

Welcome to the November 4, 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:



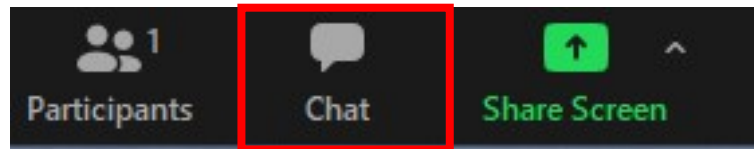
If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute

- 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 3a – 1490 S Deer Road – Zoning Exception Request on Front Yard Setback

To participate on this item:

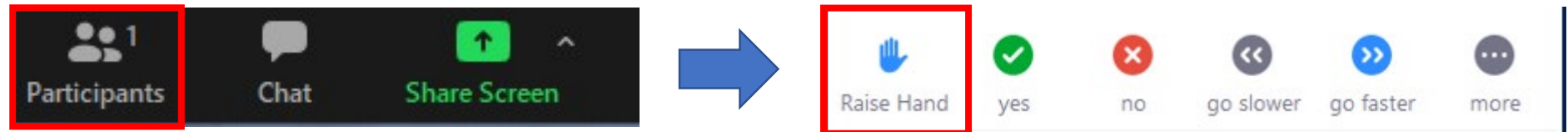
- The Board Chair will first have the applicant present on the agenda item.
- The Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

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



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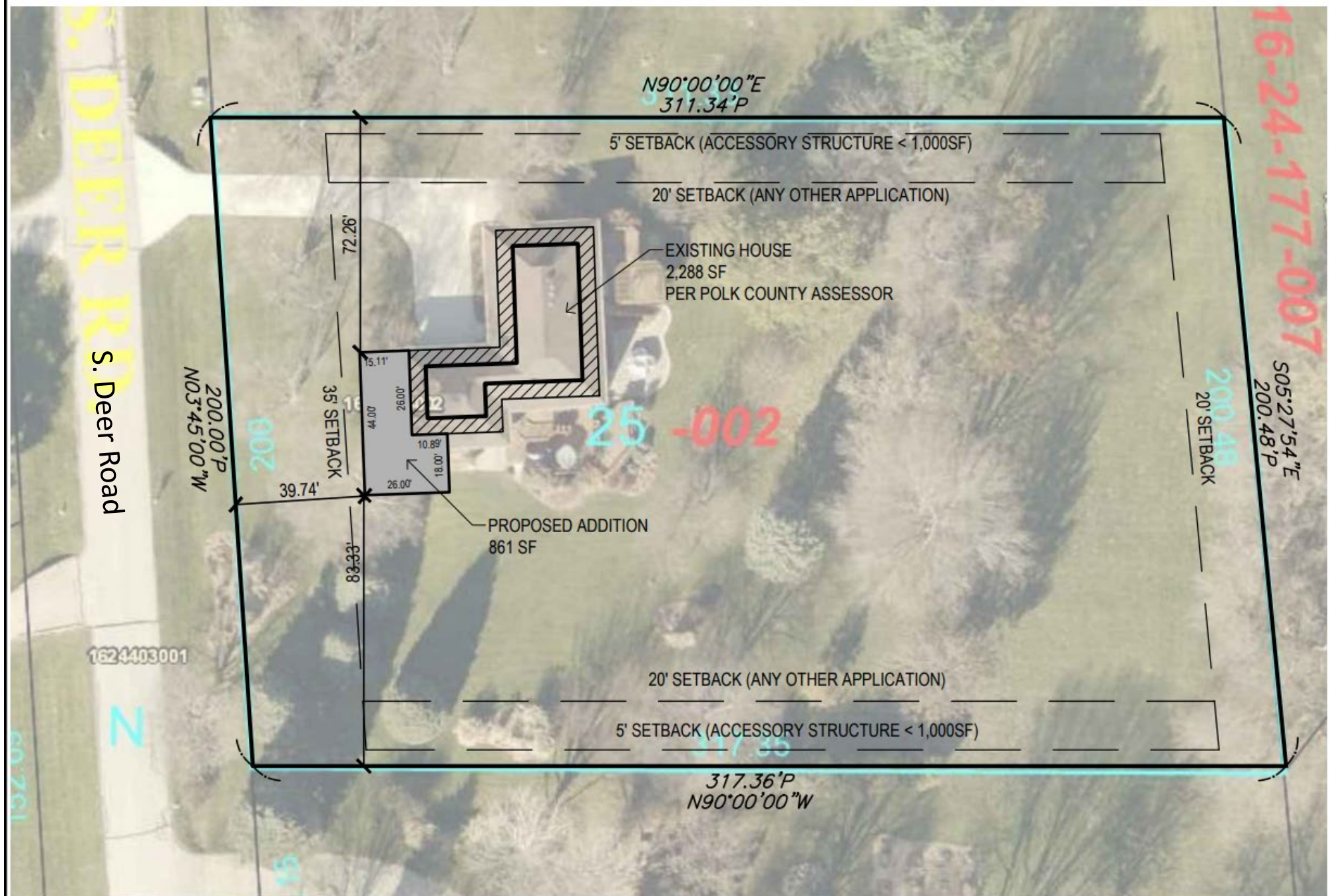
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Board members vote.

