

Welcome to the September 2, 2020 West Des Moines Board of Adjustment Meeting

Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Board Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.



Raise Hand:

Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants window:



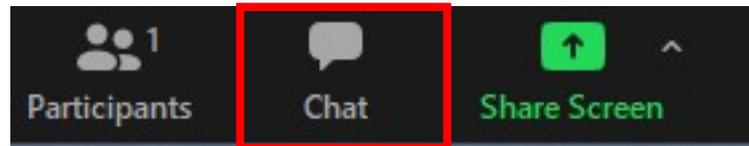
If you are participating by phone, dial *9 to raise or lower your hand

- When the meeting is in session, please write in the chat window (click the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or you are having other issues



Chat:

Location - Click on the speech bubble in your Zoom toolbar



- If you have the meeting display on Full Screen, the Participants or Chat window may be hidden. Chose "Exit Full Screen" at the top right corner and the meeting display will shrink and you will have room to show these windows off to the side of the main display.

Item 2a – 117 S 33rd Street – Variance Request on Front Yard Setback

To participate on this item:

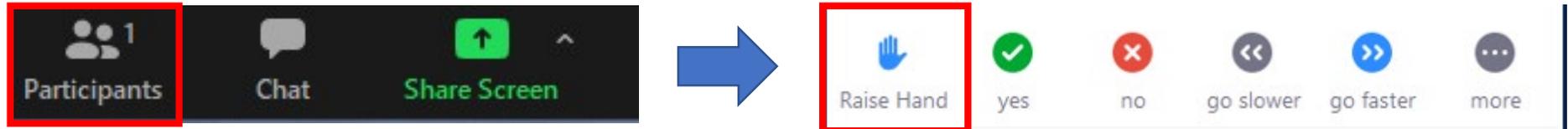
- The Board Chair will first have the applicant present on the agenda item.
- The Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.



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- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Board members vote.





