

**Meetings**

Van Meter City Hall  
310 Mill Street, Van Meter, IA 50261

**Board Members**

**Dennis Carter**  
**Brian Anderson**  
**David Lyons**  
**Jarin Young**  
**Tony Doremus**

**City Staff**

Liz Faust, City Administrator  
Jess Drake, City Clerk  
Drew McCombs, Public Works Director  
Jason VanAusdall, Zoning Administrator  
Randy Johnson, City Engineer

Posted: Wednesday, May 28, 2025

Amended: Thursday, May 29, 2025

**Board of Adjustment Agenda:**

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Approval of the Minutes from April 10, 2025**
- 4. PUBLIC HEARING**

Public Hearings are held during the Board of Adjustment's regular meetings. Those who wish to speak will be requested to provide their name and address for the record when called upon. The order of proceedings for each application will be as follows:

- a.** City staff will summarize the issue and present their findings.
- b.** The applicant will present testimony and evidence regarding their request.
- c.** City staff will provide a summary of all written comments received prior to the hearing.
- d.** Testimony may be heard from members of the audience who wish to speak in support of or in opposition to the request and will be limited to five (5) minutes per speaker
- e.** The Board will give the applicant and city staff the opportunity to present concluding summaries and arguments.
- f.** At the conclusion of all public testimony, the Board will close the public hearing.
- g.** The Board will discuss the issues and evidence and come to a decision. The applicant may withdraw their application at any time prior to the decision of the Board of Adjustment.

**A. VARIANCE**

An application for a Variance has been received from LORI HAGEN, property owner of 409 Pleasant Street, Van Meter, IA 50261.

The property owner has submitted an application for Variance for the property located at 409 Pleasant Street, Van Meter, IA 50261. The property is located in the R-2 Zoning District as defined by the Van Meter Code of Ordinances, Chapter 165 Zoning Regulations. R-2 Zoning requires a minimum setback from the front property line of 35 feet. The property currently has a garage that sits on the property with a setback of approximately 11 feet and has submitted a building permit to replace the garage with a setback of approximately 20 feet.

- 5. Discussion and Consideration:** VARIANCE request as described in Agenda Item 4A
- 6. Adjournment**

# Agenda Item #1

## Call to Order

### Roll Call:

*Carter* \_\_\_\_\_

*Anderson* \_\_\_\_\_

*Lyons* \_\_\_\_\_

*Young* \_\_\_\_\_

*Doremus* \_\_\_\_\_

### *Staff:*

# Agenda Item #2

## Approval of the Agenda

**City Clerk:** *Do I hear a motion to approve the agenda?*

**Board Member** \_\_\_\_\_: *So moved.*

**Board Member** \_\_\_\_\_: *Second.*

**City Clerk:** All in favor? \_\_\_\_\_ Not in favor? \_\_\_\_\_

# Agenda Item #3

## Approval of Minutes

**City Clerk:** *Do I hear a motion to approve the meeting minutes from April 10, 2025?*

**Board Member** \_\_\_\_\_: *So moved.*

**Board Member** \_\_\_\_\_: *Second.*

**City Clerk:** All in favor? \_\_\_\_\_ Not in favor? \_\_\_\_\_

# **PUBLIC MEETING**

**Governmental Body: Van Meter Board of Adjustment**

**Date of Meeting: Thursday, April 10, 2025**

**Time/Location of Meeting: 6:00pm – 310 Mill Street (City Hall)**

## **1. Call to Order/Roll Call**

The Van Meter Board of Adjustment Public Meeting was called to order at 6:00pm on Thursday, April 10, 2025 by City Clerk Drake. Board Members Present: Dennis Carter via phone, Brian Anderson, David Lyons and Tony Doremus. Staff Present: City Clerk Jess Drake and Building/Zoning Administrator Jason Van Ausdall. Public present: Abbey & Wes Duncan of Duncan Construction, Karen Johnson and Gary Wemer.

## **2. Approval of Agenda**

Lyons moved, supported by Doremus to approve the agenda.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

Motion carried.

## **3. Approval of the Minutes from December 19, 2024**

Doremus moved, supported by Anderson to approve the minutes from December 19, 2024 as presented.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

Motion carried.

## **4. Public Hearing**

Doremus moved, supported by Lyons, to open the public hearing.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

The public hearing was open as of 6:01pm.

### **A. VARIANCE REQUEST**

An application for a Variance has been received from DUNCAN CONSTRUCTION, the property owner of real estate located at 405 Main Street.

The property owner has submitted an application for a Variance for the property located at 405 Main Street, Van Meter, IA 50261 to allow for construction of a single family residential property on a lot that does not meet the minimum size requirements as defined within the City's R-2 Zoning District which prohibits any proposed newly constructed residence from compliance with front and side yard setbacks. R-2 Zoning requires a minimum lot area of eight thousand four hundred (8,400) sq ft for single family dwellings and minimum lot width of sixty-six (66) feet. Said property has a lot area of six thousand, eight hundred and sixty-four (6,864) feet and a lot width of fifty-two (52) feet and does not meet the minimum standards for building. The applicant is requesting a variance allowing construction on a lot that does not meet the minimum standards.

## **FOR THE RECORD**

Notice of Public Hearing was published in the Des Moines Register on March 27, 2025..

The Notice was also posted at the Van Meter City Hall, Van Meter Public Library, Van Meter Post Office and electronically at [www.vanmeteria.gov](http://www.vanmeteria.gov).

## **CITY REPORT**

City Clerk Drake recounted a summary of the application request, site plan and house plan. Zoning Administrator noted that due to the lot being a corner lot, the western setback is also 35 ft.

## **APPLICANT REPRESENTATIVES**

Duncan Construction provided no additional comments.

## **WRITTEN COMMENTS RECEIVED BY CITY PRIOR TO HEARING**

None.

## **PUBLIC INPUT**

Resident Karen Johnson expressed concern with the proximity of a structure so close to her existing home.

Resident Gary Wemer expressed similar concerns & stated he would like to see something built there.

## **APPLICANT CLOSING SUMMARY**

Abbey Duncan stated she had been previously unaware of the secondary frontage requirements of a 35ft setback. She also stated that her intent was to come to a compromised solution.

