

Office Use Only	2/8/24	\$468 ⁰⁰	P20-24-28482
	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):

1302 Curtis Bridge Road NE

Parcel Number(s) (legal description must also be attached): 0310176001

The area to be rezoned is comprised of 1.70 total acres.

Current Zoning Classification(s): Ag 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 specifics 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.

Nancy Smith + Annika Tichy
Name of Owner

Annika Tichy
Name of Applicant (if different)

5517 Honey Grove Rd, Ely, IA 52227
Applicant Street Address (including City, State, Zip)

319-352-0417
Applicant Phone

Annikatichy@gmail.com
Applicant Email

Nancy Smith Annika Tichy
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to 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: \$ <u>468</u>)		
This application form with all information completed	SMJ	(2) SMJ
Brief cover letter explaining the application and the intended end use.	SMJ	
Word document with the legal description of each area being rezoned by zoning designation requested	SMJ	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	SMJ	
Signed and notarized Resolution Affirming the Stability of the Road System	SMJ	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	SMJ	
<u>For requests to rezone to RE-Renewable Energy:</u> <ul style="list-style-type: none"> Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. Electronic Submission of all materials is required. 	NA	

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.



October 12, 2023




Josh Busard
Johnson County Director
Johnson County Planning, Development and Sustainability Office
913 S. Dubuque Street, Suite 204
Iowa City, Iowa 52240

Re: Rezoning A to R, for 1302 Curtis Bridge Road NE
TBKA: Lot 1, Zerbedee Homestead Addition, Johnson County, Iowa

Attached please find the application and accompanying documents for a Rezone application for the Smith family.

No new construction is planned. This rezoning request is accompanied by a parcel split wherein the home site and an outlot with accessory structures are split from the remaining undeveloped ground.

Respectfully submitted,



Steve Scott
SCOTT SURVEY, INC.
319-540-5263



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: <u>Annika Tiehy (Smith)</u>		Phone Number: <u>(319) 350-0417</u>	
Address: <u>1302 Cortis Bridge Road NE</u>	City: <u>Swisher</u>	State: <u>IA</u>	Zip: <u>52338</u>

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

JOHNSON COUNTY
FILED
FEB 08 2024
PLANNING, DEVELOPMENT & SUSTAINABILITY

*Outlots Exempt

Application Fee 125 + Lot Fee (if applicable)
(Number of lots 4 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot)
= Enclosed Fee 145

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

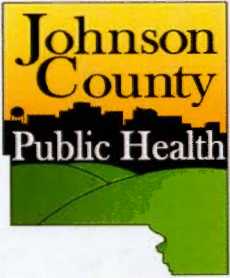
JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240

