

Office Use Only	10-14-21	\$455.20	PZC-21-28127
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes Only:

The property to be rezoned is located at (street address if available or layman's description):
1207 L Rd. NW

Parcel Number(s) (legal description must also be attached): 0412126001
NW 1/4- NE 1/4, Section 12, T-81-N, R-8-W

The area to be rezoned is comprised of 1.38 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): R

For Text Amendments Only:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Don Kulish
Name of Owner

Name of Applicant (if different)

1219 L Rd. NW Swisher, IA. 52238
Applicant Street Address (including City, State, Zip)

857-4338
Applicant Phone

donk1219@aol.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

ORIGINAL



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

13 October 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Don & Linda Kulish, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Don & Linda.

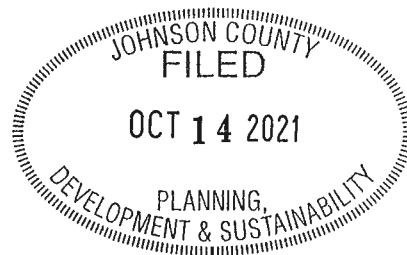
At this time they would like to rezone this portion of their property for the eventual sale of these existing residence and buildings to family members. This lot has access to L Rd. SW with an existing septic system & future well.

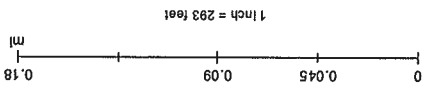
If you have questions or if you require further information you may contact myself, Don & Linda Kulish or Kory Boebel.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

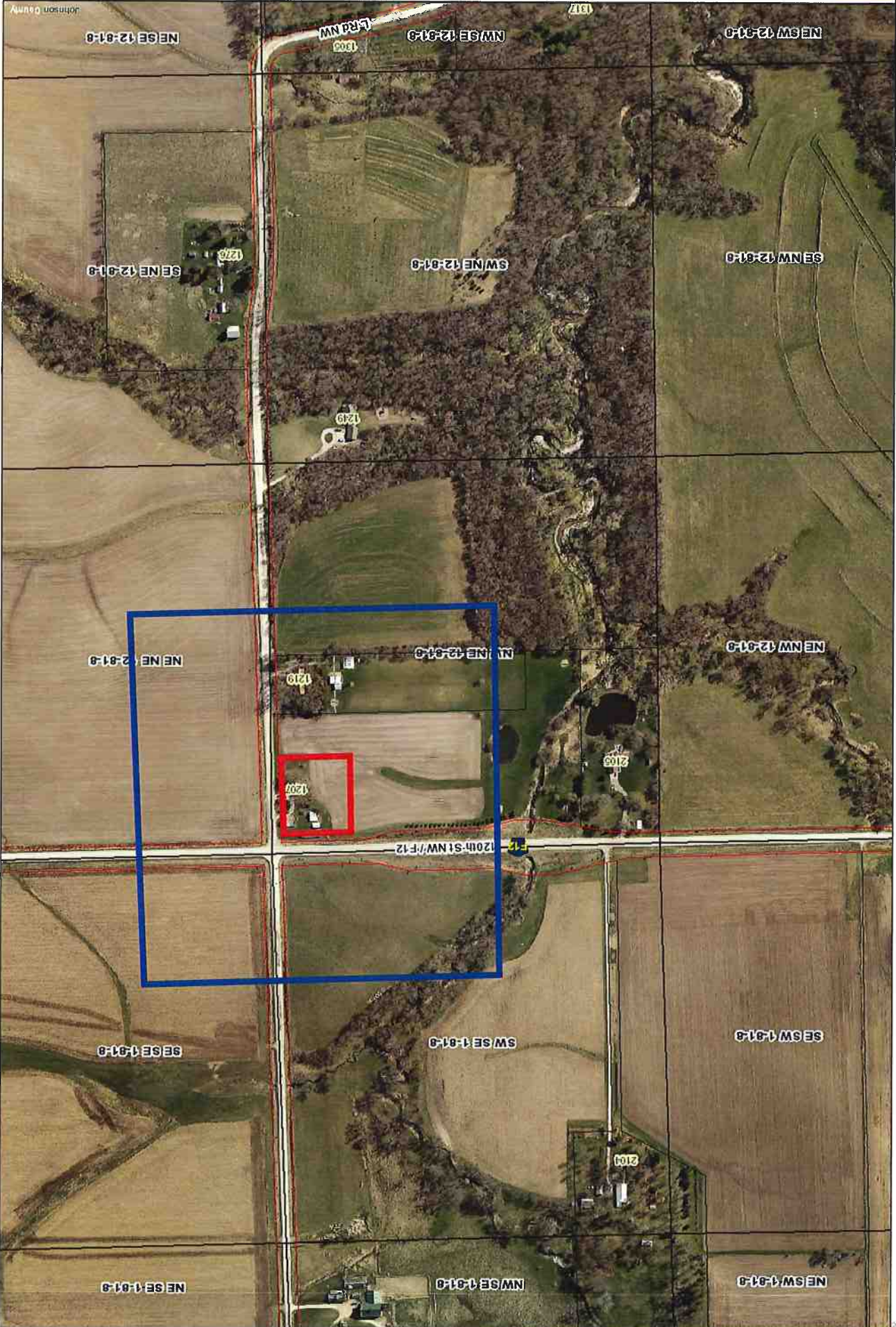
C: Mr. & Mrs. Kulish
Mr. Kory Boebel
HFCfile





