

**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:

1. 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.