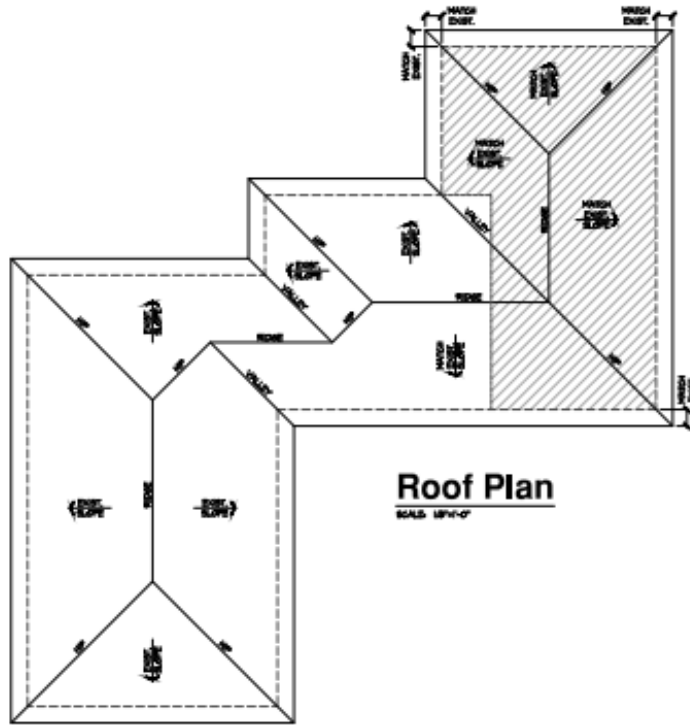
Location Map



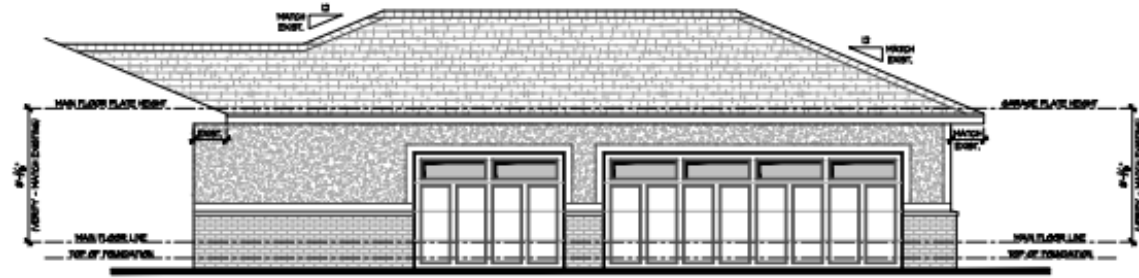
Legend

- Addresses
- Corporate Limits
- Parcels

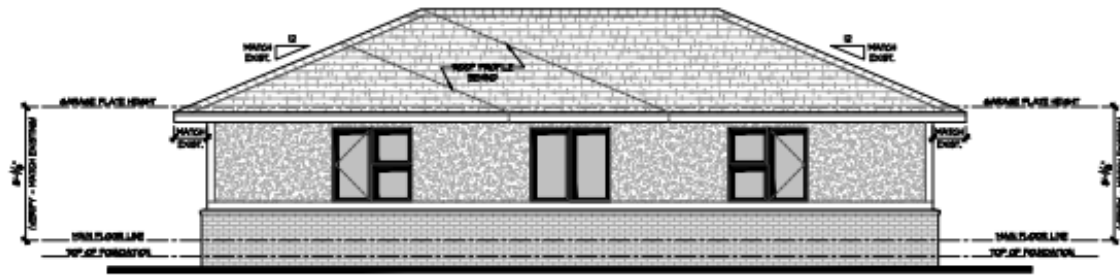




