

Board of Adjustment  
November 05, 2015

Pleasant Hill Board of Adjustment meeting was called to order at 5:30 pm on Thursday November 05, 2015 by Chairperson LeAnne Krell.

### **Roll Call**

CALL TO ORDER/ROLL CALL: Ted Dyer, LeAnne Krell, Stan Pollpeter, Carla Rivas, Marc Swanson.

Also present: Ben Champ, Assistant City Manager, Michael Pardekooper, Building Official, Madeline Sturms, Senior Planner, Mark Konrad, Councilman and BOA Liaison, Len Murray, Councilman.

### **Agenda**

DYER/RIVAS moved approval of the agenda. Ayes: Unanimous. Motion Carried.

### **Minutes**

POLLPETER/SWANSON moved approval of the August 06, 2015 minutes. Ayes: Unanimous. Motion Carried.

### **Variance Request**

A request for a variance has been filed by Lance Street to allow for an accessory structure to be erected in a side yard.

The property identified in the petition is legally identified as:

LOT 18 WA SCHWEIKER'S FIRST ADD TO PLEASANT HILL PLAT 3

And locally known as:

365 Alexander Circle

Zoned:

R-2 One and Two Family Dwelling District

### **City Report**

Ben Champ, Assistant City Manager introduced the variance request stating the applicant would like to build an 24 x 30 accessory structure to the west of their house at 365 Alexander Circle, within an area defined as a side yard. City ordinance 166.03 Accessory Buildings states: accessory buildings may only be erected in a rear yard and shall be located outside of any easement.

## **Appellant**

Lance Street, 365 Alexander Circle stated he would like to build a detached garage for off-street parking and to store his boat and trailer. His property is located on a cul-de-sac where street parking is not allowed and there is a large gas pipeline easement in the rear yard making it prohibitive to build in the backyard.

## **For the Record**

Notice of Public Hearing was published in The Des Moines Register on October 24, 2015.

No written comments were received.

## **Public Input**

Alain Andrews, 355 Alexander Circle, stated a 24 x 30 accessory building is too large to fit in with the character of the neighborhood, but he would not be opposed to a single car garage.

Annette Hacker, 345 Alexander Circle, stated she is not opposed to the size as requested but would like to know that it would look like a garage and not like a pole barn.

William, opposite neighbor, stated he is opposed to a large detached garage, but would be alright with an attached garage.

## **Motion**

DYER/POLLPETER moved to deny the Variance Request received from Lance Street for a 24 x 30 accessory structure to be erected in the side yard at 365 Alexander Circle. Ayes: Unanimous. Motion Carried.

## **Adjournment**

SWANSON/RIVAS moved to adjourn. Ayes: Unanimous. Motion Carried. Meeting was adjourned at 5:44 pm.

Ruth E Mattix  
Recording Secretary