

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF ADJUSTMENT** on the **13th day of June, 2024 at 6:45 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 **Bill Elson Group LLC, 6000 Grand Ave. Suite B, Des Moines, IA 50312.** 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 "G" OF PARCEL "F" VARIANCE DESCRIPTION

THE WEST 517.00 FEET OF PARCEL "G" OF PARCEL "F" AS SHOWN ON CORRECTED PLAT OF SURVEY RECORDED IN BOOK 2008, PAGE 9592 OF THE WARREN COUNTY RECORDER'S OFFICE BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AND CONTAINING 2.66 ACRES (116,050 S.F.) AND BEING SUBJECT TO 0.40 ACRES (17,400 S.F.) OF ROADWAY EASEMENT.

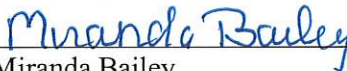
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Located at 5447 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@warrencountya.org. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 21st day of May, 2024.



Miranda Bailey
Zoning Administrator