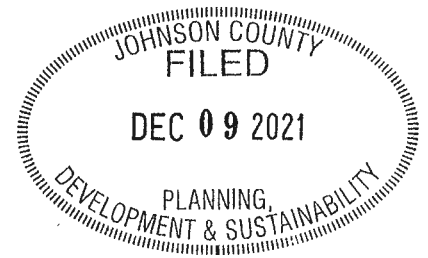


Office Use Only	12-9-21	\$472.-	PZC-21-28160
	Date Filed	Fee	Application Number



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):
 1574 & 1580 480th St. SW

Parcel Number(s) (legal description must also be attached): 1309101001 & 1309101002
 NE 1/4- NE 1/4, Section 9, T-78-N, R-8-W

The area to be rezoned is comprised of 1.80 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.

Marcia Gingerich

Name of Owner

Name of Applicant (if different)

1580 480th St. SW Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

331-2883

marciagingerich@gmail.com

Applicant Phone

Applicant Email

Marcia
 Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

22 November 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Marcia Gingerich, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Marcia Gingerich.

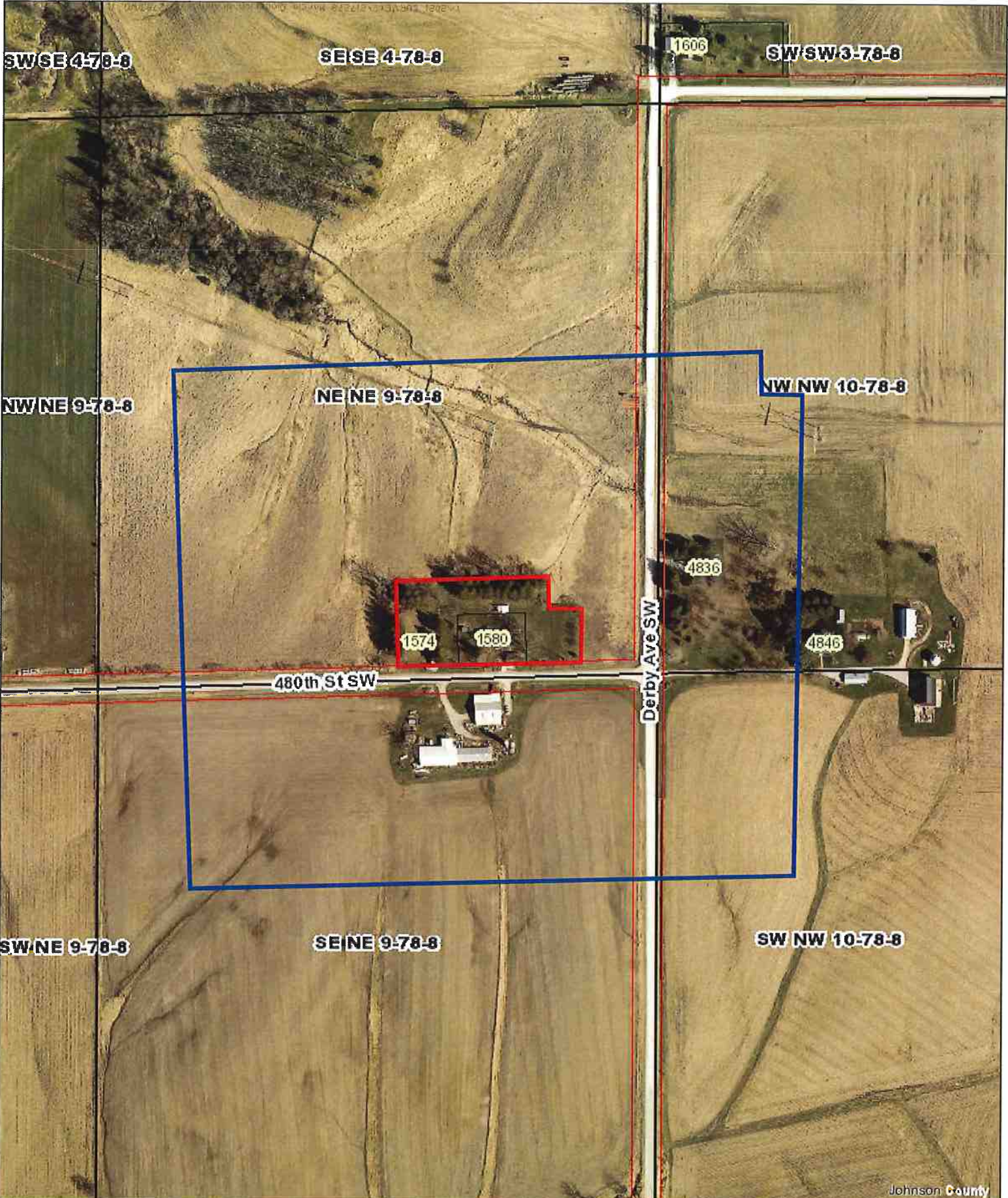
At this time she would like to rezone this portion of their property for the eventual sale of these existing residence and buildings to family members. This parcel has access to 480th St. SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself or Marcia Gingerich.

