BOARD OF ADJUSTMENT
MEETING AGENDA
December 8, 2025 @ 5:30 pm
Council Chambers
501 4th Street
Sergeant Bluff, Iowa

1. Call meeting to order.

2. Roll Call:

   ☐ D. Tooley ☐ C. Johnson ☐ A. Lamb ☐ B. Jensen ☐ *VACANCY*

3. Approve minutes of the August 13, 2025 Meeting

4. Public Hearing at 5:30 pm to consider a variance request for 507 E Street (Parcel# 884730401014, BLAIRS ADDN LOT 3 BLK 5). The request is for a variance from Zoning Code 165A.22 "Accessory Buildings and Uses", Subsection 4-6, which states:

   "4. No accessory building shall be constructed in the required front yard or in the required side yard along the principal building.

   5. No accessory building shall be erected in or encroach upon the required front yard and meet the required building setback on the street side yard on a corner lot or the front yard of a double frontage lot.

   6. Detached accessory buildings or structures shall not be placed or built in any easement and shall not be any closer than five feet from the principal building, other accessory buildings, or structures."

   The applicant is requesting to retain their above ground pool in the front yard.

   A. Open the Public Hearing
   B. Chairman shall read the request.
   C. Applicant shall present evidence and argument to support the request.
   D. Those opposed to the request shall present their case.
   E. City Staff or Council shall make comments.
   F. Applicants rebuttal.
   G. General discussion by the board.
   H. Close Public Hearing.

5. BOA Members – Decision of Board
   A. Motions and findings of fact (conditions if required)
   B. Decision

6. Public Hearing at 5:30 pm to consider a variance request for 507 E Street (Parcel# 884730401014, BLAIRS ADDN LOT 3 BLK 5). The request is for a variance from Zoning Code 165D.01 "Fences", Subsection 1 (A, B, C) which states:

"1. No fence shall be constructed within the zoning jurisdiction of the City unless a fence permit application is approved, the permit has been issued by the building inspector, and the fence is constructed in conformance with the following requirements:

A. Unless otherwise provided by this Code of Ordinances, no fence shall be built on any lot or tract outside the surveyed lot lines, or adjacent to any municipal property, excluding public streets.

B. Unless otherwise provided by this Code of Ordinances, any fence built on residential property within the required front or street side yard setback shall contain openings constituting no less than 50 percent of the surface area of the fence.

C. No solid fence permitted or required by this Code of Ordinances shall be built within a visual sight triangle formed by the adjacent side lines of two intersecting streets and a line connecting points 40 feet on each leg from their point of intersection; or otherwise in any manner creating a traffic hazard or obstruction to visibility."

The applicant is requesting to retain the installed privacy screening on an existing chain link fence.

7. Open the Public Hearing

   A. Open the Public Hearing
   B. Chairman shall read the request.
   C. Applicant shall present evidence and argument to support the request.
   D. Those opposed to the request shall present their case.
   E. City Staff or Council shall make comments.
   F. Applicants rebuttal.
   G. General discussion by the board.
   H. Close Public Hearing.

8. BOA Members – Decision of Board
   A. Motions and findings of fact (conditions if required)
   B. Decision

9. Adjourn

Danny Christoffers
BOA Secretary