Meeting Agenda

Zoning Board of Adjustment

Wednesday, September 7, 2022
5:00 PM
Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Matt Ott, Chair
Jeffrey Baxter, Vice Chair
Nichole Sungren Kristi Tomlinson Brett Walker

Zoning Board of Adjustment regular meetings are the first and third Tuesday of each month at 5:00 p.m. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL

B. AMENDMENTS TO AGENDA

C. MINUTES

Minutes of the August 16, 2022 regular meeting.

D. COMMUNICATIONS/CORRESPONDENCE

E. BUSINESS ITEMS

PUBLIC HEARINGS Public Hearings are held during the Zoning 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: 1). The applicant will present testimony and evidence regarding their request; 2). City staff will summarize the project and present their findings; 3). Testimony may be heard from any members of the audience who wish to speak in support of or in opposition to the appeal; 4). The Board will give the applicant and the city staff an opportunity to present concluding summaries and arguments. At the conclusion of all public testimony, the Board will close the public hearing. The Board will discuss the issues and evidence and come to a decision. The applicant or appellant may withdraw their application or appeal at any time prior to the decision by the Zoning Board of Adjustment.

#22-14

Long Creek Design, LLC

for property located at

1107 NE Milan Avenue

Lots 45 & 46, Briar Creek Plat 1

RE: Variance - Accessory Building - Height

F. OLD BUSINESS:

G. NEW BUSINESS

H. REPORTS

I. ADJOURNMENT

ZONING BOARD OF ADJUSTMENT
September 7, 2022
5 : 00 PM
Print

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Minutes of the August 16, 2022 regular meeting.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ZBOA Minutes 2022-08-16

Meeting Minutes

Zoning Board of Adjustment

Tuesday, August 16, 2022
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Vice Chair Jeff Baxter called the August 16, 2022 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL
Members present: Jeff Baxter, Kristi Tomlinson, Nichole Sungren, and Brett Walker. Absent: Matt Ott. Staff present: E.Jensen, E.Carstens, B.Morrissey, R.Kirschman, B.Fuglsang.

AMENDMENTS TO THE AGENDA
There were no amendments to the agenda.

MINUTES OF THE JUNE 7, 2022 REGULAR MEETINGS
Motion by K.Tomlinson to approve the June 7, 2022 meeting minutes as submitted. Second by N.Sungren. Motion carried. 3 – 0 – 1 (Abstain: J. Baxter).

MINUTES OF THE JUNE 21, REGULAR MEETINGS
Motion by J.Baxter to approve the June 21, 2022 meeting minutes as submitted. Second by K.Tomlinson. Motion carried 3 – 0 – 1 (Abstain: N.Sungren).

COMMUNICATIONS / CORRESPONDENCE
There were no communications.

BUSINESS ITEMS
PUBLIC HEARINGS:

#22-13
Hurd Ankeny LLC
for property located at
1055 & 1075 SW Oralabor Road
Lot 2, Highpointe North Plat 2
RE: Variance - Side Yard Setback

Vice Chair J.Baxter opened the public hearing.

Keith Weggen, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale said their request is for a variance that provides for a reduced side yard setback the property at 1055 & 1075 SW Oralabor Road. He said currently there is an existing UnityPoint Health Clinic on the east side of the property and on the west side of the site there is a dental clinic under construction. He stated the current land owner is developing the property for a dental office who would like to purchase the property. As the Code is written today, the side yard setback would not allow the split of the property. Keith Weggen explained in detail how they anticipate splitting the property into two parcels, which would then reduce the side yard setback for both parcels to 10-foot. He asked the Board if they had any questions.

There were no questions from the Board.

B.Morrissey reported that the applicant is requesting a 15-foot variance to the required 25-foot side yard setback for property located at 1055 & 1075 SW Oralabor Road. The property is south of SW Oralabor Road and east of SW State Street and is zoned Highpointe North PUD. He said that the

majority of the neighboring properties in the area are zoned either PUD or C-2, General Retail and Highway Oriented Commercial District. B.Morrissey stated that the project site contains two commercial structures on a single 1.78-acre lot. A site plan for the first structure on the site was approved in 2020 and a site plan for the second structure was approved in 2022. He noted that both buildings on the site meet the rules and regulations of the Highpoint North PUD. He stated that the requested variance would allow the lot to be split into two parcels allowing each building to sit on its own lot and meet setback requirements. Staff does not believe that a reduced side yard setback will negatively impact the surrounding properties in the area as the location of the two structures will not move from their current location. A reduced side yard setback is not out of character for the commercial properties along SW Oralabor Road, as many properties are either zoned C-2 or belong to the Tradition PUD, neither of which have side yard setback requirements. He noted that staff has not received any correspondence from neighboring property owners concerning the request. B.Morrissey stated that staff recommends that the Zoning Board of Adjustment grant a variance to the Highpointe North PUD to allow a 10-foot side yard setback, permitting the applicant to split the subject lot into two parcels at 1055 and 1075 SW Oralabor Road. Staff's position is based on a determination that the decreased side yard setback would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

There were no questions from the Board.

There was no one in the audience to speak for or against the request.

Motion by K.Tomlinson to close the public hearing, and receive and file documents. Second by B.Walker. All voted aye. Motion carried 4 – 0.

The Board had no concerns.

Board Action on Filing #22-13 property located at 1055 & 1075 SW Oralabor Road
Motion by J.Baxter that the Zoning Board of Adjustment grant a variance to the Highpointe North PUD to allow a 10-foot side yard setback, permitting the applicant to split the subject lot into two parcels at 1055 and 1075 SW Oralabor Road. The Board's position is based on a determination that the decreased side yard setback would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by N.Sungren. All voted aye. Motion carried. 4 – 0.

NEW BUSINESS
There was no new business.

REPORTS
Renewed Special Use Permits
#19-10 Cancun Grill and Cantina 2 – 2785 N Ankeny Blvd., Suites 11 & 12

There being no further business, the meeting adjourned at 5:13 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment

ZONING BOARD OF ADJUSTMENT
September 7, 2022
5 : 00 PM
Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Public Hearing

LEGAL:

SUBJECT:

#22-14

Long Creek Design, LLC

for property located at
1107 NE Milan Avenue
Lots 45 & 46, Briar Creek Plat 1

RE: Variance - Accessory Building - Height

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Applicant Submittal Docket #22-14
Staff Report

22-14

city of Ankeny
bringing it all together

APPLICATION FOR APPEAL
ZONING BOARD OF ADJUSTMENT

Applicant is: ☐ Property Owner ☐ Tenant ☒ Other Designer

Applicant Long Creek Design LLC

Address / Phone # 212 Park Ave. Des Moines, Ia. 50315 / 515-480-0981

E-mail jflaherty@longcreekdesign.com

Property Owner Dan Sethi

Address / Phone # 1107 NE Milan Ave. Ankeny, Ia. 50021

E-mail dansethi34@gmail.com

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:
I hereby appeal from the decision of the Zoning Administrator rendered on 16th day of August, 2022

Location (*address*) of the proposed variance 1107 NE Milan Ave. Ankeny, Ia. 50021

Legal description (*Plat & Lot #*) Lots 45 & 46 in Briar Creek Plat 1

Zoning Residential Principal Use of property Personal Residence

I request a variation from the current zoning requirement for:
☐ Front Yard ☐ Side Yard ☐ Rear Yard ☐ Fence ☐ Sign ☐ Parking ☒ Height
☐ Other

Ankeny Zoning code Section # 191.07.3 which state(s) Accessory buildings shall not exceed the height for accessory buildings specified in the zoning district in which located and in residential zone districts and use areas shall not exceed the height of a one story principal building when measured from the ground to the peak of the roof.