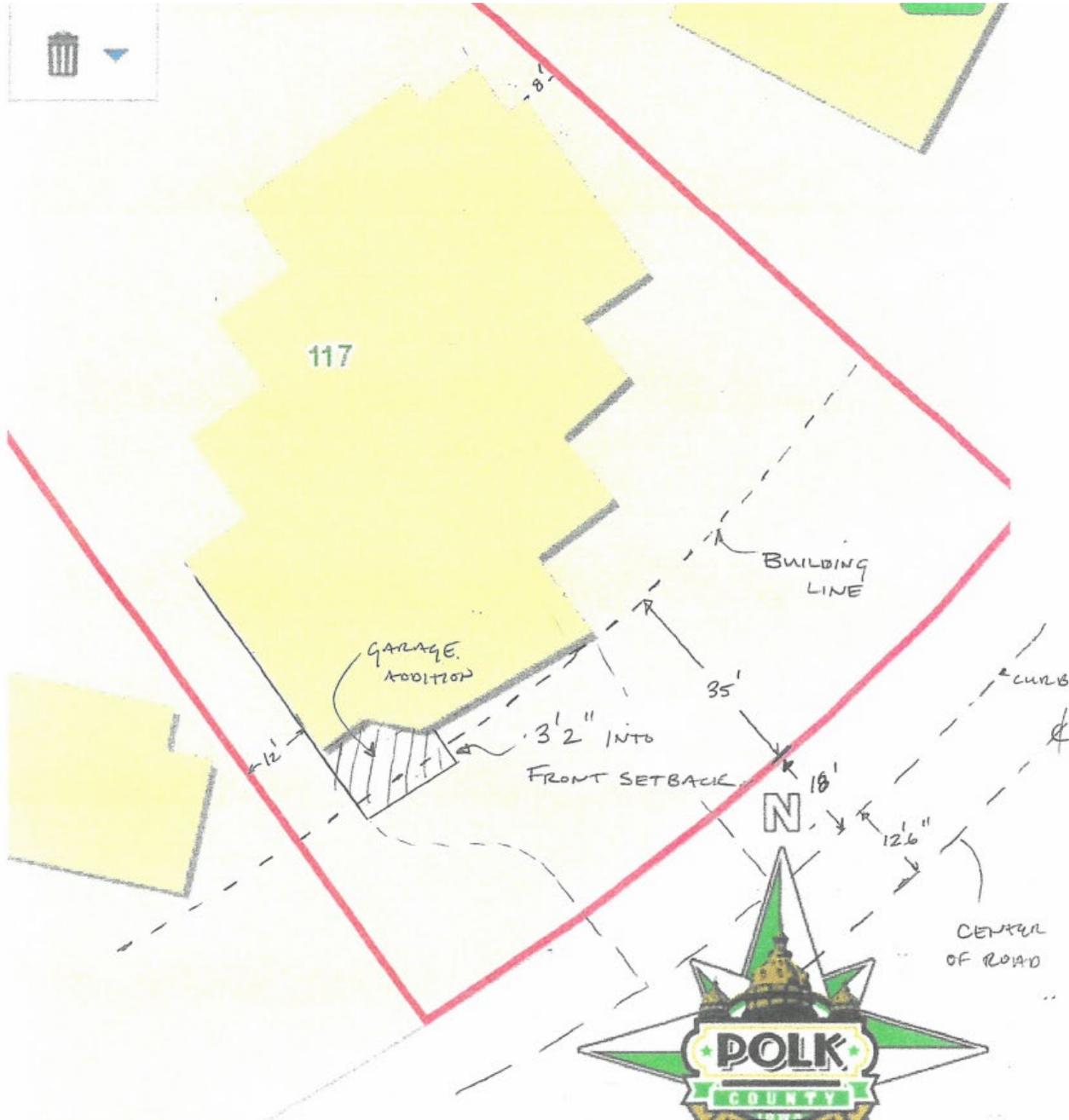




View of house
2 years ago
prior to Matt
Removing tree



Parking
People st
on the No
side.





**CITY OF WEST DES MOINES
VARIANCE APPLICATION FINDINGS**

1. That the proposed development or use is consistent with the West Des Moines comprehensive plan and any applicable sub-area plan.

2. That there are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography or location, which do not apply generally to comparable properties in the same vicinity and zones.

3. That the strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations provided that such hardships shall not be self-imposed by the applicant or his or her successor in interest.

4. That there have been no changes in the character of the site or its surrounding which detrimentally affect the environment.

5. That the granting of such variance does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.

Item 3a – 1490 S Deer Road – Variance Requests on Front Yard Setback

To participate on this item:

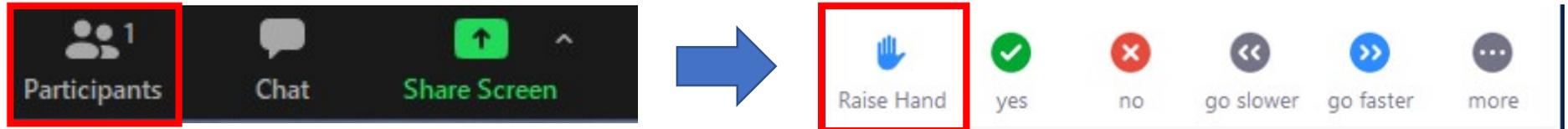
- The Board Chair will first have the applicant present on the agenda item.
- The Chair will then ask for public comment on the item.
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When you are unmuted – please state your name and address for the record before you make your comments.



