

## Agenda

Polk County Board of Adjustment  
Monday, July 18, 2022 - 7:00 P.M.  
Polk County Public Works Department, Planning & Development Division  
5885 NE 14<sup>th</sup> 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://polkcountyiowa-gov.zoom.us/j/83904282996?pwd=NTdJZmw3S1FVV2JjeTAydGJKVFpJQT09>***

***Meeting ID: 839 0428 2996***

***Password: 059424***

*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, June 20, 2022 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

**Item 1            22/11725 Variance Appeal Application**

Request by Brenda McNamara (tenant/appellant), with consent from Monica Ospina on behalf of Country Living MHP, LLC (property owner), for two (2) Variances for a proposed accessory structure. The request includes a side yard setback Variance as well as a Variance to the required separation from the principal dwelling. The subject property is located within Country Living Mobile Home Park at 6930 NE 56<sup>th</sup> Street, Lot A26, Altoona, Section 3 of Delaware Township. The property is zoned “AG” Agricultural District.

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

**Item 1            22/11635 Variance Appeal Application – Deferred from June 20, 2022 agenda**

Request by Martin and Anjana Olson (property owners), represented by Ryan Ferris of Ferris Construction for a Variance to allow a principal structure to be located with a nine-foot six-inch (9’6”) rear yard setback and a six-foot six-inch (6’6”) side yard setback in lieu of the required fifty (50) foot rear yard setback and fifteen (15) foot side yard setbacks. The subject property is addressed as 3230 NW 84<sup>th</sup> Avenue, Ankeny, within Section 29 of Crocker Township. The property is zoned “RR” Rural Residential District.

**Item 2            22/11312 Variance Appeal Application**

Request by Lisbet Paz de Gonzalez and Saul Gonzalez Rojas (property owners), being represented by Doug Saltsgaver with Engineering Resource Group, Inc., for a Variance to allow a proposed accessory building to be located in front of a new principal dwelling at a front yard setback of less than 100 feet. The subject property is located at 4825 NW Morningstar Drive, Des Moines, Section 16 of Saylor Township. The property is zoned “AG” Agricultural District.

**Item 3            22/11657 Variance Appeal Application**

Request by Bret Nehring (owner/appellant) for a Variance to allow an accessory building to be located in front of a principal dwelling with a separation distance of greater than 150-feet. The subject property is located at 8977 NE Hubbell Road, Bondurant, within Section 21 of Franklin Township. The property is zoned "ER" Estate Residential District.

**Item 4            22/11740 Variance Appeal Application**

Request by Marc Swanson of the Community Church of Christ (property owners), being represented by Justin Strom with Snyder & Associates Inc., for two (2) front yard setback variances for the existing church and a proposed addition. The subject property is located at 4490 NE 40<sup>th</sup> Avenue, Des Moines, Section 21 of Delaware Township. The property is zoned "LDR" Low Density Residential 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.