I would propose the following in lieu of that required: shall not exceed the height of primary structure on property.

Attached hereto and made a part of this appeal, I submit the following:
a) A statement indicating the reasons for my appeal.
b) A drawing showing proposed variance requested.
c) A letter of authorization from the owner or lessee, if applicable.

Complete submittals are required for review.

AFFIDAVIT
State of _____)ss
County of _____)

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

_____
(Signature of Applicant)

In the county of Polk
ROBIN R HIGGINS
NOTARIAL SEAL IOWA
Commission Number 838242
My Commission Expires
March 22, 2025

Signed and sworn to before me, this 16 day of August, 2022.
Robin R Higgins
(Notary Public)

Office Use Only

Date received RECEIVED AUG 16 2022

Paid ☐ Cash ☒ Check # 1082 $120.00

Filing # 22-14

Scheduled Meeting Date 9-7-2022

CITY OF ANKENY

#22-14

LONG CREEK DESIGN
WWW.LONGCREEKDESIGN.COM

City of Ankeny, Iowa
Zoning Board Of Adjustment

RE:
Sethi Residence
1107 NE Milan Ave.
Ankeny, Ia.
50021

Variance request for Accessory Building Height (Sheds \ detached Garages) variance regarding maximum allowable mean building height of 14'-0" (Fourteen feet, zero inches) to be revised on said property and project to not exceed 18'-0" (eighteen feet, zero inches) to allow for hidden roof under decking and half walls at upper sun deck level to meet IBC and IRC requirements. It is the clients (Homeowner) wish to have the sun deck above the Modern Design structure to overlook the basketball\volleyball court currently on property and built on existing foundation that exists on property that was permitted when primary structure was built in 2008.

Initial design had a roof over the sun deck, we have since removed the roof to minimize the height of the structure as much as possible. Long Creek Design and the client feel that since the proposed building sits to the back corner of the lot that the height of the structure will not impede the neighborhood and will increase value to the property. We thank you for this consideration and await your approval.

Thank you,

Jason Flaherty
Principal – Long Creek Design LLC

RECEIVED
AUG 16 2022
CITY OF ANKENY

#22-14

To whom it may concern,

I, Dan Sethi, authorize Jason Flaherty and Long Creek Design to submit documents and speak on my behalf for the variance application.

Dan Sethi

8/24/22

22-14

GENERAL NOTES

1. PLANS ARE DESIGNED TO MEET THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, LATEST EDITION, AS ISSUED BY THE STATE OF IOWA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.

2. PLANS ARE DESIGNED FOR 100 MPH 3 SECOND GUST (85 MPH FASTEST WIND), EXPOSURE C.

3. PRESUMPTIVE SOIL PRESSURE IS 2000 LBS/SF.

4. ALL HOUSE SLABS TO BE 3000 PSI CONCRETE MIN. AT 28 DAYS AND ALL GARAGE SLABS TO BE 3000 PSI CONCRETE MIN. AT 28 DAYS (5%-7% AIR ENTRAINED), UNLESS NOTED OTHERWISE (UNO).

5. REINFORCING SHALL COMPLY WITH ASTM A-65, GRADE 60.

6. TYPICAL FOUNDATION CONSTRUCTION DETAILS ARE SHOWN ON RESPECTIVE FOUNDATION PLANS AND FRAMING DETAILS ON TYPICAL WALL SECTION AND DETAIL SHEETS GENERATED FOR EACH DRAWING SET.

7. MINIMUM INSULATION REQUIREMENTS ARE AS FOLLOWS: SLABS TO BE INSULATED AROUND THE PERIMETER OF THE FLOOR EXPOSED TO THE EXTERIOR WITH APPROVED RIGID INSULATION HAVING
A MINIMUM "R" VALUE OF R-5.0. CRAWL SPACE FLOOR ASSEMBLY - R-19 MINIMUM. EXTERIOR WALL ASSEMBLY - R-15 MINIMUM.
CEILING ASSEMBLY - R-38 MINIMUM. NOTE - TYPICAL DETAILS IN PLAN SETS
NOTE "R" VALUES FOR BATT/BLOWN INSULATION ONLY.

8. FOR DWELLING/GARAGE FIRE SEPARATION:
- FROM RESIDENCE & ATTIC, USE NO LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
- FROM HABITABLE ROOMS ABOVE GARAGE, USE NO LESS THAN ⅝ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
- FROM STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY SECTION R302.6, USE NO LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
- FROM GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT, USE NO LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

9. SEE PLAN SETS FOR LOCATIONS OF TEMPERED GLASS.

10. TYPICAL WALL FRAMING IS 2X4 STUDS AT 24" O.C. AT ALL NON-BEARING WALLS AND 2X4 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
TWO STORY WALLS, WHEN APPLICABLE, SHALL BE 2X6 @ 16" O.C. BALLOON FRAMED CONSTRUCTION.

11. TYPICAL FRAMING:
FLOOR SYSTEM - PRE-ENGINEERED OPEN WEB FLOOR TRUSSES OR I-JOISTS (SEE SPECIFICATIONS).
ROOF SYSTEM - PRE-ENGINEERED ROOF TRUSSES WITH CONVENTIONAL LUMBER WHERE NOTED.
BEAMS & HEADERS - PRE-ENGINEERED COMPOSITE AND/OR CONVENTIONAL LUMBER WHERE NOTED. VERIFY FLOOR & ROOF TRUSS LAYOUT WITH LAYOUT PROVIDED BY TRUSS MFG.

12. ALL CONSTRUCTION SPECIFICATION NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

13. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE SOLID WOOD BIRCH VENEER 1-3/8" MINIMUM THICKNESS OR A 20-MINUTE FIRE RATED METAL DOOR. SEE SPECIFICATIONS FOR ACTUAL DOOR TYPE.

14. BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.

15. WOOD DESIGN BASED ON NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, WOOD FRAME CONSTRUCTION MANUAL (WFCM).

16. ALL BEAMS AND HEADERS SHALL HAVE (1) 2X JACK STUD & (1) 2X KING STUD U.N.O. THE NUMBER OF STUDS INDICATED ON PLAN IS THE TOTAL NUMBER OF JACK STUDS REQUIRED, U.N.O. FACE NAIL MULTIPLE STUDS W/ 10d NAILS @ 8" O.C. STAGGERED.

17. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE #2 SILL PLATES ATTACHMENT SHALL BE AS NOTED ON THE PLANS.

18. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C. STAGGERED, OR PER MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.

19. DESIGN DEAD LOADS
ROOF TRUSS = 22 PSF (TC=12, BC=10) FLOORS = 10 PSF
ALL ROOF TRUSSES HAVE BEEN DESIGNED TO CARRY THE ADDITIONAL LOADING OF A PHOTOVOLTAIC SOLAR ARRAY SYSTEM MOUNTED ON THE ROOF TOP.

20. DESIGN LIVE LOADS
ROOF= 20PSF
GROUND SNOW LOAD = 15PSF
FLOOR=40 PSF
FLOOR (SLEEPING AREAS) = 30 PSF

21. LUMBER SPECIFICATIONS
FRAMING: SOUTHERN PINE, GRADE #2
STUDS: SPRUCE-PINE-FIR STUD GRADE, LVL: E=1.9 MILLION PSI MIN, FB=2650 PSI MIN LSL (TIMBERSTRAND): E=1.55 MILLION PSI, FB=2325 PSI

22. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185 (USP TRIPLE ZINC AND SIMPSON STRONG-TIE Z-MAX MEET THIS SPECIFICATION.

