

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 Nicole Martin (applicant) with consent from Larry and Melinda Ginger (property owners), 5890 NW 2nd Street, Des Moines, requesting a front setback variance to allow the construction of a covered entryway located approximately 46 feet from the front property line along NW 2nd Street, in lieu of the required 75-foot minimum street setback. The subject property is located at 5890 NW 2nd Street, Des Moines, and is legally described as the north 85 feet of Lot 8 Botsford Acres, being within Section 10 of Township 79 North, Range 24 West of the 5th P.M. (Saylor Township). The subject property is zoned "GC" General Commercial District.

The Polk County Zoning Ordinance, *Article 6: Bulk and Use Standards, Division 5, Non-Residential Bulk Standards, Table 6.9* requires a minimum setback of 75 feet for buildings on lots adjacent to a principal arterial street within the "GC" General Commercial District. The appellants are proposing to construct a 12.5' x 9' covered entryway on the east side of the building, replacing a glass atrium approximately within the same footprint. A variance of 29 feet is requested to allow the new entryway to be located approximately 46 feet from the front 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 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 Tommy Howard at 515.323.5378 or by email at 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 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=eTZTTm5lNzJ0VyaYjB1VlpkV203Zz09>

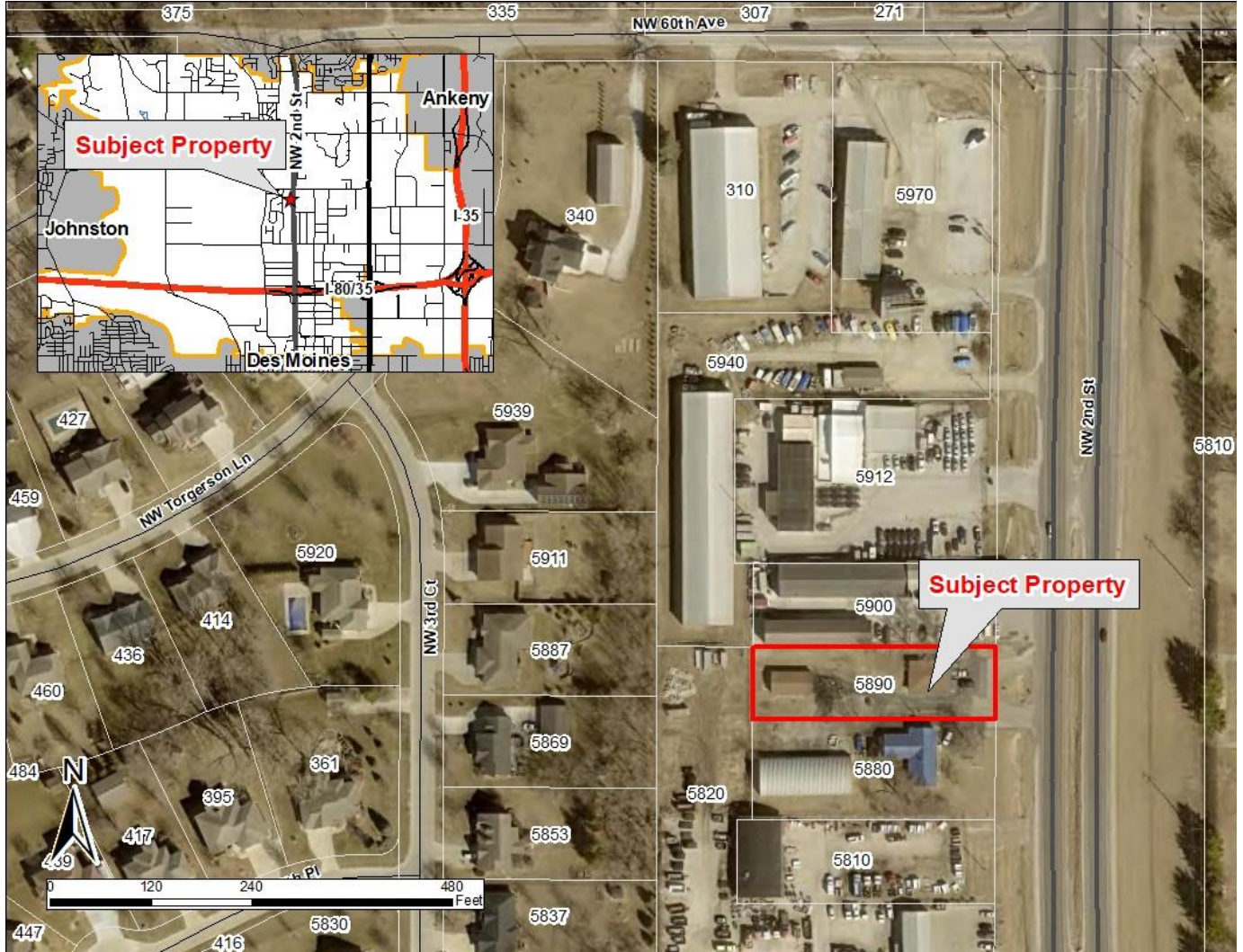
Meeting ID: 843 9052 1509 Password: 058098

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

5890 NW 2nd Street, Des Moines; Geo Parcel: 7924.10.276.006



If you wish to be shown approving or disapproving of the Variance Appeal email Tommy Howard at Thomas.Howard@polkcountyia.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 14th will be included/referenced within the staff report provided to the Board of Adjustment members.

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

Case #VAR-2023-12835, 5890 NW 2nd Street – Martin 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: _____