

## Agenda

Polk County Board of Adjustment  
Monday, November 15, 2021 - 7:00 P.M.  
Polk County Public Works Department, Planning & Development Division  
5885 NE 14<sup>th</sup> Street, Des Moines, IA

**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/83240613614?pwd=djRGOHo1MVhybmVhM3JxOHh1RVFzQT09>***

***Meeting ID: 832 4061 3614***

***Password: 161151***

*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, Ron Fisher and Kay Frye
- B) Acceptance of the Minutes from the Monday, October 18, 2021 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

**Item 1            21/10929 Variance Appeal Application**

Request by Larry Britt (Property Owner) for a 10-foot Variance to allow an existing deck attached to the principal dwelling to remain located at 40-feet (from 50-feet to 40-feet) from the southern, front property line. The property is addressed as 10104 SE 32<sup>nd</sup> Avenue, Runnells, in Section 26 of Camp Township.

**Item 2            21/10976 Variance Appeal Application**

Request by Teresa Stoelk of Westside Holdings JTS, LLC. (Property Owner) for a one (1) foot side yard setback Variance to convert an existing accessory building into a principal dwelling with a side-yard setback of 24-feet, in lieu of the required 25-feet; and a 0.2 foot Variance to allow an existing accessory building to remain located in front of the new principal dwelling at less than the required front yard setback of 100 feet. The subject property is addressed as 12328 NE 29<sup>th</sup> Street, Elkhart, in Section 31, Elkhart Township.

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

**Item 1            21/10965 Variance Appeal Application**

Request by Howard Entler (Property Owner) for a front yard setback Variance to allow a proposed deck addition to a principal dwelling to be located approximately 25 feet from the front property line, in lieu of the required 35-foot front setback. The subject property is located at 4250 NE 34<sup>th</sup> Street, Des Moines, Section 20 of Delaware Township.

**Item 2            21/10989 Variance Appeal Application**

Request by Theodore & Claire Hotvet (Property Owners), represented by Neil deWit of deWit Construction (Appellant), for a front yard setback Variance of approximately 17 feet to allow a proposed addition to a principal dwelling to be located approximately 33 feet from the eastern, front property line, in lieu of the required 50-foot front setback. The subject property is located at 8965 SE 62<sup>nd</sup> Place, Runnells, Section 29 of Camp Township.

**Item 3            21/10990 Variance Appeal Application**

Request by Thomas Beebe (Property Owner) for a Variance to allow a proposed accessory building to be located in front of the principal dwelling at less than the required front yard setback of 100 feet. The subject property is located at 5356 NW 72<sup>nd</sup> Street, Johnston, Section 14 of Webster Township.

**Item 4            21/10954 Conditional Use Permit Application**

Request by Zerron Horton (Prospective Lessee), on behalf of Daralee, LLC (Property Owner), for approval of a Conditional Use Permit for a Moderate Industry use of glass production for a glass blowing education and production studio on a property located in the “LI” Light Industrial District. The subject property is addressed as 5201 NE 14<sup>th</sup> Street, Des Moines, and is located in Section 13, Township 79 North, Range 24 West of the 5<sup>th</sup> P.M. (Saylor Township).

**Item 5            21/10986 Conditional Use Permit Application**

Request by Verizon Wireless (Prospective Lessee), represented by Rob Viera of Buell Consulting, Inc., and with consent from Tyler Moeckly on behalf of Moeckly Family Farm, LLC, for approval of a Conditional Use Permit for construction of a new 125-foot tall wireless communication tower. The Subject property is located at 2131 NW 118<sup>th</sup> Avenue, Polk City, in Section 33 of Lincoln Township.

- G)    Communications/Discussion Items
- H)    Zoning Administrator 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.