

Minutes of the Board of Adjustment Meeting

February 6th, 2024

The Dallas Center Board of Adjustment met in the Memorial Hall at 7:00 p.m. on February 6th, 2024. Board Chair Todd Lawton called the meeting to order. Board members present were Todd Lawton, Eliza Johnson and Dustin Thomas. Ben Chiochan and Sandy Gannon were absent.

Eliza motioned to approve the minutes from the December 5th, 2023 meeting. Dustin seconded. 3 in favor.

Julie Becker addressed the board during the public comment portion of the meeting.

The public hearing was opened and started with Jason VanAusdall, from Veenstra & Kimm, addressing the board. Douglas Smith also addressed the board and explained the request for the variance for his new deck.

After discussion by the Board, the variance was granted as stated below:

Paragraph 4 of the Recitals and paragraph C of the Findings of Fact have been modified to make clear that the applicant's drawing showed the location of the edge of the sidewalk and that he had not identified his property line.

Under Findings of Fact Paragraph F is modified to simply state that a variance will alleviate a hardship, and then Paragraph G is added to state: **The applicant is required to locate and determine his front yard property line along Vine Street to the satisfaction of the Zoning Administrator. A variance will be granted to permit the applicant to construct a deck (including steps) to within two feet of the property line, as long as it is at least three feet off the north edge of the currently existing sidewalk.**

Under the Decision, the variance is described as: **A variance will be granted to permit the applicant to construct a deck (including steps) to within two feet of the property line, as long as it is at least three feet off the north edge of the currently existing sidewalk. Before a building permit will be issued, the applicant is required to locate and determine his front yard property line along Vine Street to the satisfaction of the Zoning Administrator.**

This decision is made by the board on the 6th day of February, 2024, by a roll call vote of 3 in favor, 0 opposed, and 2 absent.

A motion to adjourn was made by Eliza and seconded by Todd. Meeting was adjourned at 7:34 pm.

These minutes are approved and subject to review at the next Board of Adjustment meeting.

Dustin Thomas, Vice Chair