

Agenda

Polk County Board of Adjustment
Monday, May 16, 2022 - 7:00 P.M.
Polk County Public Works Department, Planning & Development Division
5885 NE 14th 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://polkcountyowa-gov.zoom.us/j/84618323726?pwd=RFQ5a3hCVDRvWjk1Q1VGcWE5MIJOdz09>

Meeting ID: 846 1832 3726

Password: 944882

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 and Belinda Brown
- B) Acceptance of the Minutes from the Monday, April 18, 2022 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

Item 1 22/11463 Variance Appeal Application

Request by Bob and Cynde Pool (property owners) for a Variance to allow an accessory structure to be located in front of the principal dwelling with a front yard setback of less than 100 feet. The subject property is located at 453 SE Garrett Drive, Runnells, within Section 5 of Camp Township, and is zoned “RR” Rural Residential District.

Item 2 22/11480 Variance Appeal Application

Request by Ryan and Shaylin Gladson (property owners) for a Variance to allow an increase from the allowed Floor Area Ratio (FAR) from 8% to approximately 8.2% to allow for the construction of a proposed free-standing solar array. The subject property is located at 12179 NW 89th Place, Grimes, Section 20 of Jefferson Township. The subject property is zoned “ER” Estate Residential District.

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

Item 1 22/11475 Variance Appeal Application

Request by Mary Allen (property owner), represented by Chuck Woodhall, for a Variance to allow an accessory structure to be constructed with a four (4) foot side yard setback and a six (6) foot rear yard setback in lieu of the required ten (10) foot side and rear yard setbacks. The subject property is located at 6815 NW 5th Court, Des Moines, within Section 3 Township 79 North, Range 24 West of the 5th P.M. (Saylor Township), and is zoned “LDR” Low Density Residential District.

Item 2 22/11479 Variance Appeal Application

Request by Eric and Jenny Quiner (property owners) for a front yard setback variance and building separation variance for new commercial permanent greenhouse structures. The subject property is located at 4600 NW 51st Street, Des Moines, within Section 18 of Webster Township. The property is zoned “NB” Neighborhood Business District with conditions.

Item 3 22/11481 Conditional Use Permit Application

Request by 6450, LLC (Property Owner), represented by Blake Pagliai, being represented by Eric Cannon with Snyder & Associates, for an amended Conditional Use Permit to allow for continued redevelopment of the subject property with additional Light Industry uses. The subject property is located at 4475 NE 3rd Street, Des Moines, Section 23 of Saylor Township. The subject property is zoned “MU” Mixed Use 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.