POTTAWATTAMIE COUNTY BOARD OF ADJUSTMENT MINUTES WEDNESDAY, AUGUST 26, 2020 SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE 227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA

1. CALL TO ORDER

Vice Chairman Huerter called the meeting to order at 5:31 P.M.

2. ROLL CALL

Members Present: Anderson, Huerter, Leaders

Members Absent: Pierce, Genereux Staff Present: Kalstrup, Wyant

3. MINUTES

Motion #1: to approve the Minutes of July 22, 2019

Motion by: Leaders. Second by: Anderson.

Vote: Unanimous. Motion carried.

4. PUBLIC HEARING

The Chairman read a statement advising the audience that the public hearings would be conducted in accordance with the Board's Rules of Procedure.

CASE #ZV-2020-10

PROPERTY OWNER: Blaine Justin Steffen

REQUEST: An 18' side yard setback variance to allow the construction of an addition

to a single family dwelling with a side yard set back of 7' in lieu of 25'.

TOWNSHIP: Waveland STREET: 13710 490th St

ZONING: A-2 (Agricultural Production) District

LEGAL DESCRIPTION: 18-74-38 N250' E717' SE NE

Motion #2: to open the public hearing on Case #ZV-2020-10.

Motion by: Anderson. Second by: Leaders.

Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZV-2020-10.

Motion by: Leaders. Second by: Anderson.

Vote: Unanimous Vote. Motion Carried.

Motion #4: to approve the request of Blaine Justin Steffen for a Zoning Variance to

allow the construction of an addition to a single family dwelling with a side yard set back of 7' in lieu of 25', as filed under Case #ZV-2020-10,

based on the following findings of facts:

 The topography, septic locations (current and future), well location, buried electrical and water lines and the fact that the majority of the property is in flood plain area of the subject property prohibit the construction of the addition at the required side yard setback. Board of Adjustment August 26, 2020 Page 2

2. The addition at the proposed setback is not merely for convenience. It will not impair the general purpose and intent of the Zoning Ordinance, it will not impair supply of light and air to adjacent properties, it will not increase the hazards to said property, it will not diminish property values, it will not increase congestion of public roads, nor will it impair the public health, safety and general welfare of area residents.

5. ADJOURNMENT

Motion #5: to adjourn.

Motion by: Leaders.

Second by: Anderson.

Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:42 P.M.

	А	PPROVED:		
			Stella Huerter, Vice Chairman	Date
ATTEST:				
_	Matt Wyant, Planning Director			
	Planning & Development			