CITY OF DES MOINES’
ZONING BOARD OF ADJUSTMENT
AGENDA
FOR THE MEETING SCHEDULED FOR
AUGUST 28, 2019
MEETING TO BEGIN AT 1:00 PM IN THE 2ND FLOOR BOARD ROOM
WITHIN THE CITY’S MUNICIPAL SERVICE CENTER AT
1551 EAST MARTIN LUTHER KING, JR. PARKWAY, DES MOINES, IA 50317.

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. 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 schedule any special accommodations or devices needed. 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.

<table>
<thead>
<tr>
<th>Item</th>
<th>ZON 2019-00132</th>
<th>Champoux, Vicinity of 4500 Southwest 5th Street</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appellant:</td>
<td>Sandra Champoux, 4500 Southwest 5th Street, Des Moines, IA 50315.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>Vicinity of 4500 Southwest 5th Street.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Description:</td>
<td>On file with Community Development Department.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>“R1-60” One-Family Low-Density Residential District.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposal:</td>
<td>Construction an addition generally measuring 36 feet by 10 feet, which would be within 20 feet of the east front property line along Southwest 5th Street, and construction an addition generally measuring 20 feet by 20 feet, which would be within 20 feet of the north front property line along Maxwelton Drive.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appeal(s):</td>
<td>Exception of 6 feet less than the calculated minimum required 26-foot front yard setback required along east front property line along Southwest 5th Street.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exception of 14 feet less than the calculated minimum required 34-foot front yard setback required along north front property line along Maxwelton Drive.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Required by City Code Section 134-1276(e)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item 2</th>
<th>ZON 2019-00134</th>
<th>Bellis, 3839 East 32nd Street</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appellant:</td>
<td>Steven &amp; Susan Bellis, 3839 East 32nd Street, Des Moines, IA 50317.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>3839 East 32nd Street.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Description:</td>
<td>On file with the Community Development Department.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>“R1-70” One-Family Low-Density Residential District.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposal:</td>
<td>Construction of a 26-foot by 26-foot (676 square feet) detached garage within the rear yard of the existing single-family dwelling. This would be in addition to an existing 24-foot by 24-foot (576 square feet) detached garage and an existing 12-foot by 8-foot (96 square feet) shed, resulting in a cumulative 1,348 square feet of aggregate area of accessory structures.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appeal(s):</td>
<td>Exception of 348 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory buildings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Required by City Code Section 134-1276(c)(3)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Item 3  ZON 2019-00139  Greater Des Moines Habitat for Humanity, Inc.  Vicinity of 1907 Capitol Avenue  Exceptions

| Appellant: | Greater Des Moines Habitat for Humanity, Inc., represented by Jason Ekstrom, PO Box 718, Des Moines, IA 50303. |
| Premises Affected: | Vicinity of 1907 Capitol Avenue. |
| Legal Description: | Lot 146 of Goode & Likes Addition. |
| Current Zoning: | "R1-60" One-Family Low-Density Residential District. |
| Applicable Neighborhood Association: | Capitol East Neighborhood Association. |

**Proposal:** Construction of a single-family dwelling on an existing 50-foot by 130-foot (6,500 square feet) lot.

**Appeal(s):**
- Exception of 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.
- Exception of 1,000 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 4  ZON 2019-00140  Riddlebarger, 3257 East Washington Avenue  Exception

| Appellant: | William & Cynthia Riddlebarger, 3257 East Washington Avenue, Des Moines, IA 50317. |
| Premises Affected: | 3257 East Washington Avenue. |
| Legal Description: | Lots 6 & 7 of Out-Look Park. |
| Current Zoning: | "R1-60" One-Family Low-Density Residential District. |

**Proposal:** Construction of a 10-foot by 14-foot (140 square feet) shed within the rear yard of the existing single-family dwelling. This would be in addition to an existing 960-square foot accessory building, resulting in a combined 1,100 square feet of aggregate area of accessory structures.

