

Polk County Public Works Department  
Planning & Development Division  
5885 NE 14th Street  
Des Moines, IA 50313

**NOTICE OF HEARING**

DATE: March 3, 2023

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that an appeal has been filed before the Polk County Board of Adjustment by Travis Sisson (property owner) requesting two (2) variances to allow a new accessory building and two (2) existing storage containers to be located in front of a principal structure, having a separation distance between the accessory buildings and principal structure greater than 150 feet. The subject property is 10461 NW 121st Street, Granger, Iowa 50109 and is legally described as Lot 1, Friestad Plat 1, Section 8 in Jefferson Township. The property is approximately 11.25 acres in size and is zoned "ER" Estate Residential District.

The Polk County Zoning Ordinance, *Article 4: Use Regulations, Division 6: Accessory Regulations, Section 1: Residential Accessory Buildings (J)*, stipulates that an accessory building may not be placed in front of the principal building unless said accessory building: (1) Is setback a minimum of 100 feet from the front property lines; and (2) Has a maximum separation distance between the principal structure and accessory building of 150 feet. The appellants are proposing to construct a 24' X 36' accessory building and permit two existing 8' X 20' storage containers to remain in their current location. The proposed and existing buildings meet the first criterion but not the second, which requires a maximum separation distance between the principal structure and accessory building of 150 feet. The proposed location of the accessory building would be, at its closest point, approximately 354 feet from the principal structure. The existing west storage container accessory structure is approximately 343 feet away from the principal structure, while the east container is approximately 315 away.

A public hearing will be held before the Polk County Board of Adjustment on **Monday, March 20, 2023, at 7:00 P.M.** in the meeting room of the Polk County Public Works Building, Planning & Development Division, 5885 NE 14th Street, Des Moines, IA 50313. As an alternative to in-person attendance, participants may attend the meeting electronically via voice and video conference per the information below. ALL INTERESTED PROPERTY OWNERS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD WITH REFERENCE TO THE MATTER SET OUT ABOVE. This notice is only being sent to property owners within the required 250-foot notification boundary of the subject property. The Variance Appeal information is available for review by contacting Tommy Howard at 515.323.5378 or by email at [Thomas.Howard@polkcountyiowa.gov](mailto:Thomas.Howard@polkcountyiowa.gov). The information identified on this notice 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 Polk County Public Works, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa 50313, 515-286-3705.

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

**Zoom Public Meeting Information:**

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

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

<https://polkcountyiowa.gov.zoom.us/j/84531766572?pwd=VVd1a0xjdjZYVWVZCRmxlQkNkMjllZz09>

**Meeting ID: 845 3176 6572      Password: 838705**

*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 this item. The Final Agenda will be uploaded to the following page of the Polk County website by 4:30 P.M. on Friday, March 17, 2023: <https://www.polkcountyiowa.gov/public-works/board-of-adjustment/>.*

POLK COUNTY BOARD OF ADJUSTMENT  
Mike McCoy,                      Chairperson  
Ashley Davidson,                Secretary

**Aerial / Vicinity Map**

10461 NW 121<sup>st</sup> Street, Granger; Geo Parcel: 8025-08-401-007



If you wish to be shown approving or disapproving of the Variance Appeal email Tommy Howard at [Thomas.Howard@polkcountyowa.gov](mailto:Thomas.Howard@polkcountyowa.gov) or call him at (515) 323-5378 or complete the information below and mail to Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, IA 50313 at least 4 days prior to the meeting date. All public testimony received will be made part of the official case record. However, only testimony received prior to Wednesday, March 15<sup>th</sup> will be included/referenced within the staff report provided to the Board of Adjustment members.

----- cut and return -----

Case #VAR-2023-12521 and Case #VAR-2023-12522, 10461 NW 121<sup>st</sup> St. – Sisson Variances. Please provide your name and address. If the property does not have an address please provide a parcel # or identify your property by placing an “X” on the enclosed map and return the map along with this portion. As the owner of the property, I hereby state my

support for                       opposition to

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_