## **CITY CLOSING SUMMARY**

City staff had no closing remarks.

Doremus moved, supported by Anderson to close the public hearing. Carter – YES; Anderson – YES; Lyons - YES; Young – Absent; Doremus – YES.  
The public hearing was closed as of 6:15pm.

## **5. Discussion & Action by Board of Adjustment regarding the Variance Request as described in Agenda Item 3A**

### **DISCUSSION**

Board Members, Applicant Representatives, and City Staff discussed the variance request. Board Members Anderson, Lyons and Doremus expressed concerns with the western setback of 8ft and the length of the proposed driveway. Board Member Anderson also expressed a desire to see the western covered porch removed. Zoning Administrator detailed the 2 items under consideration 1) to grant a variance to build on a lot considered non-buildable and 2) if so, consideration of a variance to allow an 8ft setback from the foundation on the western side of the proposed house. Abbey offered to decrease the length of the garage to 26ft, increasing the driveway length to 18ft2in. This was acceptable to the Board and the Zoning Administrator. Board Member Anderson confirmed that the western porch would have to be constructed as a deck and could not be enclosed in the future. Abbey acknowledged the western porch comments. If granted the variance, Duncan Construction will need to have the property surveyed and will need to submit an updated building permit, site plan and building plan.

**Carter moved, supported by Doremus, to grant a variance allowing construction of a single family residence at 405 Main Street with a secondary frontage variance in the amount of 27ft, allowing for an 8ft setback from the foundation of the residence and a change to the building plans to decrease the length of the garage to 26ft, increasing the driveway length to at least 18ft2in to Duncan Construction.**

On roll call, the votes were as follows: Carter – YES; Anderson – YES; Lyons – YES; Young – ABSENT; Doremus – YES.

The application for a Variance by Duncan Construction for a single family residence at 405 Main Street on a lot that does not meet the minimum standards of the R2 Zoning District is approved.

## **6. Adjournment**

Doremus moved, supported by Lyons, to adjourn the meeting.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.  
Meeting was adjourned at 6:37pm.

Jessica Drake  
City Clerk, City of Van Meter

# Agenda Item #4 - OPEN

## Public Hearing for a Variance Request

Sample Language:

**City Clerk:** *I would entertain a motion to open the public hearing.*

Board Member: \_\_\_\_\_ **So moved.**

Board Member: \_\_\_\_\_ **Second.**

**City Clerk:** Carter - \_\_\_\_; Anderson - \_\_\_\_; Lyons - \_\_\_\_; Young - \_\_\_\_; Doremus - \_\_\_\_.

**City Clerk:** *The public hearing is now open at \_\_\_\_\_pm.*



## **#4a - CITY REPORT**

The City received the building permit for a replacement garage on April 28, 2025. The permit was denied due to not meeting the minimum set back requirements.

The current garage sits facing north with access from the alley. The proposed new garage would face west with access from Pleasant Street. The existing garage is non-conforming to the zoning requirements. Upon demolition or alteration of greater than 50% of the existing garage, the garage will be required to comply with current zoning codes or a request for variance will need to be made to the Board of Adjustment.

The current zoning requirements require that an accessory building be situated at least 35 feet from the front lot line and at least 3 feet from any adjoining lot lines. This would move the proposed garage back further east on the property and would require a longer driveway.

Otherwise, if the desire is keep the design as shown in the submitted permit, an application will need to be submitted to the Board of Adjustment with a request for a variance for the front setback to allow for the shorter setback as initially proposed.

The City does have a hard surface ordinance and that all driveways are required to be paved. Compliance with the 35ft set back would also require a much longer paved driveway.

The builder has worked with the property owner to reposition the garage to be inline with the house instead of the initial placement indicated at the time of the building permit application. This results in an 11ft variance request.





Parcel ID	1521480005	Alternate ID	n/a	Owner Address	HAGEN, LOREITA C REVOCABLE TRUST UAD 06/13/2022
Sec/Twp/Rng	21-78-27	Class	R		409 PLEASANT ST
Property Address	409 PLEASANT ST VAN METER	Acreage	n/a		VAN METER, IA 50261
District	420000				
Brief Tax Description	CLAYTONS ADD LOT 5 BLK 8				
	(Note: Not to be used on legal documents)				





TO: Neighboring Property Owners

FROM: Jessica Drake, City Clerk

DATE: May 16, 2025

SUBJECT: Application for Variance before the Board of Adjustment for a property located in the R-2 Zoning District of the City of Van Meter

Notice of a Public Meeting – Van Meter Board of Adjustment

Notice is hereby given that the Van Meter Board of Adjustment will hold a public hearing on **Thursday, May 29, 2025 at 6:00pm** at City Hall located at 310 Mill Street in Van Meter, Iowa to consider a request for variance from LORI HAGEN, property owner of 409 Pleasant Street, Van Meter, IA 50261.

The property owner has submitted an application for Variance for the property located at 409 Pleasant Street, Van Meter, IA 50261. The property is located in the R-2 Zoning District as defined by the Van Meter Code of Ordinances, Chapter 165 Zoning Regulations. R-2 Zoning requires a minimum setback from the front property line of 35 feet. The property currently has a garage that sits on the property with a setback of approximately 11 feet and has submitted a building permit to replace the garage with a setback of approximately 20 feet.

Any party of interest may appear at the hearing or by legal counsel to express their views in support or against granting the request for variance. Written comments shall be received by the City Clerk no later than 4:00pm on Thursday, May 29, 2025.

Written comments may be made by delivery to City Hall, by mail to City of Van Meter, PO BOX 160, Van Meter, IA 50261 or by email to [jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov).

JESSICA DRAKE CITY CLERK  
CITY OF VAN METER

# Van Meter

**165.04.04 Accessory Buildings.** No accessory building structure or garage that exceeds six (6) feet in height shall be erected, except as provided hereinafter:

1. Accessory buildings, including roof overhangs, shall be at least three (3) feet from lot lines of adjoining lots in any "R" District. An accessory building within sixty (60) feet of the front yard line shall have a full side yard between it and the side lot line. On a corner lot the accessory building shall conform with the setback regulations of the principal building.

