MEETING TO BEGIN AT 1:00 PM IN THE “MSC BOARD ROOM” (2ND FLOOR) WITHIN THE CITY’S MUNICIPAL SERVICE CENTER AT 1551 EAST MARTIN LUTHER KING, JR. PARKWAY, DES MOINES, IA 50317.

MEETING PROCEDURE:
The meeting is an open and informal meeting that is recorded and broadcast on DMTV Mediacom Cable Channels 7.1 and 7.2. The Board members receive copies of the agenda and staff recommendations before the meeting. Copies of the agenda and staff recommendations are available to the general public.

The Board is required to base its decision on each case upon the criteria established by law for the type of relief sought by the applicant. The law applicable to each case is identified in the written staff report. If the facts, as determined by the Board, demonstrate that the criteria established by law for granting the request have been satisfied, then the Board must grant the request. Otherwise, the Board must deny the request. All speakers are requested to focus their comments upon those facts that demonstrate whether or not the criteria established by law have been satisfied. All material used as part of any presentation must be submitted as a part of the permanent record and will not be returned.

Items listed on the Consent Public Hearing Items portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Board requests that the Item be removed from the Consent Public Hearing Items portion agenda and separately considered under the Non-Consent Public Hearing Items portion of the agenda. Each appeal will be announced in the order it appears on the agenda and then City staff will present a brief explanation of the appeal. Any written comments received by staff prior to the hearing will be distributed to the Board for review.

All speakers are requested to speak from the podium and to start their presentation by giving their name and address. After staff introduces a request, the appellant or a representative of the appellant is allowed to speak first, and will be allowed ten minutes to present the appeal. Anyone else present in support of the appeal will then each be allowed five minutes to present their comments. Anyone present in opposition to the appeal will then be allowed five minutes each to present their comments. The appellant/representative will then be allowed three minutes for rebuttal or other closing comments. The hearing will then be closed to public comment and the Board will make a decision. The decision and the reason will be announced.

The Board has 7 members. It takes the affirmative vote of at least 4 members to grant any appeal or request, regardless of the number of members actually present at any meeting. If 5 or fewer members of the Board are present when the Chair calls an Item, the applicant may request that the Item be continued until the next monthly meeting to have the opportunity to present the matter to a full Board. The request should be made as soon as the Chair calls the Item and before the staff report is given. The Board has discretion to grant or deny any such request. If a continuance is granted, there is no guarantee that more members of the Board will be present at the next meeting.

Following the meeting, any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment under the provisions of this chapter, or any taxpayer, or any officer, department, board, or bureau of the municipality, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the board.

The City of Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages participation in City government. To better serve you, please contact City staff at least three business days in advance when possible at 515-283-4209, to reserve special accommodations be required. Assistive Listening Devices are available for meetings in the Council Chambers.

DART will provide public transportation to and from a City of Des Moines meeting held at the Richard A. Clark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway. Transportation can be scheduled to and from DART Central Station at 620 Cherry Street. To reserve your route, please call DART On Call at (515) 283-8136. Calls for trips will be accepted up to 5:00 PM the day before the meeting. Be sure to mention in your request that you require transportation for a City of Des Moines meeting.

If you have questions, please contact City staff at 515-283-4257 or visit the Zoning Board of Adjustment’s website at http://www.dmgov.org/government/boards/ZoningBoardofAdjustment.
Item 1 was continued from the February 27, 2019 Zoning Board of Adjustment meeting to allow the appellant to revise the layout of the proposed lots.