**Appeal(s):** Exception of 100 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory buildings.

*Required by City Code Section 134-1276(c)(3)*
Item 5  ZON 2019-00142  Schneider, 3121 Forest Avenue  Variances

**Appellant:** Mark Schneider, 3121 Forest Avenue, Des Moines, IA 50311. The property would be redeveloped by Neighborhood Development Corp, represented by Abbey Gilroy, 3209 Ingersoll Avenue, Suite 205, Des Moines, IA 50312.

**Premises Affected:** 3121 Forest Avenue.

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

**Current Zoning:** "C-1" Neighborhood Retail Commercial District.

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

**Proposal:** Redevelopment of the site with a commercial building generally measuring 42 feet by 100 feet, where the building would be within 9 feet of the south (front) property line along Forest Avenue and within 2 feet of the west (front) property line along 32nd Street. The proposed development would include an off-street parking lot containing approximately 22 parking stalls and a dumpster enclosure that would be within 4 feet of the north (rear) property line.

**Appeal(s):**

- Variance of 16 feet less than the minimum 25-foot setback required from the south (front) property line along Forest Avenue.
- Variance of 23 feet less than the minimum 25-foot setback required from the west (front) property line along 32nd Street.
- Variance of 6 feet less than the minimum 10-foot setback required from the north (rear) property line adjoining an “R” Residential District.

*Required by City Code Sections 134-845(3) & 134-845(5)*

Item 6  ZON 2019-00143  Monona Investments, LLC, 713 Monona Avenue  Exceptions & Variance

**Appellant:** Monona Investments, LLC, represented by Jake Williams, 320 Southwest 7th Street, Apartment 211, Des Moines, IA 50309.

**Premises Affected:** 713 Monona Avenue.

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

**Current Zoning:** "R-4" Multiple-Family Residential District.

**Applicable Neighborhood Association:** Indianola Hills Neighborhood Associations.

**Proposal:** Construction of a 3-story multiple-family residential structure containing six (6) dwelling units, where the structure would be within 15 feet of the southwesterly (front) property line along Monona Avenue, within 1-foot of the southeasterly (side) property line, within 14 feet of the northwesterly (side) property line, and within 15 feet of the northeasterly (rear) property line. The ground floor of the structure would include a double-garage stall for each dwelling unit that would have 12 feet of maneuvering space.

**Appeal(s):**

- Exception of 15 feet less than the minimum required 30-foot setback front yard setback.
- Variance of 9 feet less than the minimum required 10 feet of side yard setback.
- Exception of 10 feet less than the minimum required 25 feet of total side yard setbacks.
- Exception of 15 feet less than the minimum required 30-foot setback rear yard setback.
- Exception of up 12 feet less than the minimum 24 feet of maneuvering space required for 90-degree angled parking spaces within the garages.
Required by City Code Sections 134-589(5)(c)(3), 134-589(6), 134-1276(e) & 134-1377(g)(1)
### Item 7  ZON 2019-00145  Pridecraft Custom Homes, Vicinity of 1416 East 36th Court

**Exception**

| Appellant: | Pridecraft Custom Homes, represented Jason Juran, 10470 Clark Street, Clive, IA 50325. |
| Premises Affected: | Vicinity of 1416 East 36th Court. |
| Legal Description: | Lot 104 of Grays Woods. |
| Current Zoning: | “R1-60” One-Family Low-Density Residential District. |

**Proposal:** Construction of a single-family dwelling that would be within 2.5 feet of the south side property line.

**Appeal(s):** Exception of 2.5 feet less than the minimum 5-foot side yard setback required for a Lot of Record with 50 feet of lot width.

*Required by City Code Section 134-1296(b)(2)*

### Item 8  ZON2019-00146  Rogers, 1328 43rd Street

**Exception**

| Appellant: | William & Hannah Rogers, 1328 43rd Street, Des Moines, IA 50312. |
| Premises Affected: | 1328 43rd Street. |
| Legal Description: | Lot 88 of Ernhurst. |
| Current Zoning: | “R1-60” One-Family Low-Density Residential District. |

**Proposal:** Construction of a 713-square foot accessory structure and a 218-square foot accessory structure within the rear yard area. The proposed structures would be addition to an existing 558-square foot accessory structure, resulting in 1,489 square feet of aggregate area of accessory structures.

