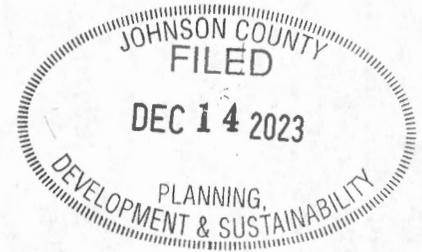


Office Use Only	12/14/23	\$478.40	P20-23-28463
	Date Filed	Fee	Application Number



**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 Amendments – Complete This Section:**

The property to be rezoned is located at (street address if available or layman's description):

1720 Derby Ave. NW

Parcel Number(s) (legal description must also be attached): 0422301004

The area to be rezoned is comprised of 1.96 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):

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.

Hugh Everette Weis Estate Sheryl Brecht Executor  
 Name of Owner

Kasey Brecht  
 Name of Applicant (if different)

1720 Derby Ave. NW Swisher, IA. 52338  
 Applicant Street Address (including City, State, Zip)

319-213-1983 kaseybrecht@gmail.com  
 Applicant Phone Applicant Email

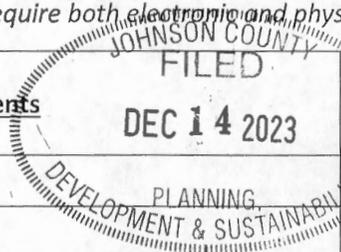
Applicant Signature

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

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**

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, but will be accepted until 12:00 p.m. the day after the submittal deadline.

**Initial each empty box below** to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.



Items Required – <u>for Map Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ 440 )		
This application form with all information completed	✓	(2)
Brief cover letter explaining the application and the intended end use.	✓	
Word document with the legal description of each area being rezoned by zoning designation requested	✓	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	✓	
Signed and notarized Resolution Affirming the Stability of the Road System	✓	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	✓	
For requests to rezone to RE-Renewable Energy: <ul style="list-style-type: none"> <li>Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>Electronic Submission of all materials is required.</li> </ul>	N/A	

Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested		
The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail)		
Optional: Any other supporting information the applicant wishes to submit.		

**Electronic Submission Requirements for CAD line work:**

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

2 October 2023

Mr. Josh Busard  
Johnson County Zoning Director



Re: Rezoning A to R for Kasey Brecht @ 1720 Derby Ave. NW

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Kasey Brecht.

At this time the family of Hugh Everette Weis would like for Kasey and family to rezone a portion of his property for the existing house and area. This parcel has access to Derby Ave. NW via an existing 40' access/utility easement.

If you have questions or if you require further information you may contact myself or Kasey Brecht.

Respectfully Submitted,

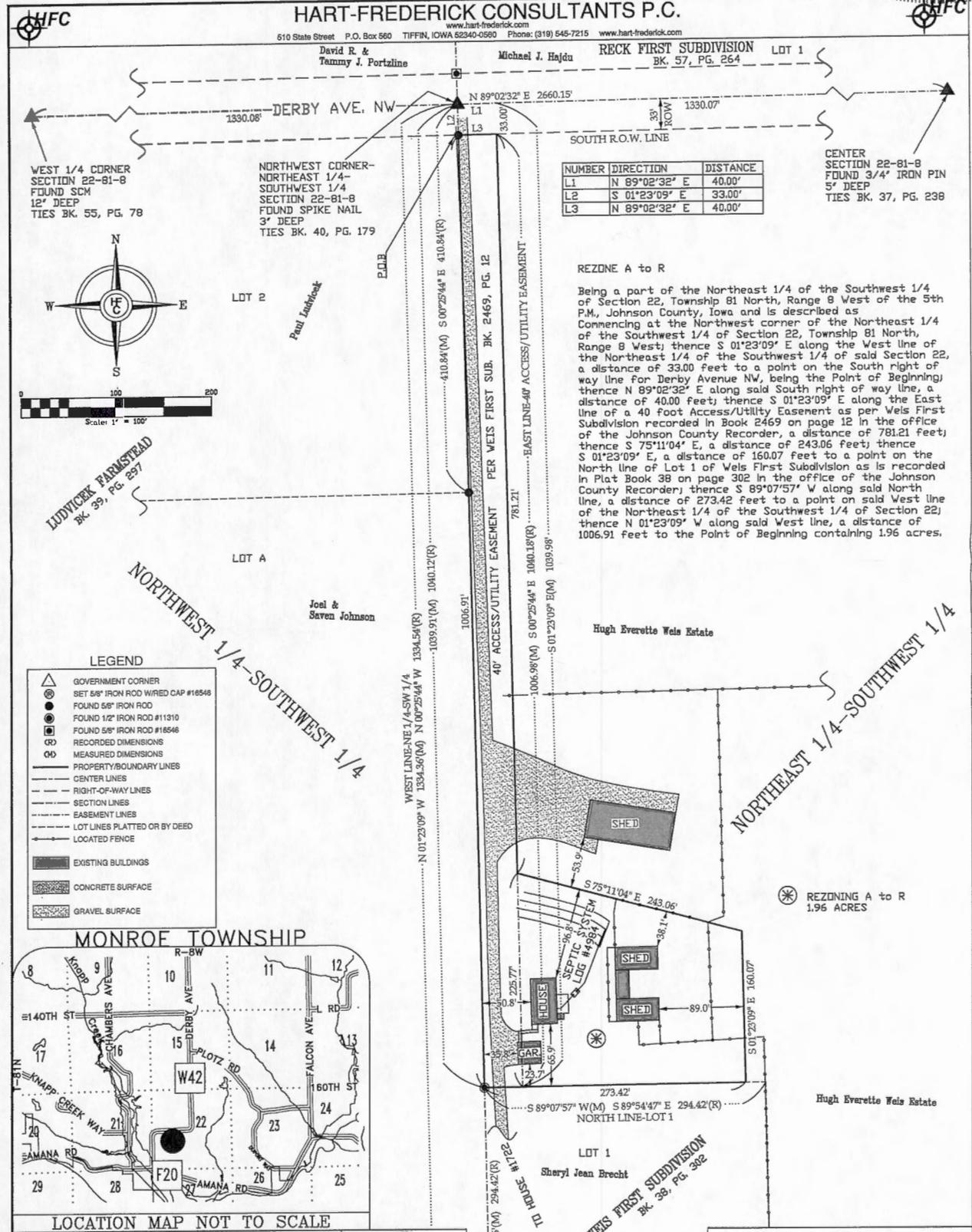
J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. Kasey Brecht

