


# Welcome to the August 18, 2021 West Des Moines Board of Adjustment Meeting

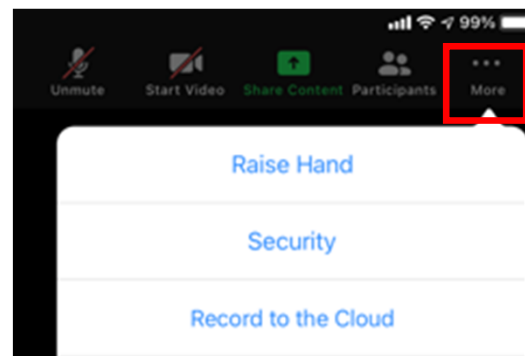
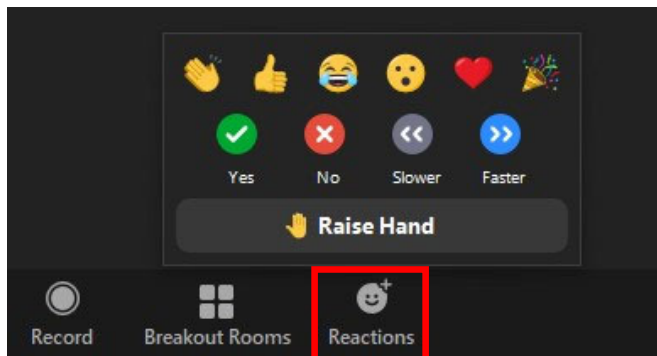
## Here are a few housekeeping items before we get started:

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

 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:



Raise Hand can also be found in the Reactions or the More (...) button on the Zoom toolbar:

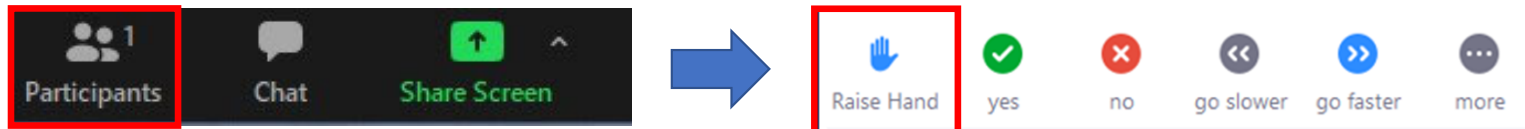


## Item 3a – 1804 S 42nd Street Variance Request for Front Yard Setback

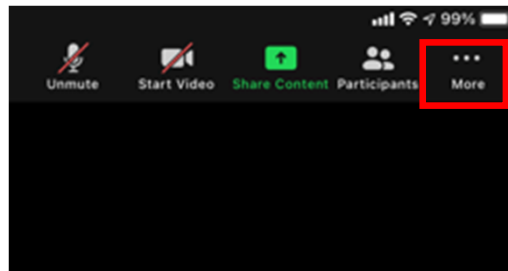
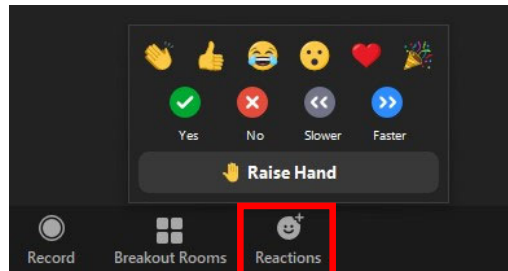
### To participate on this item:

- The Chair will first have the applicant present on the agenda item and 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.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to mute/unmute**
- 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.