2. Accessory buildings may be erected as part of the principal building or may be connected thereto by a breezeway or similar structure. Such connected accessory buildings shall be considered as part of the principal building for all yard requirements.

3. Accessory buildings shall be at least five (5) feet from any other separate building or structure on the same lot.

4. Any accessory building, including a garage, located in any "R" District shall comply with the applicable front yard setback for the principal building.

5. Accessory buildings and structures which are constructed above the normal ground surface in any required yard area shall not occupy more than thirty (30) percent of the yard area in which it is located; however, this regulation shall not be interpreted to prohibit the construction of a garage not to exceed six hundred twenty-five (625) square feet of gross building area.

6. A garage accessory building in any "R" District shall not exceed twenty (20) feet in height to the highest measured point of the garage accessory building. All other accessory buildings in a residential use in any "R" District shall not exceed twelve (12) feet in height to the highest measured point of the accessory building, and no accessory building shall exceed the highest measured point of the main residential building or dwelling.

\*\*\*\*\* Materials used for the roofing and siding of the accessory building must be the same material as that used for the main residential building or dwelling. If the siding of the main residential building or dwelling is brick, stucco, or a material not available, no longer produced, the accessory building siding may be hard wood panel, lap siding, or simulated vinyl or steel lap siding with the same, blending or matching color to the main residential building or dwelling.

**165.08 R-1 SINGLE-FAMILY RESIDENCE DISTRICT.**

1. Single-Family Residential District is established as a district in which the principal use of land is for single-family dwellings, to which purpose the specific intent of this section is:
- A. To encourage the continued construction and use of the area for single-family dwellings.
  - B. To prohibit commercial and industrial use of the land, and of any other use which would inhibit single-family development of the area.
  - C. To discourage any use which would generate heavier than normal traffic on minor residential streets.
2. Principal Permitted Uses.
- A. Single-family dwellings.
  - B. Churches, temples, and accessory buildings.
  - C. Public libraries, museums, or similar community facilities.
  - D. Public parks, playgrounds, golf course and recreation areas, provided that no such use be operated primarily for gain.
  - E. Public and private schools.
3. Accessory Uses.
- A. Private garage or carport.
  - B. Temporary buildings erected during the construction of a permitted use.
  - C. One sign not exceeding 10 square feet in area referring to the construction, lease, hire, or sale of a building, premises or subdivision lots, which sign shall refer to the property on which it is located, and shall be removed as soon as the premises area sold, leased or construction completed.
  - D. Church and school bulletin boards, not to exceed 40 square feet in area. Such bulletin boards shall be non-illuminated or indirectly lighted with non-moving, non-flashing, non-rotating white light.
  - E. One sign, non-illuminated, appurtenant to a home occupation or permitted use, not exceeding six square feet on any one side thereof and not more than two sides of such sign shall be used for advertising purposes; the bottom of the surface area of such sign shall not be more than 42 inches above the ground surface upon which is erect.
  - F. Professional office of a member of a recognized profession, provided that it is such person's primary residence, not more than one assistant shall be regularly employed therein, and no colleagues or associates shall use such office, and not more than one-half the area of one floor shall be used for such office.
4. Area Regulations.
- A. Lot Area. The minimum lot area shall be 10,000 square feet. Where public sewer and water facilities are not available, the minimum area shall be 20,000 square feet.
  - B. Lot Width. The minimum lot width shall be 80 feet.
  - C. Yard Width. The minimum yard widths shall be as follows:

Use	Front Yard	Rear Yard	Side Yard
Single-family dwelling	35 feet	35 feet	10% of overall lot width for each side; 8 feet minimum
Single-family dwelling in single subdivision of more than 150 lots with approval of Council	30 feet	25 feet	7 feet per side; minimum 15 feet total
Other buildings	35 feet	45 feet	10% of overall lot width for each side; 8 feet minimum

- D. Building Height. The maximum building height shall be two and one-half stories, with a principal building height maximum of 35 feet. Accessory buildings shall be a maximum 12 feet in height.
- E. Minimum Single-Family Dwelling Dimensions. Neither the minimum overall width dimensions nor the overall depth dimension of a single-family dwelling shall be less than 20 feet.

**165.09 R-2 TWO-FAMILY RESIDENCE DISTRICT.**

1. The One- and Two-Family Residence District is established as one designed to provide for a medium density residential development. The specific intent of this section is:
- A. To encourage construction and use of the area for single- and two-family dwellings.

B. To provide for medium density housing and the attendant rise in traffic on specific collector streets.

C. To prohibit commercial and industrial use of the land, and of any other use which would inhibit residential orientation of the area.

2. Principal Permitted Uses.

A. Any and all uses permitted under the R-1 classification.

B. Single-family dwellings.

C. Two-family dwellings.

D. Conversion of one-family dwellings into two dwellings in accordance with all lot area, frontage and yard requirements set forth in this section.

3. Accessory Uses.

A. Accessory uses permitted under the R-1 classification.

B. Customary home occupations, conducted entirely and solely by resident occupants in their place of abode; and provided that not more than one-half of the area of one floor be utilized for such purpose; further providing that said occupations require no external or internal structural alterations, or the use of mechanical equipment not customarily used in dwellings. Customary home occupations to be determined by Board of Adjustment.

C. Nursery schools, or child nurseries provided that the building be located not less than 20 feet from any other lot in any R district classification; provided that 30 square feet of usable interior floor space and 100 square feet of usable outdoor play space is provided for each child. The outdoor play space must be completely enclosed by a fence not less than four feet, nor more than six feet in height.

4. Area Regulations.

A. Lot Area. The minimum lot area shall be 8,400 square feet for single-family dwellings and 12,500 square feet for a two-family dwelling.

B. Lot Width. The minimum lot width shall be 66 feet for single-family dwellings and 90 feet for two-family dwellings.

C. Yard Width. The minimum front yard shall be 35 feet, the minimum rear yard shall be 30 feet for a dwelling and 45 feet for any other building. For two-family dwellings the total side yard requirement shall be not less than 20 feet, with the least side minimum being eight feet. For all other buildings other than two-family dwellings, lots 80 feet or more for each side yard and lots greater than 80 feet wide shall have a side yard equal to or greater than 10 percent of the overall lot width, for each side yard.