<table>
<thead>
<tr>
<th>Item</th>
<th>ZON 2019-00011</th>
<th>Capitol Hill Christian Church</th>
<th>Vicinity of 3322 East 25th Street</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appellant:</td>
<td>Capitol Hill Christian Church, represented by Lindsey Buehler, 3322 East 25th Street, Des Moines, IA 50317.</td>
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<tr>
<td>Premises Affected:</td>
<td>Vicinity of 3322 East 25th Street.</td>
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<tr>
<td>Legal Description:</td>
<td>On file with the Community Development Department.</td>
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<tr>
<td>Current Zoning:</td>
<td>“R1-60” One-Family Low-Density Residential District.</td>
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<td>Proposal:</td>
<td>The appellant is proposing to subdivide the westernmost 254 feet of the property as four (4) lots for single-family family residential development along East 24th Street, where all four (4) lots would be at least 50 feet wide.</td>
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<tr>
<td>Appeal(s):</td>
<td>Exception of up to 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.</td>
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<td></td>
<td>Required by City Code Section 134-414(2)(a)</td>
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</tbody>
</table>

Item 2 ZON 2019-00014 Sahag, 1323 Birch Lane Variance & Exceptions

| Appellant: | Matthew Sahag, 1323 Birch Lane, Des Moines, IA 50315. | | |
| Premises Affected: | 1323 Birch Lane. | | |
| Legal Description: | On file with the Community Development Department. | | |
| Current Zoning: | “R1-60” One-Family Low-Density Residential District. | | |
| Applicable Neighborhood Association: | Gray’s Lake Neighborhood Association. | | |
| Proposal: | Relocation of a two-story, 19-foot tall accessory structure, measuring 28.67 feet by 33 feet (946 square feet) to the rear yard of the property. This accessory structure would be in addition to an existing 12-foot by 18-foot (216 square feet) accessory structure, resulting in a combined 1,162 square feet of aggregate area of accessory structures. | | |
| Appeal(s): | Variance of one (1) story over the maximum one (1) story allowed for an accessory structure. | | |
| | Exception of 2 feet over the maximum 17 feet of height allowed for an accessory structure. | | |
| | Exception of 162 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures. | | |
| | Required by City Code Sections 134-414(6)(b), 134-414(7)(b), & 134-1276(c)(3) | | |
Item 3  ZON 2019-00017  Lutheran Services in Iowa, Inc.  Vicinity of 3200 University Avenue  Special Permit

**Appellant:** Lutheran Services in Iowa, Inc., represented by Liz Kurtt, 3200 University Avenue, Des Moines, IA 50311.

**Premises Affected:** Vicinity of 3200 University Avenue.

**Legal Description:** On file with Community Development Department.

**Current Zoning:** “C-0” Commercial Residential District and “R-3” Multiple-Family Residential District.

**Applicable Neighborhood Association:** Drake Neighborhood Association.

**Proposal:** Continued use of the property for a seasonal farmers market event from 9:00 AM to 3:30 PM on Saturdays during the months of June through October, for a period of five (5) years. The weekly events would include a vendor area (farmers market) within the parking lot behind the building on the property known as 3200 University Avenue. The event would also include temporary signs displayed at driveway entrances during the events. The previous Special Permit (ZON2014-00005) granted on February 26, 2014 expired on February 26, 2019.

**Appeal(s):** Special Permit for sales activities and signage in conjunction with seasonal and special events, such as a farmers market, festival, or carnival.

*Required by City Code Section 134-1326(18)*

Item 4  ZON 2019-00021  Mason, 1526 Pioneer Road  Exception

**Appellant:** James Mason, 1526 Pioneer Road, Des Moines, IA 50321.

**Premises Affected:** 1526 Pioneer Road.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** “R1-70” One-Family Low-Density Residential District.

**Applicable Neighborhood Association:** Pioneer Park Neighborhood Association.

**Proposal:** Construction of a 24-foot by 30-foot (720 square feet) accessory structure in the rear yard of the property. This accessory structure would be in addition to an existing 22-foot by 22-foot (484 square feet) accessory structure, resulting in a combined 1,204 square feet of aggregate area of accessory structures.

**Appeal(s):** Exception of 204 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures.

*Required by City Code Section 134-1276(c)(3)*
Item 5  ZON 2019-00022 Champ Power Wash, Inc.  
2640 East University Avenue  

**Appellant:** Champ Power Wash, Inc., represented by Tom Champ, 5350 Northwest 71st Place, Johnston, IA 50131.  

**Premises Affected:** 2640 East University Avenue.  

**Legal Description:** On file with Community Development Department.  

**Current Zoning:** “C-2” General Retail and Highway-Oriented Commercial District.  

**Applicable Neighborhood Association:** ACCENT Neighborhood Association.  

**Proposal:** Retention of paving that is within 7 feet of the east side property line adjoining an “R” Residential District. The appellant is required to bring the site into compliance with current zoning requirements since they are expanding the use of the property by constructing an additional car wash building on the southern portion of the property.  

