

**JONES COUNTY  
BOARD OF ADJUSTMENT**

**AGENDA**

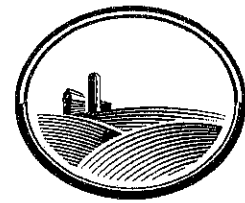
**TUESDAY, NOVEMBER 19, 2024 4:00 p.m.  
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m. • Call meeting to order, approve agenda, and October 15, 2024 meeting minutes.

Discussion on tabled application for owner Rebecca M. Hollandsworth who have applied for a Special Permitted Use within the A-Agricultural zoning district described as Commencing at the NE Corner of the SE 1/4 SE 1/4

- Thence W 775.5' Thence S 412.5' Thence N 412.5' to place of beginning FRR 2.00 Acres in Section 35 of Fairview Township generally located at 20057 72nd St., Anamosa. More specifically, the proposal is to request an auxiliary dwelling for the property owner to live in while renovating the primary dwelling and then for her daughter to utilize.
- Action on Special Permitted Use Applicatoin for owner Rebecca M. Hollandsworth.
- Next meeting, if needed is December 17, 2024. Application deadline is Wednesday November 27, 2024.

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



## JONES COUNTY LAND USE

### Written Report of the Jones County Land Use Administrator Request for a Special Permitted Use

Application from:	Owner Rebecca M. Hollandsworth
For property located:	20057 72 <sup>nd</sup> St., Anamosa
Brief legal description:	Com NE Cor SE ¼ SE ¼ Th W 775.5' Th S 412.5' Th N 412.5' To Beg FRR 2.0 Acres of Section 35 Fairview Township
Parcel number:	09-35-400-003
Parcel size:	6.32 acres
Proposal:	To request an auxiliary dwelling of a manufactured home to be used while the property owners remodel their home and then for their daughter to live in.
Current Zoning District:	A- Agricultural
Applicable Ordinance Provisions:	<b>Article V. Zoning Districts</b> <ul style="list-style-type: none"> <li>▪ Section 1. A-Agricultural</li> <li>▪ D. Special Permitted Uses</li> <li>▪ 1. Auxiliary dwelling units subject to Article XI.</li> </ul> <b>Article XI Auxiliary and Seasonal Dwelling Units</b>
Date application received:	September 17, 2024
Applicable fee:	\$250 paid on September 17, 2024
Notice published: (Article XXV-Section 5)	Week of September 30, 2024 (11-13 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	September 26, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	October 08, 2024
Report mailed to Applicant: (Article XXV-Section 7)	October 08, 2024

*Application packet attached.*

*See page 2,3 and 4 for report.*

**Report of the Jones County Land Use Administrator**  
(Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<ul style="list-style-type: none"> <li>• Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction.</li> <li>• Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence.</li> <li>• Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</li> </ul>
	NRCS District Conservationist – Addie Manternach
Comments:	<p>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed auxiliary dwelling on this site. From the point of view of the Jones Soil &amp; Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil &amp; Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</p>
	Jones County Environmental Services – Paula Hart
Comments:	<p>Must obtain a septic permit with a certified septic contractor with Jones County to connect to mobile home and add tank and extend absorption fields at time of hooking up the mobile home or once house is remodeled for the additional bedrooms.</p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p>The property located at 20057 72<sup>nd</sup> St., Anamosa, is not in or near the floodplain.</p>
	Jones County Conservation Board - Brad Mormann
Comments:	<p>No Comments from this department.</p>
	E911 Coordinator – Gary Schwab
Comments:	<p>In review of the above stated application the Jones County 911 office finds that there is a concern, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. With a separate dwelling this office advises that a separate 911 address be procured at the time the occupancy of the mobile home changes. This address is not only important for expedient delivery of emergency services but for US Postal and package delivery.</p>

Page 3: Owner: Rebecca M. Hollandsworth  
 Property Location: 20057 72<sup>nd</sup> St., Anamosa  
 Board of Adjustment meeting: October 15, 2024, at 4:00 p.m.

