



**BOARD OF ADJUSTMENT
CITY OF PLEASANT HILL, IOWA
DECISION AND ORDER**

This Decision and Order of the Board of Adjustment does not constitute approval of any construction. All necessary permits must be obtained before any construction is commenced upon the Property. A Certificate of Occupancy must be obtained before any structure is occupied or reoccupied after a change of use.

Any use allowed by this Decision and Order shall not be commenced or resumed until all the requirements imposed on such use by the Zoning Ordinance and this Order have been satisfied.

The use allowed by this Order must be commenced within **18 months** or **by Board specified date**, or this Order will be void and of no further force and effect.

IN THE MATTER OF THE APPEAL FROM:

ALL POINTS DEVELOPMENT

ON PROPERTY LOCATED AT:

LOT 2 RISING RIDGE PLAT 2

CASE #:

BOA-11052020-01SE

PUBLIC HEARING:

NOVEMBER 5, 2020

SUBJECT OF THE APPEAL

Proposal: Allowance of a 4 -foot fence to be constructed in a commercial district.

Appeal(s): Special Exception permitting a fence in a commercial district.

Affected City Zoning Code Sections: Chapter 165 Section 17 Article 4

FINDING

It was found that the Board has authority under the ordinance to grant a special exception.

ALL POINTS DEVELOPMENT
LOT 2 RISING RIDGE PLAT 2
BOA-11052020-01SE
November 5, 2020

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DECISION AND ORDER

WHEREFORE, IT IS ORDERED that the appeal for a Special Exception permitting a 4 -foot fence as presented in the application in a commercial district is **approved**.

VOTE

The foregoing Decision and Order was adopted by a vote of 3- 0 with majority Board members present voting in favor thereof.

Signed, entered into record, and filed with the City of Pleasant Hill Community Development Department service as the office of the Board, on November 6, 2020.

Kasey Johnson Steen

Kasey Johnson Steen (Nov 6, 2020 08:57 CST)

Kasey Steen, Vice Chair

Jennifer Bartles

Jennifer Bartles, Recording Secretary

Rising Ridge Decision and Order

Final Audit Report

2020-11-06

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