2019

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users rely on the information as at their own risk.



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Kenneth C. Cuhel Trust Carol E. Cuhel	1137 L Rd. NW	Swisher, IA.	52338	41451001
Jansa & Sons, Inc.	300 Western College Rd.	Cedar Rapids, IA.	52404	401476001
Jerry & Kazumi Fottral	1308 L Rd. NW	Swisher, IA.	52338	412101001
				412126004

HFC HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

REZONE A-AGRICULTURAL to R-RESIDENTIAL

Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

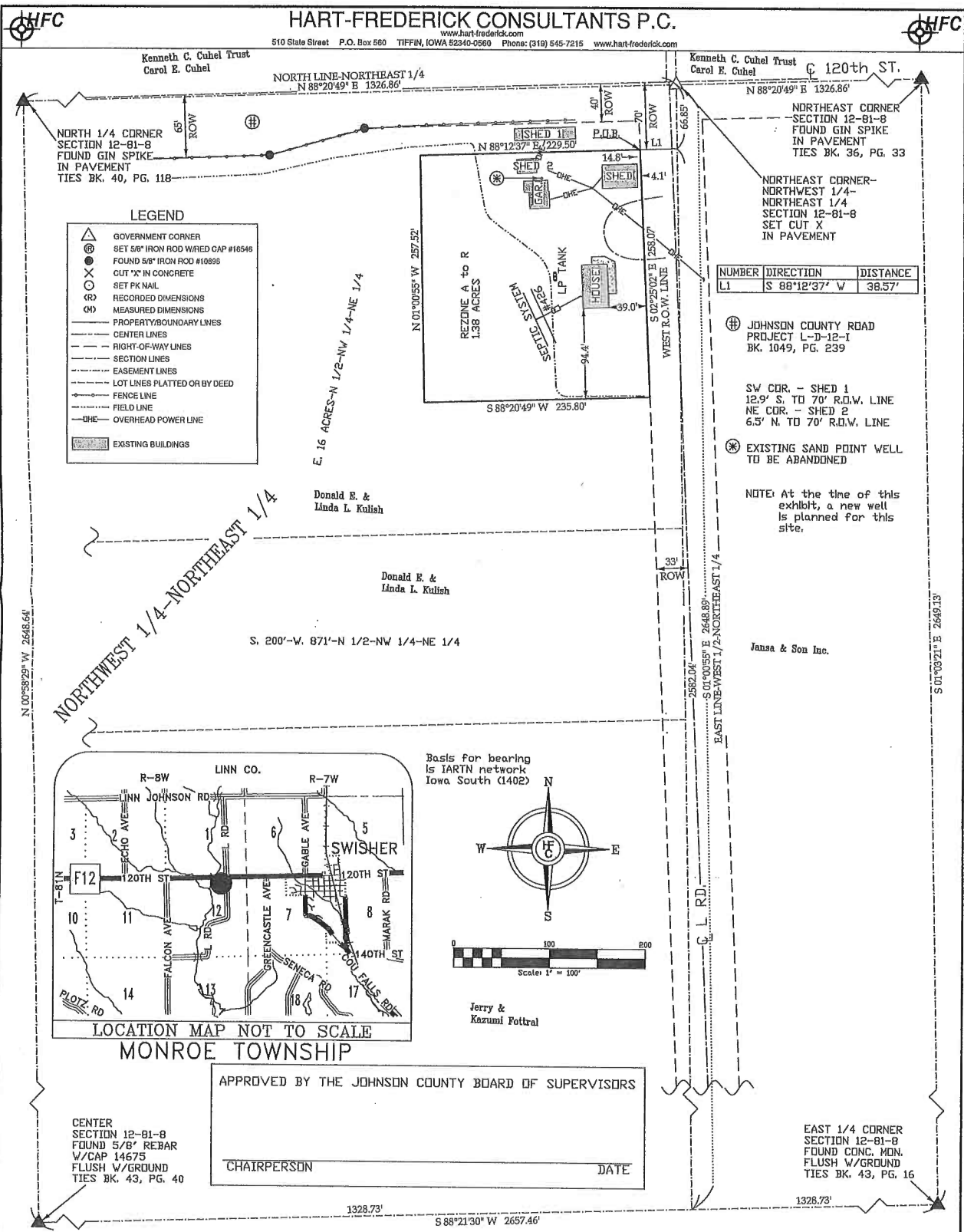
Commencing at the North 1/4 corner of Section 12, Township 81 North, Range 8 West; thence N 88°20'49" E along the North line of the Northeast 1/4 of said Section 12, a distance of 1326.86 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 12; thence S 01°00'55" E along the East line of the West 1/2 of the Northeast 1/4 of said Section 12, a distance of 66.85 feet; thence S 88°12'37" W, a distance of 38.57 feet to a point on the West right of way for L Road NW, being the Point of Beginning; thence S 02°25'02" E along said West right of way line, a distance of 258.07 feet; thence S 88°20'49" W, a distance of 235.80 feet; thence N 01°00'55" W, a distance of 257.52 feet; thence N 88°12'37" E, a distance of 239.50 feet to the Point of Beginning containing 1.38 acres.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY

