

ZONING BOARD OF ADJUSTMENT

AGENDA

TUESDAY, APRIL 20, 2021

**9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS
209 PEARL STREET, LOWER LEVEL, CITY HALL**

**4:00 P.M. – REGULAR MEETING
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

*****DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE
REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES*****

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF AGENDA

5. APPROVAL OF THE FEBRUARY 16, 2021 MEETING MINUTES

6. PROOF OF PUBLICATION/POSTING

7. REVIEW OF MEETING PROCEDURES

8. PUBLIC HEARINGS

- A. CASE #BA-21-001: Public hearing on the request of Blue Collar Auto, Inc. for a variance from Section 15.24.040, Fence Regulations, to allow a six foot tall chain link fence in a front yard and street side yard, as opposed to the maximum four feet allowed in a C-2/Commercial District on property legally described as Lot 1, Block 13, Beers Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: 100 N. 15th Street
- B. CASE #CU-21-001: Public hearing on the request of the YMCA of Greater Omaha, represented by Matt Chadek, for a conditional use permit to allow ‘commercial recreation (indoor and outdoor)’ in an A-P/Administrative-Professional District on property legally described as being geographically bounded by Harmony Street to the north, Frank Street to the east, East Kaneshville Boulevard to the south, and the north/south platted alley in Baughn’s Subdivision of Lot 8 in the Original Plat of Council Bluffs to the west. Location: 235 Harmony Street

9. OTHER BUSINESS

- A. Items of interest

10. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.