

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

NOTICE OF HEARING

DATE: September 2, 2022

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that an Appeal has been filed before the Polk County Board of Adjustment by Michael & Tracey Ihle, owners of the subject property located at 5265 NW 158th Avenue, Polk City, IA 50226, requesting a front yard setback variance for an existing deck attached to the principal dwelling. The subject property is legally described as Parcel 'B' from the plat of survey recorded in Book 8165, Page 429 in the Office of the Polk County Recorder, Polk County, Iowa, being the South 246 feet of the West 365 feet of the East 903.80 feet of the E ½ of the SW ¼, less 0.276 acres of roadway easement, within Section 6 of Township 81 North, Range 24 West of the 5th P.M. (Lincoln Township). The subject property is zoned "AG" Agricultural 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 "AG" Agricultural District. The appellant recently constructed an attached deck to the south, front façade of the principal dwelling on the property. The deck addition encroached into the previous front yard setback established by the dwelling, and established a new front setback at approximately 34 feet from the south, front property line adjacent to NW 158th Avenue. The appellants request a Variance to allow the attached deck to remain as constructed, legally establishing the front yard setback for the principal dwelling at approximately 34 feet.

A public hearing will be held before the Polk County Board of Adjustment on **Tuesday, September 20, 2022, 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/83346746017?pwd=MEtyZUVGay9tWkU4Nm90QmppUGISQT09>

Meeting ID: 833 4674 6017 Password: 723445

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, September 16, 2022:
<https://www.polkcountyiowa.gov/public-works/board-of-adjustment/>.

POLK COUNTY BOARD OF ADJUSTMENT

Mike McCoy, Chairperson

Ashley Davidson, Secretary

Aerial / Vicinity Map

5265 NW 158th Avenue, Polk City; Geo Parcel: 8124-06-300-007



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, September 14th will be included/referenced within the staff report provided to the Board of Adjustment members.

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

Case #VAR-2022-11983, 5265 NW 158th Ave, Polk City. 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: _____