HFCfile



**HART-FREDERICK CONSULTANTS P.C.**  
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 645-7215 www.hart-frederick.com

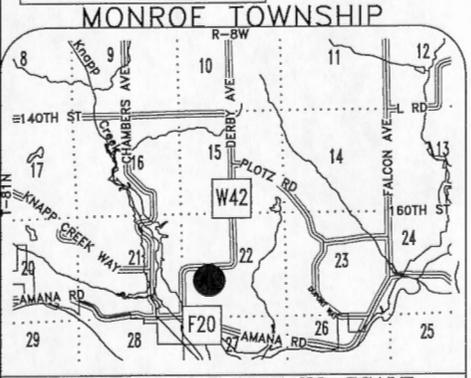


NUMBER	DIRECTION	DISTANCE
L1	N 89°02'32" E	40.00'
L2	S 01°23'09" E	33.00'
L3	N 89°02'32" E	40.00'

REZDNE A to R  
 Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 81 North, Range 8 West; thence S 01°23'09" E along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 22, a distance of 33.00 feet to a point on the South right of way line for Derby Avenue NW, being the Point of Beginning; thence N 89°02'32" E along said South right of way line, a distance of 40.00 feet; thence S 01°23'09" E along the East line of a 40 foot Access/Utility Easement as per Weis First Subdivision recorded in Book 2469 on page 12 in the office of the Johnson County Recorder, a distance of 781.21 feet; thence S 01°23'09" E, a distance of 243.06 feet; thence S 01°23'09" E, a distance of 160.07 feet to a point on the North line of Lot 1 of Weis First Subdivision as is recorded in Plat Book 38 on page 302 in the office of the Johnson County Recorder; thence S 89°07'57" W along said North line, a distance of 273.42 feet to a point on said West line of the Northeast 1/4 of the Southwest 1/4 of Section 22; thence N 01°23'09" W along said West line, a distance of 1006.91 feet to the Point of Beginning containing 1.96 acres.

**LEGEND**

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD #11310
- FOUND 5/8" IRON ROD #16546
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- GRAVEL SURFACE



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.  
 Iowa License Number: 16546  
 My license renewal date is December 31 2024



SOUTHWEST CORNER-  
 NORTHEAST 1/4-  
 SOUTHWEST 1/4  
 SECTION 22-81-B  
 FOUND 1/2" REBAR #11310  
 FLUSH W/GROUND

REZONING EXHIBIT  
 REZONE A to R  
 A RESIDENTIAL PARCEL SPLIT  
 PART OF THE NE 1/4-SW 1/4  
 OF SECTION 22, T-81-N, R-8-W  
 JOHNSON COUNTY, IOWA

DATE: 10/02/23 DRN: JSR APP: