

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_11-14-2018

Chairperson Cunningham called to order the November 14, 2018, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. in the City Council Chambers, West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa.

Roll Call: Celsi, Christiansen, Cunningham.....Present
Blaser, Pfannkuch.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of October 17, 2018

Moved by Board Member Celsi, seconded by Board Member Christiansen, to approve the October 17, 2018 meeting minutes.

Vote: Celsi, Christiansen, Cunningham.....Yes
Blaser, Pfannkuch.....Absent

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Grand Living at West Des Moines, 540 S 51st Street – Approval of Five-Story Continuum of Care Facility Use – Ryan Companies – PC-004095-2018

Chairperson Cunningham noted that this item will be continued to the November 28, 2018, due to a lack of voting members. Chairperson Cunningham will be recusing himself from hearing this item.

Item 3b – Sacred Heart Church Priest Dwellings, 1620 Mountain Avenue – Permitted Conditional Use Permit to allow a second dwelling on the property – Sacred Heart Church – PC-004096-2018

Chairperson Cunningham opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary indicated that the notice was published on October 31, 2018, in the Des Moines Register.

Chairperson Cunningham then asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Board Member Christiansen, seconded by Board Member Celsi, the Board of Adjustment accepted and made a part of the record all testimony and documents received at this public hearing.

Vote: Celsi, Christiansen, Cunningham.....Yes
Blaser, Pfannkuch.....Absent

Motion carried.

Brenden Hannah, Hannah Homes, 901 30th Street, West Des Moines, stated that the applicant would like permission to build a second dwelling on their site. They would like to demolish the existing structure and build

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two new single family homes.

Chairman Cunningham asked why the applicant is building two structures. Mr. Hannah responded that they are consolidating properties. The parish has two priests, one lives in a rental property down the street. The parish would like to reduce their lease expense by housing both priests on the same property. They would have considered a duplex but that is not allowed; they are allowed one primary structure with one secondary on the same property.

Chairman Cunningham asked if the applicant agrees to the City’s conditions for approval. Mr. Hannah affirmed that the applicant agrees.

Chairperson Cunningham then asked for any other questions or comments from the audience. Hearing none, Chairperson Cunningham closed the public hearing and asked for staff comments.

Brian Portz, Planner, stated that the the site plan shows a 1200sf home along the front of the property facing Mountain Avenue and a 1,000sf home to the rear of the property. Both buildings will meet setback requirements. Since the secondary unit is 1,000sf or less, it is considered an accessory structure and therefore has smaller setbacks. The distance between structures is required to be a minimum of 14 feet and the site plan shows 22 feet.

Moved by Board Member Celsi, seconded by Board Member Christiansen, the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow a second dwelling on the site, subject to meeting all City Code requirements, regulations, and the following:

- 1. Construction of the dwelling units will require a demolition permit for the existing house and a building permit for each dwelling unit.
- 2. Both dwellings may share one driveway to the street, however any required parking space for one dwelling may not block access to the other dwelling or its required parking spaces.

Vote: Celsi, Christiansen, Cunningham.....Yes
 Blaser, Pfannkuch.....Absent

Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

- a. Approval 2019 Hearing Schedule will be continued to a later date.
- b. There will be a meeting in two weeks on November 28, 2018.

Item 6 – Adjournment

Chairperson Cunningham asked for a motion to adjourn the meeting.

Moved by Board Member Christiansen, seconded by Board Member Celsi, the Board of Adjustment meeting adjourned.

Vote: Celsi, Christiansen, Cunningham.....Yes
 Blaser, Pfannkuch.....Absent

Motion carried.

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The meeting adjourned at 5:39 p.m.

Thomas M. Cunningham, Chairperson
Board of Adjustment

Recording Secretary