**Appeal(s):** Exception of 489 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory buildings.

*Required by City Code Section 134-1276(c)(3)*

### Item 9  ZON 2019-00147  Holy Trinity Church, 4200 Adams Avenue

**Special Permit**

| Appellant: | Holy Trinity Church, represented by Andy Negrete, 2926 Beaver Avenue, Des Moines, IA 50310. |
| Premises Affected: | 4200 Adams Avenue. |
| Legal Description: | On file with the Community Development Department. |
| Current Zoning: | “R1-60” One-Family Low-Density Residential District. |

**Proposal:** Construction of a 20-foot by 20-foot (400 square feet) storage building on the existing parsonage property to be used for storage of cafeteria tables and other associated items for the adjoining parochial school and church.

**Appeal(s):** Special Permit for an institution of religious character.

*Required by City Code Section 134-1326(4)*
### Item 10  ZON 2019-00149  Gustafson, Vicinity of 2901 Southwest 5th Street

**Appellant:** Donna Gustafson, represented by Linda Mack, 1018 Hackley Avenue, Des Moines, IA 50315.

**Premises Affected:** Vicinity of 2901 Southwest 5th Street.

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

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

**Applicable Neighborhood Association:** Indianola Hills Neighborhood Association.

**Proposal:** Division of the existing parcel measuring 174 feet by 145 feet into three (3) parcels, including (2) parcels that would measure 60 feet by 145 feet (8,700 square feet) and one (1) parcel that would measure 54 feet by 145 feet (7,830 square feet). The existing dwelling would be removed. The proposed 54-foot wide parcel would be located in between the proposed 60-foot wide parcels.

**Appeal(s):** Exception of 6 feet less than the minimum 60 feet of lot width required for a single-family dwelling.

*Required by City Code Sections 134-414(2)(a)*

---

**END CONSENT PUBLIC HEARING ITEMS**

---

**BEGIN DISCUSSION PUBLIC HEARING ITEMS**

---

### Item 11  ZON 2019-00120  Robinette, Vicinity of 2833 East Acorn Street

**Appellant:** Fred & Jeri Robinette, 2833 East Acorn Street, Des Moines, IA 50320.

**Premises Affected:** Vicinity of 2833 East Acorn Street.

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

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

**Applicable Neighborhood Association:** None.

**Proposal:** Reconfiguration of two (2) existing parcels as the following:
- **Parcel A)** A parcel with at least 300 feet of frontage along East Acorn Street and at least 2 acres of lot area, which would contain an existing single-family dwelling; and
- **Parcel B)** A flag lot” parcel with at least 20 feet of frontage along East Acorn Street and at least 2.5 acres of lot area, which would contain a new single-family dwelling that would face to the east.

**Appeal(s):** Variances of up to 8 acres less than the minimum 10 acres of lot area required for a single-family residential use (Parcels A & B).

Exception of up to 300 feet less than the minimum 600 feet of lot width required for a single-family residential use (Parcel A).

Exception of up to 580 feet less than the minimum 600 feet of lot width required for a single-family dwelling (Parcel B).

Exception of the single-family dwelling design standard that front door of the dwelling shall appear to face the street (Parcel B).

*Required by City Code Sections 134-310(1)(a), 134-310(2)(a), 134-342(1)(b)(3), & 134-64(d)*

---
### Item 12  ZON 2019-00129  Y & C Global, LLC, 2211 Grand Avenue  Variance & Exceptions

| Appellant: | Y & C Global, LLC, represented by Jonathan Causey, 3500 Wolcott Avenue, Des Moines, IA 50321. |
| Premises Affected: | 2211 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: | None. |

**Proposal:** Reconstruction of the existing off-street parking area in front of the building to include one (1) parking space and drive aisle that is within 0 feet of the south (front) property line along Grand Avenue and retention of approximately 34 parking spaces to the rear of the building that are all at least 8 feet wide and at least 15 feet deep, and that have at least 12 feet of maneuvering space. This parking area to the rear of the building is accessed by two (2) driveways for two-way circulation that are at least 11 feet wide.

**Appeal(s):** Variance of 5 feet less than the minimum 5 feet of paving setback required from a front property line.

Exceptions of up to 1 foot less than the minimum 9 feet of width required for any standard parking stall.