D. Building Height. The maximum building height shall be two and one-half stories, with the principal building height maximum of 35 feet. Accessory building height maximum shall be 12 feet.

E. Minimum Dwelling Dimensions. Neither the minimum overall width dimension nor the overall depth dimension of a single-family dwelling shall be less than 20 feet.

<b>Name</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
Larry Laughridge	208 Grant Street	Van Meter	IA	50261
Ben Weber	113 Main Street	Van Meter	IA	50261
Rick Feldman	4425 Mills Civic Parkway #160	West Des Moines	IA	50265
Alan & Megan VanGundy	35754 Nome Court	De Soto	IA	50069
Brooke Champagne	218 Grant Street	Van Meter	IA	50261
Elaine Sutherland	224 Grant Street	Van Meter	IA	50261
Ashley Connett	211 Main Street	Van Meter	IA	50261
Teresa McNace	PO BOX 74	Van Meter	IA	50261
Donna Cline	217 Grant Street	Van Meter	IA	50261
Don Lemon	209 Grant Street	Van Meter	IA	50261
Randy Meier	508 Pleasant Street	Van Meter	IA	50261
John Jungman	221 Locust Street	Van Meter	IA	50261
Lisa Weiland	428 Pleasant Street	Van Meter	IA	50261
Monte Jimmerson	416 Pleasant Street	Van Meter	IA	50261
Marissa Lane	109 Main Street	Van Meter	IA	50261
Christopher & Chelsea Arganbright	308 Pleasant Street	Van Meter	IA	50261
Scott & Cynthia Pelz	PO BOX 107	Van Meter	IA	50261
Jon & Tamula Huggins	119 Elm Street	Van Meter	IA	50261
Janice Shepard	210 Main Street	Van Meter	IA	50261
Andy & Amy Walsh	PO BOX 87	Van Meter	IA	50261
Suellen Acri	PO BOX 66	Van Meter	IA	50261
Jermey Feldman	PO BOX 248	Van Meter	IA	50261
Zach Dykstra & Kayla Kernan	PO BOX 42	Van Meter	IA	50261
Jeff & Carla Schneider	PO BOX 10	Van Meter	IA	50261
Chris & Christi Power	PO BOX 157	Van Meter	IA	50261
Jacob Pleggenkuhle	PO BOX 84	Van Meter	IA	50261



**AFFIDAVIT OF PUBLICATION**


City of Van Meter  
310 Mill Street  
Van Meter IA 50261

STATE OF WISCONSIN, COUNTY OF BROWN

The Des Moines Register and Tribune Company, a newspaper printed and published in the city of Des Moines, Polk County, State of Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/14/2025

and that the fees charged are legal.  
Sworn to and subscribed before on 05/14/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

Publication Cost:	\$40.60	
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**VICKY FELTY**  
Notary Public  
State of Wisconsin

City of Van Meter - Board of  
Adjustment May 29, 2025  
Notice of a Public Meeting – Van  
Meter Board of Adjustment

Notice is hereby given that the Van Meter Board of Adjustment will hold a public hearing on Thursday, May 29, 2025 at 6:00pm at City Hall located at 310 Mill Street in Van Meter, Iowa to consider a request for variance from LORI HAGEN, property owner of 409 Pleasant Street, Van Meter, IA 50261.

The property owner has submitted an application for Variance for the property located at 409 Pleasant Street, Van Meter, IA 50261. The property is located in the R-2 Zoning District as defined by the Van Meter Code of Ordinances, Chapter 165 Zoning Regulations. R-2 Zoning requires a minimum setback from the front property line of 35 feet. The property currently has a garage that sits on the property with a setback of approximately 11 feet and has submitted a building permit to replace the garage with a setback of approximately 20 feet.

Any party of interest may appear at the hearing or by legal counsel to express their views in support or against granting the request for variance. Written comments shall be received by the City Clerk no later than 4:00pm on Thursday, May 29, 2025.

Written comments may be made by delivery to City Hall, by mail to City of Van Meter, PO BOX 160, Van Meter, IA 50261 or by email to [idrake@vanmeteria.gov](mailto:idrake@vanmeteria.gov).

JESSICA DRAKE  
CITY CLERK  
CITY OF VAN METER  
May 14 2025  
LIOW0294762

## **#4b- APPLICANT DOCUMENTS & INITIAL COMMENTS**

RESIDENTIAL PERMIT TYPE: New Construction ☐ Renovation ☒ Garage ☐ Shed ☐ Deck ☐ Pool ☐ Other ☐

COMMERCIAL/INDUSTRIAL PERMIT TYPE: New Construction ☐ Renovation ☐ Other ☐

ATTACH SITE PLAN, DRAWINGS AND/OR BUILDING PLANS

### JOB SITE INFORMATION

Project Address: 409 Pleasant St  
 Applicant Name: Gold Dome Buildings  
 Application Date: 4/24/25  
 Plat #: \_\_\_\_\_ Lot #: \_\_\_\_\_  
 Development Name: \_\_\_\_\_  
 Commercial ☐ Industrial ☐ Public ☐  
 Single Family ☒ Two Family ☐ Mult-Family ☐  
 Property in a flood plain? Yes ☐ No ☐ Minimum Elevation MPE \_\_\_\_\_

### BUILDING SQUARE FOOTAGE

Level 1 \_\_\_\_\_ Pool Size \_\_\_\_\_  
 Level 2 \_\_\_\_\_ Deck Size \_\_\_\_\_  
 Basement Finished \_\_\_\_\_ Garage 840  
 Basement Unfinished \_\_\_\_\_ Shed \_\_\_\_\_

### DESCRIPTION OF PROJECT

Does not meet front yard setbacks

## DENIED

PDF building plans preferred

### PERMIT FEES (to be completed by V&K)

PROJECT VALUATION	Building	Trades	Approach	Sewer Connection	Water Connection & Excise Tax	Total Permit Fee
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

### ADDITIONAL ACKNOWLEDGEMENTS

- Except as provided by law, where any work has been started prior to obtaining this permit, the regular fee should be doubled.
- This permit shall expire if work has not commenced or has been abandoned for 120 days.
- ALL WORK MUST BE INSPECTED. It is the responsibility of the permittee to call for inspections. No work shall be concealed or covered until approved by the inspector.
- The permittee acknowledges that they are proficient in the performance of the work covered by this permit.
- Complete the application and submit all required documentation (including PDF plans) to the City of Van Meter at [permits@vanmeteria.gov](mailto:permits@vanmeteria.gov). Work may only commence upon receipt of an approved permit and payment of the permit fee to the City of Van Meter.

