



**NOTICE TO PROPERTY OWNERS OF
A BOARD OF ADJUSTMENT MEETING**

Refer to **Appeal No. 23-17**

Dear Property Owner:

An application for a variance has been filed with the Board of Adjustment by:

Casey's Retail Company
for property located at
1602 W 1st Street
LOT 1 HANDIMART PLAT NO. 1

The requested variance is to allow a minimum of twelve percent open space on the site. An officer was required, under the provisions of the Zoning Ordinance, to deny the request because Ankeny Municipal Code Section 191.15 requires: The total land area devoted to open space shall not be less than twenty percent of the gross land area included in the building lot. The Board, under certain conditions and safeguards, may have the authority to grant the request as set forth in Code Section 197.01(4).

A **public hearing** will be held by the Board of Adjustment on **October 3, 2023, at 5:00 p.m.** in the Ankeny City Council Chambers at 1250 SW District Drive, Second Floor, at which time you may present your views. If you cannot attend, you may submit your views to the Board of Adjustment in writing at the address below by 2:00 p.m. on October 3, 2023.

The Zoning Board of Adjustment agenda packet will be posted on the City's website at the following link by 5:00 p.m. the Friday prior to the meeting: <https://ankenyiowa.novusagenda.com/agendapublic/>

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

Questions about this application may be directed to:

Jake Heil, Associate Planner
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Phone: (515) 963-3544
Email: jheil@AnkenyIowa.gov

NW 2nd St



NW State St

W 1st St

SW State St

1 inch = 100 feet

Date: 9/21/2023

1602 W 1st Street
#23-17 - Variance - Open Space