REZONING EXHIBIT
(PAGE 1 of 2)
PART OF THE NW 1/4-NE 1/4
OF SECTION 12, T-81-N, R-8-W
JOHNSON COUNTY, IOWA
DATE: 10/12/21 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 217238



HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 580 TIFFIN, IOWA 52430-0580 Phone: (319) 545-7215 www.hart-frederick.com

Kenneth C. Cuhel Trust
 Carol E. Cuhel

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 Carol E. Cuhel

- LEGEND**
- △ GOVERNMENT CORNER
 - SET 5/8" IRON ROD WIRED CAP #16546
 - FOUND 5/8" IRON ROD #10895
 - ✕ CUT "X" IN CONCRETE
 - SET PK NAIL
 - (R) RECORDED DIMENSIONS
 - (M) MEASURED DIMENSIONS
 - PROPERTY/BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - EASEMENT LINES
 - LOT LINES PLATTED OR BY DEED
 - FENCE LINE
 - FIELD LINE
 - OHE OVERHEAD POWER LINE
 - ▭ EXISTING BUILDINGS

NUMBER	DIRECTION	DISTANCE
L1	S 88°12'37" W	38.57'

JOHNSON COUNTY ROAD
 PROJECT L-D-12-1
 BK. 1049, PG. 239

SW COR. - SHED 1
 12.9' S. TO 70' R.O.W. LINE
 NE COR. - SHED 2
 6.5' N. TO 70' R.O.W. LINE

EXISTING SAND POINT WELL
 TO BE ABANDONED

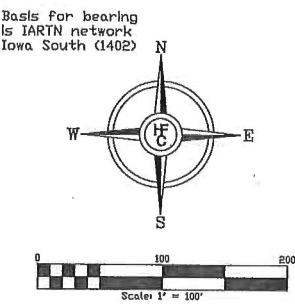
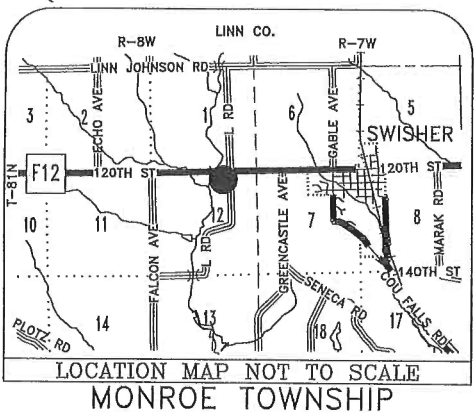
NOTE: At the time of this
 exhibit, a new well
 is planned for this
 site.

LEGEND

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- ▭ EXISTING BUILDINGS

NORTHWEST 1/4-NORTHEAST 1/4

Donald E. &
 Linda L. Kullsh



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

CENTER
 SECTION 12-81-8
 FOUND 5/8" REBAR
 W/CAP 14675
 FLUSH W/GROUND
 TIES BK. 43, PG. 40

EAST 1/4 CORNER
 SECTION 12-81-8
 FOUND CONC. MON.
 FLUSH W/GROUND
 TIES BK. 43, PG. 16

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



REZONING EXHIBIT (PAGE 1 of 2)
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 JOHNSON COUNTY, IOWA

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