23. UNLESS NOTED OTHERWISE, WHERE NAILS ARE CALLED FOR ON THE DRAWINGS, THEY SHALL BE COMMON NAILS.

24. WALL BRACING TO BE DONE BY ENGINEERED DESIGN PER R602.10.4

25. FLOOR SHEATHING IS 23/32" OSB FASTENED TO SUPPORTS WITH 10d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C.AT FIELD SUPPORTS

26. ROOF SHEATHING IS 7/16" OSB FASTENED TO SUPPORTS WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD SUPPORTS

27. COORDINATE TRUSS AND JOIST LAYOUTS PROVIDED BY THE TRUSS AND JOIST MANUFACTURER.

28. TRUSS UPLIFT CONNECTION: PROVIDE A SIMPSON H2.5A OR H2.5T, OR USP RT7A HURRICANE CLIP TO CONNECT EACH ROOF TRUSS (OR RAFTER) TO EACH SUPPORTING WALL, BEAM, ETC. UNLESS OTHERWISE NOTED ON PLAN

29. ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER AND SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER.

30. MEAN ROOF HEIGHT ______________

31. COMPONENT AND CLADDING DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3

32. ALL EXTERIOR WALLS, LESS OPENINGS, ARE CONSIDERED TO BE SHEAR WALLS.

33. MINIMUM VALUES FOR ENERGY COMPLIANCE:
ZONE 4
MAX. GLAZING U-FACTOR = 0.35
CEILING: R-38, WALLS: R-15, FLOORS: R-19

34. HEATED SQUARE FOOTAGE
FINISHED BASEMENT________________
FIRST FLOOR____________________
SECOND FLOOR__________________
THIRD FLOOR___________________

35. UNHEATED SQUARE FOOTAGE
UNFIN BASEMENT________________
GARAGE______________________
UNFIN STORAGE_________________
OTHER_______________________

36. CLEAR OPENING HEIGHTS: IN ANY LOCATION WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR
SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, PER NCSRC SECTION R612.2 THROUGH R612.4.

37. ALL SIDING MATERIAL SHALL BE FIBER CEMENT LAP SIDING. ALL SOFFIT MATERIAL SHALL BE NON-VENTED FIBER CEMENT SOFFIT PANELS.

38. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OF SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.ZE

SHEET INDEX

CS0.1	COVER SHEET, SHEET INDEX, GENERAL NOTES
S1.1	SITE PLAN
A0.1	FOUNDATION \ PLUMBING PLAN
A1.1	MAIN FLOOR PLAN
A2.1	UPPER FLOOR PLAN
A3.1	ELEVATIONS & ROOF PLANS
A6.1	BUILDING \ STAIR SECTIONS
E1.1	MAIN FLOOR \ UPPER FLOOR ELECTRICAL PLAN

ABBREVIATIONS

Periods only used on one word abbreviations, if the abbreviation is a different word by itself; e.g. ARCH., BIT., and LAM.
Periods are usually used when abbreviating multiple words, unless they are very common without periods; e.g. AFF, HVAC, R/A, and WWF.

A
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITIONING
ACC ACCESS
AC.T. ACOUSTICAL TILE (CLG)
AFF ABOVE FINISH FLOOR
A.D. AREA DRAIN
ADD ADDENDUM
ADH ADHESIVE
ADJ ADJUSTABLE
AGG AGGREGATE
A.H.U. AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
A.P. ACCESS PANEL
APX APPROXIMATE
ARCH. ARCHITECT(URAL)
ASPH ASPHALT
A.T. ASPHALT TILE
AUTO. AUTOMATIC
AVG AVERAGE
AWNG AWNING

B
B36 36" WIDE BASE CAB.
BD BOARD
BF BI-FOLD (DOOR)
BIT. BITUMINOUS
BLKG BLOCKING
BLDG BUILDING
BLK BLOCK (CMUs)
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BP BI-PASS (DOOR)
BRG BEARING
BRK BRICK
B.S. BOTH SIDES
BSMT BASEMENT
BTM OR BOT BOTTOM
BTWN BETWEEN
BVL BEVELED
B.W. BOTH WAYS

C
CAB CABINET
C.B. CATCH BASIN
CEM CEMENT
CER CERAMIC
CF CUBIC FOOT
C.F.O. CEILING FIXTURE OUTLET
CHAM CHAMFER
C.I. CAST IRON
C.I.P. CONC. CAST-IN-PLACE CONC.
CIR CIRCLE
CIRC CIRCUMFERENCE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT
CK CALK(ING) CAULK(ING)
CL CLOSET OR CENTER LINE
CLG CEILING
CLR CLEAR(ANCE)
CLS CLOSURE OR CLOSER (DOOR)
CM CENTIMETER(S)
CMU CONCRETE MASONRY UNIT
C.O. CASED OPENING
COL COLUMN
COMB COMBINATION
CONC CONCRETE
COND (AC) CONDENSER
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CORR CORRUGATED
CPR COPPER
C OR CPT CARPET
CRS COURSE(S)
CSMT CASEMENT
C.ST. CAST STONE
C.T. CERAMIC TILE
CTR CENTER OR COUNTER
CY CUBIC YARD

D
12"D 12" DEEP
D DRYER, OR DRAIN
DBL DOUBLE
DECO DECORATIVE
DEM DEMOLISH, DEMOLITION
DEP DEPRESSED
DET DETAIL
D.F. DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA OR DIAM DIAMETER
DIM DIMENSION
D.L. DEAD LOAD
DN DOWN (STAIRS)
D.P. DAMP-PROOFING
DR DOOR
DRY DRYER MACHINE
DS DOWNSPOUT
D/S DRAWER STACK (CABINET)
D.T. DRAIN TILE
DTL DETAIL
DW DISH WASHER
DWG DRAWING
DWR DRAWER

E
EA EACH
EB EYEBROW (FLAT ARCH)
E.F. EACH FACE
E.J. EXPANSION JOINT
EL ELEVATION
ELEC ELECTRIC(AL)
E.P. ELECTRICAL PANEL
EQ EQUAL
EST ESTIMATE
E.W.C. ELECTRIC WATER COOLER
EXG EXISTING
EXH EXHAUST
EXT EXTERIOR

F
FAS FASTEN(ER)
F.A.U. FORCED AIR UNIT
F.B. FACE BRICK
F.B.O. FURNISHED BY OTHERS
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.F. FINISH FLOOR (LINE)
F.G. FIXED GLASS
FGL FIBERGLASS
FIN FINISH
FLG FLASHING
FLR FLOOR(ING)
FLUR FLUORESCENT (LIGHT)
FN FENCE
FND FOUNDATION
F.O. FACE OF
FP FIRE PROOF
FPHB FREEZE PROOF HOSE BIBB
FPL FIREPLACE
FR FRAME(D)(ING)
FS FULL SIZE
FTG FOOTING
FUR FURRED(ING)

G
GA GAUGE
G.B. GYPSUM (WALL) BOARD
G.C. GENERAL CONTRACTOR
GD GRADE OR GRADING
G.D.O. GARAGE DOOR OPENER
GFI GROUND FAULT INTERRUPTER
GL GLASS OR GLAZING
GL.BK. GLASS BLOCK
G.I. GALVANIZED IRON
GT GROUT