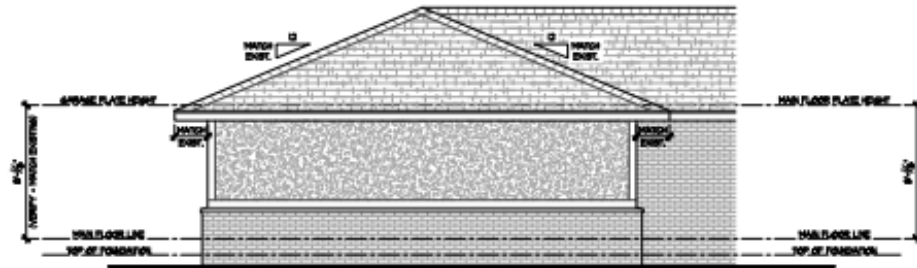
Roof Plan
SCALE: 1/4"=1'-0"



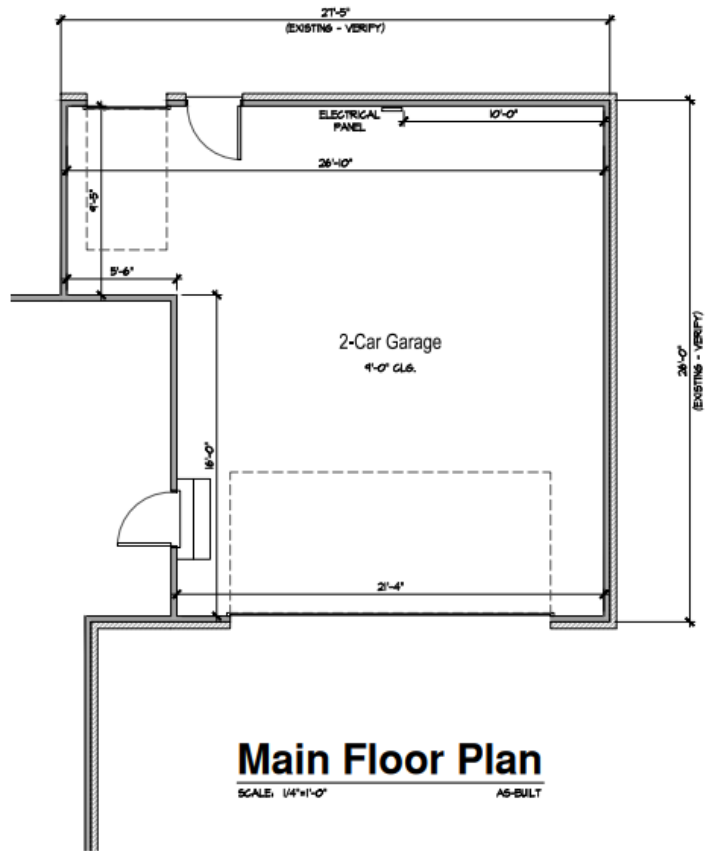
North Elevation
SCALE: 1/4"=1'-0"



West Elevation
SCALE: 1/4"=1'-0"



