

## Preliminary Agenda

Polk County Board of Adjustment

Monday, May 20, 2024 - 7:00 P.M.

Polk County Public Works Department, Planning & Development Division

5885 NE 14<sup>th</sup> Street, Des Moines, IA 50313

- A) Roll Call - Michael McCoy, Paul Kruse, Kay Frye, Belinda Brown and Kurt Bailey
- B) Acceptance of the Minutes from the Monday, April 15, 2024 meeting
- C) Opening Statement
- D) Unfinished Business
- E) New Business

### **Item 1            24/14625 Conditional Use Permit Application**

Request by 47 Partners LLC (property owner), represented by Ward Phifer, 3155 SE Miede Drive, Grimes, IA 50111, for a Conditional Use Permit to allow select Moderate Industry uses on property located in the "MU" Mixed Use District. The subject property consists of four properties addressed as 724 & 736 NE 46th Avenue and 725 & 745 NE 47th Place, Des Moines, within Section 14 of Saylor Township.

### **Item 2            24/14628 Variance Appeal Application**

Request by Darrell Beem (property owner), for a Variance to allow a proposed commercial building to be constructed approximately 15 feet from the northern property line, in lieu of the required 30 feet. The subject property is located at 4554 NE 3<sup>rd</sup> Street, Des Moines, within Section 23 of Saylor Township and zoned "MU" Mixed Use.

### **Item 3            24/14629 Conditional Use Permit Application**

Request by Darrell Beem (property owner) for a conditional use permit to allow for a Light Industry use of a Lawn and Garden Services and Ornamental Shrub and Tree Services within a "MU" Mixed Use zoning district. The subject property is located at 4554 NE 3<sup>rd</sup> Street, Des Moines, within Section 23 of Saylor Township and zoned "MU" Mixed Use.

### **Item 4            24/14630 Variance Appeal Application**

Request by Brian Fischer (property owner) for a variance to allow a proposed accessory structure to be located in front of the principal structure, within the secondary front yard, with a setback of 11 feet, in lieu of the required minimum building setback of 35 feet. The subject property is located at 5495 NE 3<sup>rd</sup> Street, Des Moines, within Section 11 of Saylor Township, and zoned "LDR" Low Density Residential.

### **Item 5            24/14632 Variance Appeal Application**

Request by 47 Partners LLC (property owner), represented by Ward Phifer, 3155 SE Miede Drive, Grimes, IA 50111, for a Variance to allow a proposed commercial building to be constructed 15 feet from the western property line, in lieu of the required 30 feet. The subject property consists of four properties addressed as 724 & 736 NE 46th Avenue and 725 & 745 NE 47th Place, Des Moines, within Section 14 of Saylor Township.

**Item 6            24/14673 Variance Appeal Application**

Request by Stephen Erickson (property owner), for a Variance to allow a proposed covered front porch addition to the principal dwelling to be located approximately 23.58 feet from the front property line, in lieu of the required 35 feet. The subject property is located at 5788 NE 3<sup>rd</sup> Street, Des Moines, within Section 11 of Saylor Township.

**Item 7            24/14700 Variance Appeal Application**

Request by Stephen Erickson (property owner), for a Variance to allow an existing accessory building to remain located approximately four (4) feet from the southern side property line, in lieu of the required five (5) feet. The subject property is located at 5788 NE 3<sup>rd</sup> Street, Des Moines, within Section 11 of Saylor Township.

- F)     Communications/Discussion Items
- G)     Zoning Administrator Report
- H)     Adjournment

The information identified on this agenda may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department, please contact the Polk County Public Works Department, Planning and Development Division, 5885 NE 14th Street, Des Moines, Iowa 50313, 515-286-3705.