

**BOARD OF ADJUSTMENT MEETING MINUTES**

BOA\_AF\_06-19-2024

Acting Chair Pfannkuch called to order the May 19, 2024, regularly scheduled meeting of the Board of Adjustment at 5:35 p.m. in Council Chambers, West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa, and electronically through Zoom.

Roll Call: Blaser, Pfannkuch, Stevens.....Present  
Cunningham, Davis.....Absent

**Item 1 – Consent Agenda**

**Item 1a – Minutes of June 5, 2024**

Acting Chair Pfannkuch asked for any corrections to the meeting minutes of June 5, 2024. Hearing none, Acting Chair Pfannkuch declared the minutes approved as presented.

**Item 2 – Old Business**

There were no Old Business items.

**Item 3 – Public Hearings**

**Item 3a – 805 S 100<sup>th</sup> Street – Zoning Exception for Reduction of Setback to accommodate a louvered (covered) pergola – Jeff Kafer – VAR-006332-2024**

Acting Chair Pfannkuch opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary stated that the notice was published on June 7, 2024, in the Des Moines Register.

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

Vote: Blaser, Pfannkuch, Stevens .....Yes  
Cunningham, Davis.....Absent

Motion carried.

Jeff and Nancy Kafer, 805 S 100<sup>th</sup> Street, stated they appreciated Staff’s efforts to move forward with their project, adding that they had modified their plan to compromise appropriately. Snyder & Associates had measured the lot line. Buresh Home Solutions had designed a different pergola for them with an overhang, which utilized posts no further than one foot from the current setback.

Acting Chair Pfannkuch asked if there were any questions or comments from the audience.

Dan Aten, 9939 Alexander Circle, stated he lived in the same development and is president of the homeowner’s association. He expressed the Association’s approval and support for the project.

As there were no further comments, Acting Chair Pfannkuch then declared the public hearing item closed.

Linda Schemmel, Development Services Coordinator, informed that a zoning exception is a slightly different process from the previous variance request, requiring a practical difficulty rather than a

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hardship. Staff found there was a practical difficulty, and therefore Staff Findings would support an approval of the request.

Acting Chair Pfannkuch asked for continued discussion or a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Stevens, the Board of Adjustment adopted a resolution to approve the zoning exception based on Staff Findings.

Vote: Blaser, Pfannkuch, Stevens .....Yes  
Cunningham, Davis.....Absent  
Motion carried.

**Item 4 – New Business**

There were no New Business items.

**Item 5 – Staff Reports**

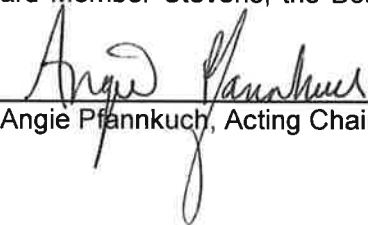
It was noted that the next Board meeting will be held on July 17, 2024.

**Item 6 – Adjournment**

Acting Chair Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Blaser, seconded by Board Member Stevens, the Board of Adjustment meeting adjourned at 5:47 PM.

  
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Jennifer Canaday, Recording Secretary

  
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Angie Pfannkuch, Acting Chair