Exceptions of 2 feet less than the minimum 17 feet of depth required for any standard parking stall.

Exceptions of up to 12 feet less than the minimum 24 feet of maneuvering space required for any 90-degree angled parking stall.

Exception of up to 9 feet less than the minimum 20 feet of width required for a driveway for two-way circulation.

*Required by City Code Sections 134-1377(f)(2)(b)(1), 134-1377(g)(1), & 134-1377(f)(1)(b)*

### Item 13  ZON 2019-00130  Spotfree Car Wash, LLC, 1518 Idaho Street  Variances

| Appellant: | Spotfree Car Wash, LLC, represented by Allen Hansen, 3129 138th Court, Cumming, IA 50061. |
| Premises Affected: | 1518 Idaho Street. |
| Legal Description: | On file with the Community Development Department. |
| Applicable Neighborhood Association: | Martin Luther King, Jr. Park Neighborhood Association. |

**Proposal:** Construction of a 6-foot tall opaque (solid) wooden fence within the minimum required front yard area along the north side property line and repair of the existing 7-foot tall opaque (solid) wooden fence along Idaho Street. The existing car wash use is considered to be a legal non-conforming use in the “R-2A” General Residential District.

**Appeal(s):** Variance of the provision prohibiting expansion of a legal non-conforming use.

Variances of up to 4 feet over the maximum 3 feet of height permitted for an opaque (solid) fence within the minimum required front yard setback.

*Required by City Code Sections 134-1296(i)(3)(a) & 134-1352(a)(1)
**Item 14 ZON2019-00131 DM Baptist Church, 2424 East Aurora Avenue Special Permit**

**Appellant:** DM Baptist Church, dba Grace Church, represented by Kirby VanNausdle, 4500 East 25th Street, Des Moines, IA 50317.

**Premises Affected:** 2424 East Aurora Avenue (also known as 4500 East 25th Street).

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

**Current Zoning:** “R1-80” One-Family Residential District.

**Applicable Neighborhood Association:** Douglas Acres Neighborhood Association.

**Proposal:** Modification of the existing freestanding pole sign to include a sign measuring 15 feet by 7.21 (108.15 square feet of signage area) and an electronic readerboard component measuring 11.02 feet by 3.42 feet (37.65 square feet of signage area). The sign would be atop the existing support pole with a maximum height of 22 feet, and would be located within 8 feet of the west (front) property line along Interstate 235 and within 4 feet of the north (side) property line.

**Appeal(s):** Special Permit for an institution of religious character.

*Required by City Code Section 134-1326(4)*

---

**Item 15 ZON 2019-00137 Wade Investments, LLC, 1433 Walnut Street Conditional Use Permit & Variance**

**Appellant:** Wade Investments, LLC, represented by Ryan Wade, 518 Bowery Street, Iowa City, IA 52240.

**Premises Affected:** 1433 Walnut Street.

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

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

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

**Proposal:** Conversion of the entire existing 5,628-square foot building for a mix of tavern and/or assembly-type uses, such as a comedy club and/or yoga studio, while providing 8 off-street parking spaces to the north of the building that maneuver directly onto the adjoining 30-foot wide alley right-of-way.

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

Variance of 30 off-street parking spaces less than the minimum required 38 off-street parking spaces (1 per 150 square feet for 5,628 square feet of tavern and/or assembly use).

*Required by City Code Sections 134-954 & 134-986*
Item 16  ZON 2019-00138  Miesblock Commercial, LLC, 665 Grand Avenue

Determination and/or Variances

<table>
<thead>
<tr>
<th>Appellant: Miesblock Commercial, LLC, represented by Michael Nelson, 218 6th Avenue, Suite 200, Des Moines, IA 50309.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premises Affected: 665 Grand Avenue.</td>
</tr>
<tr>
<td>Legal Description: On file with the Community Development Department.</td>
</tr>
</tbody>
</table>

Proposal: Installation of a 1.83-foot by 8.08-foot (14.81 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. On March 27, 2019, by Docket ZON2019-00034, the Zoning Board of Adjustment denied comparable appeals that would have allowed installation of a 28.13-square foot sign in the same general location of the proposed sign.

