



CITY OF DES MOINES' ZONING BOARD OF ADJUSTMENT AGENDA

FOR THE MEETING SCHEDULED FOR
JUNE 26, 2019

**MEETING TO BEGIN AT 1:00 PM IN THE 2ND FLOOR BOARD ROOM
WITHIN THE CITY'S MUNICIPAL SERVICE CENTER AT
1551 EAST MARTIN LUTHER KING, JR. PARKWAY, DES MOINES, IA 50317.**

The Zoning Board of Adjustment has the power under Iowa law and the Zoning Ordinance of the City of Des Moines (City Code Chapter 134) to hear requests and make decisions on matters such as Variances and Exceptions from the regulations in the Zoning Ordinance, Conditional Use Permits, Special Permits, and appeals of the decisions of City staff in the administration of the Zoning Ordinance.

MEETING PROCEDURE:

The meeting is an open and informal meeting that is recorded and broadcast on DMTV Mediacom Cable Channels 7.1 and 7.2. The Board members receive copies of the agenda and staff recommendations before the meeting. Copies of the agenda and staff recommendations are available to the general public.

The Board is required to base its decision on each case upon the criteria established by law for the type of relief sought by the applicant. The law applicable to each case is identified in the written staff report. If the facts, as determined by the Board, demonstrate that the criteria established by law for granting the request have been satisfied, then the Board must grant the request. Otherwise, the Board must deny the request. All speakers are requested to focus their comments upon those facts that demonstrate whether or not the criteria established by law have been satisfied. *All material used as part of any presentation must be submitted as a part of the permanent record and will not be returned.*

Items listed on the Consent Public Hearing Items portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Board requests that the Item be removed from the Consent Public Hearing Items portion agenda and separately considered under the Non-Consent Public Hearing Items portion of the agenda. Each appeal will be announced in the order it appears on the agenda and then City staff will present a brief explanation of the appeal. Any written comments received by staff prior to the hearing will be distributed to the Board for review.

All speakers are requested to speak from the podium and to start their presentation by giving their name and address. After staff introduces a request, the appellant or a representative of the appellant is allowed to speak first, and will be allowed ten minutes to present the appeal. Anyone else present in support of the appeal will then each be allowed five minutes to present their comments. Anyone present in opposition to the appeal will then be allowed five minutes each to present their comments. The appellant/representative will then be allowed three minutes for rebuttal or other closing comments. The hearing will then be closed to public comment and the Board will make a decision. The decision and the reason will be announced.

The Board has 7 members. It takes the affirmative vote of at least 4 members to grant any appeal or request, regardless of the number of members actually present at any meeting. If 5 or fewer members of the Board are present when the Chair calls an Item, the applicant may request that the Item be continued until the next monthly meeting to have the opportunity to present the matter to a full Board. The request should be made as soon as the Chair calls the Item and before the staff report is given. The Board has discretion to grant or deny any such request. If a continuance is granted, there is no guarantee that more members of the Board will be present at the next meeting.

Following the meeting, any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment under the provisions of this chapter, or any taxpayer, or any officer, department, board, or bureau of the municipality, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the board.

The City of Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages participation in City government. To better serve you, please contact City staff at least three business days in advance when possible at 515-283-4209, should special accommodations be required. Assistive Listening Devices are available for meetings in the Council Chambers.

DART will provide public transportation to and from a City of Des Moines meeting held at the Richard A. Clark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway. Transportation can be scheduled to and from DART Central Station at 620 Cherry Street. To reserve your route, please call DART On Call Scheduling at (515) 283-8136. Calls for trips will be accepted up to 5:00 PM the day before the meeting. Be sure to mention in your request that you require transportation for a City of Des Moines meeting.

If you have questions, please contact City staff at 515-283-4257 or visit the Zoning Board of Adjustment's website at <http://www.dmgov.org/government/boards/ZoningBoardofAdjustment>.

******* BEGIN CONSENT PUBLIC HEARING ITEMS *******
******* ITEMS 1 THROUGH 10 *******

Each Item listed on this portion of the agenda will be reviewed in turn by the Board, at which time the Item will either be approved or forwarded to the Non-Consent Public Hearing portion of the agenda for further discussion and action.

Item 1 was continued from the May 22, 2019 Zoning Board of Adjustment meeting.