**Appeal(s):** Exception of 3 feet less than the minimum 10 feet of paving setback required along a property line that abut an “R” Residential District.  

*Required by City Code Section 134-1377(f)(2)(b)(2)*

Item 6  ZON 2019-00023 Centro GA Haymarket Square, LLC  
Vicinity of 4347 Merle Hay Road  

**Appellant:** Centro GA Haymarket Square, LLC, represented by Fred Spille, 8643 Hauser Court, Lenexa, KS 66215. The business would be operated by Holub Garden & Greenhouses, Inc., represented by Jerry Holub, 22085 58th Avenue, Ames, IA 50010.  

**Premises Affected:** Vicinity of 4347 Merle Hay Road.  

**Legal Description:** On file with the Community Development Department.  

**Current Zoning:** “C-2” General Retail and Highway-Oriented Commercial District.  

**Applicable Neighborhood Association:** Merle Hay Neighborhood Association.  

**Proposal:** Operation of a seasonal garden center in the parking lot and open space area along Merle Hay Road. The Special Permit would allow the seasonal garden center to operate during the months of April through July of each year, for a 5-year period to end March 31, 2024. The seasonal use would include outdoor display and a temporary 21-foot by 72-foot greenhouse structure. The previous Special Permit (Docket ZON2017-00197) was granted for only the 2018 season.  

**Appeal(s):** Special Permit for sales activity and signage in conjunction with a seasonal event.  

*Required by City Code Section 134-1326(18)*
Item 7  ZON 2019-00025  Eginoire, 3818 Southwest 12th Street  Exceptions

**Appellant:** John Eginoire, 519 Rose Avenue, Des Moines, IA 50315.

**Premises Affected:** 3818 Southwest 12th Street.

**Legal Description:** On file with Community Development Department.

**Current Zoning:** “R1-60” One-Family Low-Density Residential District.

**Applicable Neighborhood Association:** Gray’s Lake Neighborhood Association.

**Proposal:** Division of the existing 100-foot by 132-foot (13,200 square feet) parcel into two (2) lots, each measuring 50 feet by 132 feet (6,600 square feet). The northern lot would contain an existing single-family dwelling that is within 4 feet of the north (side) property line and within 10 feet of the proposed south (side) property line, resulting in a combined 14 feet of side yard setbacks. The southern lot would be developed with a new single-family dwelling that would be set back at least 7 feet from the proposed north (side) property line and set back at least 8 feet from the south (side) property line, resulting in a minimum combined 15 feet of side yard setbacks.

**Appeal(s):**
- Exception of 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.
- Exception of 900 square feet less than the minimum 7,500 square feet of lot area required for a single-family dwelling.
- Exception of 3 feet less than the minimum 7-foot side yard setback required for a single-family residential use (northern lot only).
- Exception of 1 foot less than the minimum 15 feet of combined side yard setbacks required for a single-family residential use (northern lot only).

*Required by City Code Sections 134-414(1)(a), 134-414(2)(a), & 134-414(4)(a)*

Item 8  ZON 2019-00033  JS Baker Properties, LLC  2800 East University Avenue  Exception

**Appellant:** JS Baker Properties, LLC, represented by John Baker, 24080 138th Avenue, Lucas, IA 50151.

**Premises Affected:** 2800 East University Avenue.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** “C-2” General Retail and Highway-Oriented Commercial District.

**Applicable Neighborhood Association:** ACCENT Neighborhood Association.

**Proposal:** Construction of a 10-foot wide driveway for two-way circulation between the existing parking lot and an existing overhead door on the north façade of the building.

**Appeal(s):** Exception of 10 feet less than the minimum 20 feet of width required for a driveway for two-way circulation.