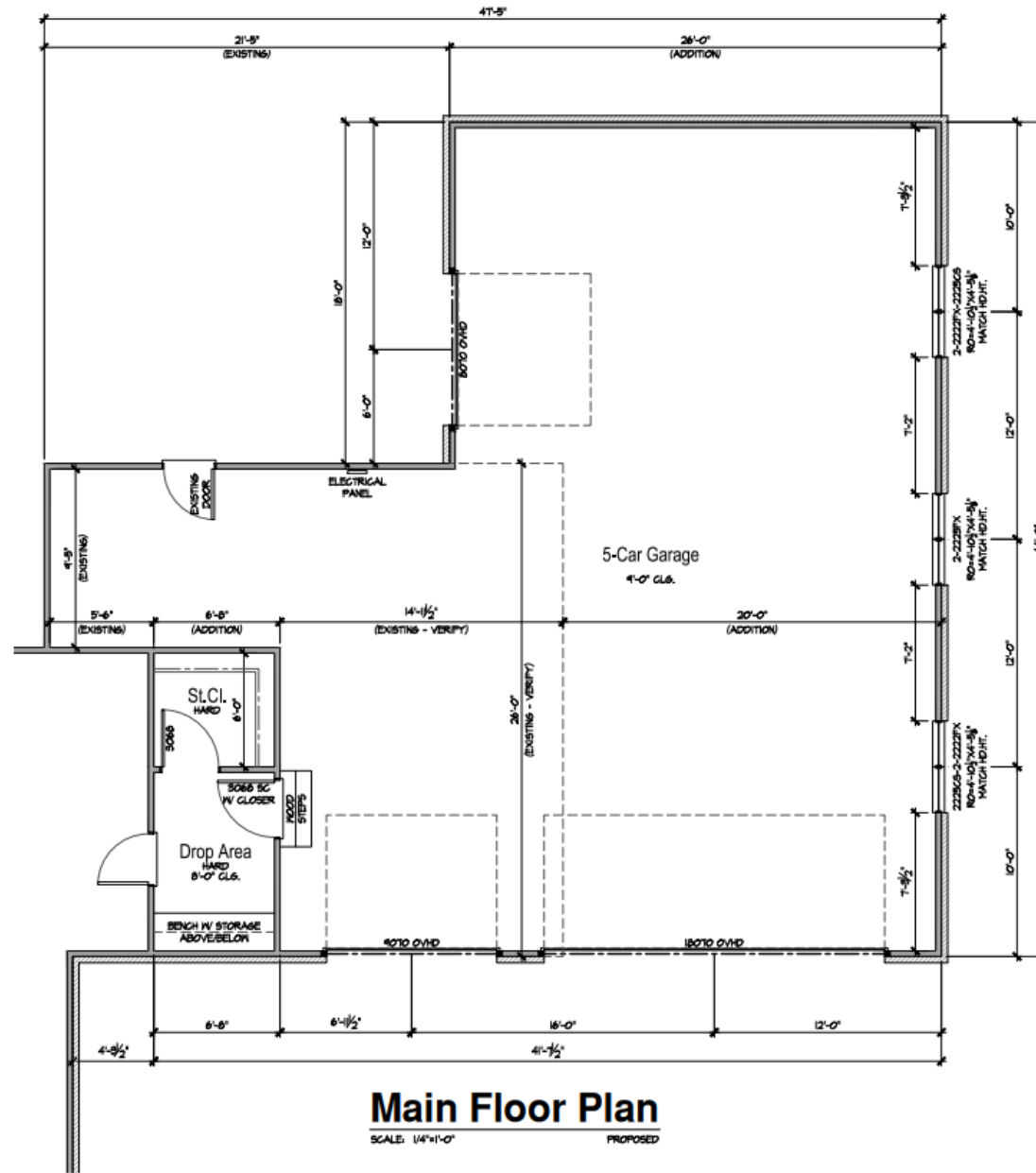
South Elevation
SCALE: 1/4"=1'-0"



Main Floor Plan

SCALE: 1/4"=1'-0"

