

Further definitions of terms, per Section 167.01 encompassing the definition of 'fence' are presented in Figure 3 – Figure 6:

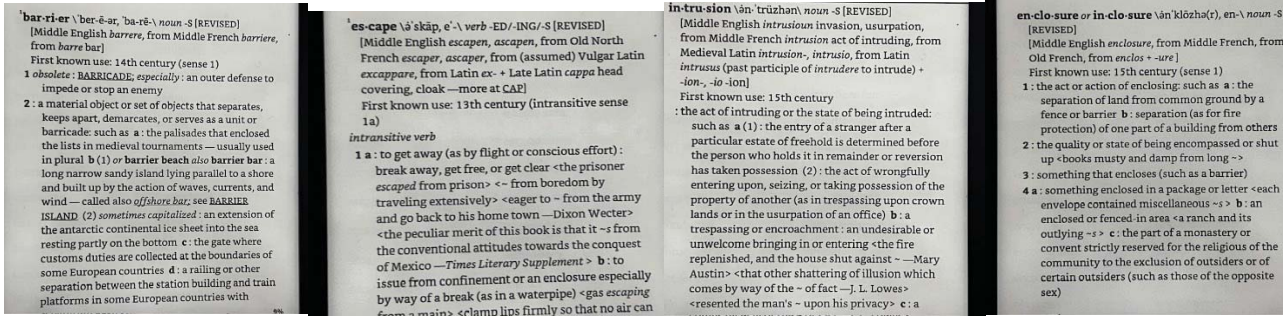


Figure 3. 'barrier' Definition

Figure 4. 'escape' Definition

Figure 5. 'intrusion' Definition

Figure 6. 'enclosure' Definition

Per the definition of 'fence', in accordance with Section 167.01, the current shade structure erected is not considered in violation with Section 169.04(1)(4). Photo evidence is provided in Figure 7 and Figure 8:



Figure 7. Evidence against 'fence' 1

Figure 8. Evidence against 'fence' 2

APPEAL REQUEST

We, the Dawley's, request that the determination as outlined in the letter dated October 30, 2024, be overturned per the evidence as submitted in this appeal. In summary, the shade structure, as defined by the code, does not meet the definition of a fence which requires permitting under the ordinance.

Best,

Ashleigh Dawley



October 30, 2024

Ashleigh Dawley & Christopher Dawley
2292 Highway 965 NE
North Liberty IA 52317

Re: Unpermitted fence at 2292 Highway 965 NE.

Ashleigh & Christopher,

A site inspection on October 11, 2024 revealed an unpermitted fence has been erected on your property adjacent to east and south boundary of 1965 Robin Drive.



Picture taken 10/11/2024. Unpermitted fence shown behind black vinyl fence.

There is no definition in the Zoning Ordinance for a fence. Section 167.01 of the Code of Ordinances of North Liberty, Iowa reads in part,

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Your property is zoned RS-4 Single-Unit Dwelling District, which is a residential district. Therefore, fence height is limited to a maximum of six feet in this location.

If you wish to keep a similar style fence, please take the following actions before December 2, 2024:

1. Obtain a fence permit showing a maximum height of six feet and the location of the fence.
2. Modify the fence in accordance with Section 169.04 of the Code of Ordinances of North Liberty, Iowa

In accordance with adopted Board of Adjustment Procedural Rules, my decision regarding the determination that this structure is a fence may be appealed to the Board of Adjustment. The Board of Adjustment will take formal action on appeals.

Please contact me at 319-626-5747 or rrusnak@northlibertyiowa.org with any questions.

Sincerely,

Ryan Rusnak

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Planning Director
City of North Liberty
360 North Main Street
North Liberty, Iowa 52317

From: [Dawley, Ashleigh C](#)
To: [Dawley, Ashleigh C](#)
Subject: FW: [External] Fence Extension
Date: Monday, November 25, 2024 8:39:18 PM

On Jun 18, 2024, at 3:44 PM, Ryan Rusnak
<rrusnak@northlibertyiowa.org> wrote:

Ashleigh,

I don't find a definition for "fence" in the Zoning Ordinance.

167.01 DEFINITIONS.

For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. The following are definitions of general terms used throughout this Ordinance with the exception of use definitions, which are defined in Section 168.07.

I searched and found the following definition: "a barrier intended to prevent escape or intrusion or to mark a boundary"
So I interpret that the extension would count in the total height.

In order to have an 8' fence, there would need to be one of three things.

1. Code amendment. The reason I reduced the height from 8' to 6' because I believe 8' in residential is excessive. An informal standard I use is how many requests I've had for an 8' high fence since 2020. I just don't recall another request to have an 8' high fence.

2. Hardship variance. Admittedly, the standards are geared toward unique circumstances with respect to the land and having substantial rights denied.

https://codelibrary.amlegal.com/codes/northliberty/latest/northliberty_ia/0-0-0-4637

3. Appeal my decision to the Board of Adjustment that the extension to the fence is considered for its total height.

https://codelibrary.amlegal.com/codes/northliberty/latest/northliberty_ia/0-0-0-4599

Please let me know if you have any questions.

<image001.png>

**RYAN "RUS"
RUSNAK**
PLANNING DIRECTOR
(319) 626-5747 office

Messages to and from this account are subject to public disclosure unless otherwise provided by law.

