

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF ADJUSTMENT** on the **21st day of March, 2024 at 6:35 p.m.** in the **2nd floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a variance application submitted by **Morris and Cathy Reynolds, 5393 R63 Hwy, Norwalk, IA 50211.** A variance is sought from Title V, Chapter 41.04 (7) of the 2023 Warren County Zoning Ordinance which provides for: Bulk Regulations. Minimum Lot Area. Five (5) net acres. If granted the variance would allow the parcel to be split with less than the 5 acre requirement in the RR-1 district.

Parcel "D"

A parcel of land in the North 40 acres of the South 50 acres of the East one-half of the NE ¼ of section 28, T-77N, R-24 West of the 5th P.M., Warren County, Iowa: beginning at the NW corner of the SE ¼ of the NE ¼ of said section 28, thence S 89d30'52" E (assumed for this description) along the North line of said SE ¼, NE ¼, 774.27 feet; thence S 0d08'07" W, 519.34 feet; thence S 82d11'52" W, 781.74 feet to the West line of said E ½; thence N 0d08'07" E, 632.02 feet to the point of beginning containing 10.23 acres, more or less, including 1.27 acres of road right of way along the West side thereof.

This plat of survey corrects a plat of survey in the Warren County Recorders Irregular Survey Plat Book 15, Page 12 of 77-24.

Property subject to any and all easements of record.

Located at 5393 R63 Hwy, Norwalk, IA 50211.

The text of the application is on file in the **ZONING OFFICE** in the Warren County **Administration Building, 301 North Buxton, Suite 210, Indianola, Iowa**, and can be provided upon request.

Written comments will be accepted before or during the hearing. Send comments to: Warren County Zoning Office, 301 North Buxton, Suite 210, Indianola, Iowa 50125 or email them to: zoning@warrencountyia.org. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 23rd day of February, 2024.



Miranda Bailey
Zoning Administrator