PART A)

Appeal(s): Determination as to whether the conditions, facts, and/or circumstances present at the time of the Board’s previous decision have changed.

*Required by City Code Section 134-65(c)*

If the Board determines that the conditions, facts, and/or circumstances present at the time of the previous decision have changed, the Board shall consider the following:

PART B)

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 14.81 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)*
Item 17  ZON 2019-00141  Mac Corporation, LLC, 133 Hughes Avenue
Exceptions & Variance

Appellant: Mac Corporation, LLC, represented by Lorene Cosimo, 1116 Colt Lane, Norwalk, IA 50211.
Premises Affected: 133 Hughes Avenue.
Legal Description: Lots 4, 5, 6, 7, 8, 9, & 10 of Brookmont Circle Estates.
Current Zoning: “R-3” Multiple-Family Low Residential District.

Proposal: Construction of an off-street parking lot containing eleven (11) parking spaces, each measuring at least 8.5 feet by 15 feet. The parking lot would be within 0 feet of the south front property line along Hughes Avenue and would not be screened on its north, south, or west sides. The property contains six (6) duplex structures containing a total of twelve (12) dwelling units.

Appeal(s):
- Exception of one (1) parking space less than the minimum 12 parking spaces required for six (6) duplex structures containing a total of twelve (12) dwelling units.
- Exception of 0.5 feet less than the minimum 9 feet of width required for any standard parking stall.
- Exception of 2 feet less than the minimum 17 feet of depth required for any standard parking stall.
- Variance of 30 feet less than the minimum 30-foot front yard setback required for an off-street parking lot in an “R” District.
- Exception of up to 1 foot less than the minimum 24 feet of maneuvering space required for any 90-degree angled parking stall.

Required by City Code Sections 134-1377(a)(8)(b), 134-1377(f)(2)(a)(4, 5, & 8), 134-1377(f)(4), 134-1377(g)(1), & 134-554(4)

Item 18  ZON2019-000144  Boesen, 286 49th Street
Variance

Appellant: Bryan & Elizabeth Boesen, 286 49th Street, Des Moines, IA 50312.
Premises Affected: 286 49th Street.
Legal Description: On file with Community Development Department.
Current Zoning: “R1-80” One-Family Residential District.

Proposal: Construction of a 1,940-square foot accessory structure within the rear yard area, where the structure would have a maximum height of 17 feet above grade.

Appeal(s):
- Variance of 940 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)
<table>
<thead>
<tr>
<th>Item 19</th>
<th>ZON 2019-00148</th>
<th>Agribusiness Association of Iowa Foundation 900 Des Moines Street</th>
<th>Variances &amp; Exceptions</th>
</tr>
</thead>
</table>

**Appellant:** Agribusiness Association of Iowa Foundation represented by Joel Brinkmeyer, 900 Des Moines Street, Des Moines, IA 50309.

**Premises Affected:** 900 Des Moines Street.

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

**Current Zoning:** “C-0” Commercial-Residential District.

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

**Proposal:** Construction of a 33.56-foot by 11-foot, 3-story addition to the northwest side of the existing building, which would be within 12.55 feet of the west (front) property line along East 9th Street, and construction of a 40.10-foot by 10.31-foot, 3-story addition to the south side of the structure that would be within 19.71 feet of the south (front) property line along Des Moines Street. The additions would result in a structure containing 8,570 square feet of office space, while providing 14 off-street parking spaces. The resulting building would appear to be commercial in character.

**Appeal(s):** Variance of 17.45 feet less than the minimum 30-foot front yard setback required along the west (front) property line adjoining East 9th Street.

Exception of 10.29 feet less than the minimum 30-foot front yard setback required along the south (front) property line adjoining Des Moines Street.

Exception of eight (8) parking spaces less than the minimum 22 off-street parking spaces required for 8,570 square feet of office use (one space per 150 square feet).

Variance of the provision for the “C-0” Commercial-Residential District that states “no existing building shall be altered or reconstructed in such a way so as to appear to be anything but residential in character”.

**Required by City Code Sections 134-809(1), 134-810(4), 1377(a), & 134-1377(a)(9)**

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