Confidential - Company Proprietary

From: Ashleigh Dawley
<dawleyfam@yahoo.com>
Sent: Monday, June 17, 2024 10:14 AM
To: Grant Lientz
<glientz@northlibertyiowa.org>; Ryan
Rusnak <rrusnak@northlibertyiowa.org>

Cc: Tracey Mulcahey
<tmulcahey@northlibertyiowa.org>
Subject: [External] Fence Extension

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Grant,

Thank you again for your time today. Here is a photo of the fence extension poles that we have been considering, and which I mentioned this morning. The poles would be black, same as the current chain link and allow us an addition 2ft of height to attach privacy screen. I would not plan on attaching additional chain link mesh, but rather just utilize them to allow for the additional privacy screen; I have also provided an example of a fence with extension installed.

Not sure if this is considered a code compliance issue since it is not technically a "fence", but as we want to ensure better communication wanted to inquire before taking any next steps.

If addition of these pole attachments would not be acceptable, if I can be provided guidance if there is potentially a process to amend or gain an exception based upon the extraordinary circumstances which we are dealing with that would be greatly appreciated.

<image002.png>

<image003.png>

Best,

Ashleigh

<Application Form for Variance from Zoning Ordinance Regulations - 6-2024.docx>

Dear City Council Members,

I am writing to bring to your attention an issue that is negatively impacting the marketability and value of a property I will be representing at 1965 Robin Drive North Liberty. The neighboring property has recently installed a makeshift privacy barrier consisting of a large tarp. While I respect the neighbor's desire for privacy, this temporary and unsightly structure will create significant challenges for selling the home.

The tarp, which serves as a makeshift fence, is both visually unappealing and unconventional. In my professional experience as a real estate agent, the curb appeal of a property plays a crucial role in attracting buyers, and this tarp fence detracts considerably from the overall impression of the home as well as the area.

Here are some specific reasons why this issue warrants attention:

1. **Negative Impact on Property Value:** An unorthodox and visually intrusive structure such as a tarp fence can lower the perceived value of adjacent properties. Appraisers and potential buyers alike often factor in the surrounding environment when determining a home's worth.
2. **Aesthetic Concerns:** The tarp is not consistent with the standard appearance of fences or privacy barriers in the neighborhood, or any neighborhood in North Liberty. While the property with the tarp is not physically located within the same development as the property I am representing, it backs up to it, meaning their backyards are adjacent. Unlike properties within the development, the neighboring property is not subject to neighborhood covenants or standards. This lack of consistency diminishes the overall appeal of the area and raises concerns about maintaining aesthetic harmony.
3. **Impact on Prospective Buyers:** I have not listed 1965 Robin Drive due to the tarp fence on the adjacent property, as I anticipate significant challenges in attracting serious buyers. This structure has already deterred interest and will raise concerns about potential maintenance or neighborly conflicts, making it difficult to proceed with marketing the property effectively.
4. **Precedent for Future Structures:** Allowing such makeshift structures to remain sets a precedent for similar installations in the community. Over time, this could lead to a decline in the overall aesthetic and desirability of the neighborhood.

In addition, the homeowner at 1965 Robin Drive recently missed the opportunity to make an offer on a home they were very interested in purchasing. Due to the lack of marketability caused by the tarp fence, they were unable to sell their current property to pursue this new home, which has since sold to another buyer. This missed opportunity has caused significant frustration and stress for the homeowner.

I kindly request that the city council review this situation and consider measures to address it.

Sincerely,

Katie Chalupa
Realtor | Broker # B55980000
Skogman Realty
2530 Corridor Way Suite 202 Coralville, IA 52241



**Board of Adjustment
December 18, 2024
City Council Chambers, 360 N Main Street**

Members: Laura Hefley
Aly Metzger
Janet Norton
Eric Ruttum
Alan Wieskamp

- 1. Roll Call:** The meeting was called to order by Chairperson Ruttum at 6:00 p.m. Members personally present were: Hefley, Ruttum and Wieskamp. Norton was present electronically. Metzger was absent.

Staff present: Planning Director Ryan Rusnak and City Attorney Grant Lientz

Others present: Appellants Joel and Dawn Baker were personally present and represented by attorney Melvin Shaw.

- 2. Approval of the Agenda.** Motion by Ruttum, second by Hefley to approve the agenda. Vote to approve was 4-0.
- 3. Election of Chairperson.** Motion by Ruttum, second by Hefley to elect Ruttum as Chairperson. Vote to approve was 4-0, with all members present voting in the affirmative.
- 4. Election of a Vice-Chairperson.** Motion by Wieskamp, second by Hefley to elect Wieskamp as Vice Chairperson. Vote to approve was 4-0, with all members present voting in the affirmative.
- 5. Public comment.** There was none.
- 6. Appeal of Administrative Decision:** Request of Joel and Dawn Baker at 50 North George Street to appeal an administrative decision by the Code Official that a canopy attached to a detached garage causes the gross floor area of the detached garage to exceed the maximum 850 square foot limitation.

Ruttum read the item into the record.

The Board received procedural guidance throughout the hearing from City Attorney Grant Lientz.

Rusnak provided the staff presentation and background material for the request.

