

**PLANNING APPLICATION COVER SHEET**

**PROJECT TYPE: Rezoning**

**NO. REZ25-000007**

**APPLICATION DATE: 12/03/2025**

**PROPERTY OWNER: JERRY E & VICKI D WEAR**

**APPLICANT: Lacey Stutzman**

**WORK DESCRIPTION: 1 Lot Historic Residential Split**

**SITE ADDRESS: 1210 Chambers Ave NW**

**PROPERTY INFORMATION**

| <b>Parcel ID (PPN)</b> | <b>Acres in Parcel</b> | <b>Current zoning classification</b> | <b>Proposed zoning district classification</b> |
|------------------------|------------------------|--------------------------------------|--|
| 0409126004             | 1.99                   | A - Agricultural                     | R - Residential                                |



**Planning, Development and Sustainability**

**913 S. Dubuque St. Iowa City, IA 52240**

[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083

<https://www.johnsoncountyiowa.gov/pds>



December 2, 2025

Josh Busard  
Johnson County Planning, Development, & Sustainability Dept.  
913 S. Dubuque St, Suite 204  
Iowa City, IA 52240

RE: 1210 Chambers Ave NW – Sunset Ridge West & Rezoning

Dear Josh,

On behalf of the Wears, we are submitting a rezoning application in conjunction with a 1 lot + 2 outlot subdivision for a portion of their property located at 1210 Chambers Ave NW. The zoning application requests rezoning a portion of ground 1.99 ac in size from A – Agriculture to R – Residential around the existing home. The remaining ground contained in the outlots will remain A – Agriculture. The intent is to complete a Historic Residential Split, the home was constructed around 1924.

Please let us know if you have any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

10876-002Letter of Intent\_Rezone\_HR.docx

