The Zoning Board of Adjustment has the power under Iowa law and the Zoning Ordinance of the City of Des Moines (City Code Chapter 134) to hear requests and make decisions on matters such as Variances and Exceptions from the regulations in the Zoning Ordinance, Conditional Use Permits, Special Permits, and appeals of the decisions of City staff in the administration of the Zoning Ordinance.

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. If an appeal 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, should 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 820 Cherry Street. To reserve your route, please call DART On Call Scheduling 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.
Each Item listed on this portion of the agenda will be reviewed in turn by the Board, at which time the Item will either be approved or forwarded to the Non-Consent Public Hearing portion of the agenda for further discussion and action.

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<thead>
<tr>
<th>Item 1</th>
<th>ZON 2019-00061</th>
<th>Hillyard, 4506 Hickman Road</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal: Construction of an 18-foot by 40-foot (720 square feet) accessory structure, in addition to an existing 24-foot by 30-foot (720 square feet) accessory structure, resulting in a combined 1,440 square feet of aggregate area of accessory structures.</td>
<td>Appeal(s): Exception of 440 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures.</td>
<td></td>
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</tr>
<tr>
<td><strong>Required by City Code Section 134-1276(c)(3)</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Item 2</th>
<th>ZON 2019-00063</th>
<th>Housby, 1601 Casady Drive</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal: Construction of a single-family dwelling, where the dwelling has been architecturally designed to have a roof pitch of 1.5:12.</td>
<td>Appeal(s): Exception to the design guideline for single-family dwellings that requires the main part of any dwelling to have a minimum roof pitch of 3:12.</td>
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</tr>
<tr>
<td><strong>Required by City Code Sections 134-64(4)(e) &amp; 134-342(1)(b)(4)</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Item 3</th>
<th>ZON 2019-00066</th>
<th>Farrell, 4117 East 30th Street</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal: Construction of a 28-foot by 30-foot (840 square feet) accessory structure, and relocation of the existing 20-foot by 20-foot (400 square feet) carport so that it is to the east (rear) of the proposed accessory structure, resulting in a combined 1,240 square feet of aggregate area of accessory structures. The existing 24-foot by 24-foot (576 square feet) garage would be removed.</td>
<td>Appeal(s): Exception of 240 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures.</td>
<td></td>
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<tr>
<td><strong>Required by City Code Section 134-1276(c)(3)</strong></td>
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</tr>
<tr>
<td>Item 4</td>
<td>ZON 2019-00067</td>
<td>DMPS, Vicinity of 1401 Fremont Street</td>
<td>Variance</td>
</tr>
<tr>
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<tr>
<td><strong>Appellant:</strong></td>
<td>Des Moines Public Schools, represented by Bill Good, 1917 Dean Avenue, Des Moines, IA 50316. The proposed mobile food vendor would be operated by Gabriela Maceda, 917 37th Street SW, Bondurant, IA 50035.</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>Vicinity of 1401 Fremont Street.</td>
<td></td>
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</tr>
<tr>
<td><strong>Legal Description:</strong></td>
<td>On file with the Community Development Department.</td>
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</tr>
<tr>
<td><strong>Current Zoning:</strong></td>
<td>“C-2” General Retail &amp; Highway Oriented Commercial District.</td>
<td></td>
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</tr>
<tr>
<td><strong>Applicable Neighborhood Association:</strong></td>
<td>Martin Luther King, Jr. Park Neighborhood Association.</td>
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</tr>
<tr>
<td><strong>Proposal:</strong></td>
<td>Construction of a paved off-street parking lot and paved area for a mobile food vendor with a zero setback from the east property line adjoining residentially-zoned property.</td>
<td></td>
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</tr>
<tr>
<td><strong>Appeal(s):</strong></td>
<td>Variance of 10 feet less than the minimum 10 feet of paving setback required for off-street parking from an “R” District property line.</td>
<td></td>
<td>Required by City Code Section 134-1377(f)(2)(b)(2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item 5</th>
<th>ZON 2019-00068</th>
<th>Blosser, 121 Zwart Road</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appellant:</strong></td>
<td>Jeffrey Blosser, 301 East Court Avenue, #205, Des Moines, IA 50309.</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>121 Zwart Road.</td>
<td></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>“R1-80” One-family residential district.</td>
<td></td>
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<tr>
<td><strong>Applicable Neighborhood Association:</strong></td>
<td>NA.</td>
<td></td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>Construction of a single-family dwelling on an existing lot that has a lot area of 8,155 square feet and a lot width of 59 feet. The proposed dwelling would have four (4) stories with a maximum height of 42 feet. It would be architecturally designed to have a roof pitch of less than 3:12 and would not have an overhang around the entire perimeter of the roof.</td>
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<tr>
<td><strong>Appeal(s):</strong></td>
<td>Exception of 1,845 square feet less than the minimum 10,000 square feet of lot area required for a single-family residential use.</td>
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<td>Exception of 21 feet less than the minimum 80 feet of lot width required for a single-family residential use.</td>
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<td>Exception of 7 feet over the maximum 42 feet of height allowed for a single-family residential use.</td>
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<td></td>
<td>Exception of 1 story over the maximum 3 stories allowed for a single-family residential use.</td>
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<tr>
<td></td>
<td>Exception to the design guideline for single-family dwellings that requires the main part of any dwelling to have a minimum roof pitch of 3:12.</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Exception to the design guideline for single-family dwellings that requires a roof overhang around the entire perimeter.</td>
<td></td>
<td>Required by City Code Sections 134-344(1)(b), 134-344(2), 134-344(6)(a), 134-344(7)(a), 134-342(1)(b)(4), &amp; 134-342(1)(b)(5)</td>
</tr>
</tbody>
</table>
### Item 6  ZON 2019-00069  Federal Home Loan Bank of Des Moines 900 Grand Avenue Special Permit