Item 1	ZON 2019-00060	Savannah Homes, Inc., 4320 East 46th Street	Variances
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<p>Appellant: Savannah Homes, Inc., represented by Ted Grob, 800 South 50th Street, Suite 101, West Des Moines, IA 50266. Premises Affected: 4320 East 46th Street. Legal Description: On file with Community Development Department. Current Zoning: "A-1" Agricultural District. Applicable Neighborhood Association: N/A.</p>

- Proposal:** Division of the existing parcel into two (2) parcels, as follows:
- Parcel A would measure 130 feet by 220 feet (28,600 square feet or 0.66-acre) and have 130 feet of frontage along East 46th Street. It would contain an existing single-family residential dwelling that is within 20 feet of the existing south (side) property line and at least 50 feet from the proposed west (rear) property line. It would also contain an existing detached garage that would be within 25 feet of the proposed north (side) property line and at least 50 feet of the proposed west (rear) property line.
 - Parcel B would measure 4.20 acres in area and would have 190 feet of frontage along East 46th Street. It would be developed for future single-family residential use.

- Appeal(s): Parcel A)**
- Variance of 9.34 acres less than the minimum 10 acres of area required for a single-family residential use in an "A-1" District.
 - Variance of 470 feet less than the minimum 600 feet of lot width required for a single-family residential use in an "A-1" District.
 - Variance of 35 feet less than the minimum required 55-foot side yard setback from the south (side) property line.
 - Variance of 30 feet less than the minimum required 55-foot side yard setback from the north (side) property line.

- Parcel B)**
- Variance of 5.80 acres less than the minimum 10 acres of area required for a single-family residential use in an "A-1" District.
 - Variance of 410 feet less than the minimum 600 feet of lot width required for a single-family residential use in an "A-1" District.

Required by City Code Sections 134-310(1)(a), 134-310(2)(a), 134-310(4), & 134-310(5)

Item 2	ZON 2019-00076	Cross, 412 East Jackson Street	Exception
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Appellant: Steve & Vicky Cross, 412 East Jackson Street, Des Moines, IA 50315.
Premises Affected: 412 East Jackson Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: McKinley School/Columbus Park Neighborhood Association.

Proposal: Construction of a 30-foot by 32-foot (960 square feet) accessory structure.

Appeal(s): Exception of 240 square feet over the calculated maximum allowed 720 square feet of aggregate area for accessory structures (20% of 3,600-square foot rear yard area).

Required by City Code Section 134-1276(c)(3)

Item 3	ZON 2019-00082	Hoffman, 4510 Fleur Drive	Exception
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Appellant: Garland Dell Hoffman, Sr. & Joyce L. Hoffman, 4510 Fleur Drive, Des Moines, IA 50321.
Premises Affected: 4510 Fleur Drive.
Legal Description: On file with Community Development Department.
Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District.
Applicable Neighborhood Association: Southwestern Hills Neighborhood Association.

Proposal: Construction of a 30-foot by 48-foot (1,440 square feet) accessory structure.

Appeal(s): Exception of 440 square feet over the maximum allowed 1,000 square feet of aggregate area for accessory structures.

Required by City Code Section 134-1276(c)(3)

Item 4	ZON 2019-00088	Joppa, LLC, 1010 13th Street	Exception
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Appellant: Joppa, LLC, represented by Curt Carlson, 118 Southeast 4th Street, Des Moines, IA 50309.
Premises Affected: 1010 13th Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "R-3" Multiple-Family District.
Applicable Neighborhood Association: Cheatom Park Neighborhood Association.

Proposal: Construction of a two-family (duplex) residential structure, which would be within 20 feet of the east (front) property line along 13th Street. The minimum required two (2) off-street parking spaces would be located within the south side yard area and accessed by a driveway from 13th Street.

Appeal(s): Exception of 10 feet less than the minimum required 30-foot front yard setback.

Required by City Code Section 134-554(4)

Item 5 ZON 2019-00093 Righi-Ryner, 5611 Southwest 2nd Street Exception

Appellant: Teresa Righi-Ryner, 1820 Payton Avenue, Des Moines, IA 50315.
Premises Affected: 5611 Southwest 2nd Street.
Legal Description: On file with Community Development Department.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: Fort Des Moines Park Neighborhood Association.

