

NOTICE OF A PUBLIC MEETING
Dallas Center Board of Adjustment
Tentative Agenda
December 5, 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 August 14, 2023, meeting
3. Public Comments. Each person will have up to two minutes to address the Board
4. **PUBLIC HEARING** – on the request for variances by **Raymond and Joanna Kerns** to allow them to construct a new house to replace the house that has been demolished at 1406 Laurel Street, which is located in the R-1 Zoning District. The property is on a corner lot with two front yards. The applicants have requested that a variance be granted to permit them to construct the new home within three feet of the front yard property line facing 15th Street rather than the required distance of thirty feet (a variance of twenty-seven feet), and that a variance be granted to permit them to construct the new home within thirteen feet of the front yard property facing Laurel Street rather than the required distance of thirty feet (a variance of seventeen feet). Section 165.34(4) of the Zoning Code requires that each front yard have a thirty foot setback from the property line. The applicants have requested the variances before their application for a building permit.
5. Public Hearing Closed
6. Discussion on the appeal by the Board with the applicants and city staff
7. Action on the appeal by Raymond and Joanna Kerns
8. Other Business
9. Adjournment

Todd Lawton, Chair