*Required by City Code Section 134-1377(f)(1)(b)*
Item #9 has been removed from the agenda.

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**Item 9**

**ZON 2019-00035** Wagner, LLC, 1107 18th Street  Exceptions

**Appellant:** Shawn D. Wagner, 1159 Martin Luther King, Jr. Parkway, Des Moines, IA 50314.

**Premises Affected:** 1107 18th Street.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** "R-3" Multiple Family Residential District.

**Applicable Neighborhood Association:** Good Park Neighborhood Association.

**Proposal:** Division of the existing 101-foot by 126.3-foot (12,756.3 square feet) parcel into four (4) lots and construction of a two-story rowhouse residential structure with a dwelling unit on each of the four (4) lots. The structure would be within 20 feet of the west (front) property line along 18th Street, within 6 feet of the north (side) property line, and within 15 feet of the south (front) property line along Atkins Street. The northernmost lot would measure 26 feet by 126.3 feet (3,283.8 square feet). The two (2) middle lots would each measure 20 feet by 126.3 feet (2,526 square feet). The southernmost lot would measure 35 feet by 126.3 feet (4,420.5 square feet).

**Appeal(s):** Exception 5 feet less than the calculated minimum required 25-foot front yard setback from the property line along 18th Street.

Exception of 15 feet less than the minimum required 30-foot front yard setback from the property line along Atkins Street (southern lot only).

Exception of 2 feet less than the minimum 8-foot setback required for a two-story structure.

Exception of up to 12.5 feet less than the minimum required 32.5 feet lot width.

**Required by City Code Section 134-554**

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****** END CONSENT PUBLIC HEARING ITEMS ******

****** BEGIN DISCUSSION PUBLIC HEARING ITEMS ******

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**Item 10**

**ZON 2019-00018** Rowat Lofts, LLC, 110 Southeast 7th Street  Variance

**Appellant:** Rowat Lofts, LLC, represented by Alexander Grgrurich, 218 6th Avenue, Suite 200, Des Moines, IA 50309.

**Premises Affected:** 110 Southeast 7th Street.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** "C-3B" Central Business Mixed-Use District.

**Applicable Neighborhood Association:** Historic East Village Neighborhood Association.

**Proposal:** Installation of a 4.1-foot by 21-foot (86.1 square feet) sign on the north (non-frontage) façade of the 4th floor of the building. The proposed sign would be in addition to a 1.5-foot by 21-foot (31.1 square feet) sign on the south (non-frontage) façade of the 4th floor of the building that is allowed in accordance with the sign area earned for the Southeast 7th Street building frontage.

**Appeal(s):** Variance of 36.1 square feet over the maximum 50 square feet of sign area allowed on a building wall other than a frontage wall (50% of 100 square feet of sign area earned for the Southeast 6th Street building frontage).

**Required by City Code Sections 134-1011(1), 134-1276(l), & 134-1276(o)**
### Item 11  ZON 2019-00019  Wilson, 4108 27th Street  Amend Special Permit

**Appellant:** David Scott Wilson, 4108 27th Street, Des Moines, IA 50310.

**Premises Affected:** 4108 27th Street.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** “R1-60” One-Family Low-Density Residential District.

**Applicable Neighborhood Association:** Lower Beaver Neighborhood Association.

**Proposal:** Use of the single-family dwelling for a home-based business involving the repair and sale of firearms.

**Appeal(s):** Special Permit for a home occupation.

*Required by City Code Section 134-1326(10)*

### Item 12  ZON 2019-00024  Drake University Sigma Chi House Corp, 1329 33rd Street  Exception & Variance

**Appellant:** Drake University Sigma Chi House Corp, represented by Aaron Gernes, 4319 Hickman Road, Des Moines, IA 50310.

**Premises Affected:** 1329 33rd Street.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** “R-3” Multiple-Family Residential District.

**Applicable Neighborhood Association:** Drake Neighborhood Association.

**Proposal:** Construction of a two-family dwelling (duplex) on a lot that measures 50 feet by 143 feet (7,150 square feet), where the structure would be within 5 feet of the south (side) property line and within 5 feet of the north (side) property line, and where the minimum required two (2) off-street parking spaces would be provided within the minimum required front yard area.

