

The Dallas Center Board of Adjustment reconvened in the Memorial Hall on May 16, 2022, to continue the discussion of April 25, 2022, regarding Lukas Cooper's request for two variances.

Board 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.

Motion made by Thomas, seconded by Johnson to approve the minutes of the April 25, 2022, Board meeting. Roll call, all ayes.

Julie Becker addressed the Board.

Board Chair Lawton continued the discussion on the appeal of the Zoning Administrator's decision by Lukas Cooper and his request for a variance 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. 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. The Board determined the granting of a variance to the requirements of Code Section 164.24(1) and 165.19 to allow the construction of a 24x27 garage 10 feet west of the east alley will alleviate a clearly identifiable hardship due to the narrowness of the lot originally platted in 1869, and such variance is in harmony with the intended spirit and purpose of the Zoning Code. Such a variance will improve the current visibility for the alley since the existing garage is only three feet from the alley. After discussion, motion was made by Gannon and seconded by Thomas to grant a variance to the owner, Lukas Cooper, to reduce the required distance of the accessory garage to the east alley from 20 feet to 10 feet, and to meet the conformance requirements of Code Section 165.19. This Decision is made by the Board on the 16th day of May, 2022, by a recorded roll call vote of 5-0.

Cooper amended his appeal by withdrawing his request for a variance to the requirements of Code Section 164.24(4) and 165.19 for the construction of a garage 17 feet in height.

Meeting was adjourned by Chair Lawton at 7:30 pm.

Sandy Gannon, Secretary