

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

NOTICE OF HEARING

DATE: June 2, 2023

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that an Appeal has been filed before the Polk County Board of Adjustment by Timothy & Lynne Begg, owners of the subject property located at 8097 NW 37th Street, Ankeny, requesting a setback variance to allow a proposed accessory building to be located in front of the principal residence with a separation from the principal residence of greater than 150 feet. The subject property is legally described as Lot 5 of Windbrook Estates Plat 2, being within Section 29 of Township 80 North, Range 24 West of the 5th P.M. (Crocker Township). The subject property is zoned "RR" Rural Residential District.

The Polk County Zoning Ordinance, *Article 4: Use Regulations, Division 6: Accessory Use Regulations: Section 1. Residential Accessory Buildings: (J)* states: "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 front property lines; and (2) Has a maximum separation distance between the principal structure and accessory building of 150 feet." The appellants propose to construct a new 30' x 45' (1,350 square feet) accessory pole building to be located in the western half of the subject property and in front of the principal residence. The pole building would be setback well over 100 feet from the western, front property line adjacent to NW 37th Street, however a variance is requested to allow the accessory building at a separation distance from the principal residence of approximately 240 feet, in lieu of the maximum allowable separation of 150 feet.

A public hearing will be held before the Polk County Board of Adjustment on **Tuesday, June 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 Brian McDonough at 515.286.2291 or by email at Brian.McDonough@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/84390521509?pwd=eTZTTm5lNzJ0VytaYjB1VlpkV203Zz09>

Meeting ID: 843 9052 1509 Password: 058098

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, June 16, 2023: <https://www.polkcountyiowa.gov/public-works/board-of-adjustment/>.

POLK COUNTY BOARD OF ADJUSTMENT
Mike McCoy, Chairperson
Kendra Glider, Recording Secretary

Aerial / Vicinity Map

8097 NW 37th Street, Ankeny; Geo Parcel: 8024-29-401-023



If you wish to be shown approving or disapproving of the Variance Appeal email Brian McDonough at Brian.McDonough@polkcountyiowa.gov or call him at (515) 286-2291 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, June 14th will be included/referenced within the staff report provided to the Board of Adjustment members.

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

Case #VAR-2023-12819, 8097 NW 37th St – Begg Variance. 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: _____