

AGENDA
Dallas Center Board of Adjustment
April 19, 2021 –7:00 pm

On April 2, 2021, Iowa Governor Kim Reynolds issued an updated Proclamation of Disaster Emergency, which among other matters, encouraged all vulnerable Iowans to limit their activities outside of their home including their participation in gatherings of any size and any purpose. The Governor further continued the suspension of state laws requiring a public meeting or hearing to the extent the laws could be interpreted to prevent a governmental body from limiting the number of people present for an in-person location of the meeting, providing the governmental body provides a means for the public to participate by telephone or electronically. Compliance with the social distancing requirements for a public meeting would unduly limit the public's participation at a meeting of the Board of Adjustment. As permitted by Iowa Code Section 21.8 the Board of Adjustment meeting will be conducted by electronic means. The public is encouraged to access the meeting electronically in the manner specified below.

The meeting will be conducted by Zoom at the following Internet link or telephone numbers:
<https://us02web.zoom.us/j/85364000599> The passcode is 159533

If a Zoom user has the Zoom app, just enter the meeting ID 853 6400 0599, followed by the passcode 159533

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is 85364000599 # - Passcode 159533): Dial by your location

+1 646 558 8656 +1 301 715 8592 +1 312 626 6799 +1 669 900 9128

Depending on the caller's long-distance calling plan, long distance charges may apply.

The Zoom connection will be available starting approximately five minutes before the meeting.

1. Call to Order and Roll Call
2. Discussion and action on adoption of procedural rules for the Board of Adjustment
3. Election of Vice Chair
4. Election of Secretary
5. Action to approve minutes of December 7, 2020, meeting
6. Public Communications and Concerns [the Chair will ask persons on the call/electronic meeting if anyone wishes to address the Board, and those persons wishing to address the Board should so advise the Chair]. Please state your name, address and topic. Each person will have up to two minutes to address the Board.] Once you have addressed the Board, you are asked to mute yourself
7. **PUBLIC HEARING** – on the appeal of the Zoning Administrator's decision by Charles R. Rhinehart and the request for variances to allow the construction of an addition to his existing building at 1706 Sugar Grove Avenue in the C-2 Zoning District, specifically (a) a variance for the distance of the accessory building to the alley from the required 20 feet to 15 feet. Code Section 165.24(1); (b) a variance for the height of the building addition from the maximum of 15 feet to 19 feet. Code Section 165.24(4); and (c) a variance to the conformance requirements of Code Section 165.19 with respect to the proposed addition to the building.
8. Action on appeal by Charles R. Rhinehart

9. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by David and Sheryl Shields and the request for variances to allow (a) a variance to allow the renovation, remodeling, and an addition to the rear house, which was constructed in approximately 1956 by David’s father. Code Section 165.22(1) provides that a structure in other than a Residential District may be altered and enlarged only if such structure is on land owned by the applicant prior to the effective date of the Zoning Code, and that such altering and enlarging shall not be greater than 50% of the fair market value of the property prior to the altering and enlarging; and (b) a variance to allow the renovation, remodeling, and an addition to the rear house, which was constructed in approximately 1956. Code Section 165.22(2) provides that if a nonconforming use is discontinued for a period of one year in other than a Residential District, the use must thereafter conform to uses permitted in the Zoning District.
10. Action on appeal by David and Sheryl Shields
11. Adjournment

Gary Park, Chair