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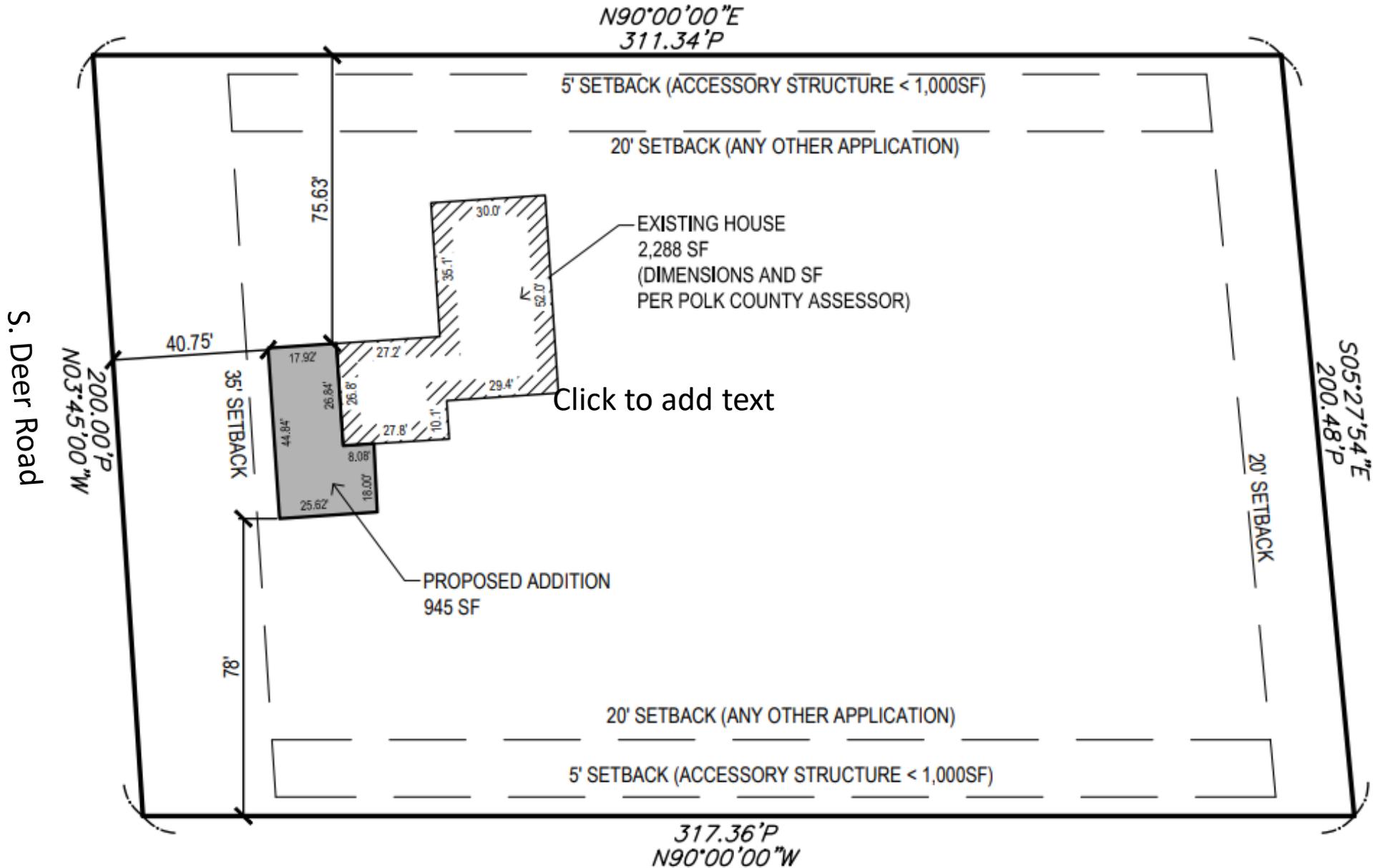
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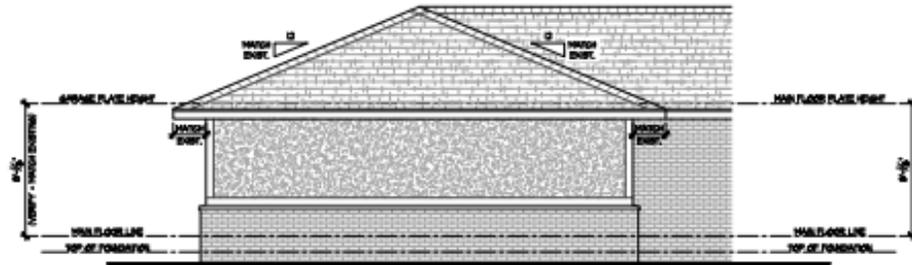