Shaw provided the applicant presentation and provided testimony of why the Code Official's decision should be overturned.

Support documentation was provided at the meeting and is attached to the minutes.

Rusnak provided the staff statement and provided testimony on why the Code Official's Decision should be upheld.

Shaw provided a rebuttal. Joel Baker and Dawn Baker provided testimony.

Rusnak provided a rebuttal.

There was Board discussion and deliberation.

Motion by Ruttum, second by Norton to accept the following three Findings of Fact:

1. In accordance with Section 167.01 of the North Liberty Code of Ordinances, the canopy and garage are one structure.
2. In accordance with Section 169.05 of the North Liberty Code of Ordinances only one detached accessory structure may exceed 200 square feet gross floor area:
 - a. A maximum of 850 square feet gross floor area if a detached garage;
 - b. A maximum of 600 square feet gross floor area if a structure besides freestanding garage.
3. A portion of the structure is a detached garage, and therefore, the entire structure is limited to a maximum 850 square feet gross floor area.

The Board voted to approve the Findings of Fact 3-1, with Ruttum, Norton, and Wieskamp voting in the affirmative, and Hefley voting in the negative.

Motion of Ruttum, second by Wieskamp to uphold the administrative decision by the Code Official that a canopy attached to a detached garage causes the gross floor area of the detached garage to exceed the maximum 850 square foot limitation, in violation of City Code. The vote to uphold the Code Official's decision was 4-0, with all members present voting in the affirmative.

7. Approval of Previous Minutes. Motion by Wieskamp, second by Ruttum to approve the previous minutes. Vote to approve was 4-0, with all members present voting in the affirmative.

8. Old Business. There was none.

9. New Business. There was none.

10. Adjournment. The Chairperson declared the meeting adjourned at 8:05 PM.

157.01 SHORT TITLE.

The ordinance codified in this chapter shall be known as the "North Liberty Building Code," may be cited as such, and will be referred to as such herein in this chapter. Any higher standards in the state statute or city ordinance shall be applicable.

157.02 INTERNATIONAL BUILDING CODES ADOPTED.

Except as hereafter modified, that certain building codes known as the International Building Code, 2021 Edition, including Appendix F titled "Rodentproofing", Appendix H titled "Signs", and Appendix J titled "Grading", the International Residential Code, 2021 Edition, including Appendices AE titled "Manufactured Housing Used as Dwellings," AF titled "Radon Controlled Methods," AH titled "Patio Covers" and AK titled "Sound Transmission" as published by the International Code Council in cooperation with the International Conference of Building Officials, which codes are specifically incorporated by reference shall be known as the building code. The provisions of said building code shall control the design, construction, quality of materials, erection, installation, addition, alteration, repair, location, relocation, replacement, removal, demolition, use and maintenance of buildings and other structures within the incorporated limits of North Liberty, Iowa.

(Ord. 2023-20 – Sep. 23 Supp.)

157.03 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.

Certain sections and portions of sections, of the International Building Code, 2021 Edition (hereinafter IBC) and the International Residential Code for One and Two-Family Dwellings, 2021 Edition (hereinafter IRC), are modified as set forth in this section.

1. Delete the following Sections from Chapter One of the IBC and insert in lieu thereof the following:

101.1 Title.

These regulations shall be known as the Building Code of North Liberty, hereinafter referred to as "this code."

101.4 Referenced codes.

The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical.

The provisions of the State Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.2 Gas.

The provisions of the State Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical.

The provisions of the 2021 International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

101.4.4 Plumbing.

The provisions of the State Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected

Exhibits Joel and Dawn Baker 000001

CHAPTER 167

ZONING CODE – DEFINITIONS

167.01 DEFINITIONS.

For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's *Third New International Dictionary of the English Language*, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. The following are definitions of general terms used throughout this Ordinance with the exception of use definitions, which are defined in Section 168.07.

"Accessory structure" means a structure incidental to and located on the same lot as the principal building.

(Ord. 2023-26 – Jan. 24 Supp.)

"Accessory living quarters" means an accessory building used solely as the temporary dwelling of guests of the occupants of the premises, such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

"Accessory use" means a use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to and customarily found in connection with, such primary use.

"Acreage, gross" means the overall total area.

"Acreage, net" means the remaining area after all deductions are made; with deductions including streets, easements for access, and street dedications.

"Alley" means any public or private way which affords only a secondary means of access to abutting property.

"Alteration" means any change, addition, or modification in construction, occupancy, or use.

"Awning" means a shelter supported entirely from the exterior wall of a building.

"Basement" means any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

"Block" means land or a group of lots surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision tract.

