

The Dallas Center Board of Adjustment met in the Memorial Hall on April 25, 2022.

Board Vice Chair Todd Lawton called the meeting to order at 7:00 p.m. Board members present were Todd Lawton, Sandy Gannon, Eliza Johnson, Ben Chiochon and Dustin Thomas.

The first item on the agenda was the election of a Chair to replace Gary Park's retirement from the Board. Motion made by Chiochon and seconded by Thomas to elect Lawton as Chair. Roll call all ayes, motion passed. Motion by Chiochon and seconded by Gannon to elect Thomas as Vice Chair. Roll call all ayes, motion passed.

Motion made by Johnson, seconded by Lawton to approve the minutes of the June 24, 2021 Board meeting. Roll call, all ayes.

Julie Becker addressed the Board.

Board Chair Lawton opened a public hearing on the appeal of the Zoning Administrator's decision by Lukas Cooper and his request for variances to allow the reconstruction of an existing accessory garage building (which will be torn down) in the rear yard of his house, at 1708 Sugar Grove Avenue, located in the R-1 Zoning District to within 10 feet of the north-south alley, and to allow the garage to have a maximum peak height of 17 feet. Section 165.24(1) of the Zoning Code states that when any entrance to an accessory building for automobile access faces an alley, said accessory building shall be at least 20 feet from alley line. Section 165.24(4) of the Zoning Code provides that the garage building shall not exceed one story or 15 feet in height in any "R" District, and that the height shall be measured from grade, and shall include the foundation or retaining walls. After discussion, motion was made by Thomas and seconded by Chiochon to continue the discussion in two weeks to give Board members the opportunity to reassess the property. Roll call, all ayes.

Board Chair Lawton opened a public hearing on the appeal of the Zoning Administrator's decision by Alan and Jill Wheeler and their request for a variance to allow them to place rock in the rear yard of their commercial property at 1406 Sugar Grove Avenue located in the C-2 Zoning District instead of paving it with asphaltic or Portland cement concrete pavement. Section 165.43(5) of the Zoning Code requires that all off-street parking and loading areas and access roadways shall be paved with asphaltic or Portland cement concrete pavement. Off-street parking, except in the C-1 Traditional Central Business District, of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other motor vehicle equipped for street and highway travel shall be on an asphaltic or Portland cement concrete paved parking area that extends the entire length of the vehicle. After discussion, motion was made by Thomas, seconded by Gannon that pursuant to the provisions of Section 165.20 of the Code of Ordinances that the lawful use of a building existing at the time of the enactment of Chapter 165 (October 8, 1996) may be continued and the applicants are granted a variance to allow them to re-rock the area in the rear of the property and vehicles may be parked on the rock. Roll call, all ayes.

Meeting was adjourned by Chair Lawton at 8:00 pm.

Sandy Gannon, Secretary