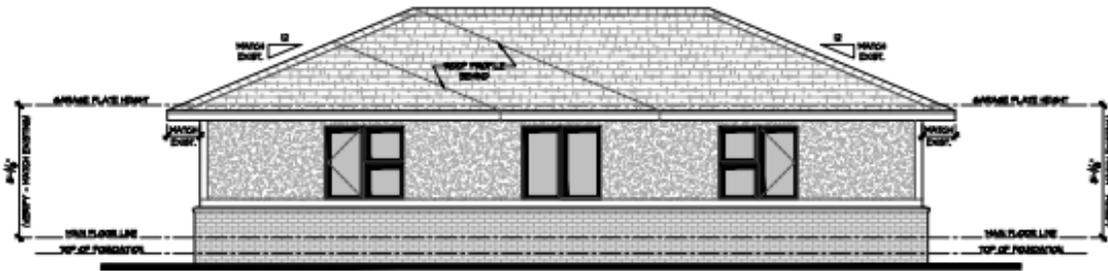
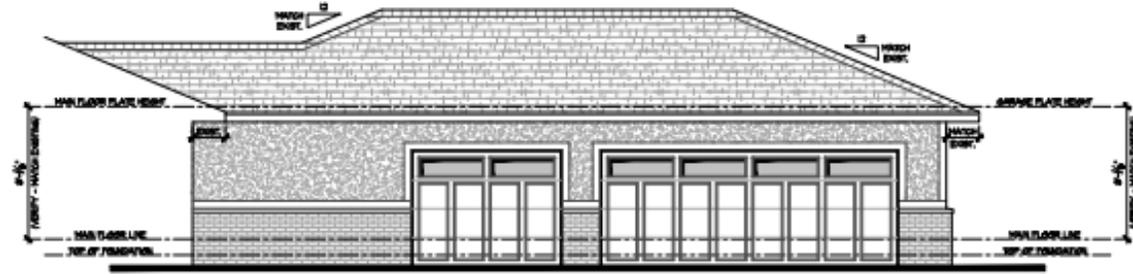
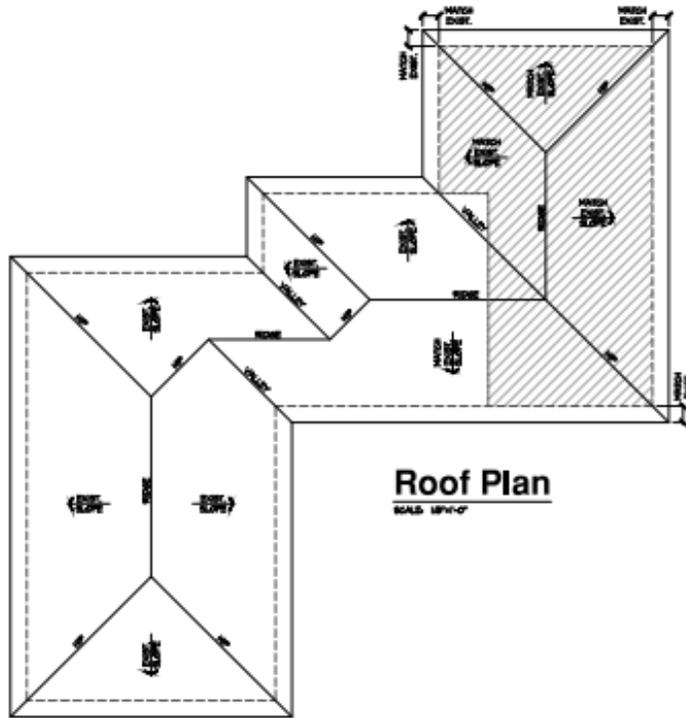
Location Map