**Appeal(s):** Exception of 15 feet less than the minimum 65 feet of lot width required for a two-family dwelling within the “R-3” Multiple-Family Residential District.

Variance of the provision that states all required parking for any two-family dwelling in any district shall be located outside of the front yard setback.

*Required by City Code Sections 134-554(3)(c) & 134-1377(m)(1)*
<table>
<thead>
<tr>
<th>Item 13</th>
<th>ZON 2019-00026</th>
<th>NFC Properties, Vicinity of 1280 De Wolf Street</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appellant:</strong></td>
<td>NFC Properties, LLC, represented by Zack Lacquement, 1912 6th Avenue, Des Moines, IA 50314.</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>Vicinity of 1280 De Wolf Street.</td>
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<tr>
<td><strong>Legal Description:</strong></td>
<td>Lots 5 and 6 of AD Martindales Sub Div.</td>
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<td><strong>Current Zoning:</strong></td>
<td>“R-2A” General Residential District.</td>
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<td><strong>Applicable Neighborhood Association:</strong></td>
<td>Martin Luther King, Jr. Park Neighborhood Association.</td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>Division of the existing 80-foot by 130-foot (10,400 square feet) parcel into two (2) lots, each measuring 40 feet by 130 feet (5,200 square feet). Each lot would contain a new single-family dwelling.</td>
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<tr>
<td><strong>Appeal(s):</strong></td>
<td>Exception of 20 feet less than the minimum 60 feet of lot width required for a single-family dwelling.</td>
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<td>Exception of 800 square feet less than the minimum 6,000 square feet of lot are required for a single-family dwelling.</td>
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<td></td>
<td><strong>Required by City Code Sections 134-519(1)(a) &amp; 134-519(2)(a)</strong></td>
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<table>
<thead>
<tr>
<th>Item 14</th>
<th>ZON 2019-00027</th>
<th>Bell Real Estate, LC, 1510 Ohio Street</th>
<th>Conditional Use Permit &amp; Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appellant:</strong></td>
<td>Bell Real Estate, LC, represented by Grant Bell, 1625 Northwest 78th Street, Clive, IA 50325. The business is operated by Go Brands, Inc., dba goPuff, represented by Rafael Ilishayev, 454 North 12th Street, Philadelphia, PA 19123.</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>1510 Ohio Street.</td>
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<tr>
<td><strong>Legal Description:</strong></td>
<td>On file with Community Development Department.</td>
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<tr>
<td><strong>Current Zoning:</strong></td>
<td>“M-1” Light Industrial District.</td>
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<td><strong>Applicable Neighborhood Association:</strong></td>
<td>River Bend Neighborhood Association.</td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>Sale of alcoholic liquor, wine, and beer by an existing a limited food and retail sales establishment operating within an existing building measuring 50 feet by 100 feet (5,000 square feet). The business offers both on site and delivery retail options. The premise is within within 407 feet of a gas station convenience store engaged in the sale of alcoholic liquor at 1443 2nd Avenue, within 570 feet of liquor store engaged in the sale of alcoholic liquor at 1460 2nd Avenue, and within 1,022 feet of a wholesale liquor sales outlet at 1501 Michigan Street. If granted, the business would be allowed to derive up to 40% of its gross receipts from the sales of alcoholic liquor, wine, beer, or tobacco products.</td>
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<tr>
<td><strong>Appeal(s):</strong></td>
<td>Conditional Use Permit for a limited food and retail sales establishment selling alcoholic liquor, wine, and/or beer.</td>
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<td></td>
<td>Variance of the provision that requires any limited food and retail sales establishment selling alcoholic liquor to provide at least ¼-mile (1,320 feet) of separation distance from any gas station/convenience store or liquor store store engaged in the sale of alcoholic liquor.</td>
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<td></td>
<td><strong>Required by City Code Sections 134-954, &amp; 134-954(a)</strong></td>
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### Item 15  ZON 2019-00028  R M Madden Construction, Inc., 912 Southeast 28th Street