### OWNER OR AGENT SIGNATURE

X \_\_\_\_\_ Date: \_\_\_\_\_

WHEN APPROVED BELOW, THIS BECOMES A VALID PERMIT

Issued By: **DENIED** Date: 4-27-25  
 Building Official

☐ Payment Received Date: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Please contact Veenstra & Kimm with any questions or to schedule an inspection. A 24 hour notice is required prior to an inspection request.

Email: [BuildingInspection@v-k.net](mailto:BuildingInspection@v-k.net) Phone: 515-850-2980

Property Owner

Contractor

Architect-Engineer

Sub-Contractors

Name: Lori Haggan  
 Address: 409 Pleasant St  
 City: Van Meter State: IA Zip Code: 50261  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: Gold Dome Buildings (Buck)  
 Address: 2714 2nd Ave  
 City: Des Moines State: IA Zip Code: 50313  
 Email: golddomebuildings@yahoo.com Phone: 515-243-8554

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Electrical Contractor Name: \_\_\_\_\_ Phone: 515 202 1848  
A-Wye Electric State License #: MA 2753

Plumbing Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 State License #: \_\_\_\_\_

Mechanical Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 State License #: \_\_\_\_\_





## Board of Adjustment Application

Filing fee: \$15.00

Paid: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

I/We, the undersigned, do hereby request that you consider this application for:

☒ Variance      \_\_\_\_\_ Conditional Use      \_\_\_\_\_ Exception

to Section 165.09 (R2 Zoning Setbacks) of the Code of Ordinances.

Application Date: 4/29/25

Address of Property: 409 Pleasant St

The following are persons having an interest in the above-mentioned property:

Recorded Owner/s: Lori Haagan

Mailing Address: 409 Pleasant St

Contract Purchaser/s: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Lessee/s: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### Required Documents:

- Site Plan
- Ground Plan or Elevations Maps
- List of names, addresses and lot numbers for all property owners within 250 feet of the exterior property lines for the property

Please respond to the following questions providing any information requested.

1. Legal description of the subject property: 409 Pleasant St  
Van Meter 1A

2. Present zoning classification: R2 - Two Family Residence District

3. Describe the existing uses in the immediate vicinity and explain whether the proposed variance/use would have any adverse affect on surrounding properties.

There is currently a garage in place  
Proposed Variance would offer a better sight line  
and save Homeowner a small fortune in concrete  
Also they would still have a back yard

4. Are there any circumstances unique to the property which do not apply to other properties in the immediate vicinity, and which would result in the inability of your property to yield a reasonable return?

There is currently no real driveway  
old garage was alley access, &

5. What hardship will result if the variance/use is not granted?

To long of driveway for the lot entire side yard would be  
concrete

6. Explain why the conditional use you are requesting is necessary (if applicable).

NA

7. Will the proposed variance/use interfere with the development or use of the neighboring property?

No

8. Please provide any additional information which supports your request.

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**FOR EXCEPTIONS:**

1. Provide a description of the exception.

NA

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2. As it relates to the occupants of adjoining and surrounding property, does the proposed exception adequately safeguard:

- a. Health? ☐ YES ☐ NO  
b. Safety? ☐ YES ☐ NO  
c. Welfare? ☐ YES ☐ NO

3. Does the proposed exception increase congestion in the public streets? ☐ YES ☐ NO

4. Does the proposed exception increase public danger of fire or diminish safety? ☐ YES ☐ NO

5. Does the proposed exception diminish or impair established property values? ☐ YES ☐ NO

6. Is the appellant a public service corporation? ☐ YES ☐ NO

7. Is the proposed exception for public utility purposes or for public communications? ☐ YES ☐ NO

8. Does the boundary line of a zoning district divide a lot in single ownership? ☐ YES ☐ NO

9. Does the proposed exception extend the zoning district line by more than 40 feet? ☐ YES ☐ NO

**FOR VARIANCES:**

1. Is there a limitation on the use of the property due to physical topographical and geological features? If yes, please explain.

She Has A Corner lot with a ditch on Two Sides  
we are Planning To install a Culvert in the ditch under  
Driveway



2. Will this variance grant any special privilege to you? If yes, please explain.

NP

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3. Can you demonstrate that without a variance there can be no reasonable use of the property? If yes, please explain.

NP

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4. Is the request for a variance based solely on economic reasons? If yes, please explain.

NP,

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5. Is the necessity for a variance created by you? If yes, please explain.

NP

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6. Is the variance request the minimum variance necessary to allow reasonable use of the property? If yes, please explain.

NO

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7. Will granting the variance be injurious to the public's health, safety or welfare? If yes, please explain.

NP

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8. Does the property possess one or more unique characteristics generally not applicable to similarly situated properties? If yes, please explain.

NO

**Present Facts, Not Conclusions** – This appeal will not be successful unless sufficient facts, not mere conclusions, are presented in this Application to justify the variance in light of the requirements of the Ordinance. As a general statement, you must show that the granting of the variance relates to the overall intent and purposes of the Zoning Ordinance and the Comprehensive Plan as a whole. These documents are available at City Hall. You are free to review them, but are not required to do so. All of the basic, required information needed is contained in this Application.

**Building Permit Still Required** – Approval of the Variance/Exception/Conditional Use by the Board of Adjustment in no way absolves the applicant from subsequently obtaining the necessary building permits or other permits from the City of Van Meter or from other applicable agencies.