H
42"H 42" HIGH (WALL)
HB HOSE BIBB
H.C. HOLLOW CORE
HD HEAD OR HARD
H.D. HEAT DETECTOR OR HEAVY DUTY
HDR HEADER
HDW HARDWARE
HGT HEIGHT
H.M. HOLLOW METAL
HORZ HORIZONTAL
HR HOUR
H.R. HALF ROUND (WINDOW)
HS HORIZONTAL SLIDER
HTG HEATING
HVAC HEATING/VENTILATING/AIR COND.
HWD HARDWOOD (FLOORS)

I
I.B. IRONING BOARD
I.D. INSIDE DIAMETER
I.L.O. IN LIEU OF
I.M. INSULATED METAL
INS OR INSUL INSULATED(TION)
INT INTERIOR

J
JST JOIST (FLOOR OR ROOF)
JT JOINT

K
KD KNOCKDOWN (CEILING)
KIT KITCHEN
KO KNOCKOUT
KPL KICKPLATE (ON DOOR)
K/S KNEE SPACE

L
LAM. LAMINATE(D)
LAV LAVATORY (SINK)
L.B.O. LOCATION BY OTHERS
LIV LIVING
L.L. LIVE LOAD
L.P. LAMINATED PLASTIC
LSL LAMINATED STRAND LUMBER
LT LIGHT
L.T. LAUNDRY TUB
LTL LINTEL
L.V. LOW VOLTAGE
LVL LAMINATED VENEER LUMBER
LVR LOUVER

M
M METER(S)
MAX MAXIMUM
MAS MASONRY
MATL MATERIAL
MC MEDICINE CABINET
MECH MECHANICAL
MFR. MANUFACTURER
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MLD MOULDING
MM MILLIMETER
MMB MEMBRANE
M.O. MASONRY OPENING
MOD MODULAR
MRB MARBLE
MTL METAL
MT MOUNTED(ING)
MULL MULLION OR MULLED

N
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
NL NAILABLE
NOM NOMINAL
N.T.S. NOT TO SCALE
N.G.V.D. NAT. GEODETIC VERTICAL DATUM

O
OA OVERALL
OBS OBSCURE (GLASS)
O.C. ON CENTER
O.CAB. OVERHEAD CABINET
O.D. OUTSIDE DIAMETER
O.G.D. OVERHEAD GARAGE DOOR
OH OVERHEAD
OPNG OPENING
OPT OPTIONAL
OSB ORIENTED STRAND BOARD

P
P. PANTRY
PAR PARALLEL
P.BD. PARTICLE BOARD
PC. CONC. PRECAST CONCRETE
P.E. PORCELAIN ENAMEL
PED PEDESTAL (SINK)
PERI PERIMETER
PKG PARKING
PL PLATE (HEIGHT)
P.LAM. PLASTIC LAMINATE
PLAS PLASTER
PNL PANEL
PNT PAINT(ED)
PR PAIR (OF)
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PSL PARALLEL STRAND LUMBER
PTN PARTITION
P.T. PRESSURE TREATED (WOOD)
PV PAVE(D) OR PAVING
PVC POLYVINYL CHLORIDE (PIPE)
PVMT PAVEMENT
PWD PLYWOOD

Q
Q.T. QUARRY TILE

R
R RISER (ON STAIRS)
R/A RETURN AIR
R.B. RUBBER BASE
RAD RADIUS
RBL RUBBLE
R.D. ROOF DRAIN
REF OR REFR REFRIGERATOR
REQ REQUIRED
RES RESILIENT
REV REVISION(S), REVISED
REINF REINFORCED(ING)
RFG ROOFING
R.J.B. REINFORCED JUNCTION BOX
RLG RAILING
R&M RANGE W/ MICROWAVE
RM ROOM
R.O. ROUGH OPENING
R.O.W. RIGHT OF WAY
R/S OR R&S ROD AND SHELF(S)

S
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SMOKE DETECTOR
SEC SECTION
S.F. SQUARE FEET
SF.GL. SAFETY GLASS
S.G.D. SLIDING GLASS DOOR
SH SINGLE HUNG OR SHELF(VING)
SHT (DRAWING) SHEET
SHTHG SHEATHING
SIM SIMILAR
SKL SKYLIGHT
SL SIDELIGHT OR SLEEVE
SNT SEALANT
SPC SPACER
SPEC SPECIFICATIONS
SPK (AUDIO) SPEAKER(S)
S.ST. STAINLESS STEEL
STD STANDARD
STG OR STO STORAGE
STL STEEL
STR STRUCTURAL
SQ SQUARE
SUS SUSPENDED
S.W. SHEAR WALL

T
T TREAD (AT STAIRS) OR TILE
T.B. TOWEL BAR
T.B.D. TO BE DETERMINED
TC TERRA COTTA
T.C.J. TROWELED CONTROL JOINT
TEMP. TEMPERED (GLASS)
T&G TONGUE & GROOVE
TEL TELEPHONE
THK THICK(NESS)
THR THRESHOLD
T.O.C. TOP OF CONCRETE
T.O.F. TOP OF FOUNDATION
T.O.M. TOP OF MASONRY
T.O.W. TOP OF WINDOW
TR OR TRN TRANSOM (WINDOW)
TP TOILET PAPER HOLDER
TV TELEVISION OUTLET OR LOCATION
TYP TYPICAL

U
UC UNDERCUT(DOOR)
UNF UNFINISHED
U.N.O. UNLESS NOTED OTHERWISE

V
VB VANITY BASE
V.B. VAPOR BARRIER
VB36 36" WIDE VANITY BASE
VERT VERTICAL
VIN (SHEET) VINYL
V.S. VEGETABLE SINK
V.T. VINYL TILE

W
WB630 36"W X 30"H WALL CAB
W WIDE OR WASHING MACHINE
WC WATER CLOSET
WD WOOD
WF WIDE FLANGE (STEEL BEAM)
WH WATER HEATER
W.H. WALL HUNG
WI WROUGHT IRON
WIC WALK-IN CLOSET
WIN WINDOW
W/ W/O WITH OR WITHOUT
WP WATERPROOF(ING)
W.R. WATER RESISTANT
W.S. WATER SOFTENER
WSCT WAINSCOT
W.T.W. WALL TO WALL
WWF WELDED WIRE FABRIC

SYMBOLS

ELEVATION KEY OR SECTION KEY
SHEET NUMBER
DETAIL NUMBER OR SECTION KEY
SHEET NUMBER
ANGLE
NOTE NUMBER
REVISION NUMBER (DELTA)
SHEET NUMBER
ELEVATION LETTER
DOUBLE SINK
(SIZE) TUB/SHOWER
(SIZE) SHOWER
LAVATORY
PEDESTAL SINK
OVEN/COOKTOP
WATER CLOSET
SINGLE SINK
WASHER
DRYER
MEDICINE CABINET
REFRIGERATOR

ISSUE DATE: 07.08.2021
REVISIONS

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SETHI RESIDENCE
PERSONAL ENTERTAINMENT \ STORAGE BUILDING
1107 NE MILAN
ANKENY, IA.
50021