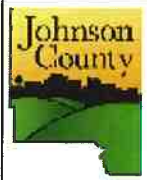
Respectfully Submitted,

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

C: Ms. Marcia Gingerich
HFCfile

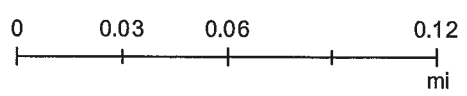


Johnson County



**Johnson County GIS
Web Printing**
Rezoning Exhibit

Printed: 11/22/2021



1 inch = 293 feet



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.

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Dorothy A. Bender	218 F Pl. Unit B	Kalona, IA.	52247	1310226001
Randall J. & Cheryl A. Gingerich	814 7th St.	Kalona, IA.	52247	1310251001 1309176001

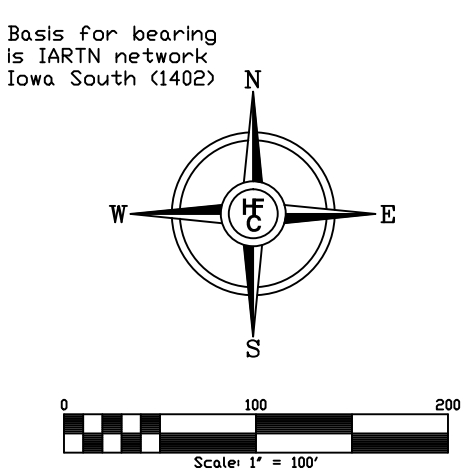
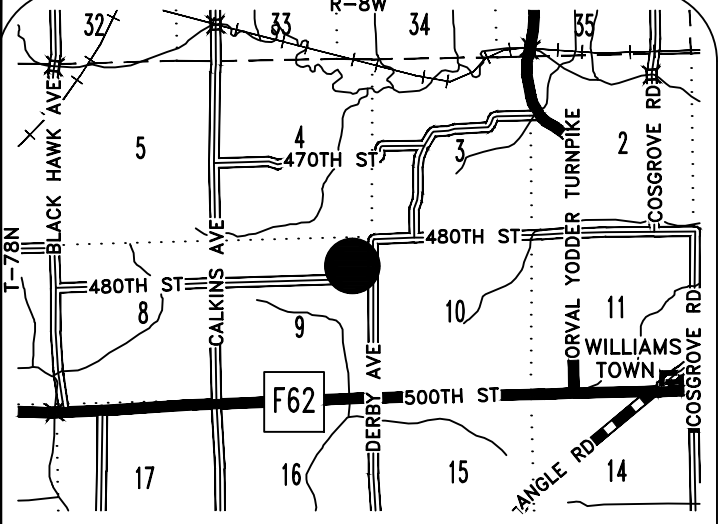
The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- Resolution Affirming the Stability of the Road System (signed and notarized).
- Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: \$ 472
- Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