Proposal: Division of the existing 21,700-square foot parcel into two (2) parcels, including a 55-foot by 140-foot (7,700 square feet) parcel fronting Southwest 2nd Street that would contain the existing single-family dwelling and a 100-foot by 140-foot (14,000 square feet) parcel fronting South Union Street that could be used for a future single-family residential use.

Appeal(s): Exception of 5 feet less than the minimum 60 feet of lot width required for a single-family dwelling.

Required by City Code Section 134-414(2)(a)

Item 6 ZON 2019-00095 Dagitz, 511 58th Street Exception
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Appellant: Amy & Mark Dagitz, 511 58th Street, Des Moines, IA 50320.
Premises Affected: 511 58th Street.
Legal Description: On file with Community Development Department.
Current Zoning: "R1-80" One-Family Residential District.
Applicable Neighborhood Association: Waterbury Neighborhood Association.

Proposal: Construction of a front porch addition, measuring 8 feet by 30 feet, which would be within 27 feet of the west (front) property line along 58th Street.

Appeal(s): Exception of 11 feet less than the calculated minimum required 38-foot front yard setback.

Required by City Code Section 134-1276(e)

Item 7 ZON 2019-00096 R M Madden Construction, Inc., Vicinity of 2406 Elizabeth Avenue Exceptions

Appellant: R M Madden Construction, Inc, represented by Michael Madden, 5909 Grand Avenue, Des Moines, IA 50312.
Premises Affected: Vicinity of 2406 Elizabeth Avenue.
Legal Description: Lot 9 of F H Mc Clurgs Orchard.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: ACCENT Neighborhood Association.

Proposal: Construction of a single-family dwelling on an existing 50-foot by 140-foot (7,000 square feet) lot.

Appeal(s): Exception of 10 feet less than the minimum 60 feet of lot width required for a single-family dwelling.

Exception of 500 square feet less than the minimum 7,500 square feet of lot area required for a single-family dwelling.

Required by City Code Sections 134-414(1)(a) & 134-414(2)(a)

Item 8	ZON2019-00097	Macerich Southridge Mall, LLC Vicinity of 1111 East Army Post Road	Amend Special Permit
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Appellant: Macerich Southridge Mall, LLC, represented by Jerry Jones, 1111 East Army Post Road, Des Moines, IA 50315.
Premises Affected: Vicinity of 1111 East Army Post Road.
Legal Description: On file with Community Development Department.
Current Zoning: "C-4" Shopping Center Commercial.
Applicable Neighborhood Association: NA.

Proposal: The requested amendment to the Special Permit granted on May 27, 2015 (ZON2015-00083) would extend its expiration date from May 31, 2020 to June 30, 2024, and would allow for the following uses on the Southridge campus:

- A circus held during a 7-day period during the month of May each year.
- A carnival held during a 7-day period during the month of June each year.
- An amusement event, featuring inflatables, during a 7-day period during the month of June each year.
- A mobile dental and/or medical clinic held during the month of June each year.
- A farmer's market held on each Monday during the months of May through October each year.
- Classic car shows during a 2-day period held once per month during the months of May through September.
- Parking as accessory to seasonal events held off-site throughout the year, such as for golf tournaments and concerts.

Appeal(s): Amend Special Permit (ZON2015-00083) for seasonal special events.

Required by City Code Section 134-1326(18) & Docket ZON2015-00083

Item 9	ZON 2019-00104	DMPS (Stowe Elementary School), 1411 East 33rd Street	Special Permit
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Appellant: Des Moines Public Schools, represented by Bill Good, 1917 Dean Avenue, Des Moines, IA 50316.
Premises Affected: 1411 East 33rd Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: Gray's Woods Neighborhood Association.

Proposal: Construction of a recreational ropes course use within the wooded area to the east of the school. The proposed facility would also include a storage shed, temporary restrooms, and a parking lot with five (5) spaces accessed from Dubuque Street. It would be operated by a non-profit entity (Community Youth Concepts) partnering with the school district.

Appeal(s): Special Permit for an institution of educational and/or philanthropic character.

Required by City Code Section 134-1326(4)

**Item 10 ZON 2019-00105 Iglesia Apostolica de la fe en Cristo Jesus in the United States
2920 30th Street Special Permit**

Appellant: Iglesia Apostolica de la fe en Cristo Jesus in the United States, represented by Victor Soto, 3920 Mary Lynn Drive, Urbandale, IA 50322.
Premises Affected: 2920 30th Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "C-0" Commercial-Residential District & "R-3" Multiple-Family Residential District.
Applicable Neighborhood Association: Beaverdale Neighborhood Association.