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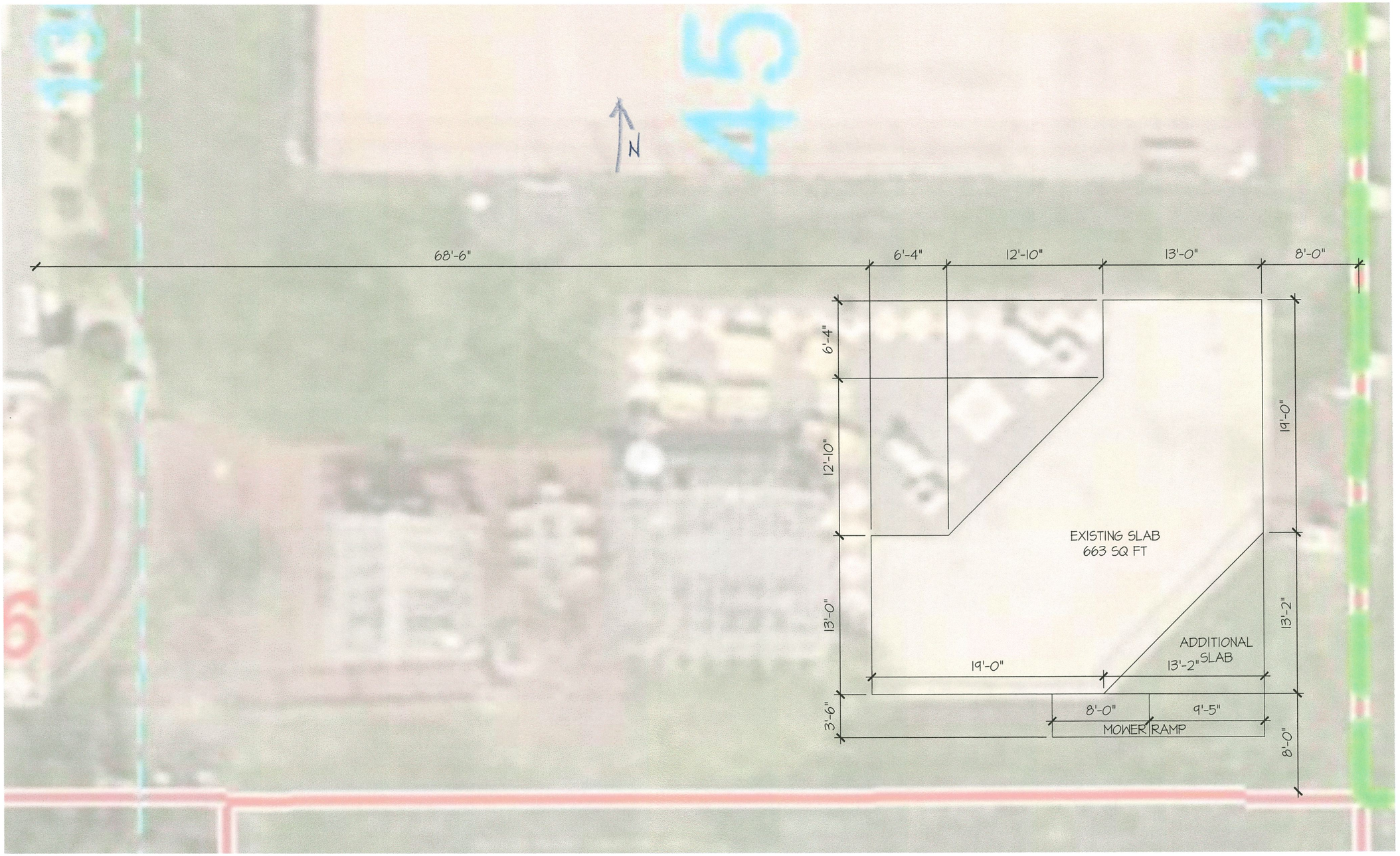
AUG 16 2022
CITY OF ANKENY

LONG CREEK DESIGN
WWW.LONGCREEKDESIGN.COM

JOB NO: SETHI - 01
COVER SHEET

SETHI ADU
CS1.0

#22-14



Site plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

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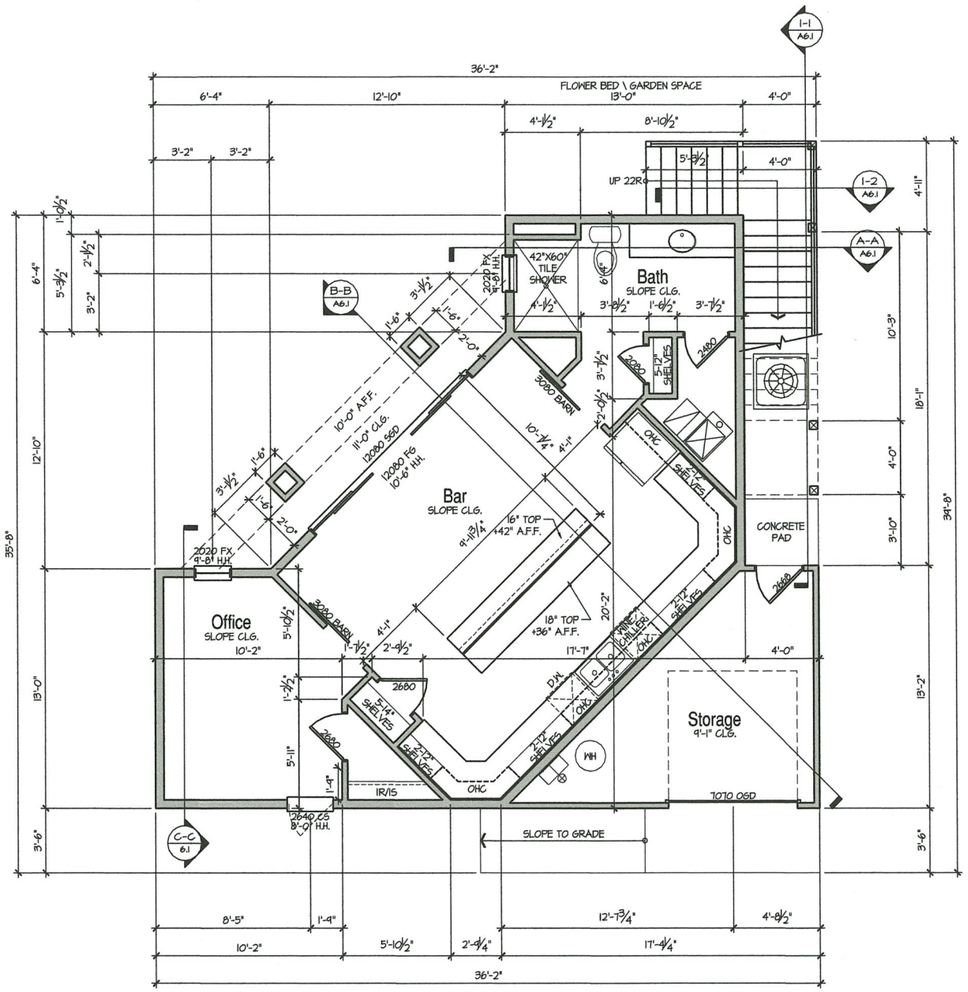
SITE PLAN

SETHI ADU

S1.1

#22-14



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
8'-0" A.F.F @ 10'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F @ 9'-0" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

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SETHI RESIDENCE
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[illegible]
515-460-0881
JEREMY@LONGCREEKDESIGN.COM

