

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 Guy DeVore and Eileen Klemme-Devore, owners of the subject property located at 2197 SE 72nd Street, Runnells, IA 50237 requesting a front yard setback Variance of approximately eight (8) feet to reconstruct a single-family dwelling on an existing foundation with a setback from the southern front property line of approximately forty-two (42) feet in lieu of the required fifty (50) foot front yard setback. The subject home will maintain a setback of approximately 123-feet from the western front property line which has frontage onto SE 72nd Street. The subject property is approximately 40,006 square feet (0.92 acres) in size, and is legally described Lot 3, Sunrise Ridge Estates Plat 1, being located within Section 13, Township 78 North, Range 23 West of the 5th P.M. (Fourmile Township). The subject property is zoned "AT" Agricultural Transition 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 front yard setback of 50 feet for principal dwellings within the "AT" Agricultural Transition District. The southern front yard, to which this variance applies, currently does not contain an improved roadway or right-of-way, but is intended for a future roadway connection. The existing single-family residence and attached garage on the subject property was substantially damaged by a 2022 tornado. The appellant has reconstructed the residence and attached garage on the existing foundation.

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 Chris Meeks at 515.286.3355 or by email at Christopher.Meeks@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>

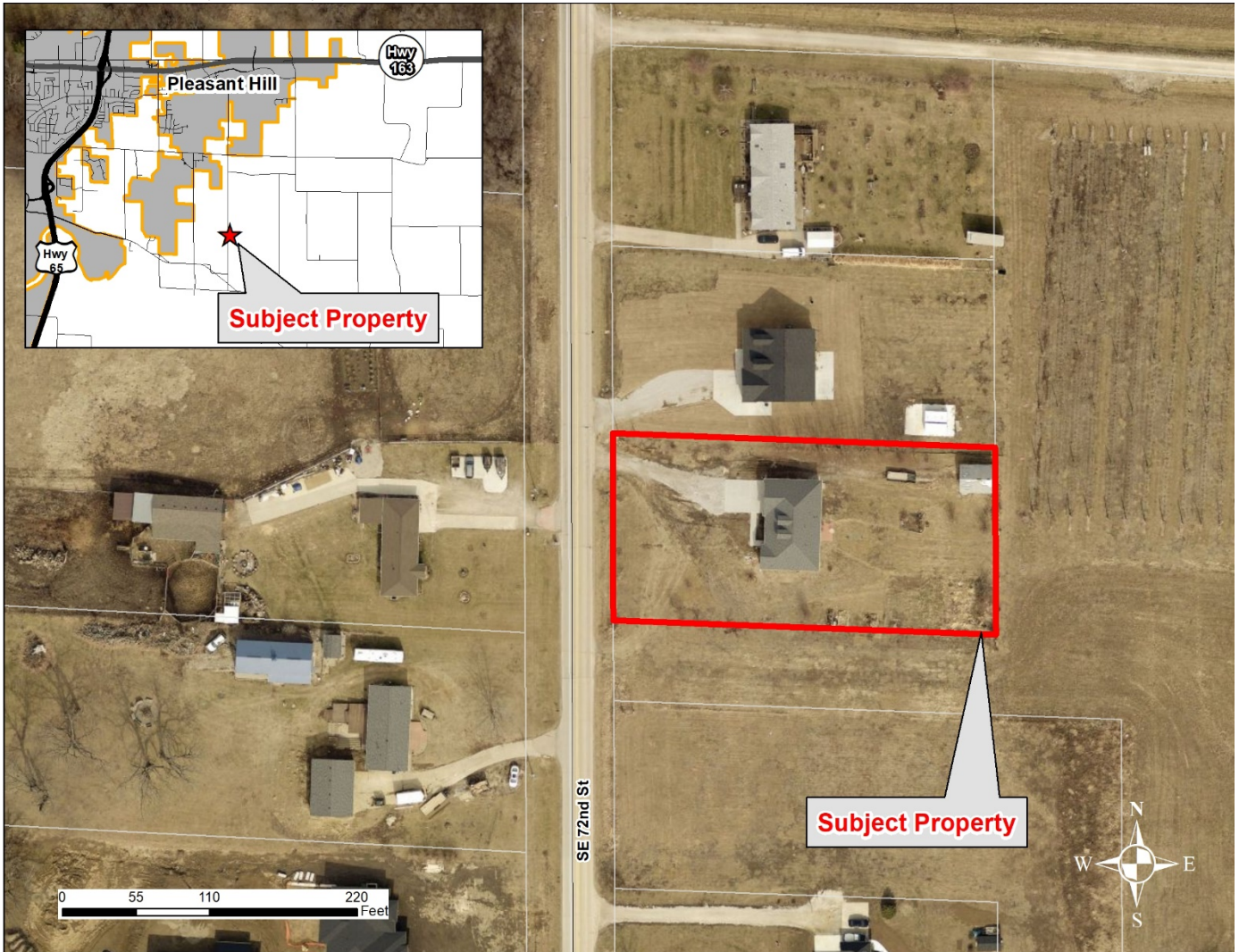
Meeting ID: 843 9052 1509 Password: 058098

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

2197 SE 72nd Street, Runnells; Geo Parcel: 7823-13-100-011



If you wish to be shown approving or disapproving of the Variance Appeal email Chris Meeks at Christopher.Meeks@polkcountyiowa.gov or call him at (515) 286-3355 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-2023-12849, DeVore. 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: _____