

NOTICE OF A PUBLIC MEETING
Dallas Center Board of Adjustment
Tentative Agenda
April 25, 2022 –7:00 pm – Memorial Hall
1502 Walnut Street, Dallas Center

1. Call to Order by Vice Chair Todd Lawton and Roll Call
2. Action to elect Board Chair
3. Action to elect Board Vice Chair (in the event there is a vacancy)
4. Action to approve minutes of June 24, 2021, meeting
5. Public Comments. Each person will have up to two minutes to address the Board.

6. **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.
7. Action on the appeal by Lukas Cooper

8. **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.
9. Action on the appeal by Alan and Jill Wheeler

10. Other Business
11. Adjournment

Todd Lawton, Vice Chair