LONG CREEK DESIGN

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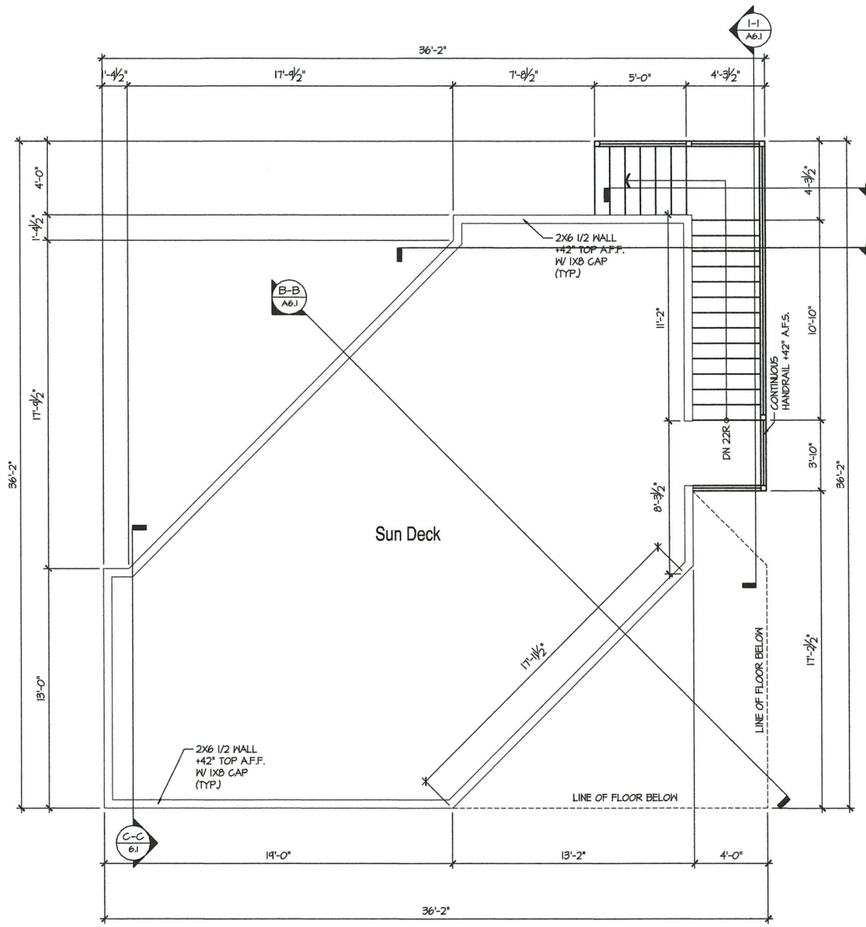
MAIN FLOOR PLAN

SETHI ADU

A1.1

#22-14



Upper Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
8'-0" A.F.F @ 10'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F @ 9'-0" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
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F. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

ISSUE DATE: 07.08.2021

REVISIONS

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SETHI RESIDENCE
PERSONAL ENTERTAINMENT \ STORAGE BUILDING
1107 NE MILAN
ANKENY, IA.
50021

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DES MOINES, IOWA
50265
515-480-0781
JEFFLAMERTY@LONGCREEKDESIGN.COM

LONG CREEK DESIGN

WWW.LONGCREEKDESIGN.COM

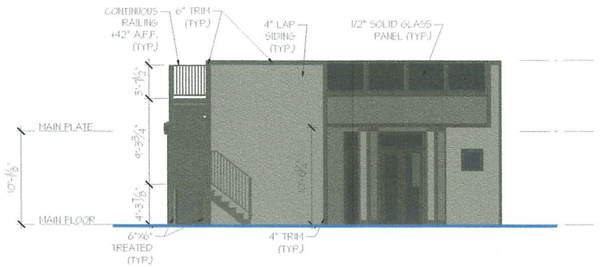
JOB NO: SETHI - 01

UPPER FLOOR PLAN

SETHI ADU

A2.1

#22-14

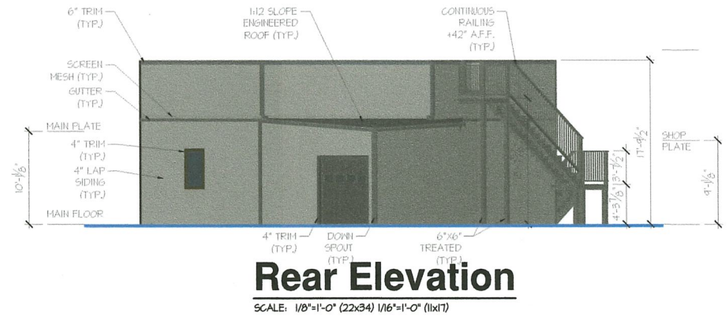


Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

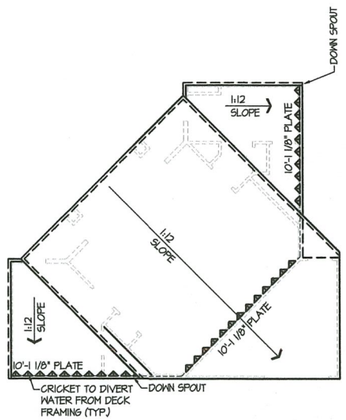
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan Under Floor

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES
B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.
C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.
D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
8'-0" A.F.F @ 10'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F @ 9'-0" PLATE HEIGHT (U.N.O.)
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F. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.
G. STONE SIDING:
INSTALL PER LOCAL CODE.
H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.
I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

ISSUE DATE: 07.08.2021
REVISIONS

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SETHI RESIDENCE
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1107 NE MILAN
ANKENY, IA.
50021

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50265
515-480-0988
JEREMY@LONGSTREETDESIGNBUILD.COM

LONG CREEK DESIGNS
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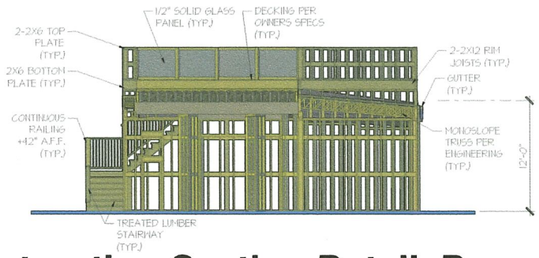
JOB NO: SETHI - 01