Proposal: Conversion of the existing structure to a religious assembly use, where the structure is within 21 feet of the north (side) property line and within 11.5 feet of the west (side) property line. The use also includes approximately 60 existing off-street parking spaces within a parking lot that is within 0 feet of the south (side) property line and within 0 feet of the west (side) property line.

Appeal(s): Special Permit for an institution of a religious character.
Required by City Code Section 134-1326(4)

******* END CONSENT PUBLIC HEARING ITEMS *******

******* BEGIN DISCUSSION PUBLIC HEARING ITEMS *******

Item 11 was continued from the May 22, 2019 Zoning Board of Adjustment meeting.

**Item 11 ZON 2019-00062 Karthan, Vicinity of 2956 East Grand Avenue
Conditional Use Permit**

Appellant: James & Stavroula Karthan, 3709 NE 70th Avenue, Ankeny, IA 50021. The business is operated as Maingate Bar & Grill, represented by Frank Askvig, 2956 East Grand Avenue, Des Moines, IA 50317.
Premises Affected: Vicinity of 2956 East Grand Avenue.
Legal Description: On file with the Community Development Department.
Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District.
Applicable Neighborhood Association: Fairground Neighborhood Association.

Proposal: Conditional Use Permit for existing tavern within a 2,236-square foot building, which Permit would include expansion of the tavern to include a patio along the west side of the building that measures 16 feet by 60 feet (960 square feet).

Appeal(s): Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.
Required by City Code Section 134-954

Item 12	ZON 2019-00079	K-H Partners, 911 31 st Street	Exceptions
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Appellant: K-H Partners, represented by Rick Hickman, 532 29th Street, Apartment A, Des Moines, IA 50312.
Premises Affected: 911 31st Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: Drake Neighborhood Association.

Proposal: Construction of an addition generally measuring 20 feet by 24 feet (480 square feet) to the west (front) façade of the dwelling that would be within 30 feet of the front property line along 31st Street. The addition would contain a garage, where vehicles would have 20 feet of maneuvering space to the north of the garage.

Appeal(s): Exception of 16.5 feet less than that calculated minimum required 46.5-foot front yard setback.

Exception of 4 feet less than the minimum 24 feet of maneuvering space required for a garage structure.

Required by City Code Sections 134-1276(e) & 134-1377(g)(1)

Item 13	ZON 2019-00080	K-H Partners, 1804 27 th Street	Variances
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Appellant: K-H Partners, represented by Rick Hickman, 532 29th Street, Apartment A, Des Moines, IA 50312.
Premises Affected: 1804 27th Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "R1-60" One-Family Low-Density Residential District.
Applicable Neighborhood Association: Drake Neighborhood Association.

Proposal: Construction of an addition generally measuring 26 feet by 24 feet (624 square feet) to the north (front) façade of the dwelling that would be within 8 feet of the front property line along Witmer Street. The addition would contain a garage, where vehicles would maneuver onto Witmer Street right-of-way.

Appeal(s): Variance of 28.25 feet less than that calculated minimum required 36.25-foot front yard setback.

Variance of 16 feet less than the minimum 24 feet of maneuvering space required for a garage structure.

Required by City Code Sections 134-1276(e) & 134-1377(g)(1)

Item 14	ZON 2019-00085	Git-n-Go Convenience Stores, Inc.	Amend Conditional Use Permit
	Vicinity of 100 Watrous Avenue		

Appellant: Git-n-Go Convenience Streets, Inc, represented by Pete Klindt, 2716 Indianola Avenue, Des Moines, IA 50315.
Premises Affected: Vicinity of 100 Watrous Avenue.
Legal Description: On file with Community Development Department.
Current Zoning: "C-1" Neighborhood Retail Commercial District.
Applicable Neighborhood Association: Watrous Heights Neighborhood Association.

Proposal: Continued sales of wine and beer by a gas station convenience store on the premises, within a new building to replace the existing building. As a gas station convenience store, no more than 40% of gross receipts from sales on the premises may be derived from the sale of wine, beer, and tobacco products.