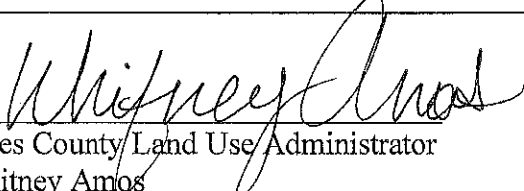
<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>Auxiliary dwelling units are permitted in the Agricultural zoning district. It is limited to one auxiliary dwelling unit per property, for up to two family members.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Surrounding property is in the Agricultural zoning district. The impact on the surrounding property would be minimal. In December of 2020 there was a nuisance complaint for this property and in September of 2021 it was abated. The manufactured home that the property owner is requesting to move onto their property is located at 7786 &amp; 7728 County Rd X40 it is currently on the nuisance list and the property owners, Neighbor JT Revtr &amp; Moore Property LLC, have received a 30-day courtesy letter to remove the trailer. Vonahsen who lives at 20057 72<sup>nd</sup> St., has purchased this trailer to move onto Hollandsworth property.</i>	

<b>Potential outcomes of Special Permitted Use</b>
<i>Approve the application in full</i>
<i>Approve the application with modifications</i>
<i>Deny the application</i>
<i>Table the application to a later date</i>

**SECTION 1. AUXILIARY DWELLING UNITS**

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. **According to the application, this will be the only auxiliary dwelling unit.**
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. **According to the application the property owner along with her family will be living in the auxiliary dwelling until their house is remodeled. Their daughter will live in the dwelling after.**
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. **The primary dwelling unit will temporarily not be occupied by the legal owner of the property.**
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less. **The primary dwelling is a total of 1,891 livable square feet and the mobile home is a total of 924 livable square feet.**
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. **According to the application, sufficient parking should be available.**
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. **According to the application, it appears to meet the setback requirements.**
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.

  
\_\_\_\_\_  
Jones County Land Use Administrator  
Whitney Amos

11/12/24  
Date

## Whitney Amos

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**From:** Sarah Benter, Jones County Assessor  
**Sent:** Thursday, October 17, 2024 9:13 AM  
**To:** Whitney Amos  
**Subject:** RE: 0935400003

It won't be included in the total gross living area but the basement sq ft is listed a few lines below under basement area.

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**From:** Whitney Amos <[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)>  
**Sent:** Thursday, October 17, 2024 8:59 AM  
**To:** Sarah Benter, Jones County Assessor <[sarah.benter@jonescountyiowa.gov](mailto:sarah.benter@jonescountyiowa.gov)>  
**Subject:** RE: 0935400003

I usually go by what beacon says as far as square footage. So will the basement be included in that square footage or no?

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**From:** Sarah Benter, Jones County Assessor <[sarah.benter@jonescountyiowa.gov](mailto:sarah.benter@jonescountyiowa.gov)>  
**Sent:** Wednesday, October 16, 2024 3:10 PM  
**To:** Whitney Amos <[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)>  
**Subject:** RE: 0935400003

Also, in case it makes a difference, the basement sq ft is not included in the total gross living area. None of it is finished but there is that additional square footage for basement if that's a factor.

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**From:** Sarah Benter, Jones County Assessor  
**Sent:** Wednesday, October 16, 2024 3:05 PM  
**To:** Whitney Amos <[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)>  
**Subject:** RE: 0935400003

Yes, it's listed on parcel 0936100008 as 14x66, 924 sq ft mobile home.

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**From:** Whitney Amos <[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)>  
**Sent:** Wednesday, October 16, 2024 3:00 PM  
**To:** Sarah Benter, Jones County Assessor <[sarah.benter@jonescountyiowa.gov](mailto:sarah.benter@jonescountyiowa.gov)>  
**Subject:** RE: 0935400003

I think that is sufficient. Do you know how many square feet the trailer is? That trailer used to be at 7786 & 7728. When I looked at beacon it didn't have the trailer on it that I saw. Are you able to look back in records to see if the square footage was ever taken on that mobile home?

Thanks!

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**From:** Sarah Benter, Jones County Assessor <[sarah.benter@jonescountyiowa.gov](mailto:sarah.benter@jonescountyiowa.gov)>  
**Sent:** Wednesday, October 16, 2024 2:58 PM  
**To:** Whitney Amos <[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)>  
**Subject:** 0935400003

Whitney,

I went out and inspected the house addition on Rebecca Hollandsworth's addition this afternoon. The addition is adding 594 sq ft on the main level. Is there any other information you need on the house?