**Appellant:** Federal Home Loan Bank of Des Moines, represented by John Schewchel, 909 Locust Street, Des Moines, IA 50309.

**Premises Affected:** 900 Grand Avenue.

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

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

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

**Proposal:** Use of the premises for a “Downtown Community Alliance – Out to Lunch” event on Wednesday, June 19, 2019, and one such similar event for a date to be determined during each of 2020, 2021, 2022, and 2023. The event would include food trucks, an outdoor seating area, and temporary signage.

**Appeal(s):** Special Permit for sales activities and signage in conjunction with seasonal and special events.

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

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

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

### Item 7  ZON 2019-00057  Master Builders of Iowa, 221 Park Street Variance

**Appellant:** Master Builders of Iowa, represented by Chad Kleppe, 221 Park Street, Des Moines, IA 50309.

**Premises Affected:** 221 Park Street.

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

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

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

**Proposal:** Installation of a rooftop mechanical unit, to replace an existing rooftop mechanical unit, without providing an architecturally compatible, opaque screening material so that the rooftop mechanical unit is not visible from the adjoining streets.

**Appeal(s):** Variance to waive required screening of rooftop mechanical equipment from streets and Residential, “PUD” and “PBP” zoning districts.

*Required by City Code Section 134-1276(t)(2)*
Item 8  ZON 2019-00058  Bankers Trust Company, 3905 Merle Hay Road  Variance

**Appellant:** Bankers Trust Company, represented by Saundra Miller, 453 7th Street, Des Moines, IA 50309.

**Premises Affected:** 3905 Merle Hay Road.

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

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

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

**Proposal:** Installation of a rooftop mechanical unit, to replace an existing rooftop mechanical unit, without providing an architecturally compatible, opaque screening material so that the rooftop mechanical unit is not visible from the adjoining streets and/or Residential zoning district.

**Appeal(s):** Variance to waive required screening of rooftop mechanical equipment from streets and Residential, “PUD” and “PBP” zoning districts.

*Required by City Code Section 134-1276(t)(2)*

Item 9  ZON 2019-00060  Savannah Homes, Inc., 4320 East 46th Street  Variances

**Appellant:** Savannah Homes, Inc., represented by Ted Grob, 800 South 50th Street, Suite 101, West Des Moines, IA 50266.