ON PENALTY OF PERJURY, I DECLARE THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
APPLICANT

5/5  
Date

OWNER

Date

**Office Use:**

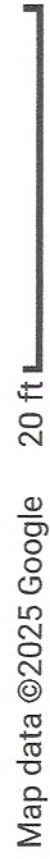
Date \_\_\_\_\_ Application Received

Date \_\_\_\_\_ Owners within 250 feet notified (list attached)

Date \_\_\_\_\_ Board of Adjustment Meeting Notice Posted

Date \_\_\_\_\_ Board of Adjustments Meeting Held

Decision: \_\_\_\_\_  
(Meeting minutes attached)





# Van Meter

tradition with a vision

## DEMO PERMIT

PO Box 160, 310 Mill Street, Van Meter, IA 50261 | Ph: 515-996-2644 | [permits@vanmeteria.gov](mailto:permits@vanmeteria.gov)

JOB SITE INFORMATION	APPLICANT INFORMATION
Address: <u>409 Pleasant St</u> Owner: <u>Lori' Haagen</u> Owner Address: <u>Same</u> Owner City/State/Zip: <u>Van Meter IA 50261</u> Phone: _____ Email: _____	Company: <u>Gold Dome Buildings</u> Address: <u>2714 2nd Ave</u> City/State/Zip: <u>Des Moines IA 50313</u> Phone: <u>515-243-8554</u> Email: <u>gold dome build@yahoo.com</u>
<p><b>Type of Use</b></p> <p><input checked="" type="checkbox"/> Residential Project      <input type="checkbox"/> Nonresidential Project</p> <p>Existing electrical Connections      <input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>Existing water/sewer connections      <input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p>	<p><b>Project Description:</b></p> <p><u>Remove Existing 24x24</u> <u>Replace with 30x28</u></p>

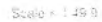
1. Scope of work, signed permit and site plan attached.
2. All construction debris to be removed from site including foundation - inspection required prior to backfilling.
3. Water service shall be disconnected and capped @ curb stop - inspection required before cover-up.
4. Sewer service shall be disconnected and capped @ property line - Inspection required before cover-up.
5. Finish grading with at least 4" of topsoil is required and erosion controls placed.
6. Asbestos and/or other contaminants may impose additional requirements from outside agencies.
7. During demolition process, jobsite to be secure at the end of the day. (preferably an orange fence)

I agree to comply with and City and State regulations, accepts all responsibility for any issues that may arise during this project. Except as provided by law, where any work has been started prior to obtaining this permit, the regular fee shall be doubled. This permit shall expire if work has not commenced or has been abandoned for 120 days. A new permit will be required. Permit expires if work has not been substantially completed within one year of issuance.

X <u>Buck Crampton</u> SIGNATURE OF OWNER OR AGENT	Date: <u>4/28/25</u>	X _____ PERMIT APPROVED AND ISSUED BY	Date: _____
X <u>Buck Crampton</u> PRINTED NAME		PERMIT FEE \$50 Residential \$100 Commercial	

Send completed form and site plans to City Hall at: [permits@vanmeteria.gov](mailto:permits@vanmeteria.gov)

For more information contact Veenstra & Kimm: 515-850-2980 or [buildinginspection@v-k.net](mailto:buildinginspection@v-k.net)

Page 1

LOAD CASE(S)      Standard

Jou Truss Truss Type Qty Ply  
 QTREC0461330 T2E GABLE 1 1  
 Job Reference (optional)  
 7:640 s Nov 10 2015 MiTek Industries, Inc. Mon Jun 06 08:37:38 2016 Page 1  
 ID: Cm67F90xik8WIAJ59fazyF294F -eBEcdyLxyY9aY0VvLPqrO9cfv8ksmMUMOMIy293?R  
 midwest manufacturing, eau Claire, wi 54703

0-0-0 4-0-0 4-0-0 2-0-0 6-0-0 2-0-0 6-0-0 2-0-0 10-0-0 2-0-0 12-0-0 2-0-0 14-0-0 2-0-0 16-0-0 2-0-0 18-0-0 2-0-0 20-0-0 2-0-0 22-0-0 2-0-0 24-0-0 4-0-0 28-0-0  
 Scale = 1/47.5

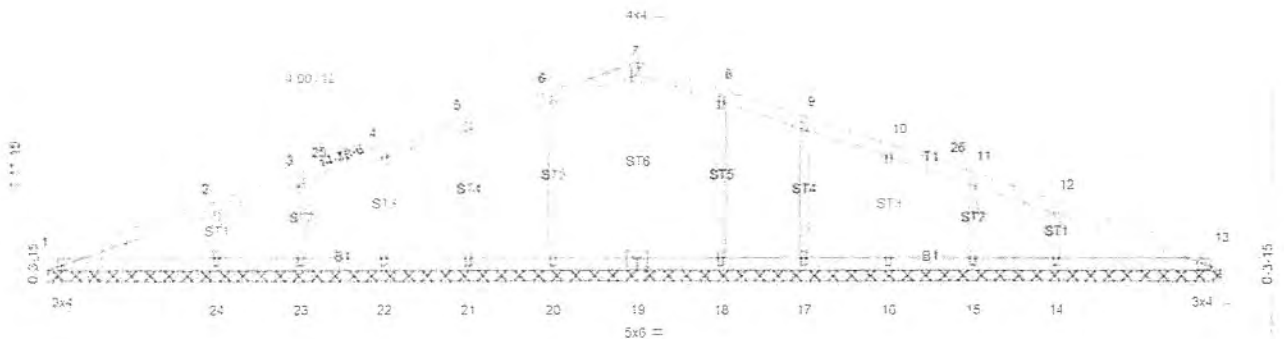


Plate Offsets (X,Y) -- [19 0-3-0,0-3-0]									
LOADING (psf)		SPACING-	2-0-0	CSL		DEFL	in (loc)	l/defl	L/d
TCLL (roof)	50.0	Plate Grip DOL	1.15	TC	0.28	Vert(LL)	n/a	n/a	999
Snow (Ps/Pg)	48.5/70.0	Lumber DOL	1.15	BC	0.18	Vert(CT)	n/a	n/a	999
TCDL	10.0	Rep Stress Incr	YES	WS	0.18	Horz(CT)	0.00	13	n/a
BCLL	0.0	Code IRC2015/TPI2014		(Matrix)					
BCDL	10.0								
					Weight: 89 lb FT = 20%				