EXTERIOR ELEVATIONS
ROOF PLANS

SETHI ADU
A3.1

#22-14

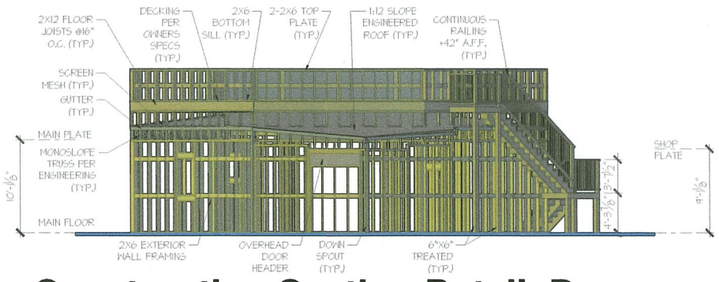


Construction Section Detail_D

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

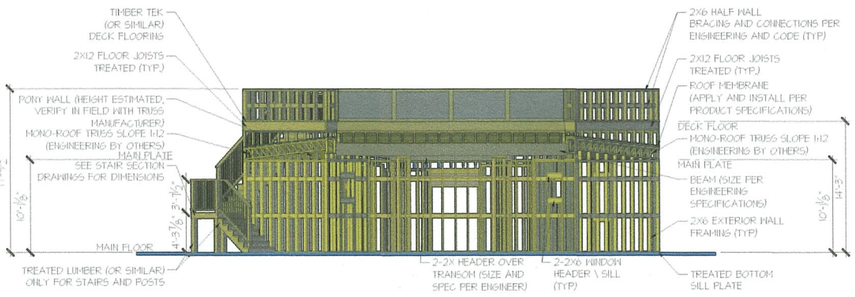
Construction Section Detail_C

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



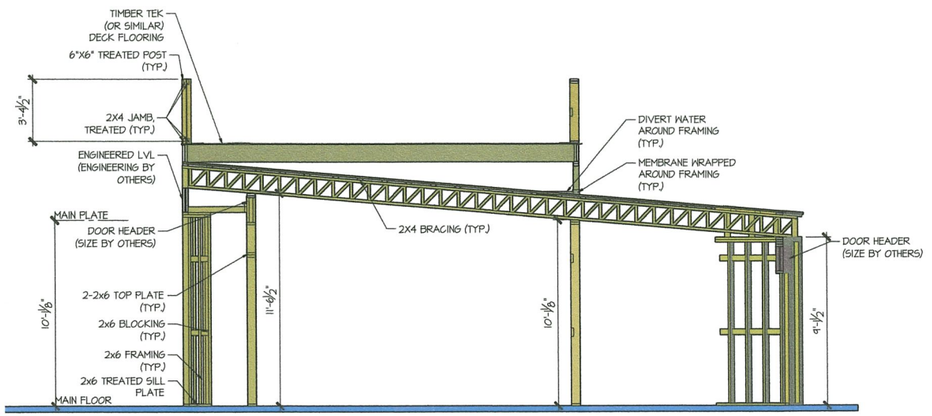
Construction Section Detail_B

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



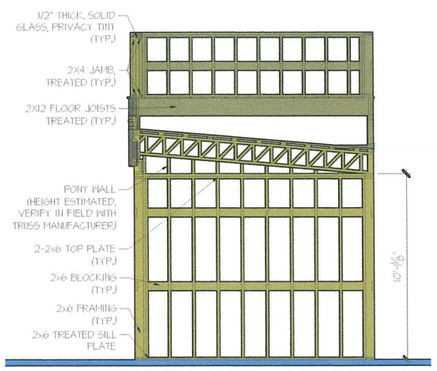
Construction Section Detail_A

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



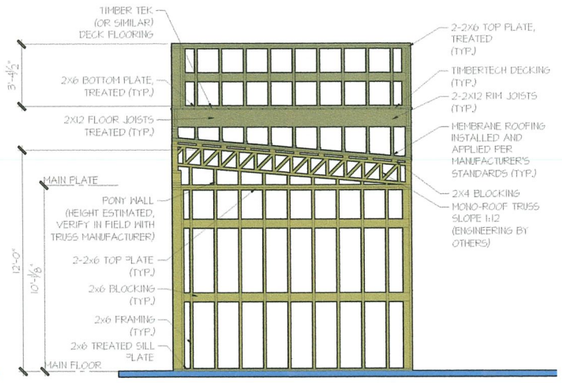
Cross Section Detail_A

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



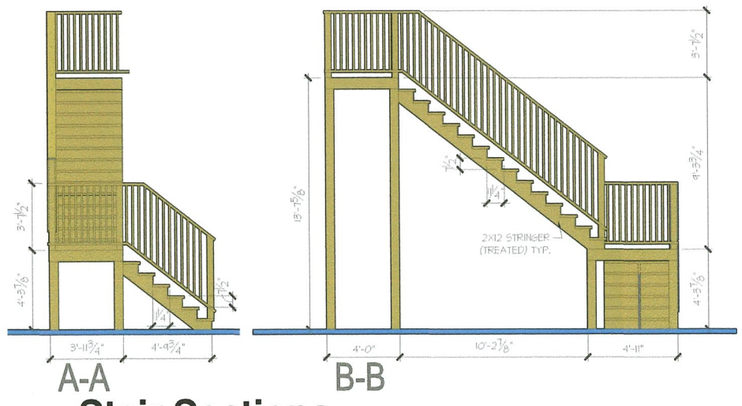
Cross Section Detail_B

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Cross Section Detail_C

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Stair Sections

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

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A. TYPICAL ROOF CONSTRUCTION:
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B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.
C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.
D. WINDOWS:
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B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
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8'-0" A.F.F @ 10'-1 1/8" PLATE HEIGHT (U.N.O.)
9'-0" A.F.F @ 9'-0" PLATE HEIGHT (U.N.O.)
E. ELECTRICAL:
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ISSUE DATE: 07.08.2021
REVISIONS

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ANKENY, IA.
50021

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2107 PARK AVE.
DES MOINES, IOWA
50265
515-480-0988
JEFF@LONGCREEKDESIGN.COM
LONG CREEK DESIGNS
WWW.LONGCREEKDESIGN.COM

JOB NO: SETHI - 01

BUILDING SECTIONS

SETHI ADU

A6.1

N

1 inch = 100 feet

Date: 8/22/2022

1107 NE Milan Avenue

Ankeny

bringing it all together.

CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

To: Members of the Zoning Board of Adjustment
From: Derek Silverthorn, Associate Planner
Filing #: 22-14 EJC
Meeting Date: September 7, 2022
Address: 1107 NE Milan Avenue

APPELLANT REQUEST

A variance to Ankeny Municipal Code Chapter 192.03.3.F, allowing an 18-foot tall accessory building other than a garage for the property located at 1107 NE Milan Avenue.

STAFF POSITION

That the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Chapter 192.03.3.F, allowing an 18-foot tall accessory building other than a garage for the property located at 1107 NE Milan Avenue. This position is based on a determination that there is no exceptional narrowness, shallowness, or shape of the specific piece of property; no exceptional topographical conditions or other extraordinary or exceptional situation; no unnecessary hardship resulting from the literal enforcement of the provisions of the Zoning Ordinance; and that this request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The appellant is requesting a 6-foot variance to the maximum allowable height of 12 feet for an accessory building other than a garage in an R-1, One-Family Residence Zoning District. The proposed accessory building on the property at 1107 NE Milan Avenue, if approved, would be a maximum height of 18 feet.

CRITERIA FOR VARIANCE

197.01.4 Powers and Duties. The Board of Adjustment shall have the following powers and duties:

B. *To grant a variation in the regulations when a property owner can show ...that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this Zoning Ordinance.*

FINDINGS OF FACT

The property at 1107 NE Milan Avenue is located southeast of the intersection at NE Delaware Avenue and NE Milan Avenue, on Lots 45 & 46 of Briar Creek Plat 1. The property is zoned R-1, One-Family Residence District, and is surrounded by properties to the east, south, and west which are also zoned R-1,

One-Family Residence District. Properties to the north are zoned R-3, Multiple-Family Residence District, with restrictions regarding landscaping.

The primary structure was constructed in 2008, and the property owner then executed a lot tie agreement joining lots 45 and 46 in order to construct an accessory building on the neighboring lot to that of the primary structure. The resulting property from the lot tie agreement created a 29,056 square-foot lot—or 0.67 acres—larger than most single-family residential lots in an R-1 zoning district. Other than the primary structure, the property also contains or has been permitted for a 640 square-foot shed, hot tub, trellises, and basketball/tennis court.