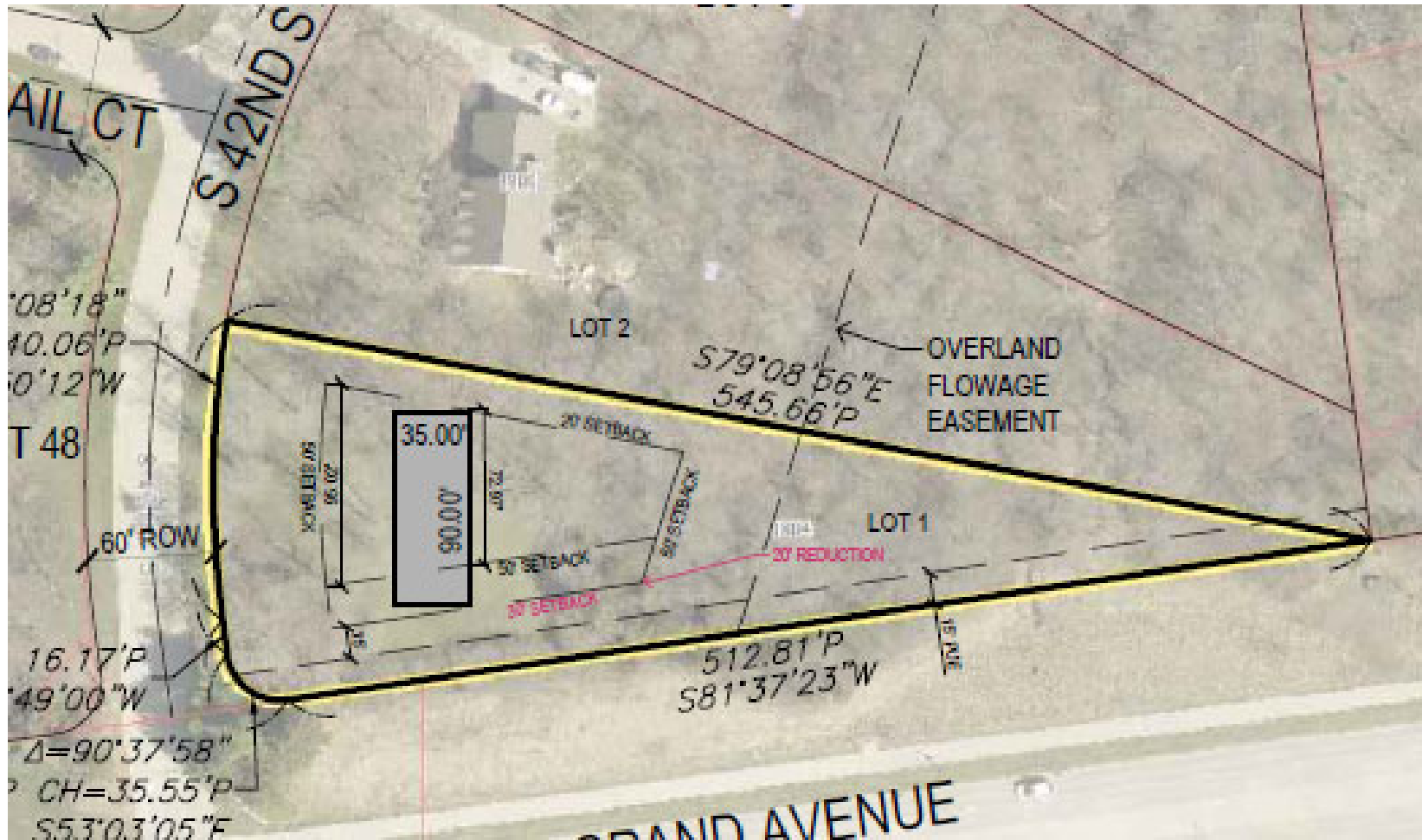
**When you are unmuted – please state your name and address for the record before you make your comments.**



OR







### III. BUILDING TYPE AND AREA.

A. No Building or structure shall be constructed, altered, or maintained on any Lot(s) other than a single-family home or any structure allowed by the zoning ordinance. All single-family homes shall contain a minimum of 2,500 square feet of living space exclusive of attached garages, breezeways, porches and finished basement areas.

1. One-story dwellings must have a ground floor finished area of not less than 2,500 square feet.
2. One and one-half story dwellings must have 2,000 square feet of finished area on the first floor and a total on the main floor and second floor of not less than 3,100 square feet.
3. Two-story dwellings must have 1,700 square feet of finished area on the first floor and a total on the main floor and second floor of not less than 3,100 square feet.
4. Split entry dwellings must have 3,100 square feet of finished area on the upper level, but a 70% credit will be given for a finished area on the lower level which is 50% exposed over finished grade.
5. Split level dwellings must have not less than 3,100 square feet of finished area directly under roof, but a 70% credit will be given for finished area of lower level which is 50% exposed over finished grade.
6. No building shall be erected on any lot unless the design and location is in harmony with existing structures in the tract.
7. In the computation of ground floor area, the same shall not include any porches, breezeways, attached or built-in garages, or finished basement areas.