

NOTICE OF A PUBLIC MEETING
Dallas Center Board of Adjustment
Tentative Agenda
July 17, 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 November 28, 2022, 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 **Dennis N. Britson** and his request for a variance to allow him to convert a concrete deck patio on the western side of his home into a wood composite deck that will be built over the existing concrete patio, at 1404 Cherry Street, located in the R-1 Zoning District. He has requested that a variance be granted to permit him to construct the deck to within six feet of the side yard property line, rather than the required distance of eight feet (a variance of two feet). 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 his house is nine feet, so a variance to allow the minimum sum of both side yards to be 15 feet also is requested (a variance of one foot).
5. Action on the appeal by Dennis N. Britson.

6. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Jeff and Valerie Enlow** and their request for a variance to allow them to restore their home at 300 13th Street, located in the R-1 Zoning District, to its appearance in 1900 by constructing a porch/deck on the west side of their house nine feet into the 30 front yard (corner lot) foot setback, thus reducing the setback along 13th Street to 21 feet (a variance of nine feet). Section 165.34(4) of the Zoning Code requires a front yard depth of 30 feet. This property has front yards on both Maple Street and 13th Street.
7. Action on the appeal by Jeff and Valerie Enlow.

8. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Haley Wineland** and her request for a variance to allow her to construct an 8x10 deck on the front of her home at 1604 Linden Street, located in the R-1 Zoning District, to replace a crumbling front step. The house already is located within the 30 foot front yard setback, and the proposed deck would reduce the front yard setback to 11 feet (a variance of 19 feet). Section 165.34(4) of the Zoning Code requires a front yard depth of 30 feet.
9. Action on the appeal by Haley Wineland.

10. Other Business
11. Adjournment

Todd Lawton, Chair