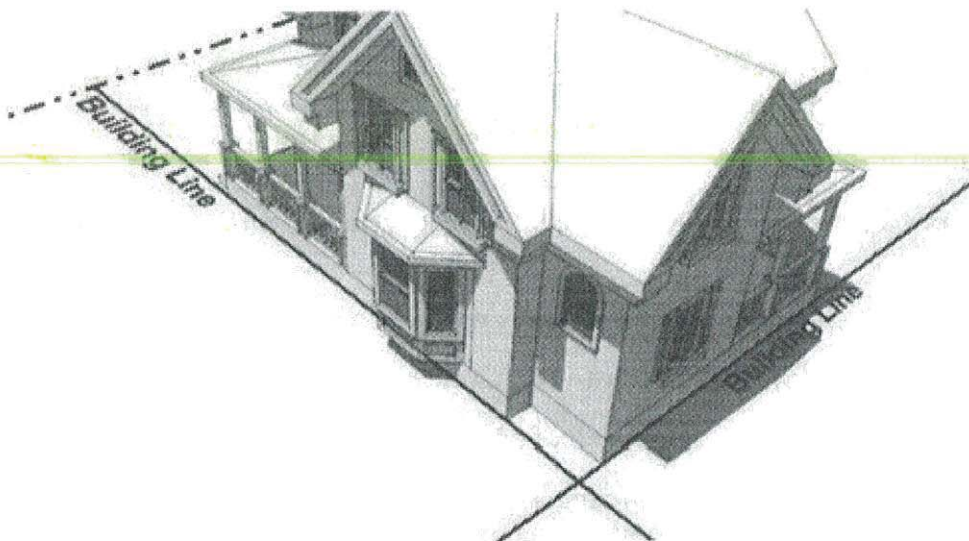
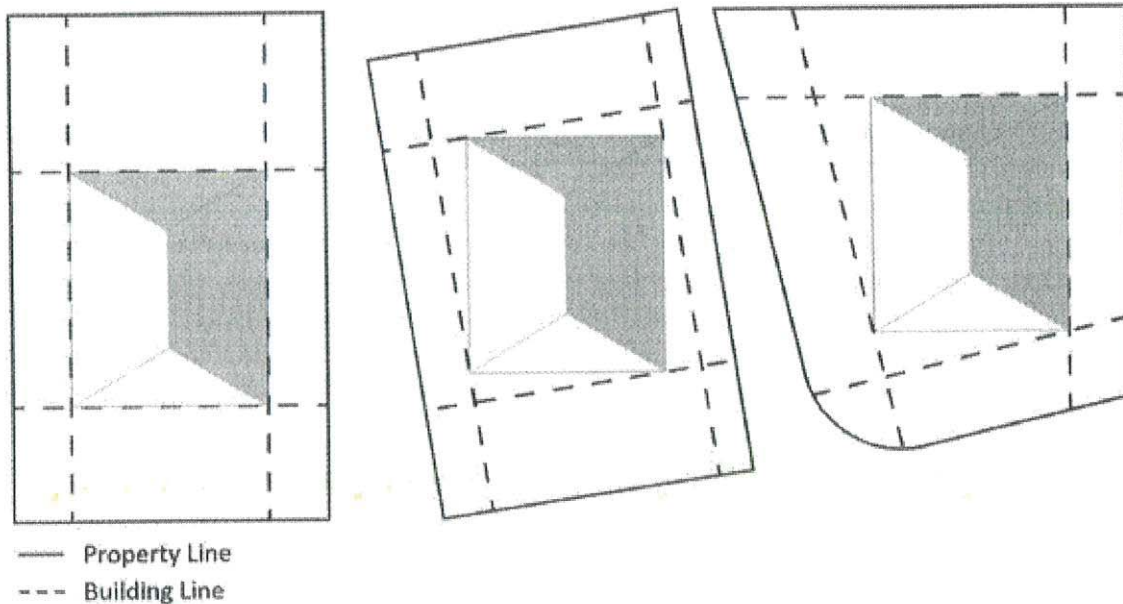
"Build" means to construct, assemble, erect, convert, enlarge, reconstruct, or structurally alter a building or structure.

"Buildable area" means the portion of a lot, excluding required yards, where a structure or building improvements may be erected.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the average height between eaves and ridge for gable, hip, and gambrel roofs.

"Building line" means the perimeter of that portion of a building or structure measured parallel to the lot line. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, and steps and stoops.



“Building, main” means a building in which the principal use of the site is conducted.

“Building, temporary” means a building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

“Canopy” means a roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows, and other openings.

“Carport” means a roofed structure open on at least two sides and used for the storage of private or pleasure-type vehicles.

“Community signs” means temporary, on- or off-premises signs, generally made of a woven material or durable synthetic materials primarily attached to or hung from light poles or on buildings. These signs are solely of a decorative, festive, and/or informative nature announcing activities, promotions, or events with seasonal or traditional themes having broad community interest, and which are sponsored or supported by a jurisdiction-based, non-profit organization.

“Dwelling unit” means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, as required by this code.

“Easement” means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owners of the property. The easement may be for use under, on, or above said lot or lots.

“Elevation, building means the flat representation of a building seen from one side.

“Façade” means the vertical face of a building, including any insets and protrusions facing a street or open space, which contributes to the aesthetic and/or structural design of the building.

“Farm” means an area with a minimum size of ten acres which is used for the growing of the usual farm products as vegetables, fruits, and grain and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals.

“Farm animals” means animals other than household pets that may, where permitted, be kept and maintained for commercial production and sale and/or family food production, education, or recreation. Farm animals are identified by these categories: large animals (e.g., horses and cattle); medium animals (e.g., sheep, goats); or small animals (e.g., rabbits, chinchilla, chickens, turkeys, pheasants, geese, ducks and pigeons).