**Premises Affected:** 4320 East 46th Street.

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

**Current Zoning:** “A-1” Agricultural District.

**Applicable Neighborhood Association:** N/A.

**Proposal:** Division of the existing parcel into two (2) parcels, as follows:

- Parcel A would measure 0.469 acre in area and have 130 feet of frontage along East 46th Street. It would contain an existing single-family residential dwelling that is within 20 feet of the existing south (side) property line and within 30 feet of the proposed west (rear) property line. It would also contain an existing detached garage that would be within 25 feet of the proposed north (side) property line and within 30 feet of the proposed west (rear) property line.
- Parcel B would measure 4.4 acres in area and would have 190 feet of frontage along East 46th Street. It would be developed for future single-family residential use.

**Appeal(s):**

**Parcel A)**

- Variance of 9.531 acres less than the minimum 10 acres of area required for a single-family residential use in an “A-1” District.
- Variance of 470 feet less than the minimum 600 feet of lot width required for a single-family residential use in an “A-1” District.
- Variances of 35 feet less than the minimum required 55-foot side yard setback.
- Exception of 20 feet less than the minimum required 50-foot rear yard setback.
- Variances of 30 feet less than the minimum required 55-foot side yard setback.

**Parcel B)**

- Variance of 5.6 acres less than the minimum 10 acres of area required for a single-family residential use in an “A-1” District.
- Variance of 410 feet less than the minimum 600 feet of lot width required for a single-family residential use in an “A-1” District.

*Required by City Code Sections 134-310(1)(a), 134-310(2)(a), 134-310(4), & 134-310(5)*
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<tr>
<th>Item 10</th>
<th>ZON 2019-00062</th>
<th>Karthan, Vicinity of 2956 East Grand Avenue</th>
<th>Conditional Use Permit</th>
</tr>
</thead>
</table>

**Appellant:** James & Stavroula Karthan, 3709 NE 70th Avenue, Ankeny, IA 50021. The business is operated as Maingate Bar & Grill, represented by Frank Askvig, 2956 East Grand Avenue, Des Moines, IA 50317.

**Premises Affected:** Vicinity of 2956 East Grand Avenue.

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

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

**Applicable Neighborhood Association:** Fairground Neighborhood Association.

**Proposal:** Expansion of an existing tavern within a 2,236-square foot building, to include a patio along the west side of the building that measures 16 feet by 60 feet (960 square feet).

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

*Required by City Code Section 134-954*

<table>
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<tr>
<th>Item 11</th>
<th>ZON 2019-00064</th>
<th>El Valle Tienda Mexicana Corp, LLC</th>
<th>Conditional Use Permit</th>
</tr>
</thead>
</table>

**Appellant:** El Valle Tienda Mexicana Corp, LLC, represented Karina Cruz, 101 Army Post Road, Des Moines, IA 50315.

**Premises Affected:** 101 Army Post Road.

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

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

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

**Proposal:** Sale of wine and beer by a limited food sales establishment operating within an existing 2,932-square foot building.

**Appeal(s):** Conditional Use Permit for a limited food sales establishment selling wine and beer in a “C-2” District.

*Required by City Code Section 134-954*
Item 12  ZON 2019-00065  Neighborhood Development Corp, LLC  2331 University Avenue  Variances & Exception

Appellant: Neighborhood Development Corp, represented by Abbey Gilroy, 3209 Ingersoll Avenue, Suite 205, Des Moines, IA 50312.

Premises Affected: 2331 University Avenue.

Legal Description: On file with the Community Development Department.

Current Zoning: “C-1” Neighborhood Retail Commercial District.

Applicable Neighborhood Association: Carpenter & Drake Neighborhood Associations.

Proposal: Reuse of the existing 44-foot by 72-foot, two-story structure, which is within 0 feet of the south front property line along University Avenue and within 0 feet of the west front property line along 24th Street, for 3,124 square feet of restaurant use on the ground floor and 2,200 square feet of office use on the upper floor. The appeals would also allow for reconstruction of the off-street parking lot containing 13 parking spaces, where the paving would be within 3 feet of the east property line and within 8 feet of the north property line. The parking lot would not be screened from the adjoining residential use since it is surrounded by a decorative wrought iron fence with brick columns. In addition, the 90-degree angle parking spaces would have 22 feet of maneuvering space.