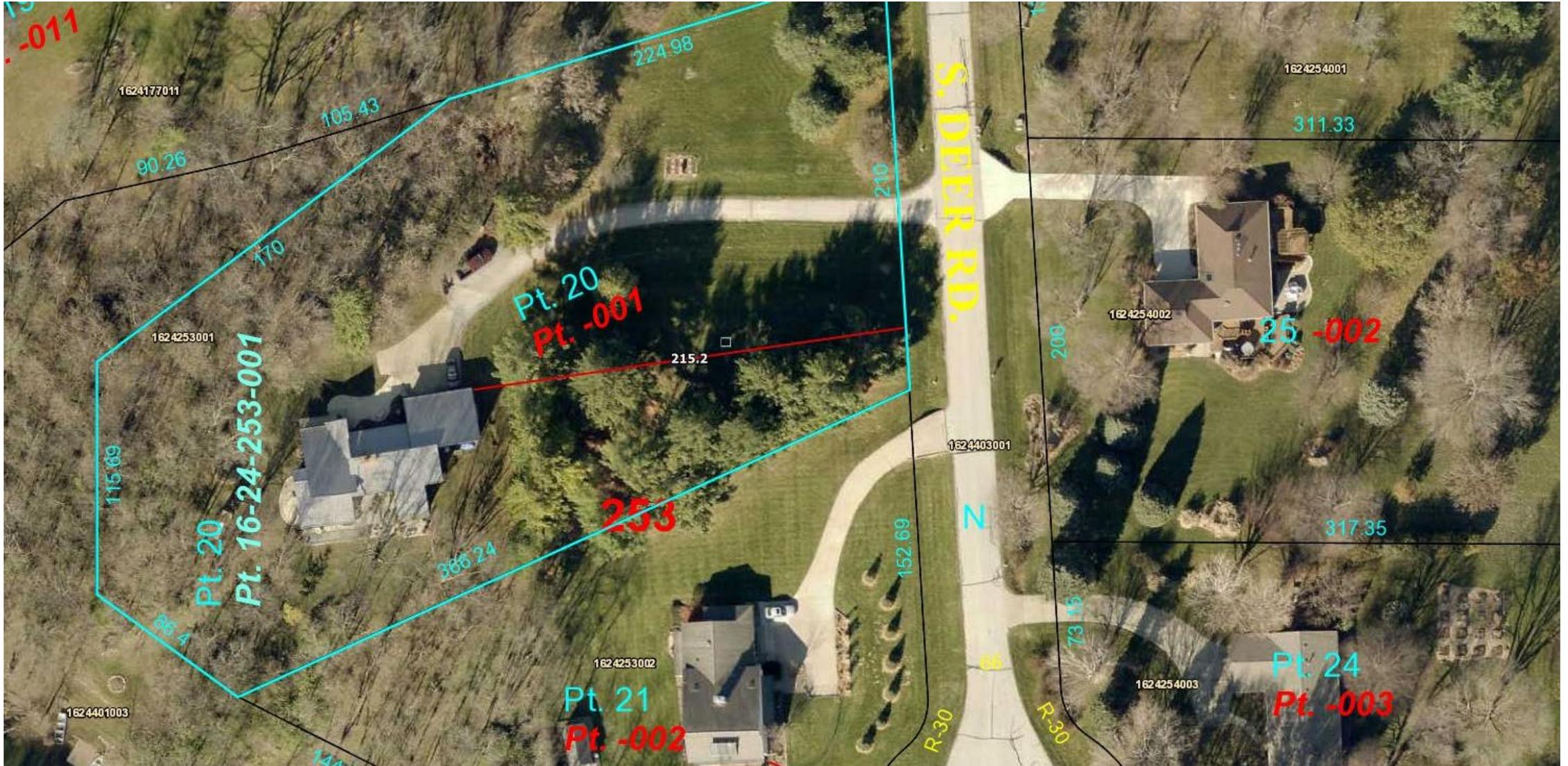
Legend