“Farming” includes the operation of such farm area for the purpose of growing farm products and raising farm animals, as defined in this section, with the necessary accessory uses for treating or storing the food produce; provided, however, the operation of any such accessory uses shall be secondary to that of the normal farming activities and such accessory uses do not include the feeding of garbage or offal to swine or other animals.

“Floor area, gross” means the sum of the horizontal areas of floors of a building measured from the exterior face of exterior walls or, if appropriate, from the centerline of dividing walls; this includes courts and decks or porches when covered by a roof.

“Floor area, net” means the gross floor area exclusive of vents, shafts, courts, elevators, stairways, exterior walls and similar facilities.

“Floor area, ratio” means is the numerical value obtained by dividing the gross floor area of a building by the area of the lot on which the building is constructed.

“Frontage” means the distance along a street line from one intersecting street to another, or from one intersecting street to the end of a dead-end street.

“Garage, private” means a structure, either attached or detached, designed and/or used for the parking and storage of vehicles as an accessory structure to a residence.

“Gazebo” means a freestanding roofed structure with open sides.

(Ord. 2023-26 – Jan. 24 Supp.)

“Grade” means the average level of the finished surface of the ground adjacent to the exterior walls of those buildings more than five feet from a street line. For buildings closer than five feet to a street line, the grade is the sidewalk elevation at the center of the building. If there is more than one street, an average sidewalk elevation is to be used. If there is no sidewalk, the City shall establish the grade.

“Graffiti” means unauthorized marking on a structure.

“Home occupation” is an occupation or a profession which is conducted in a dwelling unit or in a conforming accessory building to a dwelling unit; and which is conducted by a member of the family residing in the dwelling unit, with no more than two employees; and which is clearly incidental and secondary to the use of the dwelling unit for residential purposes.

“Household pets” means dogs, cats, rabbits, and birds, for family use only (noncommercial) with cages, pens, etc.

Exhibits Joel and Dawn Baker 000005

169.05 ACCESSORY STRUCTURES AND USES.

Accessory structures and uses shall occupy the same lot as the main use or building. No lot shall have an accessory structure or use without the principal use. No accessory structure shall be used as a dwelling unit.

Accessory structures shall be constructed out of material intended for long-term exposure to the elements.

Prohibited materials include, but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Exceptions to the materials prohibition includes plastic for greenhouses and fabric and/or canvas for shade structures. Shipping containers are prohibited as an accessory structure.

1. Yard Encroachment. No accessory building or use shall be located within any yard unless authorized by this Section and/or Section v.

2. Freestanding Garages, Storage Buildings, Greenhouses, Gazebos, Pergolas, and other Similar Structures greater than 200 Square Feet Gross Floor Area.

A. RS, RD and ID districts shall be subject to the following:

(1) A maximum of one garage, storage building, greenhouse, gazebo, pergola, or other similar structure greater than 200 square feet gross floor area.

(2) Freestanding garages. A maximum gross floor area of 850 square feet. RS district exception: on properties exceeding .5 acres but less than .75 acres, the maximum gross floor area shall be 1,000 square feet. On properties exceeding .75 acres but less than one acre, the maximum gross floor area shall be 1,200 square feet. On properties exceeding one acre, the maximum gross floor area shall be 1,400 square feet. Notwithstanding the foregoing, the gross floor area shall not exceed the total footprint of the residence.

(3) All other structures besides freestanding garages. A maximum gross floor area of 600 square feet.

(4) May be located within the rear yard subject to a five foot side and rear setback.

(5) May be located within a side yard subject to meeting the required side and rear yard setbacks for the main building.

(6) Must be situated a minimum 20 feet from a public or private right-of-way or improved alley.

(7) May not be located within any utility, sewer, drainage, access or walkway easement, where such easement is dedicated to the City or to public use.

(8) A maximum height of 15 feet.

B. RM district.

(1) No maximum number accessory structures, however, the aggregate floor area shall not exceed the aggregate footprint of the main buildings.

(2) May be located within the rear yard subject to a 10-foot side and rear setback.

(3) A minimum 20 feet from a public or private right-of-way or improved alley.

(4) Not within any utility, sewer, drainage, access or walkway easement, where such easement is dedicated to the City or to public use.

(5) A maximum height of 15 feet.

3. Storage Buildings, Greenhouses, Gazebos, Pergolas and other Similar Structures 200 Square Feet Gross Floor Area or Less.

A. RS, RD and ID districts shall be subject to the following:

(1) A maximum two storage buildings, greenhouses, gazebos, pergolas, or structures designed for other similar use, or any combination thereof, may be located within the rear yard.

CHAPTER 2 DEFINITIONS

User notes:

About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purposes of the code.
Code development reminder: Code change proposals to sections preceded by the designation [A] or [BS] will be considered by one of the code development committees meeting during the 2022 (Group B) Code Development Cycle.

SECTION 201 GENERAL

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability.

Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the *International Energy Conservation Code*, *International Fuel Gas Code*

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floor area

Building Code (IBC) v

[BS] FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry land from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

[BS] FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

[BE] FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

[BF] FLOOR FIRE DOOR ASSEMBLY. A combination of a fire door, a frame, hardware and other accessories installed in a horizontal plane, which together provide a specific degree of fire protection to a through-opening in a fire-resistance-rated floor (see Section 712.1.13.1).

