NOTICE AND CALL OF PUBLIC MEETING

BAXTER ZONING BOARD OF ADJUSTMENTS

DATE OF MEETING:      MONDAY, FEBRUARY 26, 2024

TIME OF MEETING:       6:00 P.M.

PLACE OF MEETING:     BAXTER CITY HALL/COUNCIL CHAMBERS

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned commission will meet at the date, time and place above set out. The tentative Agenda for said meeting is as follows:

Call to Order

Approval of Agenda

Application for Variance/ Daniel Kunkel / For Kunkel Addition

Property Affected:    Trailer Park Property – S. West Avenue

**PLAT LEGAL DESCRIPTION:**

KUNKEL MINOR SUBDIVISION LOCATED IN SOUTH PARK ADDITION LOT A, BLOCK 4 IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 81 NORTH, RANGE 20 WEST OF THE 5TH P.M., BAXTER, IOWA, JASPER COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 81 NORTH, RANGE 20 WEST OF THE 5TH P.M.; THENCE SOUTH 00°20’15” EAST, 20.02 FEET ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14; THENCE NORTH 89°48’53” EAST, 20.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT A, BLOCK 4 SOUTH PARK ADDITION; THENCE NORTH 89°48’53” EAST, 153.99 FEET TO THE NORTHWEST CORNER OF PARCEL “B” AS RECORDED IN INSTRUMENT NO. 2024-00000317 IN THE OFFICE OF THE RECORDER, JASPER COUNTY, IOWA; THENCE SOUTH 00°43’40” EAST, 161.33 FEET ALONG THE WEST LINE OF SAID PARCEL “B” TO THE SOUTHWEST CORNER OF SAID PARCEL “B”, THENCE; THENCE SOUTH 00°14’43” EAST, 359.95 FEET ALONG THE WEST LINE OF AN EXISTING TRACT RECORDED IN INSTRUMENT NO. 2020-00001921 AND THE WEST LINE OF LOTS 2 THROUGH 4 SOUTH PARK ADDITION, BLOCK 4 TO THE NORTHEAST CORNER OF THE SOUTH 72.00 FEET OF LOT A, BLOCK 4 AS RECORDED IN INSTRUMENT NO. 2023-00005113 IN THE OFFICE OF THE RECORDER, JASPER COUNTY, IOWA; THENCE SOUTH 89°59’29” WEST, 154.51 FEET TO THE NORTHWEST 00°20’15” WEST, 520.80 FEET ALONG THE WEST LINE OF SAID LOT A OF SAID BLOCK 4 TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CURRENT PARCELS 02.14.351.002 AND 02.14.351.008

 The Board is requested to grant a variance from Baxter Zoning Ordinance No. 586 regarding Front Yard Regulations, Section 800 R-2 High Density Residential Districts. 805.20 states there shall be a front yard depth of not less than thirty-five (35) feet. Baxter Ordinance requires corner lots to have double frontage; front yard requirements shall be provided on all streets. The minor subdivision would constitute two (2) residential corner lots with twenty (20) foot front yard setbacks along W. Watson Ave and W. Rippey Ave.

The public is invited to attend this hearing to ask questions and submit their views on the authorization of this variance.

Baxter Board of Adjustments

Chad Maxwell/Chairman