

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 Mark & Debbie Platt (property owners), 8473 NW Chevalia Drive, Grimes, requesting a rear yard setback variance to allow an existing attached pergola to be located approximately 57 feet from the rear property line, in lieu of the required 75 feet. The subject property is located at 8473 NW Chevalia Drive, Grimes, and is legally described as Lot 31 of Chevalia Run Plat 1, being within Section 29 of Township 80 North, Range 25 West of the 5<sup>th</sup> P.M. (Jefferson Township). The subject property is zoned "ER" Estate Residential District.

The Polk County Zoning Ordinance, *Article 6: Bulk and Use Standards, Division 2, Single-Family Residential Bulk Standards, Table 6.1* requires a minimum rear yard setback of 75 feet for principal dwellings within the "ER" Estate Residential District. In 2022 the appellants constructed a 30' x 18' (540 square feet) attached pergola over the existing outdoor patio. A variance of 18 feet is requested to allow the existing pergola to remain approximately 57 feet from the rear property line, in lieu of the required 75 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 14<sup>th</sup> 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@polkcountyiow.gov](mailto:Thomas.Howard@polkcountyiow.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 14<sup>th</sup> 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>

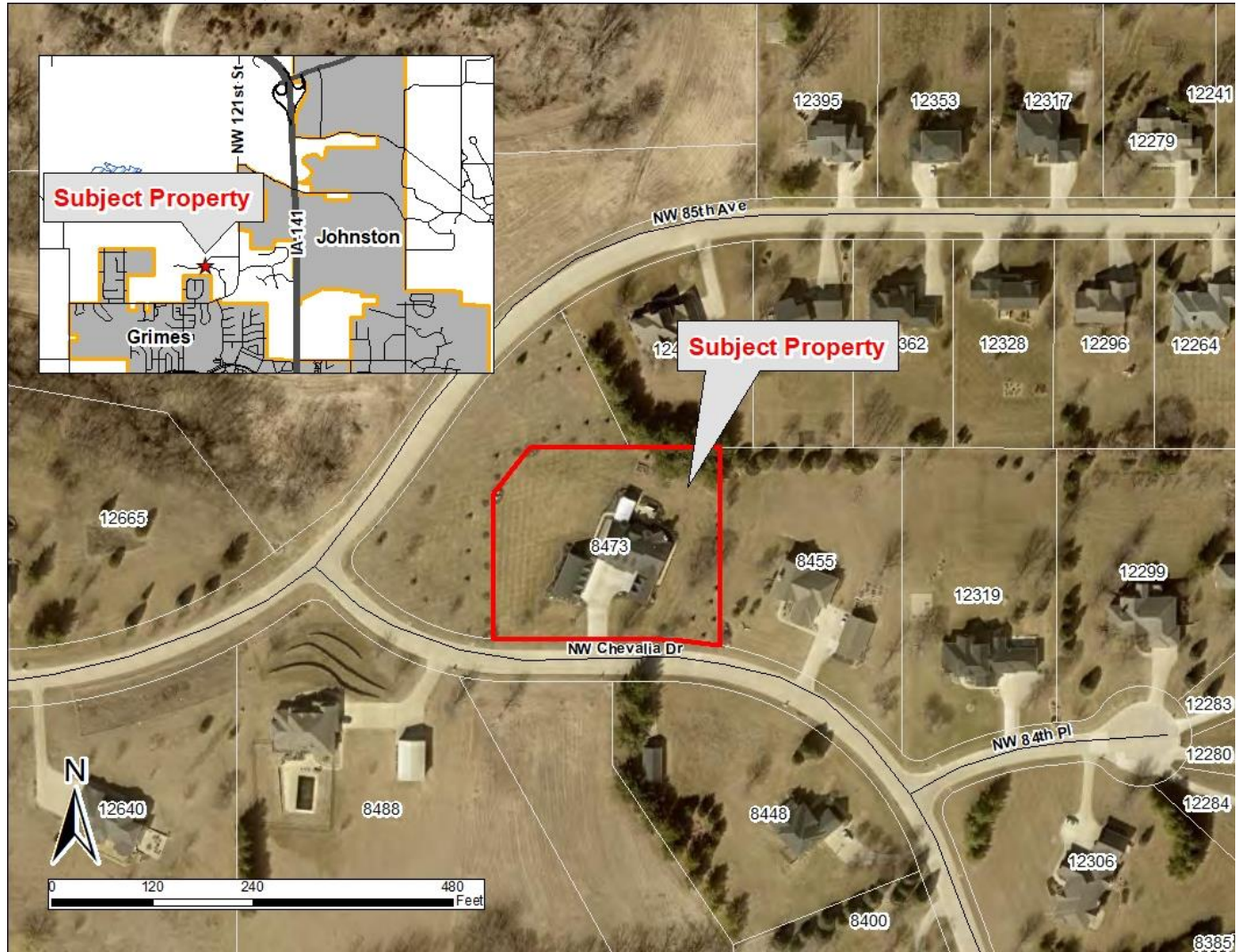
**Meeting ID: 843 9052 1509      Password: 058098**

*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**

8473 NW Chevalia Drive, Grimes; Geo Parcel: 8025.29.127.011



If you wish to be shown approving or disapproving of the Variance Appeal email Tommy Howard at [Thomas.Howard@polkcountyiowa.gov](mailto:Thomas.Howard@polkcountyiowa.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, June 14<sup>th</sup> will be included/referenced within the staff report provided to the Board of Adjustment members.

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

Case #VAR-2023-12788, 8473 NW Chevalia Drive – Platt 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: \_\_\_\_\_