

Office Use Only	458.80	\$ 458.80	PZC-22-28235
	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 – Complete This Section**

The property to be rezoned is located at (street address if available or layman's description):  
5515 Observatory Ave. SW, Riverside, IA. 52327

**Parcel Number(s)** (legal description must also be attached): 1529 401 001

The area to be rezoned is comprised of 1.47 total acres.

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

**For Text Amendments – Complete This Section:**

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.

David and Karen Baculis

*Name of Owner*

Thomas Anthony, LLS

*Name of Applicant (if different)*

Shoemaker - Haaland Engineers, 160 Holiday Rd., Coralville, IA., 52241

*Applicant Street Address (including City, State, Zip)*

Cell 319-430-6905 Wk 319-351-7150

*Applicant Phone*

tanthony@shoemaker-haaland.com

*Applicant Email*

Thomas Anthony

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**

Updated and current as of 1.15.2020\_NM





319-351-7150

June 9, 2022

Johnson County Board of Supervisors  
Johnson County Planning and Zoning Commission  
913 S. Dubuque St., Suite 204  
Iowa City, Iowa 52240



Re: Baculis Acres - Rezoning and Subdivision Application - Letter of Intent

Dear Board and Commission members,

On behalf of David and Karen Baculis, we are submitted this combined Rezoning and one lot Subdivision application for your review and subsequent approval. The subject property is located at 5515 Observatory Ave. SW in Liberty TWP. The Lot 1 parcel is 1.84 gross acres, minus 0.37 ROW acres, leaving 1.47 net acres to be rezoned from A to R.

Initially, this farm was an 80-acre parent parcel, but at the estate auction, the two "forties" were purchased separately, which negated the Farmstead Split option. PDS staff advised us that rezoning and platting were the only options available, to split off the buildings.

Lot 1 has the existing home, with four outbuildings, existing access to the public road, an existing well and existing updated septic system. Access to the remainder of the farm is not required thru the platted parcel. Additional County Road ROW is not required as part of this platting. Sensitive Areas were intentionally avoided, and SAO waivers have been approved by PDS.

Feel free to contact myself with any questions or concerns.

Thank you.

A handwritten signature in blue ink that reads "Thomas Anthony".

**Thomas Anthony, LLS**  
Survey Department Manager

**SHOEMAKER & HAALAND**

Coralville | Cedar Rapids | Keokuk  
D: 319.383.7823 | O: 319.351.7150 | C: 319.430.6905

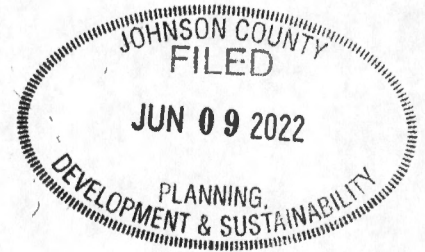
2021 Main Street  
Keokuk, Iowa 52632

160 Holiday Road  
Coralville, Iowa 52241

329 Tenth Ave, SE Suite 215  
Cedar Rapids, Iowa 52401

**SURROUNDING LANDOWNERS  
WITH IN 500 FEET  
of  
David and Karen Baculis  
2022 Rezoning Application  
And  
2022 Baculis Acres Subdivision**

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David A Sr & Karen K Baculis  
2253 S Riverside Dr.  
Iowa City, IA 52246

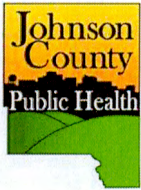
William J Randall Trust  
3727 Big Dipper Dr.  
Fort Collins, CO 80528

Darlene M Shott  
5455 Oak Crest Hill Rd. SE  
Riverside, IA 52327

L & S Land LLC  
5465 Oak Crest Hill Rd. SE  
Riverside, IA 52327

Jafar S & Lynne Mogadam  
5452 Observatory Ave SW  
Riverside, IA 52327

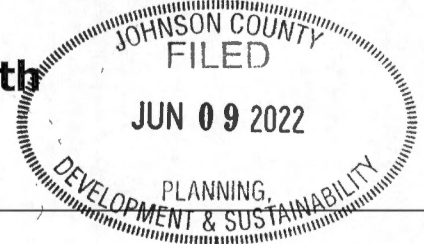




Johnson County Public Health  
855 S. Dubuque Street Suite 217 \* Iowa City, Iowa 52240 \* 319/356-6040 \* Fax: 319/356-6044

FOR OFFICE USE ONLY:  
**ZONING NUMBER:** \_\_\_\_\_

## Johnson County Public Health Zoning Application



Applicant Name: <b>Thomas Anthony OBO David Baculis</b>		Phone Number: ( ) <small>TOM = Cell: 319 430 6905, Wk: 319 351 7150, Dave 319-466-0490</small>	
Address: <b>Site: 5515 Observatory Ave. SW</b>		City: <small>TOM = 160 Holiday Rd., Coralville</small>	State: Zip: <b>IA 52241</b>

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

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <u>A</u> to <u>R</u>	\$75.00 Application Fee
<input checked="" 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 type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
<b>*Outlots Exempt</b>	

Application Fee \$75 + \$50 + Lot Fee (if applicable)  
(Number of lots 1 Minus Number of Outlots = 0 x \$20.00 Fee Per Lot)  
= Enclosed Fee \$145

**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: Thomas Anthony Date: June 9, 2022



R ZONING EXHIBIT  
DAVID BACULIS  
BACULIS ACRES



FOR RECORDER'S USE ONLY

DAVID BACULIS - R ZONING LEGAL DESCRIPTION

A portion of the NE1/4 SE1/4, Section 29, T.78N., R.06W., of the Fifth P.M., Johnson County, Iowa, being located within the Court Officer Deed recorded in Bk. 6328 - Pg. 345, Johnson County Recorder's Office, described as flows:  
Commencing at the W1/4 Corner of said Section 29, as recorded in PBk. 31- Pg. 190;  
Thence S 01° 00' 18" E - 40.00 ft., along the east line of said Section 28;  
Thence S 88° 59' 42" W - 33.00 ft., to the west ROW line of the Public Road, which is the Point of Beginning;  
Thence S 01° 00' 18" E - 490.34ft., along said west ROW line;  
Thence continuing around the perimeter, the following courses:  
N 88° 48' 07" W - 176.98 ft.; N 35° 49' 40" W - 50.54 ft.; N 00° 03' 29" W - 143.82 ft.; N 89° 38' 55" E - 56.30 ft.; N 00° 23' 27" W - 99.44 ft.; N 65° 33' 52" E - 64.09 ft.; N 22° 35' 19" E - 173.15 ft.; N 48° 25' 43" E - 23.51 ft., to the Point of Beginning.

Said R Zoning Parcel contains 1.47 acres.

