

NOTICE OF A PUBLIC MEETING
Dallas Center Board of Adjustment
Tentative Agenda
May 16, 2024 –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 February 6, 2024, 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 **Brian J. Slaughter** and his request for a variance to allow him to divide his property at 1709 Sugar Grove Avenue, located in the C-2 Highway/Auto-Oriented Business Zoning District. Two residential buildings are located on the existing single lot, and Mr. Slaughter has proposed dividing the lot into Parcel 2024-23 and Parcel 2024-24 so that each residential building will be on a separate parcel. The existing residential structures are considered to be legal nonconforming uses in the C-2 Zoning District, and both existed prior to October 8, 1996. He has requested that a variance allowing the bulk area of Parcel 2024-23 to be 5,264 square feet, rather than the required 8,500 square feet, be granted to permit the division of the parcel. Section 165.39(5) (A) of the Zoning Code requires a lot area of 8,500 square feet.
5. Action on the appeal by Brian J. Slaughter.
6. **PUBLIC HEARING** – on the appeal of the Zoning Administrator’s decision by **Katie French** and her request for a variance to allow her to construct a covered deck on the front of her home at 1404 Maple Street, located in the R-1 Zoning District, to replace an existing covered porch due its old age deterioration. The house already is located within the 30 foot front yard setback and is located approximately 21 feet seven inches from the property line. The proposed new deck (including stairs) would reduce the front yard setback to 19 feet seven inches (a variance of 10 feet five inches). Section 165.34(4) of the Zoning Code requires a front yard depth of 30 feet.
7. Action on the appeal by Katie French.
8. Other Business
9. Adjournment

Todd Lawton, Chair