

Office Use Only	12-16-21	\$250 -	BOA-21-28167
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Home Industry for seamless Gutter business

Address of Location: 5663 Hazelwood Ave SW, Kalona IA 52247

Subdivision name and lot number (if applicable): Zook's Addition, Lot 2

Current Zoning: R Parcel Number: 1431177802

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.

Larry Zook

Name of Owner

Name of Applicant (if different)

5663 Hazelwood Ave SW, Kalona IA 52247

Applicant Street Address (including City, State, Zip)

319-591-3060

Applicant Phone

gbpw.larry@gmail.com

Applicant Email

Larry Zook

Applicant Signature

See back page for Application Submittal Requirements and Checklist



Letter of Intent

Larry Zook (dba Kalona Gutters, LLC)
5663 Hazelwood Ave, SW
Kalona, IA 52247

December 15, 2021

Re: Conditional Use Permit
To: Johnson County Board of Adjustments

To whom it may concern;

My application for a Conditional Use Permit is for the purpose of using my home property for my seamless gutter business: Kalona Gutters, LLC. Kalona Gutters, LLC, provides a service in the construction trade, installing seamless gutters.

The work that Kalona Gutters does is entirely off site. The buildings proposed to be used are for office space, equipment storage, and materials storage.

Following are some details of the business:

Nonresident employees: 3

Parking facilities: Onsite (outlined in blue on site plan)

Hours of operation: Monday – Friday; 8am – 5pm

Customers on site is only occasional and non-typical: 0 – 2 per month

Non-standard deliveries per month: 5

Provisions for water and wastewater: No changes in existing buildings proposed

Signage: On building door, lettering on vehicles.

The primary equipment used in the business is roll-forming machines mounted in 2 box trucks. These are taken to job sites for the actual work. We have several other support vehicles, a forklift used onsite, and a man lift stored here to be used on job sites.

In summary, the proposed use is for a home base of operations for this business in the construction trade where the primary work is off site and on location of the customer's property. This property would be used for office, shop, and storage of equipment and materials in support of this business.

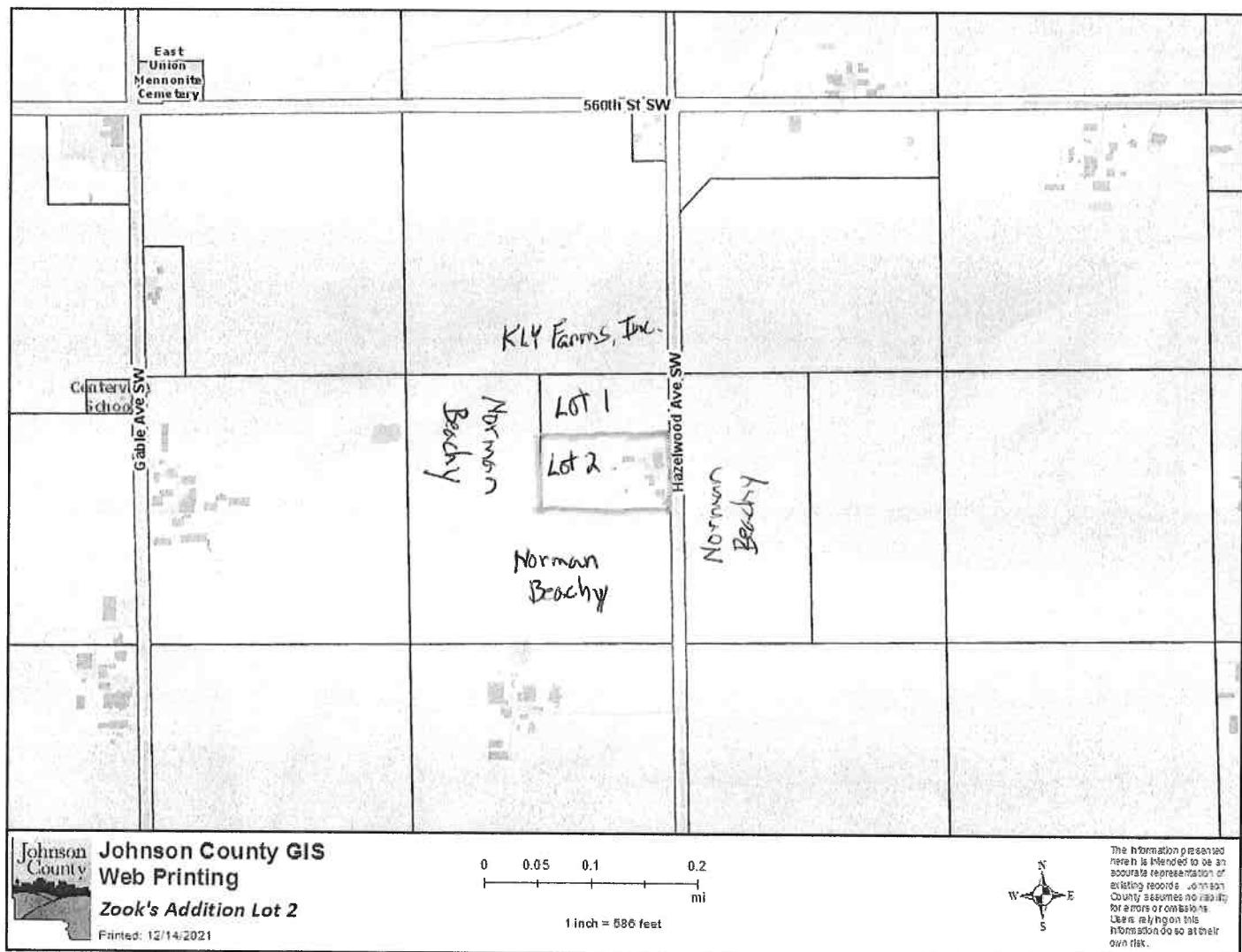
Thank you for your consideration of this matter.

