



JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT

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THINI.	JUN 0 9 2022 PLANNING, PL

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 - Complete This Section

The property to be rezoned is located at (street address if available or layman's description): 1444 140th Street NW, Amana, IA 52203

Parcel Number(s) (legal description must also be 0409352001 & 0409351001	el Number(s) (legal description must also be attached):9352001 & 0409351001						
The area to be rezoned is comprised of 0.89	total acres.	6.70	A to R	5.7			
Current Zoning Classification(s): A & R		©, 19 Zoning Clas	ssification(s): A & R				

For Text Amendments - Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specifics 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.

Name of Owner	Name of Applicant (if different)	
1444 140th Street N\	N, Amana, IA 52203	
Applicant Street Address (inclu	ding City, State, Zip)	
319-560-7371	lindyfromamana@msn.com	
Applicant Phone	Applicant Email	

Applicant Signature

See back page for Application Submittal Requirements and Checklist

1917 S. Gilbert Street lowa City, Iowa 52240 319.351.8282

mmsconsultants.net mms@mmsconsultants.net

June 9, 2022

Mr. Josh Busard Jo. Co. Planning, Development, and Sustainability Dept. 913 S. Dubuque Street Iowa City, IA 52240



Re: Boundary Line Adjustment Plat and Rezoning

Dear Josh:

Linda Evers would like to complete a boundary line adjustment to her property located at 1444 140th Street NW, Amana, IA 52203. The intention is to add the land where an outbuilding sits into her existing house lot. The house has been sold and the new owners want to make sure the outbuilding is on their land. Auditor's Parcel 2022041 will now be incorporated into parcel 0409352001.

In conjunction with the boundary line adjustment, a rezoning application is being filed. The current zoning doesn't follow lot lines and is incorrect. When completed, the house and outbuilding lot will be zoned Residential and the surrounded farmland will be zoned Agricultural.

There is no need for additional septic, water, or access. An access easement for the current driveway has been executed to ensure that access will be allowed in perpetuity to any new or future owners of the property.

Respectfully submitted,

Gina Landau

11559-001LetterofIntentBLA&Rezoning.docx

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Adjacent Property Owners List Evers Rezoning Within 500' MMS Project #11559-001

JACQUELYN M MUNDORF PO BOX 45 SWISHER, IA 52338-0045 LINDA L EVERS 1444 140TH ST NW AMANA, IA 52203 TROY & TRISTEN HOSEK 1376 140TH ST NW AMANA, IA 52203

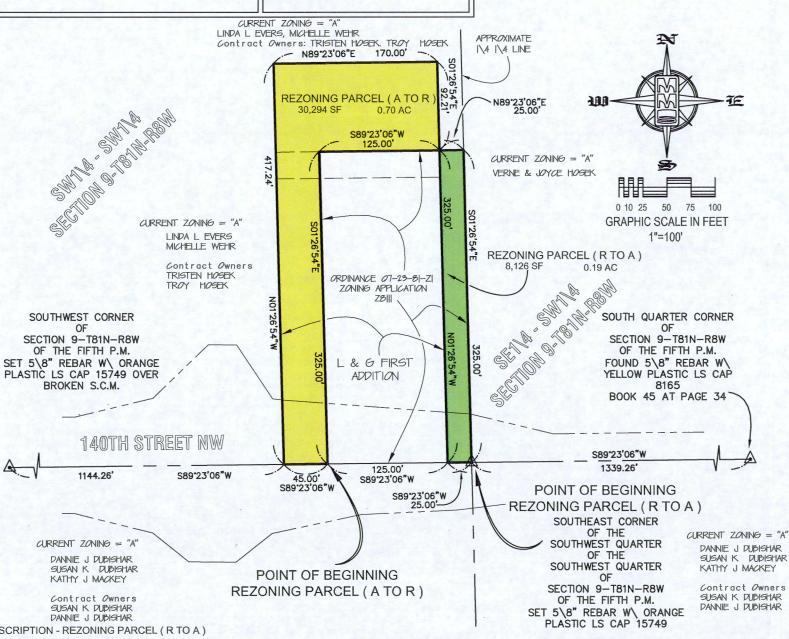
VERNE & JOYCE HOSEK 1317 CHAMBERS AVE NW FAIRFAX, IA 52228



LOCATION: APPLICANT: A PORTION OF THE SOUTHWEST QUARTER OF THE LINDA L. EVERS AND MICHELLE WEHR SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 81 1444 140TH STREET NW NORTH, RANGE 8 WEST, OF THE FIFTH PRINCIPAL AMANA, IOWA 52203 MERIDIAN, JOHNSON COUNTY, IOWA. PROPRIETOR OR OWNER: LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: LINDA L. EVERS AND MICHELLE WEHR DAVID M. WEST P.L.S 1444 140TH STREET NW MMS CONSULTANTS INC. AMANA, IOWA 52203 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 CONTRACT OWNERS:

