

**ZONING BOARD OF ADJUSTMENT
BLUE GRASS CITY HALL
114 N. MISSISSIPPI STREET, BLUE GRASS, IA
JULY 1, 2026
6:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF REFLECTION

4. ROLL CALL

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES

7. NEW BUSINESS:

VARIANCE REQUEST: Charles & Rhetta Pelsang are requesting a variance to split off the existing duplexes into individual lot condominiums. They are requesting to reduce the lot width to 38.60-FT and reduce the minimum lot area to 5,408 SQ FT.

RESOLUTION ZBA 26-01: a Resolution approving a Variance request from Chester & Rhetta Pelsang to secure a variance to reduce the lot width requirements to 38.60 ft and reduce the minimum lot area to 5,408 square feet.

- **17.28.050 Lot Area Requirements:** Two Family residence minimum size shall be 10,000 square feet
- **17.28.060 Frontage and Yard Requirements:** 25-foot Rear Yard Depth 100-foot Lot Width; 7-foot Side Yard and 25-foot Rear Yard Depth. (pending ZBA approval only)

8. OTHER:

9. ADJOURNMENT

Persons requiring language or physical accommodations at the meeting should notify the City of Blue Grass at least 24 hours in advance of the meeting date to allow the City to make reasonable accommodations. Please call (563) 381-4700 for any language, accessibility, or other type of accommodation requests.

***NOTE: This agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4 (2) CODE OF IOWA**

NOTICE OF PUBLIC HEARING

CITY OF BLUE GRASS, IOWA

The Blue Grass Zoning Board of Adjustment will conduct a public Hearing at a scheduled meeting on July 1, 2026 at 6:00 p.m. in the Council Chambers of Blue Grass City Hall located at 114 North Mississippi Street, Blue Grass, Iowa

The following applicants: Chester and Retta Pelsang are in the process of replatting lots 60, 61 and 62 originally platted in the Prairie Woods Estates 5th Addition, zoned R-2 Two-Family Residence District and are requesting to secure a Variance in order to split off the existing duplexes into individual lot condominiums as follows:

- **Variance: Requesting to reduce the Lot Width to 38.60-feet and reduce the minimum lot area to 5,408 square feet**
 - **17.28.050 Lot Area Requirements: Two-Family residence minimum size shall be 10,000 square feet**
 - **17.28.060 Frontage and Yard Requirements: 25-foot Front Yard Depth; 100-foot Lot Width; 7-foot Side Yard and 25-foot Rear Yard Depth**

Legal Description as follows:

BEING A REPLAT OF LOTS 60, 61 AND 62 OF PRAIRIE WOODS ESTATES, BEING PART OF THE S.W. ¼ OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE 5TH P.M. AND PART OF THE EAST ½ OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 1 EAST OF THE 5TH P.M.

ALL PARCELS ARE LOCATED WITHIN THE CORPORATE BOUNDARY OF THE CITY OF BLUE GRASS, COUNTY OF MUSCATINE AND STATE OF IOWA.

At the above scheduled public hearing, the Board shall receive oral and/or written objections from any resident or property owner of the City, to the above action.

After all objections have been received and considered, action will be granted to either approve/or deny the Variance request.

Submitted by: Assistant City Clerk/Financial Officer Joyce Lorenz

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