AS-BUILT



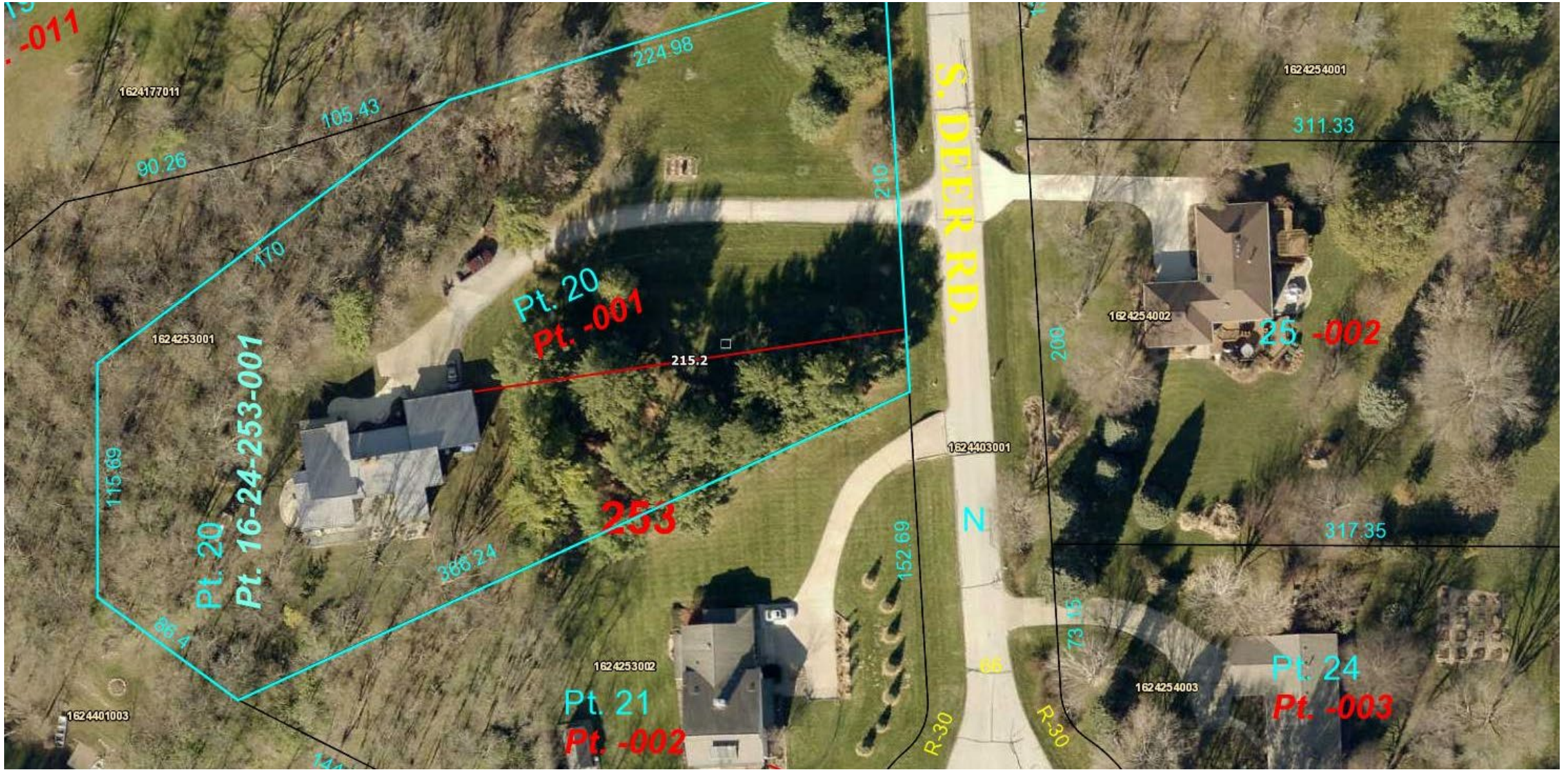
Main Floor Plan