REZONING EXHIBIT

JOHNSON COUNTY, IOWA

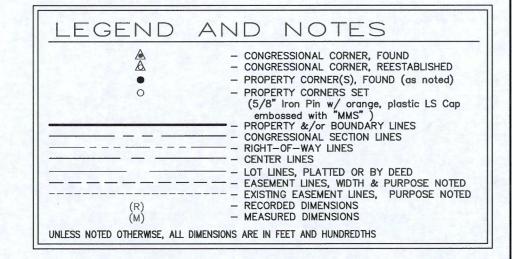


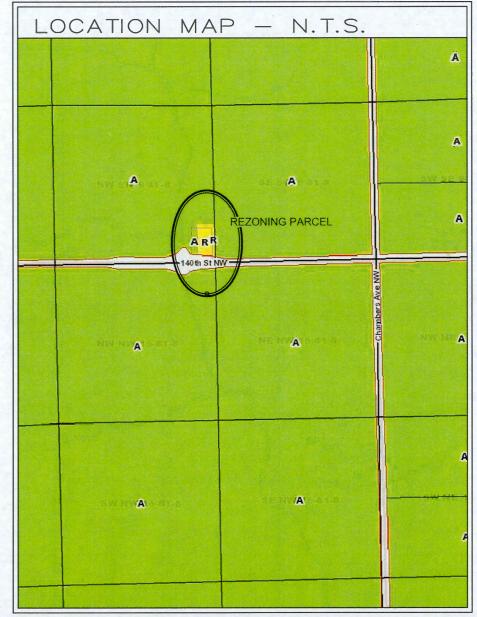
TROY & TRISTEN HOSEK 1376 140TH STREET NW **AMANA IA 52203**

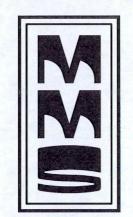
CURRENT ZONING = "A" DESCRIPTION - REZONING PARCEL (R TO A) BEGINNING at the Southeast Corner of the Southwest Quarter of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson county, Iowa; Thence S89°23'06"W, along the South Line of said Southwest Quarter of the Southwest Quarter, 25.00 feet, to the Southeast Corner of L & G First Addition, in accordance with the Plat thereof Recorded in Plat Book 21 at Page 83 of the Records of the Johnson County Recorder's Office: Thence N01°26'54"W. along the East Line of said L & G First Addition, 325.00 feet: Thence N89°23'06"E, 25.00 feet, to the East Line of the Southwest Quarter of said Section 9; Thence S01°26'54"E, along said East Line, 325.00 feet, to the POINT OF BEGINNING, Said Rezoning Parcel contains 8,126 square feet, and is subject to easements and restrictions of record.

DESCRIPTION - REZONING PARCEL (A TO R)

Commencing at the Southeast Corner of the Southwest Quarter of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson county, Iowa; Thence S89°23'06"W, along the South Line of said Southwest Quarter of the Southwest Quarter, 25.00 feet; Thence continuing S89°23'06"W, along said South Line, 125.00 feet, to the POINT OF BEGINNING; Thence continuing S89°23'06"W, along said South Line, 45.00 feet, to the Southwest Corner of L & G First Addition, in accordance with the Plat thereof Recorded in Plat Book 21 at Page 83 of the Records of the Johnson County Recorder's Office; Thence N01°26'54"W, along the West Line of said L & G First Addition, and the Northerly Projection thereof, 417.24 feet; Thence N89°23'06"E, 170.00 feet; Thence S01°26'54"E, 92.21 feet; Thence S89°23'06"W, 125.00 feet; Thence S01°26'54"E, 325.00 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 30,294 square feet, and is subject to easements and restrictions of record.







CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

www.mmsconsultants.net

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	Date	Revision
THIII I	06-02-2022 10H/	PER DMW REVIEW - RLW MSON COUNTY FILED IN 09 2022 PLANNING. ENT & SUSTAIMMENT PER DMW REVIEW - RLW MINIMUM PROPRIEM - RLW PLANNING. PLANNING. PLANNING.
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REZONING EXHIBIT

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 06-01-2022				
Designed by: GLL	Field Book No: 1345			
Drawn by: RLW	Scale: 1"=100'			
Checked by: DMW	Sheet No:			
Project No: IC 11559-001	of: 1			