

**DALLAS COUNTY
BOARD OF ADJUSTMENT
MINUTES**

The Dallas County Board of Adjustment was called to order on **October 29th, 2012** at 4:30 P.M. at the Dallas County Board Conference Room at 902 Court Street in Adel, Iowa, by Vice-Chair, Marilyn Gliem. Members present were Marilyn Gliem, Scott Pope, Howard Geddes, and Karen Smith. Member absent was Robert Gilmore. Samuel Larson, Planner II and G.I.S. Technician, was also present.

Approve Agenda:

Motion by K. Smith **to approve** the agenda as presented. Seconded by H. Geddes. **Ayes unanimous. Motion carried.**

Approve the Minutes of the last meeting of September 18th, 2012:

Motion by S. Pope **to** dispense with the reading of the Minutes of the last meeting of September 18th, 2012, and **approve** them as written. Seconded by K. Smith. **Ayes unanimous. Motion carried.**

Old Business: (None)

New Business:

Item 1: A petition to consider a Variance to allow an accessory garage building to be placed at a reduced front yard setback and to be placed in the front yard on Parcel #10-10-300-002 zoned A-1 (Agricultural District) and located in the SW1/4 of the SW1/4 of Section 10, T79N, R28W (Colfax Township) **for Marty Radke.**

Marty Radke speaking: If you have seen the position and the topography of my lot out there, it is quite difficult to put it elsewhere in any vicinity with the house. Also, you would see that those trees would remain, so it is well covered and esthetically pleasing. It is a very steep ditch there, so it is not a hazard of someone driving off into the ditch, or that type of thing.

S. Pope asked: Are the trees deciduous or evergreen?

M. Radke answered: There is a row of both. There are two rows of trees right there.

Others to speak: (None)

Other questions from the Board: (None)

Samuel Larson speaking: I went over this with our Director, Murray McConnell, and we have prepared some suggested findings for review. Primarily, it is the layout and topography of the lot that makes it really difficult to follow the regulations on this. There is no negative impact on any adjoining property owner. There is no negative impact on 258th Street. Murray, the

Planning Director does not object. The County Engineer reviewed this and does not object, and we have had no objections from any neighbors.

Motion by H. Geddes **to approve the Variance to allow an accessory garage building to be placed at a reduced front yard setback and to be placed in the front yard** on Parcel #10-10-300-002 zoned A-1 and located in the SW1/4 of the SW1/4 of Section 10, Colfax Township **for Marty Radke**. Seconded by S. Pope. **Ayes unanimous. Motion carried.**

Motion by S. Pope **to adjourn** the meeting. Seconded by H. Geddes. **Ayes unanimous. Motion carried.**

Meeting adjourned.

Pat Penn
Planner I