Appeal(s): Amend Conditional Use Permit (ZON2014-00082), as granted June 25, 2014, for a Gas Station Convenience Store selling wine and beer.

Required by City Code Section 134-954 & Docket ZON2014-00082

Item 15	ZON 2019-00086	Yun, 4121 Southeast 14th Street	Conditional Use Permit
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Appellant: Wan-Nam & Hae-Sook Yun, 2516 Ridgewood Court, West Des Moines, IA 50265.
Premises Affected: 4121 Southeast 14th Street.
Legal Description: On file with the Community Development Department.
Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District.
Applicable Neighborhood Association: Easter Lake Area Neighborhood Association.

Proposal: Conversion of a business operating within a 30-foot by 60-foot (1,800 square feet) tenant bay from a restaurant to a tavern use.

Appeal(s): Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.

Required by City Code Section 134-954

Item 16	ZON 2019-00087	Scaglione, 3000 Merle Hay Road	Variances
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Appellant: Frank & Melba Scaglione, 3663 Grand Avenue, #907, Des Moines, IA 50312. The business is operated by Git-n-Go Convenience Streets, Inc, represented by Pete Klindt, 2716 Indianola Avenue, Des Moines, IA 50315.

Premises Affected: 3000 Merle Hay Road.

Legal Description: On file with Community Development Department.

Current Zoning: "C-1" Neighborhood Retail Commercial District.

Applicable Neighborhood Association: Merle Hay Neighborhood Association.

Proposal: Installation of a 20-foot tall pole sign with a signage area measuring 6 feet by 12 feet (72 square feet). The previously existing sign was destroyed to an extent of 60 percent or more of its replacement cost at the time of the destruction.

Appeal(s): Variance of the provision that requires any freestanding sign to be a monument sign with a solid opaque base (constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building), where the base extends from grade to the bottom of the sign face across the entire width of the sign face.

Variance of the provision that requires any freestanding sign within 25 feet of a front lot line to be no more than 8 feet in height.

Variance of the provision that states any sign in a "C-1" District that is within 20 feet of a street line shall not be less than 12 feet above grade.

Required by City Code Sections 134-847(5), 134-1276(p)(4), & 134-3(definition of "freestanding sign, monument")

Item 17	ZON 2019-00090	East River, LLC, 2275 Hubbell Avenue	Conditional Use Permit
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Appellant: East River, LLC, represented by Larry Smithson, 5095 Copper Creek Drive, Pleasant Hill, IA 50327.

Premises Affected: 2275 Hubbell Avenue (The business' mailing address is 2279 Hubbell Avenue.)

Legal Description: On file with Community Development Department.

Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District.

Applicable Neighborhood Association: ACCENT Neighborhood Association.

Proposal: Conditional Use Permit for a tavern occupying approximately 2,243 square feet within an existing 5,508-square foot building, which Permit would include expansion of the tavern to include a patio along the east side of the building that would measure approximately 22 feet by 54 feet (approximately 1,188 square feet).

Appeal(s): Conditional Use Permit for a tavern selling alcoholic liquor, wine, and/or beer.

Required by City Code Section 134-954

Item 18 ZON 2019-00094 McDaniel, 1517 East Park Avenue Special Permit

Appellant: Kenneth McDaniel, 1517 East Park Avenue, Des Moines, IA 50320.
Premises Affected: 1517 East Park Avenue.
Legal Description: On file with Community Development Department.
Current Zoning: "R1-80" One-Family Residential District.
Applicable Neighborhood Association: Pioneer Park Neighborhood Association.

Proposal: Use of the property for a home-based business involving the repair and sale of firearms. The majority of the business would occur within the basement of the single-family dwelling. However, any welding would occur within the detached garage.

Appeal(s): Special Permit for a home occupation.
Required by City Code Section 134-1326(10)

**Item 19 ZON 2019-00099 Archland Property I, LLC, 1400 Des Moines Street
 Variances**

Appellant: Archland Property I, LLC, represented by Jacob Steinfink, 110 North Carpenter Street, Chicago, IL 60607.
Premises Affected: 1400 Des Moines Street.
Legal Description: On file with Community Development Department.
Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District & "FSO" Freestanding Signs Overlay District.
Applicable Neighborhood Association: Capitol East Neighborhood Association.