LUMBER-	BRACING-
TOP CHORD 2x4 SPF No 2	TOP CHORD Sheathed or 6-0-0 oc purlins.
BOT CHORD 2x4 SPF No 2	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 2x3 SPF Stud	
OTHERS 2x3 SPF Stud	
	MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 28-0-0.  
 (lb) - Max Horiz 1=61(LC 18)  
 Max Uplift All uplift 100 lb or less at joint(s) 1, 13, 20, 21, 22, 23, 24, 18, 17, 16, 15, 14  
 Max Grav All reactions 250 lb or less at joint(s) 1, 13, 19, 23, 15 except 20=384(LC 20), 21=349(LC 20),  
 22=390(LC 20), 24=572(LC 31), 18=384(LC 21), 17=349(LC 21), 16=390(LC 21), 14=572(LC 32)

FORCES. (lb) - Max Comp/Max Ten - All forces 250 (lb) or less except when shown.  
 WEBS 6-20=-343/57, 5-21=-312/57, 4-22=-339/61, 2-24=-445/100, 8-18=-343/57,  
 9-17=-312/57, 10-16=-339/61, 12-14=-445/100

JOINT STRESS INDEX  
 1 = 0.77, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.51, 7 = 0.34, 8 = 0.51, 9 = 0.51, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.77, 14 = 0.51, 15 = 0.51, 16 = 0.51, 17 = 0.51, 18 = 0.51, 19 = 0.31, 20 = 0.51, 21 = 0.51, 22 = 0.51, 23 = 0.51 and 24 = 0.51

- NOTES- (15)
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-10: Vult=115mph (3-second gust) Vasd=91mph: TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
  - 4) TCLL: ASCE 7-10: Pr=50.0 psf (roof live load, Lumber DOL=1.15 Plate DOL=1.15); Pg=70.0 psf (ground snow); Ps=48.5 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; C1=1
  - 5) Roof design snow load has been reduced to account for slope.
  - 6) Unbalanced snow loads have been considered for this design.
  - 7) All plates are 1/4" MT20 unless otherwise indicated.
  - 8) Gable requires continuous bottom chord bearing.
  - 9) Gable studs spaced at 2-0-0 oc
  - 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 11) This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 13, 20, 21, 22, 23, 24, 18, 17, 16, 15, 14.
  - 13) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
  - 14) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard

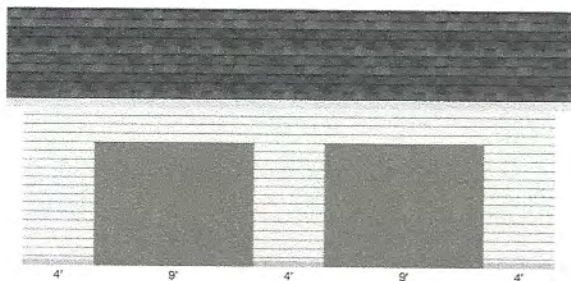


DATE: 2/20/2023 - 2:17 PM  
Design Name: Garage Design  
Design ID: 309056576996  
Estimated Price: \$11,446.99

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

# Design & Buy

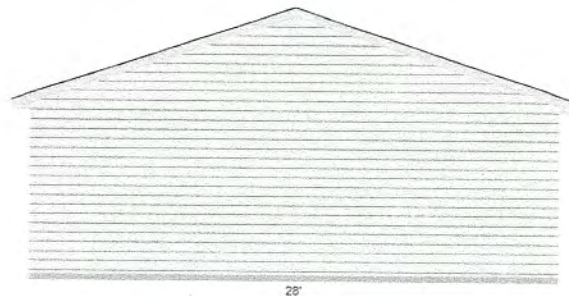
## GARAGE



**SIDEWALL C**

9' x 7' framed opening

9' x 7' framed opening



**ENDWALL A**

Design Name: Garage Design  
Design ID: 309056576996  
Estimated Price: \$11,446.99

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

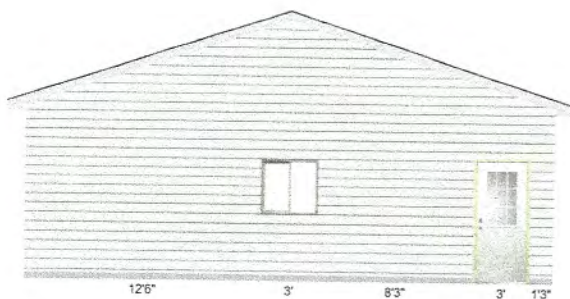
# Design & Buy

## GARAGE

### Dimensions

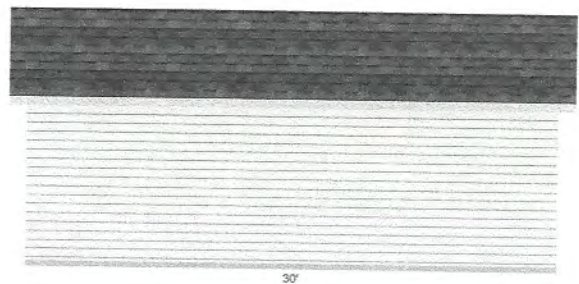
### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**

Mastercraft® 36W x 80H Primed Steel Internal 9-Lite  
36"W x 36"H Northview Aspen Vinyl Slider



**SIDEWALL D**

# BUILDING PERMIT

Page 2 of 2

Address: 409 Pleasant St

## OFFICIAL USE ONLY

Zoning: \_\_\_\_\_

☒ New Const. ☐ Addition ☐ Change of Occupancy ☐ Repair ☐ Remodel ☒ Demolition

Type of Use: Accessory Bldg Construction Type: Conventional Occupancy Group: \_\_\_\_\_

Description of work: Remove and Replace old garage with Larger

AREA/Sq ft.	VALUATION	ZONING
1st Floor:	\$	Rear Setback: <u>27 ft</u>
2nd Floor:	\$	Front Setback: <u>11 ft</u>
3rd Floor:	\$	Side Setback: <u>14 ft</u>
Basement:	\$	Side Setback: <u>89 ft</u>
Gar/Carport: <u>30 x 28</u>	\$	# of Req Parking:
Other Structure:	\$	# Handicapped Spots:
Deck Porch	\$	
TOTAL	\$	