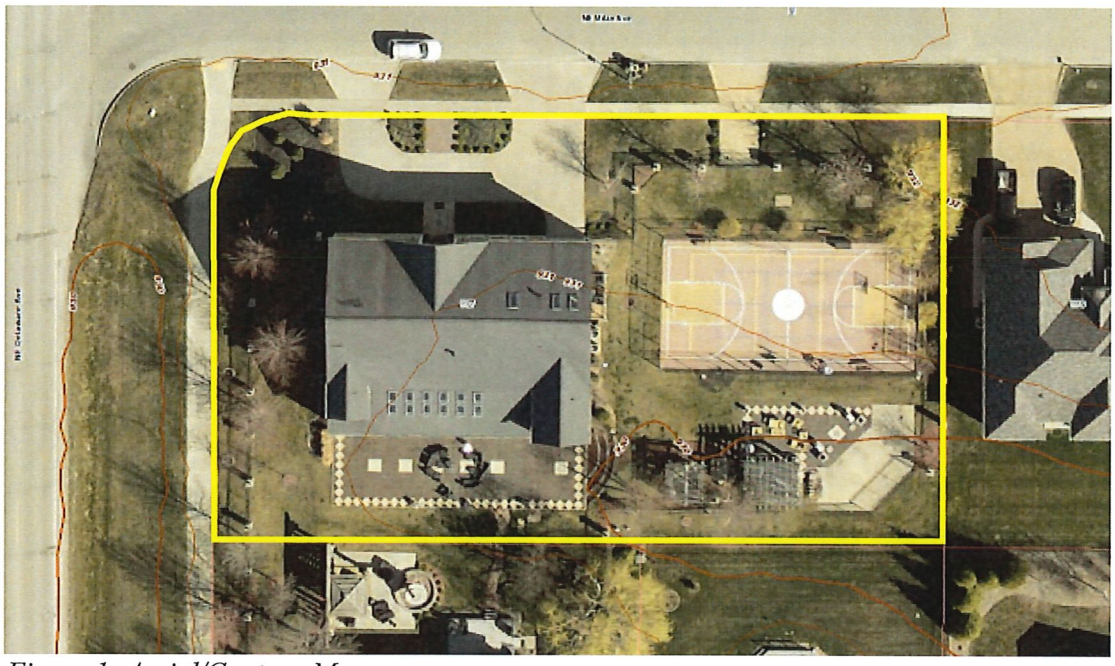

Figure 1: Aerial/Contour Map

The appellant is now proposing to construct an 18-foot tall accessory building other than a garage for recreational purpose—containing a bar, office, ¾ bathroom, storage area, and sundeck above. A variance is required for the proposed structure because Ankeny Municipal Code Chapter 192.03.3.F states that accessory buildings other than garages may be a maximum height of 12 feet. The proposed accessory building would be located near the southeast corner of the lot, and would utilize the existing foundation.

Figure 2: Proposed Accessory Building Rendering

The subject property at 1107 NE Milan Avenue is surrounded by one-story single-family residences to the south and east. The house on the property to the east is set back approximately 10 feet from the shared property with the subject property; and the house on the property to the south is set back approximately 46 feet from the shared property line with the subject property. The proposed 18-foot tall accessory building, if approved, would provide approximately 18 feet of separation between the two structures.

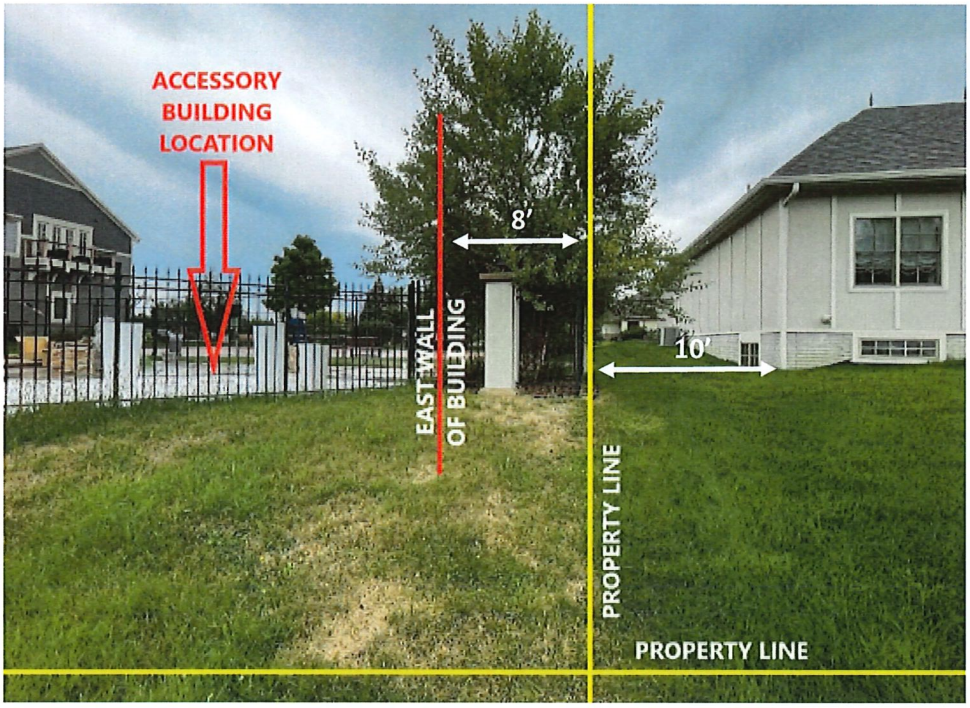

Figure 4: Property Lines/Setbacks

To staff's knowledge, there has been one height variance granted for accessory buildings other than garages. Zoning Board of Adjustment Docket #12-03 was a variance request for the property located at 4780 SE Four Mile Drive. At that time, the Zoning Board of Adjustment deemed it reasonable and appropriate to allow a 21,500 square-foot addition to an existing accessory building to be a height of 21 feet, 4 inches. Although this case is the most similar to the requested variance based on the applicable zoning ordinance chapter, staff would not consider this property and the subject property to be similar otherwise.

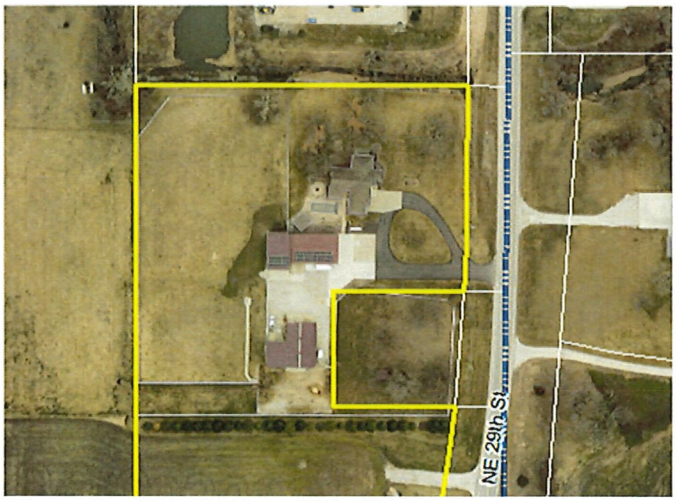

Figure 3: 4780 SE Four Mile Drive

Based on the powers and duties of the Zoning Board of Adjustment within Chapter 197.01.4 of the Zoning Ordinance to grant variations in the regulations, staff finds there are no exceptional topographical conditions or other extraordinary or exceptional situations related to the property. The property is generally flat, with approximately two feet of elevation change across the entire property, as shown in *Figure 1*. Additionally, staff finds that the strict application of the terms of the Zoning Ordinance does not prohibit the use of this property in the district. Given the size of the property and its existing amenities, staff finds no unnecessary hardship resulting from the literal enforcement of the provisions of the Zoning Ordinance.

SUMMARY

The staff position is that the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Chapter 192.03.3.F, allowing an 18-foot tall accessory building for the property located at 1107 NE Milan Avenue. This position is based on a determination that there is no exceptional narrowness, shallowness, or shape of the specific piece of property; no exceptional topographical conditions or other extraordinary or exceptional situation; no unnecessary hardship resulting from the literal enforcement of the provisions of the Zoning Ordinance; and that this request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

N

1 inch = 100 feet

Date: 8/22/2022

1107 NE Milan Avenue
Zoning Map

Ankeny
bringing it all together.