Appeal(s):

Variance of 25 feet less than the minimum required 25-foot front yard setback.

Variance of 14 parking spaces less than the minimum 27 off-street parking spaces required for 3,124 square feet of restaurant use (1 space per 150 square feet) and 2,200 square feet of office use (1 space per 400 square feet).

Variance of up to 7 feet less than the minimum required 10 feet of paving setback required from the adjoining residential development.

Variance of the provision that requires the parking lot to be screened from the adjoining residential use by a 6-foot high opaque (solid) screen.

Exception of 2 feet less than the minimum 24 feet of maneuvering space required for 90-degree angle parking spaces.


Item 13  ZON 2019-00070  Bill Dito, LLC, 2220 East Ovid Avenue  Variance

Appellant: Bill Dito, LLC, represented by Todd Billings, 8076 NE 30th Place, Altoona, IA 50009. The sales of consumer fireworks would be conducted by Jon Ide, PO Box 268, Johnston, IA 50131.

Premises Affected: 2220 East Ovid Avenue.

Legal Description: On file with the Community Development Department.

Current Zoning: “M-1” Light Industrial District.


Proposal: Sales of consumer fireworks as an accessory use on the property, where the sales would occur within a tent and storage container placed on the property.

Appeal(s): Variance of the provision that requires retail sales of consumer fireworks, as defined in Chapter 46 of the City Code, to be permitted only as a principal permitted use and not as an accessory use.

Required by City Code Section 134-1281(b)
<table>
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<tr>
<th>Item 14</th>
<th>ZON 2019-00071</th>
<th>Exodus Group Investment, LLC, 1825 East Army Post Road</th>
<th>Variance</th>
</tr>
</thead>
</table>

**Appellant:** Exodus Group Investment, LLC, represented by Jeret Koenig, PO Box 695, Indianola, IA 50125. The sales of consumer fireworks would be conducted by Jon Ide, PO Box 268, Johnston, IA 50131.

**Premises Affected:** 1825 East Army Post Road.

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

**Current Zoning:** "M-1" Light Industrial District.

**Applicable Neighborhood Association:** Easter Lake Area Neighborhood Association.

**Proposal:** Sales of consumer fireworks as an accessory use on the property, where the sales would occur within a tent and storage container placed on the property.

**Appeal(s):** Variance of the provision that requires retail sales of consumer fireworks, as defined in Chapter 46 of the City Code, to be permitted only as a principal permitted use and not as an accessory use.

*Required by City Code Section 134-1281(b)*

<table>
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<tr>
<th>Item 15</th>
<th>ZON 2019-00072</th>
<th>Anchor Investment Group, LLC, 240 East Livingston Avenue</th>
<th>Exceptions</th>
</tr>
</thead>
</table>

**Appellant:** Anchor Investment Group, LLC, represented by Michael Donlin, 2800 University Avenue, Suite 134, West Des Moines, IA 50266.

**Premises Affected:** 240 East Livingston Avenue.

**Legal Description:** Lots 19 & 20 of Block 1 of Second Plat of Clifton Heights.

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

**Applicable Neighborhood Association:** McKinley School/Columbus Park Neighborhood Association.

**Proposal:** Division of the existing 80-foot by 131-foot (10,480 square feet) parcel into two (2) lots, each lot measuring 40 feet by 112 feet (5,240 square feet). Each lot would contain a single-family dwelling that would be within 5 feet of each side property line. The dwellings would each have a front door on the side of the dwelling and would each have a roof pitch of less than 3:12. The existing dwelling would be removed.

**Appeal(s):** Exception of 20 feet less than the minimum 60 feet of lot width required for a single-family dwelling.

Exception of 2,260 feet less than the minimum 7,500 square feet of lot area required for a single-family dwelling.

Exception of 2 feet less than the minimum 7-foot side yard setback required on one side of a dwelling.

Exception of 5 feet less than the minimum required 15 feet of combined side yard setbacks.