Sincerely,



Larry Zook

Location Map





Johnson
County

Johnson County GIS
Web Printing
Zook's Addition Lot 2

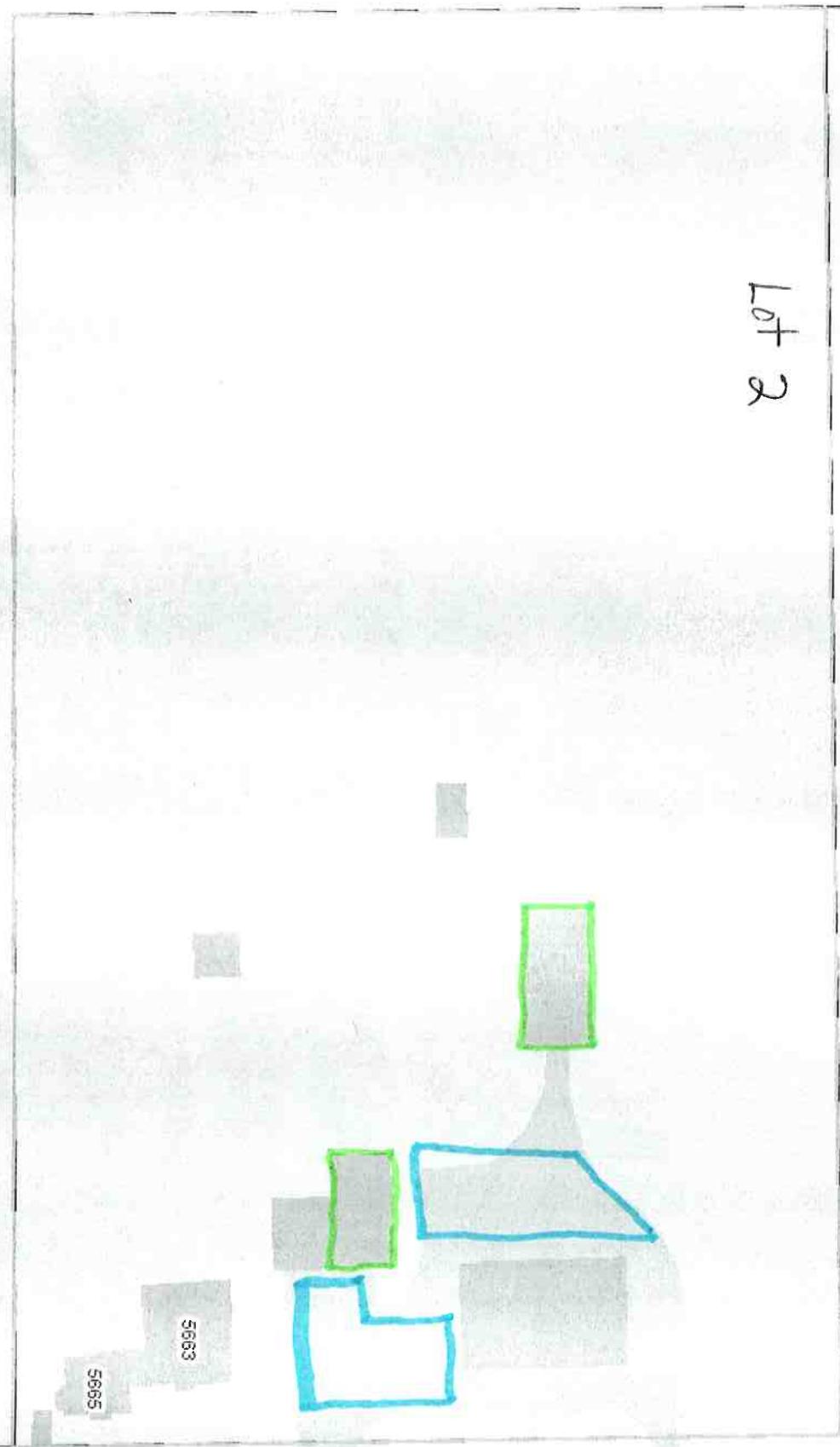
Printed: 12/14/2021

0 0.0075 0.015 0.03
mi
1 inch = 73 feet

Parking
Structures
for proposed use



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



Hazelwood Ave SW



Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Copy

Johnson County Public Health Zoning Application

Applicant Name: <i>Larry Zook</i>	Phone Number: <i>(319) 591-3060</i>		
Address: <i>5663 Hazelwood Ave SW</i>	City: <i>Kalona</i>	State: <i>IA</i>	Zip: <i>52247</i>

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

Application Fee #25 + Lot Fee (if applicable)
(Number of lots x Minus Number of Outlots = x x \$20.00 Fee Per Lot)
= Enclosed Fee #25

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: *Larry Zook* Date: *12/15/21*

Larry Zook
5663 Hazelwood Ave., SW
Kalona, IA 52247

Zook's Addition, Lot 2
Parcel # 1431177002

Adjacent Property Owner name and address:

East, South, and
West side:

Norman and Marilyn Beachy
1219 Highway 105
Saint Ansgar, IA 50472

North side: KLY Farm, Inc.
5505 Sharon Center Rd. SW
Kalona, IA 52247