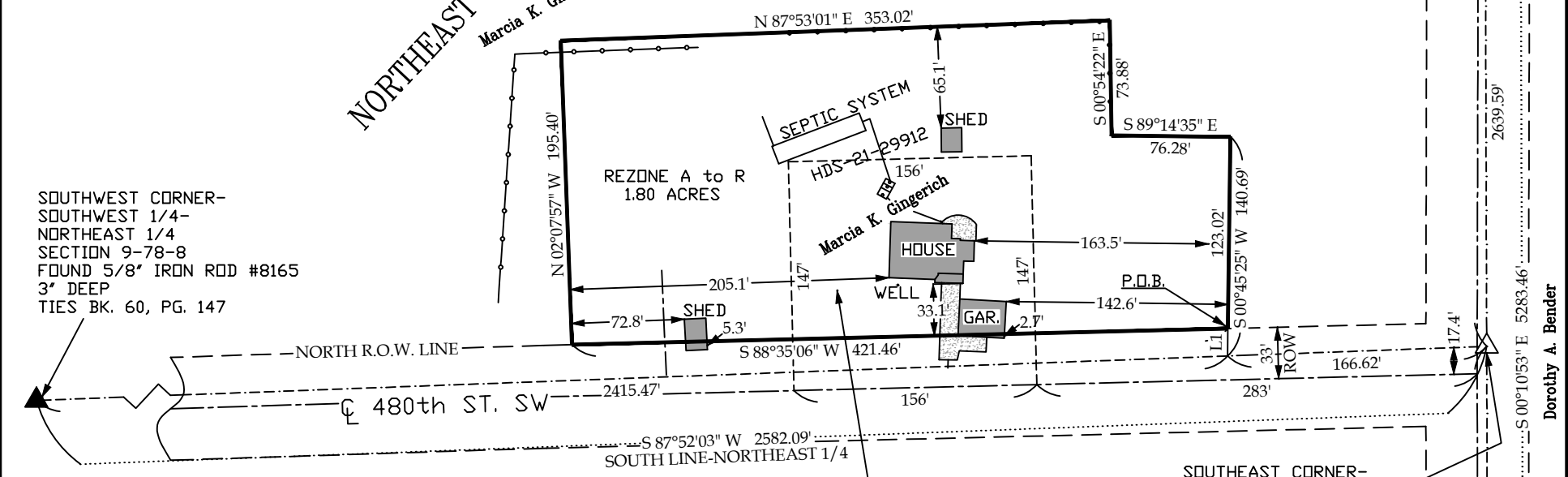
- Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



NORTHEAST CORNER SECTION 9-78-8 FOUND 5/8" REBAR #10896 3" DEEP

LOCATION MAP NOT TO SCALE
WASHINGTON TOWNSHIP

NORTHEAST 1/4-NORTHEAST 1/4
Marcia K. Gingerich



SOUTHWEST CORNER-SOUTHWEST 1/4-NORTHEAST 1/4 SECTION 9-78-8 FOUND 5/8" IRON ROD #8165 3" DEEP TIES BK. 60, PG. 147

SOUTHEAST CORNER-NORTHEAST 1/4-NORTHEAST 1/4 SECTION 9-78-8 SET 5/8" REBAR W/CAP 3" DEEP @ MID POINT EAST LINE NORTHEAST 1/4

Randall J. & Cheryl A. Gingerich

NUMBER	DIRECTION	DISTANCE
L1	N 00°45'25" E	17.67'

DESCRIPTION PER WARRANTY DEED BOOK 3038, PAGE 19 0.53 ACRE

REZONE A-AGRICULTURAL to R-RESIDENTIAL

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 78 North, Range 8 West; thence S 87°52'03" W along the South line of the Northeast 1/4 of said Section 9, a distance of 166.62 feet; thence N 00°45'25" E, a distance of 17.67 feet to a point on the North right of way line for 480th Street SW, being the Point of Beginning; thence S 88°35'06" W along said North right of way line, a distance of 421.46 feet; thence N 02°07'45" W, a distance of 195.40 feet; thence N 87°53'01" E, a distance of 353.02 feet; thence S 00°54'22" E, a distance of 73.88 feet; thence S 89°14'35" E, a distance of 76.28 feet; thence S 00°45'25" W, a distance of 123.02 feet to the Point of Beginning containing 1.80 acres.

SUBDIVIDOR: MARCIA GINGERICH
1580 480th ST. SW
KALONA, IA. 52247

ATTORNEY: MICHAEL BRENNEMAN
330 E COURT ST.
IOWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

LEGEND

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- REZONING BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EXISTING FENCE
- - - LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- CONCRETE SURFACE

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

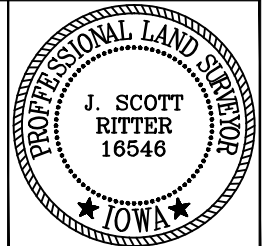
SE 1/4-NE 1/4

EAST 1/4 CORNER SECTION 9-78-8 SET 5/8" REBAR W/CAP 3" DEEP ON EAST LINE SECTION 9 7.2' E. OF RD. & FNC. E.

SOUTHEAST CORNER SECTION 9-78-8 FOUND MAG NAIL IN PAVEMENT TIES BK. 54, PG. 217

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. _____ Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2022.
 Pages covered by this seal: THIS SHEET ONLY



REZONING EXHIBIT
A-AGRICULTURAL to R-RESIDENTIAL
PART OF THE NE 1/4-NE 1/4 OF SECTION 9, T-78-N, R-8-W JOHNSON COUNTY, IOWA

DATE: 11/22/21	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 217272	