

**ZONING BOARD OF ADJUSTMENT
BLUE GRASS CITY HALL
114 N. MISSISSIPPI STREET, BLUE GRASS, IA
NOVEMBER 20, 2024
6:00 P.M.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF REFLECTION**
- 4. ROLL CALL**
- 5. ZONING BOARD OF ADJUSTMENT OPENING STATEMENT**
- 6. APPROVAL OF AGENDA**
- 7. APPROVAL OF MINUTES**
- 8. NEW BUSINESS:**

VARIANCE REQUEST: Rhyne Land Company, LLC representing Southern Mud is requesting to secure a Variance to waive certain requirements in Chapters 17.46 Site Plan Review; 17.46.040 (G) Hard Surface Parking Lot requirements; 17.54 Tree Regulations and 17.16.060 Time of Construction

RESOLUTION ZBA 24-02: a Resolution approving a Variance request from Rhyne Land Company, LLC representing Southern Mud (pending ZBA approval only)

- 9. OTHER:**
- 10. 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 November 20, 2024 at 6:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 N. Mississippi Street, Blue Grass, Iowa on the request of Rhyne Land Company, LLC, representing Southern Mud to obtain a “Variance” from the Zoning Board of Adjustment at 420 W. Laretta Street, zoned C-1 General Commercial District as follows:

- **Variance:** to secure the following Variances:
 - 1) waive certain requirements in Chapter 17.46 Site Plan Review
 - 2) waive the hard surface parking lot requirement in Section 17.46.040 (G)
 - 3) waive certain requirements in Chapter 17.54 Tree Regulations
 - 4) waive certain requirements in Section 17.16.060 Time of Construction

Legal Description: A parcel of land located in the SW 1/4 NE 1/4 of Section 31, Township 78 North, Range 2 East of the 5th P.M., City of Blue Grass, Scott County, Iowa, being a part of land conveyed to the State of Iowa by Warranty Deed recorded in Document No. 00395-98, in the records of Scott County, Iowa more particularly described as follows:

Commencing at the SE corner of the SW 1/4 NE 1/4 of said Section 31; thence North 0° 48' 19" East, 183.11 feet on the East line of said SW1/4 NE1/4, to the Point of Beginning; thence continuing North 0° 48' 19" East, 228.71 feet on said East line; Westerly 729.57 feet on a 2714.79 foot radius curve concave Southerly and having a chord bearing South 66° 30' 03" West, 727.38 feet with a central angle of 15° 23' 52"; thence South 76° 09' 35" East, 351.55 feet; thence South 89° 10' 05" East, 115.47 feet, to a point on the West line of a parcel recorded in Document No. 17381-75 in the records of Scott County, Iowa; thence North 0° 51' 00" East, 149.69 feet; thence South 89° 18' 49" East, 164.83 feet, to the Point of Beginning: containing 2.88 acre. Note: The East line of the SW 1/4 NE 1/4 of said Section 31 is assumed to bear North 0° 48' 19" East for the purpose of this description. The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing 2.93 acres more or less better known as 420 W. Laretta Street.

Interested persons may make comments concerning this request at the meeting,
in person, by written form, or by representative.

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: Joyce Lorenz, Assistant City Clerk/Financial Officer

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