

Agenda

Polk County Board of Adjustment
Monday, June 20, 2022 - 7:00 P.M.
Polk County Public Works Department, Planning & Development Division
5885 NE 14th 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/86100618967?pwd=dUNmemRTMTd4ZHlzWEk3Z0xWWm5xZz09>

Meeting ID: 861 0061 8967

Password: 369362

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, May 16, 2022 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

Item 1 22/11620 Variance Appeal Application

Request by Curtis Thompson (property owner) for a side yard setback Variance to allow for the reconstruction of a substantially damaged single-family dwelling on an existing foundation. The subject property is located at 1471 SE 78th Street, Runnells, Section 12 of Fourmile Township. The property is zoned “AT” Agricultural Transition District.

Item 2 22/11636 Variance Appeal Application

Request by Rick and Marci Brown (property owners) for a rear yard setback Variance to allow for the construction of an attached garage addition to the existing single-family dwelling. The subject property is located at 9378 NW 41st Court, Polk City, Section 20 of Crocker Township. The property is zoned “RR” Rural Residential District.

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

Item 1 22/11561 Variance Appeal Application

Request by Duy Dang and Vivian Pham (property owners) for a Variance to allow a driveway, within a mapped floodplain, with an elevation less than one (1) foot above the 1% Annual Chance flood elevation. The subject property is located directly adjacent to the south of 720 NW 45th place, Des Moines, Section 20 of Saylor Township. The property is zoned “LDR” Low Density Residential District.

Item 2 22/11563 Variance Appeal Application

Request by Harold Phipps (property owner) for Variances to allow existing accessory structures to remain located in front of a new proposed single-family residence. One of the accessory structures requires a variance to remain located at a front yard setback of less than 100 feet, and the other accessory structure requires a variance to remain located at a separation distance of greater than 150 feet from the new residence. The subject property is located at 5295 NW 134th Avenue, Polk City, Section 19 of Lincoln Township. The property is zoned “AG” Agricultural District.

Item 3 22/11580 Conditional Use Permit Application

Request by Ross Sorensen (Property Owner) for a Conditional Use Permit to allow Special Events for Iowa Flower Farm. The subject property is located at 11520 NE 110th Avenue, Maxwell, Section 1 of Franklin Township. The subject property is zoned “AG” Agricultural District.

Item 4 22/11635 Variance Appeal Application

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 84th Avenue, Ankeny, within Section 29 of Crocker Township. The property is zoned “RR” Rural Residential District.

Item 5 22/11639 Conditional Use Permit Application

Request by Toland Properties, LLC (Property Owner), represented by Jeremy Toland, for a Conditional Use Permit to allow the Moderate Industry use of “Fabricated Metal” for a proposed tenant to operate a powder coating business within an existing warehouse building. The subject property is located at 4370 NW 4th Street, Des Moines, Section 22 of Township 79 North, Range 24 West of the 5th P.M. (Saylor Township). The subject property is zoned “LI” Light Industrial 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.