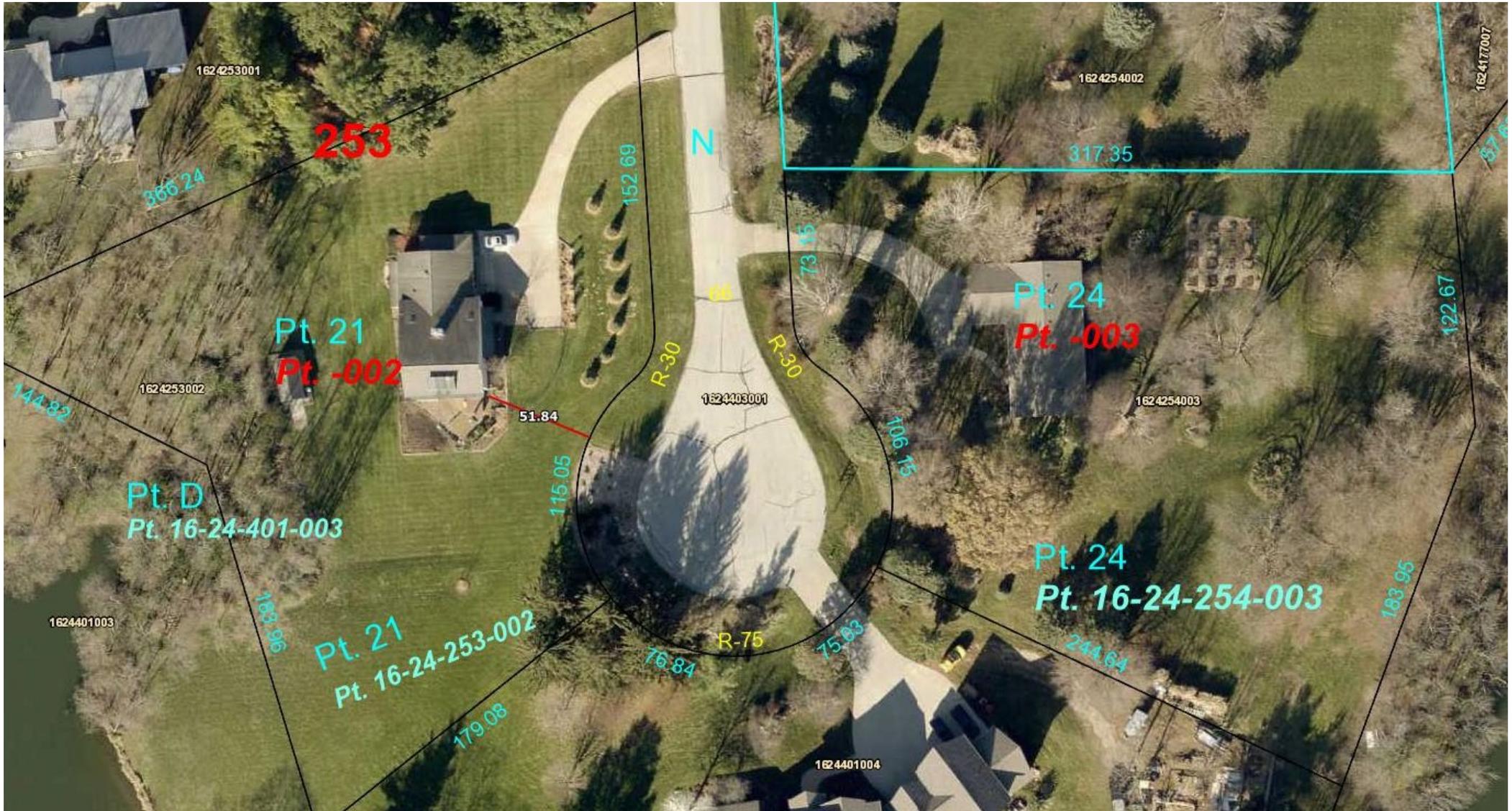
- Addresses
- Corporate Limits
- Parcels