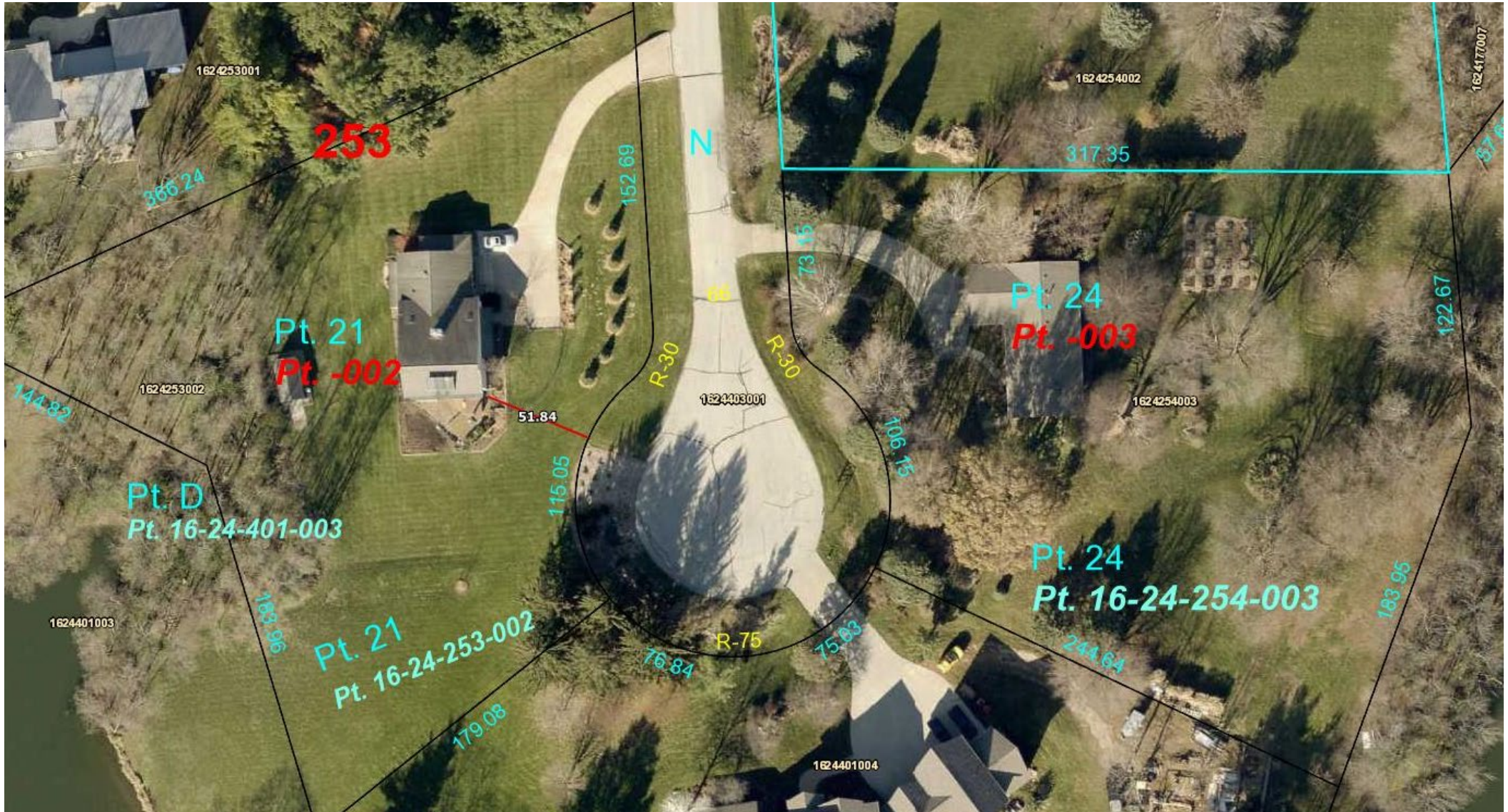
SCALE: 1/4"=1'-0"

