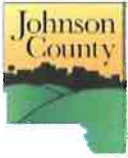
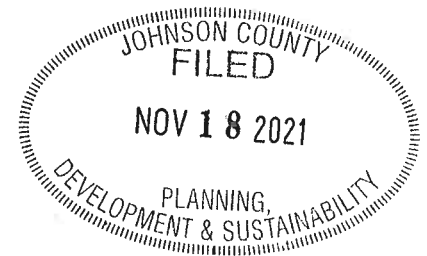


Office Use Only	11.18.21	\$250	BOA-21-28153
	Date Filed	Fee	Application Number



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.]):

The shop building on property would serve as Host quarters, while the main house serves as an Airbnb for guests to enjoy.

Address of Location: 2561 Cementery Rd NW Oxford Ia 52322

Subdivision name and lot number (if applicable): _____

Current Zoning: AWB. Ag Parcel Number: 0509380001

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.

Terri Gorvin-Krueger

Name of Owner

Name of Applicant (if different)

2561 Cemetery Rd Nw Oxford Ia 52322

Applicant Street Address (including City, State, Zip)

319-325-8320

Applicant Phone

tqsha8@gmail.com

Applicant Email



Applicant Signature

See back page for Application Submittal Requirements and Checklist

November 18, 2021

To: Johnson County Planning & Zoning Board
Re: Letter of Intent for Conditional Use Permit
Subject Address: 2561 Cemetery Rd NW, Oxford 52322

This letter is being drafted for the purpose of explaining recent changes, and the proposed intended use of our property located at 2561 Cemetery Rd NW, Oxford. We operate the main dwelling on the property as an Airbnb rental for guests to enjoy time together in a relaxed and quiet rural setting, and have done so year round since July 2018. In order to more easily monitor and maintain the property, while continuing to allow our guests as much privacy as possible, we are looking to transform the outbuilding/shop on the west side of the property into host living quarters for use when there are guests in the main house. The host quarters will be utilized by myself and my husband, Brian Krueger, as a dwelling space during times when the main house is occupied by guests. The main house is limited to a maximum of 10 guests during guest stays, and there is plenty of parking available onsite with the large main driveway on the east side of the property to accommodate that number. The host quarters will be completely off limits to guests. We have no plans to erect any signage denoting the proposed use of the property.

Based on the current and proposed number of bedrooms on property, it has been determined that the septic system is large enough to sustain this proposed use. While the main house utilizes city water, the host quarters will remain on the current well water system that has been in place on the property for years.

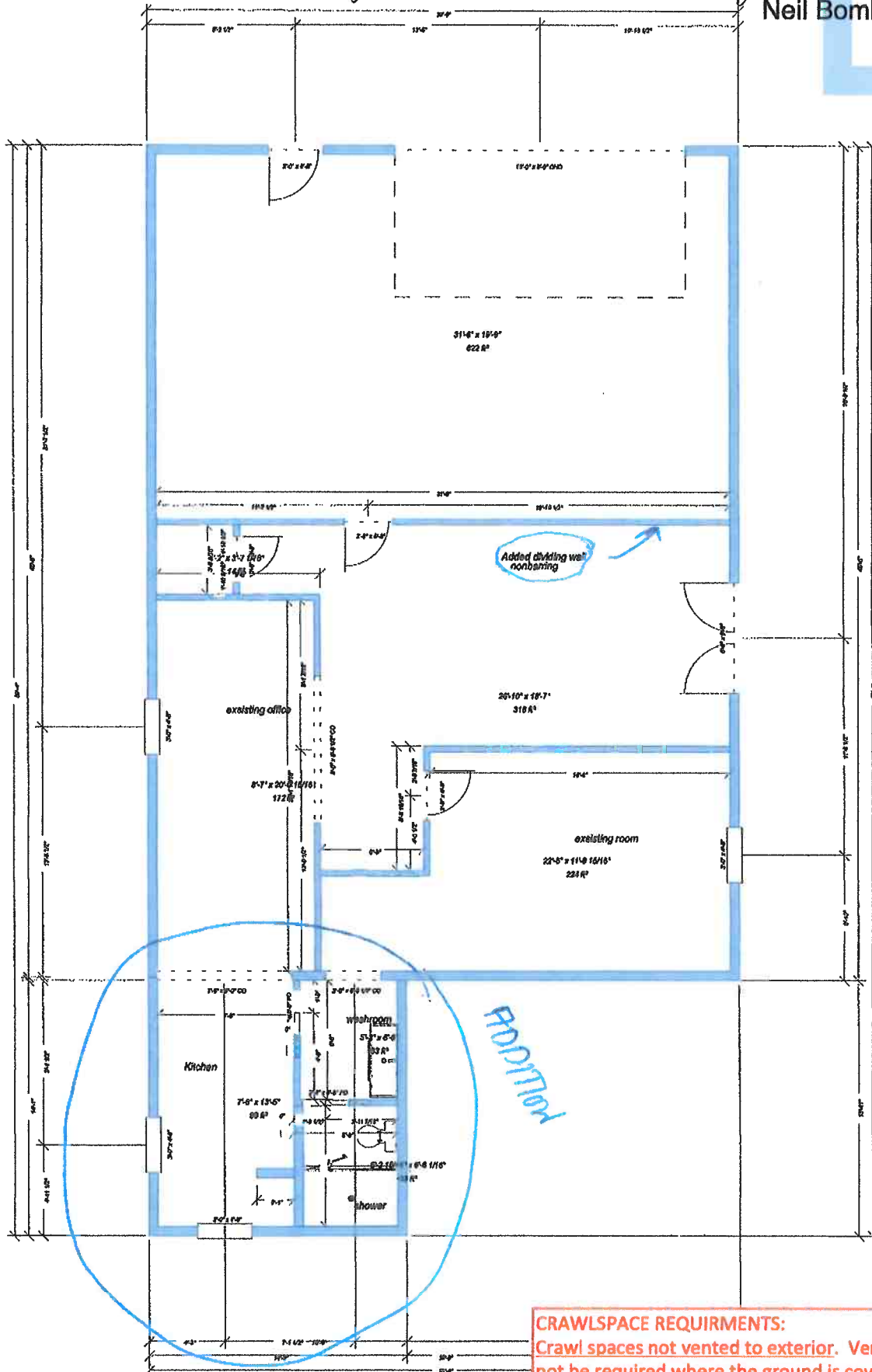
We appreciate your time and consideration on this matter, and look forward to further discussions regarding this application for our Conditional Use Permit.

