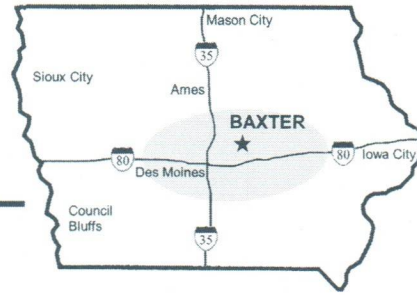


# CITY OF BAXTER

Incorporated • May 29, 1894



## NOTICE AND CALL OF PUBLIC MEETING

### BAXTER ZONING BOARD OF ADJUSTMENTS

DATE OF MEETING: WEDNESDAY, DEC. 27, 2023

TIME OF MEETING: 6:30 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

Conceptual Review of Variance Request / Daniel Kunkel / For Kunkel Addition

Property Affected: Trailer Park Property – S. West Avenue

### LEGAL DESCRIPTIONS:

SOUTH PARK ADD LOT A BLK 4 EX SOUTH 72' & EX TRACT IN LOT A O FLOT 4 & EX PARCEL B

SOUTH PARK ADD S 72' LOT A BLK 4

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. *This is only a conceptual review of the application. No action will be taken at the meeting to approve or deny the variance request. A meeting will be scheduled at a later date to take action on this variance request. Public notice will be provided at that time.*

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