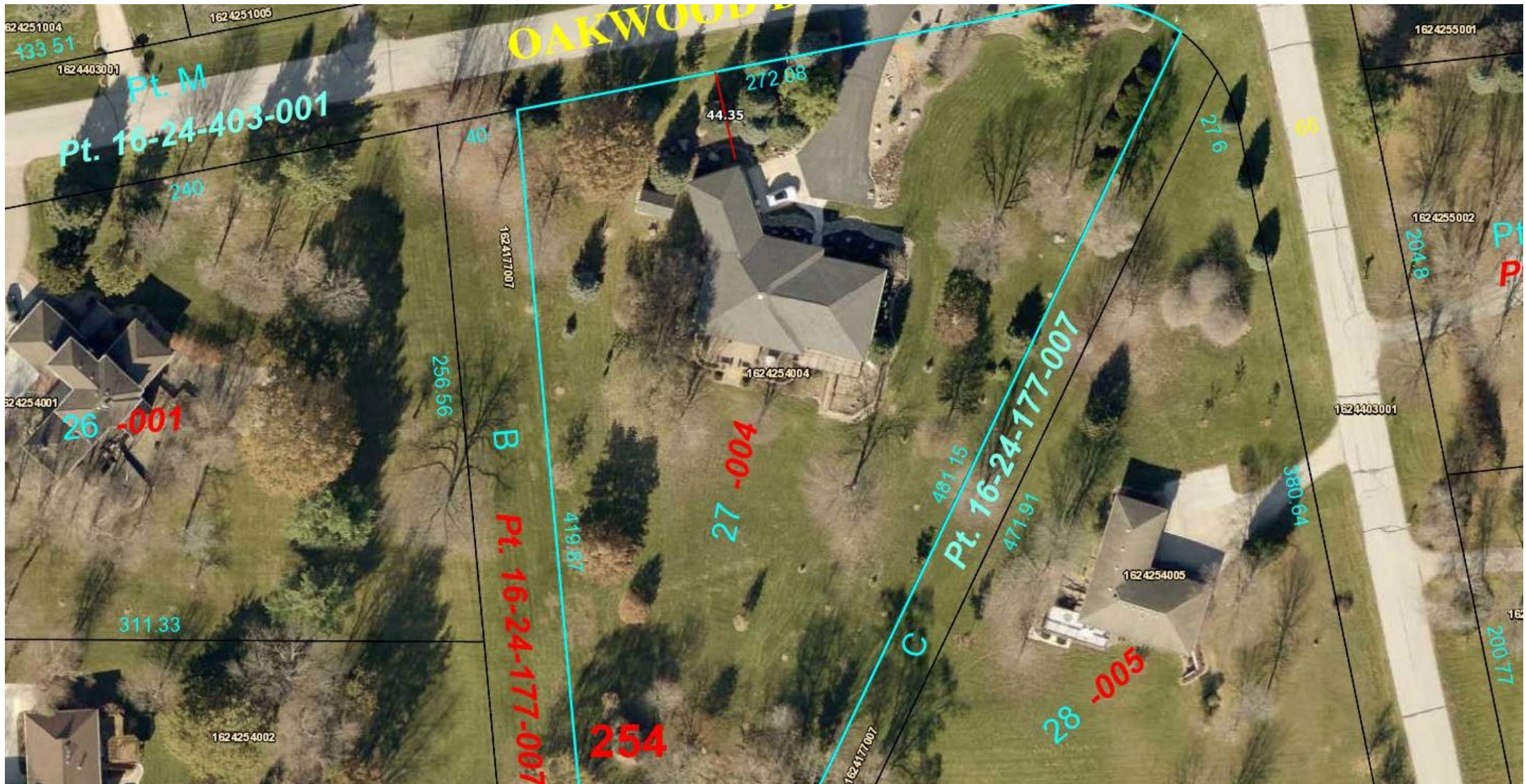
PROPOSED











CITY OF WEST DES MOINES ZONING EXCEPTION FINDINGS

1. Without the requested exception, strict compliance with the ordinance prevents improvement of the property in a manner which is reasonable, customary, and consistent with other properties in the area;
2. Without the requested exception, strict compliance with the ordinance results in a practical difficulty. A “practical difficulty” may be shown by:
 - Significant or unjustified expense in light of the scope of the project; or
 - Destruction or demolition of significant or attractive features of the property, or similar reasons; or
 - Unique physical attributes of the subject property such as exceptional narrowness, shallowness, size, shape, mature & desirable vegetation, natural water features such as streams, creeks, and ponds, or topographical conditions of the subject property that restrict the placement of the intended improvement; or
 - Orientation or interior configuration of the existing structure which impacts the logical function of the intended improvement unless additional modifications are made to the existing layout or use of the existing structure.
3. The requested exception is the minimum necessary to achieve the purpose of the request.
4. The requested exception will not have a substantial negative impact on the character and context of the neighborhood.
5. The requested exception will not be detrimental to the public health, safety, or general welfare.
6. The requested exception does not authorize or expand a use or activity not otherwise expressly authorized by the regulations within the zoning district in which the property is located.