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: Annika Tiehy

Date: 1/18/2024



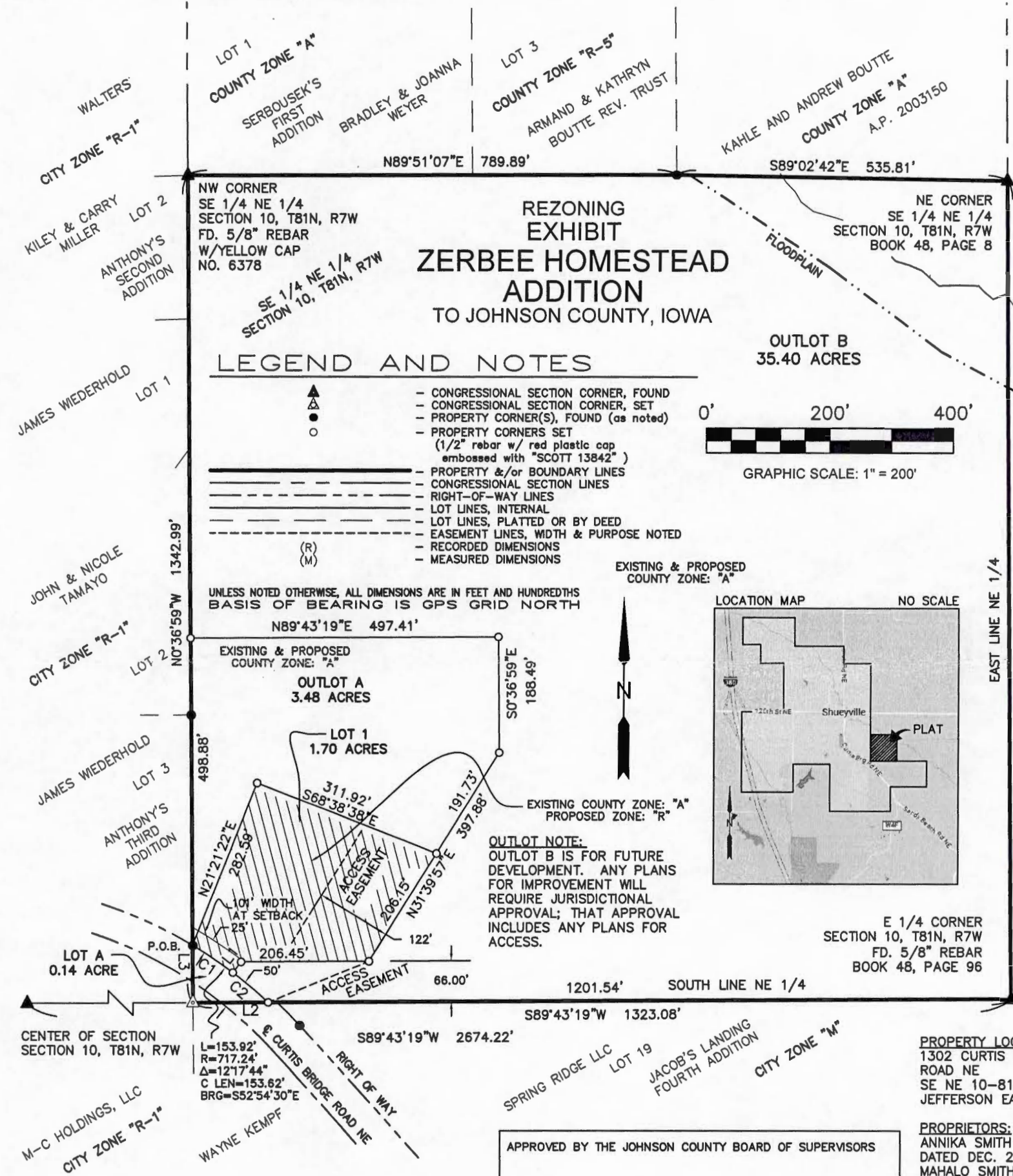
JOHNSON COUNTY PUBLIC HEALTH

855 S Dubuque St, Suite 113
Iowa City, IA 52240

Date	2/5/2024		Receipt #	2375
Received From	Annika Tichy			
Address	1302 Curtis Bridge RD NE-Swisher			
Dollars	\$145.00	For	Zoning	
Check #	1161		Received By:	CH



Index Legend	
Location:	Section 10, Township 81 North, Range 7 West SE 1/4 NE 1/4
Requestor:	Annika Tichy
Proprietors:	Nancy Smith, Trustee Annika Smith 2013 Irrev. Trust Dated Dec. 27, 2013 Mahalo-Smith 2013 Irrev. Trust Dated Dec. 27, 2013
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	717.24'	79.09'	79.05'	S 55°53'50" E	06°19'05"
C2	717.24'	74.83'	74.79'	S 49°44'58" E	05°58'38"

LINE	BEARING	DISTANCE
L1	N37°15'43"E	21.94'
L2	N89°43'19"E	121.54'
L3	N00°36'59"W	93.24'

PROPERTY LOCATION:
1302 CURTIS BRIDGE ROAD NE
SE NE 10-81-7
JEFFERSON EAST TWP.

PROPRIETORS:
ANNIKA SMITH 2013 IRREV. TRUST
DATED DEC. 27, 2013
MAHALO SMITH 2013 IRREV. TRUST
DATED DEC. 27, 2013

SURVEYED FOR:
ANNIKA TICHY
5517 HONEY GROVE ROAD
ELY, IA 52227
319-350-0417

NANCY SMITH, TRUSTEE
1302 CURTIS BRIDGE ROAD NE
SWISHER, IA 52338

ATTORNEY:
JASE H. JENSEN
HOWES LAW FIRM, P.C.
3200 37TH AVE. SW
CEDAR RAPIDS, IOWA 52404
319-396-2410

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON DATE

Legal Description - Rezoning:

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 81 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the East Quarter Corner of Section 10, Township 81 North, Range 7 West of the Fifth Principal Meridian; thence S89°43'19"W, 1323.08 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence N0°36'59"W, 93.24 feet to the northerly right of way of Curtis Bridge Road NE and the point of beginning; thence N21°21'22"E, 282.59 feet; thence S68°38'38"E, 311.92 feet; thence S31°39'57"W, 206.15 feet; thence S89°43'19"W, 206.45 feet; thence S37°15'43"W, 21.94 feet to said right of way; thence northwesterly 79.09 feet along the arc of a 717.24 foot radius curve, concave southwesterly, chord bears N55°53'50"W, 79.05 feet, to the point of beginning.

Said parcel contain 1.70 acres, subject to easements and restrictions of record.



Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

SURVEYOR:
STEPHEN M. SCOTT
3426 STANDLEA ROAD
TODDVILLE, IA 52341
319-540-5263

DATE OF SURVEY:
SEPTEMBER, 2023



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.

STEPHEN M. SCOTT, P.E. & L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 23107602