[BF] FOAM PLASTIC INSULATION. A plastic that is intentionally expanded by the use of a foaming agent to produce a reduced-density plastic containing voids consisting of open or closed cells distributed throughout the plastic for thermal insulating or acoustical purposes and that has a density less than 20 pounds per cubic foot (pcf) (320 kg/m³).

[F] FOAM-EXTINGUISHING SYSTEM. A special system discharging a foam made from concentrates, either mechanically or chemically, over the area to be protected.

[BE] FOLDING AND TELESCOPIC SEATING. Tiered seating having an overall shape and size that is capable of being reduced for purposes of moving or storing and is not a building element.

[BG] FOOD COURT. A public seating area located in the mall that serves adjacent food preparation tenant spaces.

[BG] FOSTER CARE FACILITIES. Facilities that provide care to more than five children, 2 1/2 years of age or less.

[BS] FOUNDATION PIER. This definition applies to...

Definitions

BUILDING HEIGHT. See "Height, building."

[bg] BUILDING LINE. The line established by law, beyond which a building shall not extend, except as specifically provided by law.

[a] BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

[bs] BUILDING-INTEGRATED PHOTOVOLTAIC (BIPV) PRODUCT. A building product that incorporates photovoltaic modules and functions as a component of the building envelope.

[bs] BUILDING-INTEGRATED PHOTOVOLTAIC ROOF PANEL (BIPV ROOF PANEL). A photovoltaic panel that functions as a component of the building envelope.

[bs] BUILT-UP ROOF COVERING. Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

[bg] CANOPY. A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration. A canopy is permitted to be structurally independent or supported by attachment to a building on one or more sides.

[f] CAPACITOR ENERGY STORAGE SYSTEM. A stationary, rechargeable energy storage system consisting of capacitors, chargers, controls and associated electrical equipment designed to provide electrical power to a building or facility. The system is typically used to provide standby or emergency power, an uninterruptible power supply, load shedding, load sharing or similar capabilities.

[f] CARBON DIOXIDE EXTINGUISHING SYSTEMS. A system supplying carbon dioxide (CO₂) from a pressurized vessel through fixed pipes and nozzles. The system includes a manual- or automatic-actuating mechanism.

[f] CARBON MONOXIDE ALARM. A single- or multiple-station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control components and an alarm notification appliance in a single unit.

[f] CARBON MONOXIDE DETECTOR. A device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

[bg] CARE SUITE. In Group I-2 occupancies, a group of treatment rooms, care recipient sleeping rooms and the support rooms or spaces and circulation space within the suite where staff are in attendance for supervision of all care recipients within the suite, and the suite is in compliance with the requirements of Section 407.4.4.

[bs] CAST STONE. A building stone manufactured from Portland cement concrete precast and used as a trim, veneer or facing on or in buildings or structures.



VJ engineering
 2570 holiday road, suite 10
 Coralville, iowa 52241
 Ph: (319) 338-4939 fax: (319) 338-9457

Engineering – surveying
 October 25th, 2024
 Dawn Baker
 50 North George
 North Liberty, Iowa
 Re: Patio Cover

To Dawn Baker:

Per your request Joshua Kuperman (P.E.) and Joshua Beeh (Building Inspector) from our office performed a visual inspection of the Patio Cover you have begun constructing off your garage at 50 North George Street in North Liberty, Iowa.


Based on our interpretation of the code, we do not feel the new structure constitutes an increase in area of the existing detached garage. Based on the International Building Code (IBC) definition of “Floor Area, Gross,” (IBC 2021, Chapter 2, Section 202, see below) we do not feel this structure constitutes an increased in the area of the detached garage.

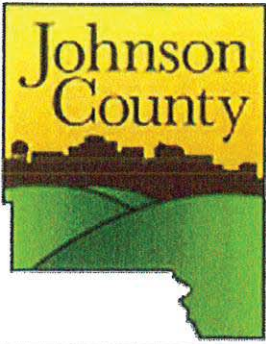
[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent *shafts* and *courts*, without deduction for *corridors*, *stairways*, *ramps*, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The *gross floor area* shall not include *shafts* with no openings or interior *courts*.

While on site we also gathered the information needed to perform a structural analysis of the cover, but we have not completed that analysis yet as we were unsure what the ruling from the local building official would be regarding what portions of it can be used. If the existing structure is ruled acceptable from a code enforcement perspective we can complete the analysis and provide any reinforcing details necessary from a structural perspective.

If you have any questions please feel free to give us a call.

Sincerely,
 Joshua Kuperman

| | |
|---|---|
|  | <p>I hereby certify that this engineering document was prepared and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p> |
| | <p><i>Joshua Kuperman</i> 10-25-24 JOSHUA F. KUPERMAN, P.E. DATE License number 21391 My license renewal date is December 31, 2025 Pages or sheets covered by this seal: Letter</p> |



Assessor's Office

Thomas R. Van Buer
CGRPA, AAS, ICA
Assessor

Jill Heims
ICA
Chief Deputy Assessor

October 23, 2024

Ms. Dawn Baker
50 N George St
North Liberty IA 52317

Dear Ms. Baker:

Thank you for reaching out to us regarding putting a canopy on your detached garage. As I said in our phone conversation, if you add a canopy to your garage, it doesn't change the gross square footage of the garage. We would, however, pick up the canopy for valuation. The total value on the residential dwelling would change due to adding the canopy because all residential dwellings and buildings are lumped into one value labelled as "dwelling value."