<table>
<thead>
<tr>
<th>Exceptions</th>
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</table>
| **Appellant:** R M Madden Construction, Inc, represented by Rick Madden, 5909 Grand Avenue, Des Moines, IA 50312.  
**Premises Affected:** 912 Southeast 28th Street.  
**Legal Description:** Lots 19 & 20 of Block 16 of Larison Place.  
**Current Zoning:** “R1-60” One-Family Low-Density Residential District.  
**Applicable Neighborhood Association:** None. |
| **Proposal:** Construction of a single-family dwelling on an existing 50-foot by 132-foot (6,600 square feet) lot. The lot was previously used in common with the parcel to the north, which caused it to lose its lot of record status. |
| **Appeal(s):** Exception of 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.  
Exception of 900 square feet less than the minimum 7,500 square feet of lot area required for a single-family dwelling. |
| **Required by City Code Sections 134-414(1)(a) & 134-414(2)(a)** |

### Item 16  ZON 2019-00029  Crudele, 1215 East Aurora Avenue  

<table>
<thead>
<tr>
<th>Exceptions, Special Permit, &amp; Variances</th>
</tr>
</thead>
</table>
| **Appellant:** Paul Crudele, 1207 East Aurora Avenue, Des Moines, IA 50313.  
**Premises Affected:** 1215 East Aurora Avenue.  
**Legal Description:** On file with Community Development Department.  
**Current Zoning:** “R1-60” One-Family Low-Density Residential District.  
**Applicable Neighborhood Association:** Highland Park Neighborhood Association. |
| **Proposal:** Construction of a 34-foot by 44-foot (1,496 square feet) accessory structure, with a maximum height of 19.5 feet, within the rear yard area. The proposed structure would be entirely used for storage of business-related materials for the appellant’s home-based business involving mobile welding and machine shop at their residence on the adjacent property at 1207 East Aurora Avenue, which is permitted in accordance with Docket ZON2012-00134. |
| **Appeal(s):** Amend Exception of 496 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures, as granted on September 26, 2018 (Docket ZON2018-00171).  
Exception of 2.5 feet over the maximum 17 feet of height allowed for an accessory structure.  
**Special Permit for a home occupation.**  
**Variance of the provision that states not more than one-half of the area of one floor level of the dwelling or accessory building shall be used for such business, including the storage of materials or products.**  
**Variance of the provision that states any special permit for a home occupation shall be in effect only for so long as the premises are owned and occupied by the applicant.** |
| **Required by City Code Sections 134-1276(c)(3), 134-414(6)(b), 134-1326(10), 134-1326(10)(g), & 134-1326(10)(m)** |
Item 17  ZON 2019-00030  Anchor Investment Group, LLC, 901 Southeast 7th Street

Exceptions & Variance

Appellant: Anchor Investment Group, LLC, represented by Michael Donlin, 2800 University Avenue, Suite 134, West Des Moines, IA 50266.
Premises Affected: 901 Southeast 7th Street.
Legal Description: Lots 1 & 2 of Block 70 of Town of De Moine.
Current Zoning: “R1-60” One-Family Low-Density Residential District.

Proposal: Division of the existing 150-foot by 112-foot (16,800 square feet) parcel into three (3) lots oriented toward Vale Street, with each lot measuring 50 feet by 112 feet (5,600 square feet). Each lot would contain a single-family dwelling that would have a roof pitch of less than 3:12. The proposed dwelling on the westernmost lot would be within 10 feet of the west (front) property line along Southeast 7th Street.

Appeal(s): Exception of 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.

Exception of 1,900 feet less than the minimum 7,500 square feet of lot area required for a single-family dwelling.

Exception to the design guidelines that requires the main part of a single-family dwelling to have a minimum roof pitch of 3:12.

Variance of 20 feet less than the minimum required 30-foot front yard setback from the front property line along Southeast 7th Street (western lot only).