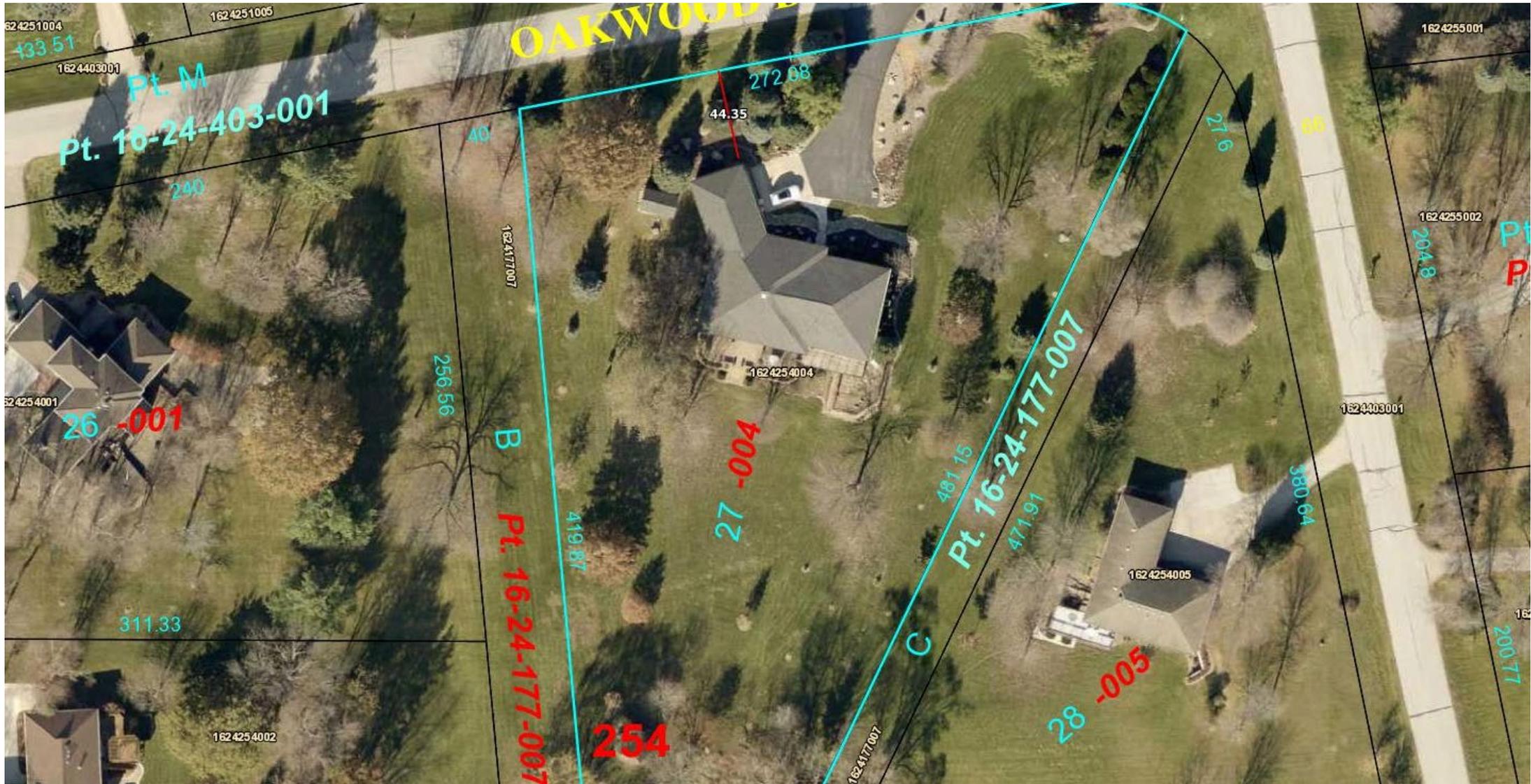












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