If you are to add walls to the canopy, we possibly would change the total square footage of the detached garage. This value would also be lumped into the dwelling value like above.

If you have any other questions, please let me know.

Sincerely,

Jill Heims, ICA
Chief Deputy Assessor
Johnson County Assessor's Office
913 Dubuque St
Iowa City IA 52240
(319)356-6078

Johnson County, IA

Summary

Parcel ID 0612489002
Property Address 50 N George St
 North Liberty IA 52317
Brief Tax Description ZELLERS 1ST ADDITION LOT 5 BLK 1
 (Note: Not to be used on legal documents)
Neighborhood # 20021-OT & ANNEX
Section & Plat N/A
Property Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Taxing District NORTH LIBERTY-IOWA CITY



Owners

Deed Holder
 Baker, Joel A
Contract Holder
 Mailing Address
 Joel A Baker
 50 N George St
 North Liberty IA 52317

Land

Lot Dimensions Regular Lot: 70.00 x 150.00

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style Newer Conventional
Year Built 1956
Roof Asph / Hip
Flooring None
Foundation Conc Blk 8"
Exterior Material Vinyl
Interior Material Drywall
Brick or Stone Veneer 1/2 Story Stone; 43 linear ft.
Total Above Grade Living Area 1,008 SF
Main Area Square Feet 1008
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area 1,008
Basement Finished Area 600 - (2)Rec Room+
Plumbing 2 3-Fix;
Appliances 1 Range Unit; 1 Oven - Single;
Central Air No
Heat FHA - Gas
Fireplaces
Additions
Garages 832 SF (26F W x 32F L) - Det Frame (Built 2011);

Yard Extras

#1 - (1) Porch 0 SF, 1S Frame Open, Built 2024

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification | Residential | Residential | Residential | Residential | Residential |
| + Assessed Land Value | \$63,000 | \$63,000 | \$31,500 | \$31,500 | \$31,500 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$149,000 | \$149,000 | \$141,000 | \$141,000 | \$127,600 |
| = Gross Assessed Value | \$212,000 | \$212,000 | \$172,500 | \$172,500 | \$159,100 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$212,000 | \$212,000 | \$172,500 | \$172,500 | \$159,100 |

Exhibits Joel and Dawn Baker 000019

Taxation

| | 2023 Pay 2024-2025 | 2022 Pay 2023-2024 | 2021 Pay 2022-2023 | 2020 Pay 2021-2022 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Taxable Land Value | \$29,196 | \$17,215 | \$17,051 | \$17,769 |
| + Taxable Building Value | \$0 | \$0 | \$0 | \$0 |
| + Taxable Dwelling Value | \$69,051 | \$77,057 | \$76,324 | \$71,978 |
| = Gross Taxable Value | \$98,247 | \$94,272 | \$93,375 | \$89,747 |
| - Homestead 65+ Exemption | \$0 | \$0 | \$0 | \$0 |
| - Military Exemption | \$0 | \$0 | \$0 | \$0 |
| = Net Taxable Value | \$98,247 | \$94,272 | \$93,375 | \$89,747 |
| x Levy Rate (per \$1000 of value) | 36.30862 | 35.50357 | 33.98320 | 34.19911 |
| <hr/> | | | | |
| = Gross Taxes Due | \$3,567.21 | \$3,346.99 | \$3,173.18 | \$3,069.27 |
| - Ag Land Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Family Farm Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Homestead Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Disabled and Senior Citizens Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Business Property Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Net Taxes Due | \$3,568.00 | \$3,346.00 | \$3,174.00 | \$3,070.00 |