Required by City Code Section 134-414(1)(a) & 134-414(2)(a), 134-342(1)(b)(4), & 134-414(3)

Item 18  ZON 2019-00031  Full Court Press, Inc., 3506 University Avenue

Conditional Use Permit

Appellant: Full Court Press, Inc., represented by Jeff Bruning, 1133 36th Street, Des Moines, IA 50311.
Premises Affected: 3506 University Avenue.
Legal Description: On file with Community Development Department.
Pending Zoning: “NPC” Neighborhood Pedestrian Commercial District.
Current Zoning: “R-3” Multiple-Family Residential District.

The public hearing on this matter will only occur on March 27, 2019 if the pending rezoning to “NPC” District has been approved by the City Council prior to the public hearing.

Proposal: Reclassification of the existing business operating within the 888-square foot building from a restaurant to a tavern so that the business would no longer be required to derive at least 50% of its gross receipts from the sale of prepared food and food related services.

Appeal(s): Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.

Required by City Code Section 134-954
Item 19  ZON 2019-00032  Archway Development, LLC, 3619 Ingersoll Avenue  Conditional Use Permit

**Appellant:** Archway Development, LLC, represented by Connor Delaney, 3619 Ingersoll Avenue, Des Moines, IA 50311. The tavern would be operated by The Bartender’s Handshake, LLC, represented by David Murrin-von Ebers, 560 29th Street, #2, Des Moines, IA 50312.

**Premises Affected:** 3619 Ingersoll Avenue.

**Legal Description:** On file with Community Development Department.

**Current Zoning:** “NPC” Neighborhood Pedestrian Commercial District.

**Applicable Neighborhood Association:** North of Grand Neighborhood Association.

**Proposal:** Use of an 18-foot by 52-foot (936 square feet) tenant space within the existing building for a tavern use.

**Appeal(s):** Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.

*Required by City Code Section 134-954*

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Item 20  ZON 2019-00034  Miesblock Commercial, LLC, 665 Grand Avenue  Variances

**Appellant:** Miesblock Commercial, LLC, represented by Alexander Grgurich, 218 6th Avenue, Suite 200, Des Moines, IA 50309.

**Premises Affected:** 665 Grand Avenue.

**Legal Description:** On file with the Community Development Department.

**Current Zoning:** “C-3” Central Business District Commercial.

**Applicable Neighborhood Association:** Downtown Des Moines Neighborhood Association.

**Proposal:** Installation of a 2.25-foot by 10.5-foot (28.13 square feet) sign on the east (non-frontage) façade of the 3rd floor of the building. The proposed sign would identify a tenant on the 3rd floor of the building.

**Appeal(s):**

- Variance of one (1) sign over the maximum zero (0) signs earned for a tenant without occupant frontage on the first or second floor.

- Variance of 28.14 square feet of sign area over the maximum zero (0) square feet of sign area earned for a tenant without occupant frontage on the first or second floor.

*Required by City Code Section 134-1020(2)*
<table>
<thead>
<tr>
<th>Item 21</th>
<th>ZON 2019-00036</th>
<th>#16, LLC, 207 4th Street</th>
<th>Conditional Use Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appellant:</strong></td>
<td>#16, LLC, represented by, Bruce Gerleman, 303 Locust Street, Suite 150, Des Moines, IA 50309. The business would be operated by Ryan Smithson, 5632 W 148th Street North, Mingo, IA 50168.</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>207 4th Street. (The tenant space is known as 209 4th Street.)</td>
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<tr>
<td><strong>Legal Description:</strong></td>
<td>On file with Community Development Department.</td>
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<tr>
<td><strong>Current Zoning:</strong></td>
<td>“C-3R” Central Business District Mixed-Residential.</td>
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<td><strong>Applicable Neighborhood Association:</strong></td>
<td>Downtown Des Moines Neighborhood Association.</td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>Use of up to 1,000 square feet of area within the first floor of the existing building for a tavern use.</td>
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<tr>
<td><strong>Appeal(s):</strong></td>
<td>Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.</td>
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</tr>
</tbody>
</table>

*Required by City Code Section 134-954*

**Approval of Minutes for the February 27, 2019 Zoning Board of Adjustment meeting.**