

## Agenda

Polk County Board of Adjustment

Monday, April 15, 2024 - 7:00 P.M.

Polk County Public Works Department, Planning & Development Division

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

**The meeting will be held in-person, with a virtual attendance option also provided. Any participants, including Board members, appellants/applicants, and members of the public wishing to join the meeting remotely may do by using the link below or calling the number below and inputting the meeting ID.**

**Participate by phone by calling +1 312 626 6799**

**Participate by desktop/laptop/smartphone/tablet at:**

<https://polkcountyiowa-gov.zoom.us/j/85435788943?pwd=GU7gm21zd4kY4XAVsHI9KajsbvaPo.1>

**Meeting ID: 854 3578 8943**

**Password: 848036**

*Several public hearings will be on the Board of Adjustment agenda. Please plan to join the meeting at 7:00 P.M., but wait to speak until the Chairperson asks for testimony on your item.*

- A) Roll Call - Michael McCoy, Paul Kruse, Kay Frye, Belinda Brown and Kurt Bailey
- B) Acceptance of the Minutes from the Tuesday, February 20, 2024 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

**Item 1            24/14358 Variance Appeal Application**

Request by Jason Boozell (property owner) for a front yard setback variance of approximately 15.5 feet to allow for an accessory building to be located in the secondary front yard providing a setback of 34.5 feet where a minimum of 50 feet is required. The subject property is located at 6420 NE Rising Sun Drive, Pleasant Hill, within Section 2 of Fourmile Township, and is zoned “RR” Rural Residential District.

- F) Action Items, Public Hearing – New Business:

**Item 1            24/14280 Variance Appeal Application**

Request by Lee Michael (applicant) 1805 SE 60<sup>th</sup> Street, Pleasant Hill, with consent from Melvin & Debra Thomas Family Trust (property owners), being represented by Vic Piagentini of Associated Engineering Company of Iowa, 1520 NW Irvinedale Drive, Ankeny, Iowa, 50023, for a Variance to allow an existing horse barn accessory structure to remain located approximately 54.48 feet from a neighboring dwelling unit, in lieu of the required 150 feet. The subject property is Outlot X of Deer Ridge Run, located at 1805 SE 60<sup>th</sup> Street, Pleasant Hill, within Section 10 of Fourmile Township, and is zoned “LDR” Low Density Residential District.

**Item 2            24/14369 Variance Appeal Application**

Request by 1 Red Hotel LLC (property owner) represented by Mike Hannam, being represented by Daniel L. Manning Sr. with Lillis O’Malley Law Firm, 505 5<sup>th</sup> Avenue, Suite 1005, Des Moines, IA 50309, for a Variance to allow an 18-foot freestanding sign on the subject property, in lieu of the Ordinance-permitted maximum height of 10 feet. The subject property is located at 412 NE Broadway Avenue, Des Moines, within Section 14 of Saylor Township, and is zoned “MU” Mixed Use District.

**Item 3            24/14375 Variance Appeal Application**

Request by Clara Alarcon (property owner) and represented by Steve Iverson for a front yard setback variance of approximately 40 feet 7 inches to allow for an accessory building to be located in the front yard, or closer to the street than the principal building on the property. The subject property is located at 2811 NE 80<sup>th</sup> Street, Altoona, within Section 29 of Clay Township, and is zoned "AT" Agricultural Transition District.

- G)    Communications/Discussion Items
- H)    Zoning Administrator's Report
- I)    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 N.E. 14th Street, Des Moines, Iowa 50313, 515-286-3705.