Kind Regards,
Terri Gorvin-Krueger
Brian Krueger
(319)325-8320
(319)333-4251

Parking For Detached Building

Neil Bombei

Digitally signed by Neil Bombei
 DN: C=US, E=nbombel@hotmail.com, OU=Johnson County PDS Department, CN=Neil Bombei
 Reason: I am approving this document
 Date: 2021.11.08 14:27:03-06'00'

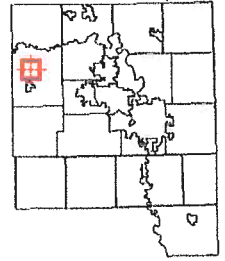


1" x 16" spread footing with 10" 48" foundation wall
 on roof

CRAWLSPACE REQUIREMENTS:
 Crawl spaces not vented to exterior. Ventilation openings shall not be required where the ground is covered with a Class I vapor retarder and continuously operated mechanical exhaust ventilation or conditioned air supply provides 1 cfm for each 5 square feet of crawl space floor area. Crawl space walls shall be insulated with R-19 batts or R-15 continuous insulation.
 Access. Access shall be provided to all under-floor spaces. Ac



Overview



Legend

Parcels

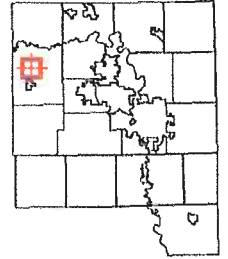
Parcel ID	0509380001	Alternate ID	n/a	Owner Address	GORVIN, TERRI R
Sec/Twp/Rng	n/a	Class	R		2561 CEMETARY RD NW
Property Address	2561 CEMETERY RD NW	Acreage	1	Value	OXFORD IA 52322
	OXFORD				\$451400
District	OXC				
Brief Tax Description	GRABIN'S CORNER LOT 1				
	(Note: Not to be used on legal documents)				

Date created: 11/15/2021
 Last Data Uploaded: 11/15/2021 7:13:10 AM

Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

 Parcels

*PARKING
FOR HORSE QUARTERS*

Parcel ID	0509380001	Alternate ID	n/a	Owner Address	GORVIN, TERRI R
Sec/Twp/Rng	n/a	Class	R		2561 CEMETARY RD NW
Property Address	2561 CEMETERY RD NW	Acreage	1	Value	OXFORD IA 52322
	OXFORD				\$451400
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	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/15/2021
Last Data Uploaded: 11/15/2021 7:13:10 AM

Developed by  **Schneider**
GEOSPATIAL

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.

BA A letter of intent explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of public expected on site an any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.

BA A location map for the proposed site showing County roads serving the site as well as surrounding properties.

BA Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.

BA The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

BA Application Fee (\$250) is due at the time of submittal.

For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):

N/A Either one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.

N/A Either one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.

BA Official comment or waiver from any City located within two (2) miles of the proposed use.

- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.

BA Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

N/A 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 existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

BONNIE JO LACINA

2557 Cemetery Rd NW

OXFORD IA 52322

ANDREW DOWNS

2547 Cemetery Rd NW

OXFORD IA 52322

JAMES P GRABIN - BARBARA J GRABIN

1470 UPPER OLD HWY 6 NW

OXFORD IA 52322