Exception to the design guidelines that requires the front door of the dwelling to appear to face the street.

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

### Item 16

**ZON 2019-00073**

**Capitol Foods, LTD, 5030 East 14th Street**

#### Exceptions & Variances

**Appellant:** Capitol Foods, LTD, represented by Dave Lilly, 5030 East 14th Street, Des Moines, IA 50312.

**Premises Affected:** 5030 East 14th Street.

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

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

**Applicable Neighborhood Association:** Highland Park Neighborhood Association.

**Proposal:** Relocation of an existing freestanding sign, measuring 11 feet by 16 feet (176 square feet), which includes an electronic readerboard that measures 4 feet by 8 feet (32 square feet). The sign is supported by two poles and has a maximum height of 20 feet. The sign would be placed within 0 feet of the front lot line along East 14th Street. The existing freestanding sign is being removed from its current location due to a street widening project.

**Appeal(s):** Exception of 23.5 square feet over the maximum 152.5 square feet of signage area allowed for a property with 305 feet of lot frontage (0.5 square feet per lineal foot of lot frontage).

- Variance of the provision that states any sign in a “C-2” District that is within 20 feet of a street line shall not be less than 12 feet above grade.
- Variance of the provision that requires any freestanding sign to be a monument sign with a solid opaque base (constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building), where the base extends from grade to the bottom of the sign face across the entire width of the sign face.
- Variance of the provision that requires any freestanding sign within 25 feet of a front lot line to be no more than 8 feet in height.
- Variance of the provision that states any on-premises advertising sign utilizing an electronic display or multi-vision display shall be a monument sign and no more than 24 square feet of the allowed sign area shall be utilized for the electronic or multi-vision display.

*Required by City Code Sections 134-951(3), 134-1276(p)(4), 134-3(definition of “freestanding sign, monument”), & 134-1277(b)*

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### Item 17

**ZON 2019-00074**

**Reeves, Foland, & Crone**

**Vicinity of 2590 Easter Lake Drive**

#### Exception

**Appellant:** Jeff & Jill Reeves, 2590 Easter Lake Drive, Des Moines, IA 50320; Dwayne & Cathi Foland, 2520 Easter Lake Drive, Des Moines, IA 50320; and James & Live Crone, 2510 Easter Lake Drive, Des Moines, IA 50320.

**Premises Affected:** Vicinity of 2590 Easter Lake Drive.

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

**Current Zoning:** “R1-90” Large Lot One-Family Residential.

**Applicable Neighborhood Association:** Easter Lake Area Neighborhood Association.

**Proposal:** The appeal would allow for reconfiguration of three (3) existing lots in order to create a 4th lot that would have 24 feet of lot frontage along Easter Lake Drive. The proposed lot would have at least 90 feet of width at the building line.

**Appeal(s):** Exception of 66 feet less than the minimum 90 feet of lot width required for a single-family dwelling.

*Required by City Code Sections 134-64(4)(d) & 134-414(2)(a)*
<table>
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<tr>
<th>Item 18</th>
<th>ZON 2019-00075</th>
<th>Donahoe Properties, LLC, 3207 Douglas Avenue</th>
</tr>
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<td>Conditional Use Permit</td>
</tr>
</tbody>
</table>

| Appellant: | Donahoe Properties, LLC, represented by Michael S. Donahoe, 1155 20th Street, West Des Moines, IA 50265. The business is operated by New Discount Market, LLC, represented by Aung Naing, 3207 Douglas Avenue, Des Moines, IA 50310. |
| Premises Affected: | 3207 Douglas Avenue. |
| Legal Description: | On file with the Community Development Department. |
| Current Zoning: | “C-1” General Retail and Highway-Oriented Commercial District. |

Proposal: Sale of beer by a limited food sales establishment operating within a 40-foot by 68-foot (2,720 square feet) tenant bay within the existing building.

Appeal(s): Conditional Use Permit for a limited food sales establishment selling beer in a “C-1” District.

*Required by City Code Section 134-954*

**Approval of Minutes for the April 24, 2019 Zoning Board of Adjustment meeting.**