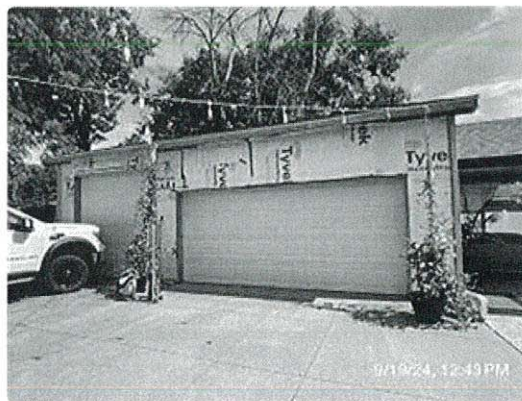
Tax History

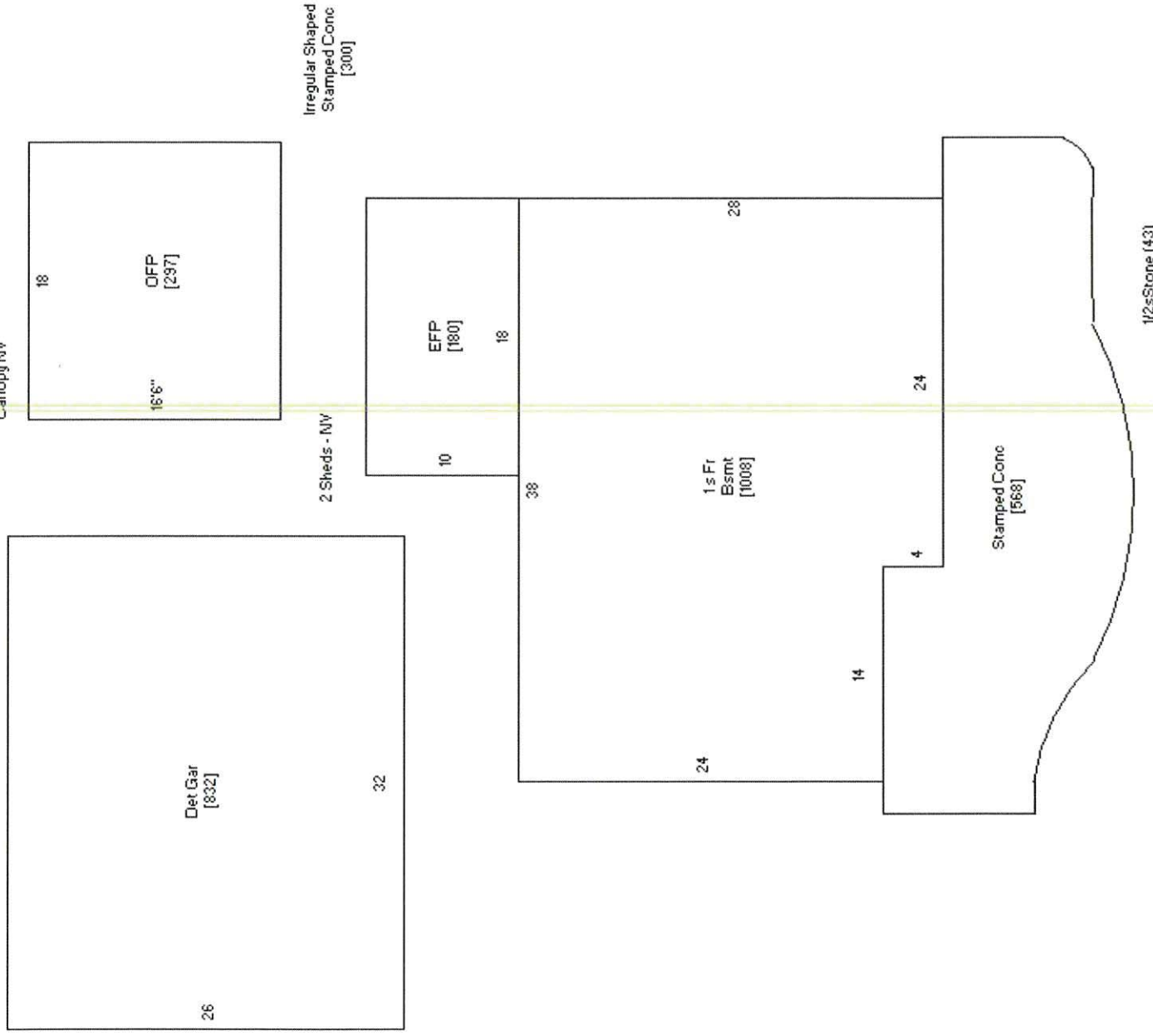
| Year | Due Date | Amount |
|------|----------------|---------|
| 2023 | March 2025 | \$1,784 |
| | September 2024 | \$1,784 |
| 2022 | March 2024 | \$1,673 |
| | September 2023 | \$1,673 |
| 2021 | March 2023 | \$1,587 |
| | September 2022 | \$1,587 |
| 2020 | March 2022 | \$1,535 |
| | September 2021 | \$1,535 |
| 2019 | March 2021 | \$1,482 |
| | September 2020 | \$1,482 |
| 2018 | March 2020 | \$1,534 |
| | September 2019 | \$1,534 |
| 2017 | March 2019 | \$1,505 |
| | September 2018 | \$1,505 |
| 2016 | March 2018 | \$1,363 |
| | September 2017 | \$1,363 |
| 2015 | March 2017 | \$1,327 |
| | September 2016 | \$1,327 |

Sales

| Date | Seller | Buyer | Recording | NUTC | Type | Multi Parcel | Amount |
|-----------|------------------------|------------------|--------------------------------|--------------------------------|------|--------------|--------------|
| 9/23/2011 | VOLESKY, ADELINE | BAKER, JOELA | Bk:4805 Pg:846 | Normal Arms-Length Transaction | Deed | | \$117,000.00 |
| 9/23/2011 | VOLESKY, ADELINE | VOLESKY, ADELINE | Bk:4805 Pg:850 | No Consideration | Deed | | \$0.00 |
| 3/31/2011 | VOLESKY, ADELINE TRUST | VOLESKY, ADELINE | Bk:4735 Pg:429 | No Consideration | Deed | | \$0.00 |

Photos







N GEORGE ST

W CHES INUT ST

40

50

60

84.61

93

Johnson County
Property Information Viewer
 Printed: 8/12/2019

0 0.00375 0.0075 0.015
 1 inch = 37 feet
 mi



The information presented herein is intended to be an accurate representation of existing records. Johnson County does not assume liability for errors or omissions. Users relying on this information do so at their own risk.

Johnson County

Canopy



Fence

Fence



Exhibits Joel and Dawn Baker 000027



Exhibits Joel and Dawn Baker 000029