Proposal: Installation of four (4) freestanding signs along the Des Moines Street frontage, with a cumulative 61.58 square feet of signage area, including two (2) 4.20-fall tall by 4.83-foot wide (20.29 square feet) electronic display signs each atop a 1-foot tall metal base and two (2) 4.2-fall tall by 2.5-foot wide (10.5 square feet) electronic display signs each atop a 1-foot tall metal base. These signs would serve as menu boards for the restaurant's drive-thru but would be visible from Des Moines Street.

Appeal(s): Variance of three (3) freestanding signs over the maximum allowed one (1) freestanding sign.
 Variance to the definition of "sign, freestanding monument", which requires any freestanding sign to have a minimum 2-foot tall solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face.
Required by City Code Sections 134-951(3), 134-3(definition of sign, freestanding monument), & 134-1276(p)(4)

**Item 20 ZON 2019-00100 McDonald's Corp, LLC, 710 Army Post Road
Variances**

Appellant: McDonald's Corp, represented by Jacob Steinfink, 110 North Carpenter Street, Chicago, IL 60607.
Premises Affected: 710 Army Post Road.
Legal Description: On file with Community Development Department.
Current Zoning: "C-2" General Retail and Highway-Oriented Commercial District & "FSO" Freestanding Signs Overlay District.
Applicable Neighborhood Association: None.

Proposal: Installation of four (4) freestanding signs along the Dickman Road frontage, with a cumulative 61.58 square feet of signage area, including two (2) 4.20-fall tall by 4.83-foot wide (20.29 square feet) electronic display signs each atop a 1-foot tall metal base and two (2) 4.2-fall tall by 2.5-foot wide (10.5 square feet) electronic display signs each atop a 1-foot tall metal base. These signs would serve as menu boards for the restaurant's drive-thru but would be visible from Dickman Road.

Appeal(s): Variance of three (3) freestanding signs over the maximum allowed one (1) freestanding sign.

Variance to the definition of "sign, freestanding monument", which requires any freestanding sign to have a minimum 2-foot tall solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face.

Required by City Code Sections 134-951(3), 134-3(definition of sign, freestanding monument), & 134-1276(p)(4)

**Item 21 ZON 2019-00101 McDonald's Corp, 3002 Forest Avenue
Variances**

Appellant: McDonald's Corp, represented by Jacob Steinfink, 110 North Carpenter Street, Chicago, IL 60607.
Premises Affected: 3002 Forest Avenue.
Legal Description: On file with Community Development Department.
Current Zoning: "C-1" Neighborhood Retail Commercial District & "FSO" Freestanding Signs Overlay District.
Applicable Neighborhood Association: Drake Neighborhood Association.

Proposal: Installation of four (4) freestanding signs along the 30th Street frontage, with a cumulative 61.58 square feet of signage area, including two (2) 4.20-fall tall by 4.83-foot wide (20.29 square feet) electronic display signs each atop a 1-foot tall metal base and two (2) 4.2-fall tall by 2.5-foot wide (10.5 square feet) electronic display signs each atop a 1-foot tall metal base. These signs would serve as menu boards for the restaurant's drive-thru but would be visible from 30th Street and/or 31st Street.

Appeal(s): Variance of three (3) freestanding signs over the maximum allowed one (1) freestanding sign.

Variance to the definition of "sign, freestanding monument", which requires any freestanding sign to have a minimum 2-foot tall solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face.

Required by City Code Sections 134-847(5), 134-3(definition of sign, freestanding monument), & 134-1276(p)(4)

**Item 22 ZON 2019-00102 Des Moines Water Works, Vicinity of 2201 George Flagg Pkwy
Conditional Use Permit & Variance**

Appellant: Des Moines Water Works, represented by Ted Corrigan, 2201 George Flagg Parkway, Des Moines, IA 50309.

Premises Affected: Vicinity of 2201 George Flagg Pkwy.

Legal Description: On file with Community Development Department.

Current Zoning: "FW" Floodway District.

Applicable Neighborhood Association: None.

Proposal: The Conditional Use Permit would allow for the sale of alcohol by a concert venue located within Water Works Park.

Appeal(s): Conditional Use Permit for a business selling alcoholic liquor, wine, and/or beer.

Variance of the provision that requires at least 150 feet of separation from any public park.

Required by City Code Sections 134-954 & 134-954(a)

****Approval of Minutes for the May 22, 2019 Zoning Board of Adjustment meeting.**