

NOTICE OF A PUBLIC MEETING
Dallas Center Board of Adjustment
Tentative Agenda
August 14, 2023 –7:00 pm – Memorial Hall
1502 Walnut Street, Dallas Center

1. Call to Order and Roll Call
2. Review of and action to confirm approval of minutes of July 17, 2023, meeting
3. Public Comments. Each person will have up to two minutes to address the Board

4. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Dave and Pamela Steinick** and their request for variances to allow them to construct an addition on the east side of their home at 1306 Cherry Street, located in the R-1 Zoning District. The existing home is located 2.23 feet from the south side yard. They have requested that a variance be granted to permit them to construct the home addition easterly along the same house frontage to within two feet of the side yard property line, rather than the required distance of eight feet (a variance of six feet). The house already is situated within the side yard setback. Section 165.34(4) of the Zoning Code requires that the least width on any one side yard be eight feet, and that the minimum sum of both side yards be 16 feet. The side yard setback on the east side of their house is 8.5 feet, so a variance to allow the minimum sum of both side yards to be 10.5 feet also is requested (a variance of 5.5 feet)
5. Public Hearing Closed
6. Discussion on the appeal by the Board with the applicant and city staff
7. Action on the appeal by Dave and Pamela Steinick

8. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Nathanael and Kelsey Sayre** and their request for a variance to allow them to build a new garage to replace one that had been torn down (on the same site as the old garage) at their home at 1103 Walnut Street, located in the R-1 Zoning District. They propose to build the garage, with roof overhang, to within three feet of the alley line on the west side of their home, thus reducing the setback along the alley to 3 feet (a variance of two feet). Section 165.24(1) of the Zoning Code requires a distance of at least five feet been an accessory building, such as a garage, and an alley.
9. Public Hearing Closed
10. Discussion on the appeal by the Board with the applicant and city staff
11. Action on the appeal by Nathanael and Kelsey Sayre

12. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Richard and Carole Hoover** and their request for a variance to allow them to construct a 24x24 detached garage on the north side of their rental house at 701 10th Street, located in the R-1 Zoning District. The house is on a corner lot, with the platted, but not paved or used, Cherry Street on the north side of the house. They ask that they may build the garage to within eight feet of the platted Cherry Street, thus reducing the setback to eight feet (a variance of 22 feet for front yard depth). Section 165.34(4) of the Zoning Code requires a front yard depth of 30 feet.
13. Public Hearing Closed
14. Discussion on the appeal by the Board and the applicant and city staff
15. Action on the appeal by Richard and Carole Hoover

16. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Dakota Meadows and Shayleen Hickle** (whose home is at 1607 Laurel Street in the R-1 Zoning District) on their request for a variance to allow them to expand their existing 24 foot wide driveway onto Percival Street to 39 feet wide to provide more off-street parking. Section 165.43(4) of the Zoning Code provides that entrance drives shall not exceed 15 feet in total aggregate width for each 50 feet of street abutting the lot. The lot is 66 feet in width, allowing a width of 19.8 feet. The requested width of 39 feet would require a variance of 19.2 feet.
17. Public Hearing Closed
18. Discussion on the appeal by the Board and the applicant and city staff
19. Action on the appeal by Dakota Meadows and Shayleen Hickle

20. Other Business
21. Adjournment

Todd Lawton, Chair