BUILDING PERMIT FEES	
Basic Permit Fee:	\$
Plan Review Fee:	\$
M.E.P.s Fee's @ \$75ea:	\$
Approach Fee:	\$
Sidewalk Fee:	\$
UTILITY FEES	
Sewer Con. Fee:	\$
Sewer Dist. Fee:	\$
Storm Utility Fee:	\$
Water Connect Fee:	\$
Water Meter Fee:	\$
Water Meter Irrigation Fee:	\$
TOTAL FEE:	\$

Comments:



RESIDENTIAL PERMIT TYPE: New Construction ☐ Renovation ☒ Garage ☐ Shed ☐ Deck ☐ Pool ☐ Other ☐

COMMERCIAL/INDUSTRIAL PERMIT TYPE: New Construction ☐ Renovation ☐ Other ☐

**ATTACH SITE PLAN, DRAWINGS AND/OR BUILDING PLANS**

### JOB SITE INFORMATION

Project Address: 409 Pleasant St

Applicant Name: Gold Dome Buildings

Application Date: 4/24/25

Plat #: \_\_\_\_\_ Lot #: \_\_\_\_\_

Development Name: \_\_\_\_\_

Commercial ☐ Industrial ☐ Public ☐

Single Family ☒ Two Family ☐ Mult-Family ☐

Property in a flood plain? Yes ☐ No ☐ Minimum Elevation MPE \_\_\_\_\_

### BUILDING SQUARE FOOTAGE

Level 1 \_\_\_\_\_ Pool Size \_\_\_\_\_

Level 2 \_\_\_\_\_ Deck Size \_\_\_\_\_

Basement Finished \_\_\_\_\_ Garage 840

Basement Unfinished \_\_\_\_\_ Shed \_\_\_\_\_

### DESCRIPTION OF PROJECT

PDF building plans preferred

### PERMIT FEES (to be completed by V&K)

PROJECT VALUATION	Building	\$
\$ _____	Trades	\$ _____
	Approach	\$ _____
	Sewer Connection	\$ _____
	Water Connection & Excise Tax	\$ _____
	<b>Total Permit Fee</b>	<b>\$ _____</b>

### ADDITIONAL ACKNOWLEDGEMENTS

- Except as provided by law, where any work has been started prior to obtaining this permit, the regular fee should be doubled.
- This permit shall expire if work has not commenced or has been abandoned for 120 days.
- ALL WORK MUST BE INSPECTED. It is the responsibility of the permittee to call for inspections. No work shall be concealed or covered until approved by the inspector.
- The permittee acknowledges that they are proficient in the performance of the work covered by this permit.
- Complete the application and submit all required documentation (including PDF plans) to the City of Van Meter at [permits@vanmeteria.gov](mailto:permits@vanmeteria.gov). Work may only commence upon receipt of an approved permit and payment of the permit fee to the City of Van Meter.

### OWNER OR AGENT SIGNATURE

X \_\_\_\_\_ Date: \_\_\_\_\_

**WHEN APPROVED BELOW, THIS BECOMES A VALID PERMIT**

Issued By: \_\_\_\_\_ Date: \_\_\_\_\_

Building Official

☐ Payment Received Date: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Property Owner

Name: Lori Haggan

Address: 409 Pleasant St

City: Van Meter State: IA Zip Code: 50261

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor

Name: Gold Dome Buildings (Buck)

Address: 2714 2nd Ave

City: Des Moines State: IA Zip Code: 50313

Email: golddomebuildings@yahoo.com Phone: 515-243-8554

Architect-Engineer

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Sub-Contractors

Electrical Contractor Name: \_\_\_\_\_ Phone: 515 202 1848

A-Wye Electric State License #: MA2753

Plumbing Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

State License #: \_\_\_\_\_

Mechanical Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

State License #: \_\_\_\_\_

Please contact Veenstra & Kimm with any questions or to schedule an inspection. A 24 hour notice is required prior to an inspection request.

Email: [BuildingInspection@v-k.net](mailto:BuildingInspection@v-k.net) Phone: 515-850-2980



**#4c -  
WRITTEN COMMENTS RECEIVED BY STAFF  
PRIOR TO HEARING**

No written comments received as of 1:30pm on Wednesday, May 28, 2025

Staff will update at the meeting if comments received

## **#4d- PUBLIC INPUT**

## **#4e - APPLICANT CLOSING SUMMARY**

## **#4f - CITY CLOSING SUMMARY**

# Agenda Item #4g - CLOSED

## Public Hearing for a Variance Request

Sample Language:

**City Clerk:** *I would entertain a motion to close the public hearing.*

Board Member: \_\_\_\_\_ ***So moved.***

Board Member: \_\_\_\_\_ ***Second.***

**City Clerk:** Carter - \_\_\_\_; Anderson - \_\_\_\_; Lyons - \_\_\_\_; Young - \_\_\_\_; Doremus - \_\_\_\_.

**City Clerk:** *The public hearing is now closed at \_\_\_\_\_pm.*

There will be no further discussion with the public on this matter.

# Agenda Item #5

Discussion and Action:

VARIANCE Request - 409 Pleasant Street

Submitted for: **Discussion**

Board Members, the Applicant and City Staff discussion to ensue regarding the variance request. **There is no public interaction during the discussion and action.**

**The decision of the Board is final. It cannot be overturned by the City Council.**

**City Clerk:** Do I hear a motion?

**Sample Motion:** I move to (grant / deny) the request for an \_\_\_\_ foot front setback variance pertaining to construction of a new garage at 409 Pleasant Street, Van Meter, IA, 50261 by Lori Hagen.

**Board Member** \_\_\_\_\_: *So moved.*

**Board Member** \_\_\_\_\_: *Second.*

**City Clerk:** Carter\_\_\_\_ Anderson\_\_\_\_ Lyons \_\_\_\_ Young \_\_\_\_ Doremus\_\_\_\_



# Agenda Item #6

## Adjournment

**City Clerk:** *With no further business, do I hear a motion to adjourn?*

Board Member \_\_\_\_\_: ***So moved.***

Board Member \_\_\_\_\_: ***Second.***

**City Clerk:** All in favor? \_\_\_\_\_

**City Clerk:** This meeting is adjourned at \_\_\_\_\_pm. Thank you.