<< OLE      **Sarah Benter**  
Object:      Jones County Assessor  
Picture      Email: [sarah.benter@jonescountyiowa.gov](mailto:sarah.benter@jonescountyiowa.gov)  
(Device      Phone: 319-462-2671  
Independent      500 W Main St, Room 26  
Bitmap) >>      Anamosa, IA 52205  
                         <https://www.jonescountyiowa.gov/assessor>

## Jones County Board of Adjustment

### Meeting Minutes

October 15, at 4:00 p.m.

#### Members present:

Paul Thomsen  
John Hinz  
Roger Kistler  
Kathy McDonell

#### Members Absent:

Stan Reiter

#### Staff present:

Whitney Amos – Land Use Administrator  
Jason Andrews- Sheriff's Office

#### Visitors present:

Steve Kula  
Rebecca Hollandsworth  
Courtney Jensen  
Brad Vonahsen

Thomsen called the meeting to order at 4:00 p.m. Introductions of the Board and visitors took place.

Motion by Hinz seconded by McDonell to approve the agenda. All Aye. Motion Carried.

Motion by Kistler seconded by McDonell to approve the meeting minutes for the August 20th meeting minutes.

Motion by Hinz seconded by McDonell to open the public hearing at 4:01 p.m. for owner Rebecca M. Hollandsworth who have applied for a Special Permitted Use within the A-Agricultural zoning district described as Commencing at the NE Corner of the SE 1/4 SE 1/4 Thence W 775.5' Thence S 412.5' Thence N 412.5' to place of beginning FRR 2.00 Acres in Section 35 of Fairview Township generally located at 20057 72nd St., Anamosa. More specifically, the proposal is to request an auxiliary dwelling for the property owner to live in while renovating the primary dwelling and then for her daughter to utilize

Amos noted that the Board received copies of the application, aerial map, and written report. The owner & applicant also received a copy of the written report as required. Amos noted that the adjacent landowners certified letters were received except one. One verbal comment was received prior to the meeting for the application, from a local farmer.

Amos read the comment out loud for the hearing "I am concerned about what is going on there. It used to be a beautiful place, and they have trashed it."



The issue of the trailer already being moved onto the property over the weekend was addressed. The property owner advised that the person hauling the trailer had an emergency so they had to move it that weekend or they would have to wait for two months. They had to make a driveway to get the trailer onto the property. This driveway was constructed without a permit from secondary roads. The property owners advised that the driveway has already been removed. There was some discussion about the state of the property and its violation of the nuisance ordinance. Hollandsworth advised that she is trying her best to clean up the property, but it is hard since she is only one person.

Kula made comments that the property is not in good shape. That the mobile home is sitting on the leach field of the primary residence. He stated that there should only be one dwelling per parcel, and this should not be allowed.

The main concern with the Board was the square footage of the primary dwelling in relation to the auxiliary dwelling. The Jones County Ordinance states that the auxiliary dwelling must be half of the square footage of the primary dwelling. The assessor's site states that the primary dwelling is 1297 sq. ft. The dimensions of the mobile home of 14x80 would make the auxiliary dwelling 1120 sq. ft. which would be larger than half. The property owners stated that they do not believe that the addition they added in 2020 is included in the square footage.

Motion by Hinz seconded by McDonnell to close the public hearing at 4:20 p.m. All aye. Motion carried.

Motion by Hinz seconded by McDonnell to table the Special Permitted Use application for owners Rebecca M. Hollandsworth who have applied for a special permitted use for an auxiliary dwelling at 20057 72<sup>nd</sup> St., Anamosa until square footage of each dwelling can be verified by the Assessor's Office.

Roll call vote:

Paul Thomsen- Aye

John Hinz- Aye

Roger Kistler- Aye

Kathy McDonnell-Aye

All aye. Motion carried.

It was further discussed that it will be up to the property owner to contact the Assessor's Office to determine the square footage of both dwellings. This information will need to be given to Amos by the next meeting deadline of October 30, 2024. In the meantime, there cannot be any utilities hooked up or any work done to the trailer until the Board of Adjustment has made a decision.

The next regular scheduled meeting is November 19, 2024, with the application deadline being Wednesday October 30, 2024

Motion by Hinz seconded by Kistler to adjourn at 4:33 p.m. All aye. Motion carried.