

## **BOARD OF ZONING ADJUSTMENT**

### **REGULAR MEETING**

**Wednesday, February 21, 2024**  
**12:00 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

1. Approve the minutes of the October 23, 2023 regular Board of Zoning Adjustment meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - request for a variance of the front yard setback requirement in the Central Business (CB) District (409 West 1st Street), from 20'0" to 10'0"; applicant: The Community Hospital.
    1. Close Public Hearing.
  - B. Public Hearing - request for a variance of the off-street parking requirements per Zoning Ordinance 2111: Minimum Off-Street Parking, in particular seeking permission to use on-street parking and the City of McCook's public parking lot directly adjacent to the property to fulfill the required parking; applicant: The Community Hospital Association; property location: 409 West 1st Street.
    1. Close Public Hearing.
  - C. Consider request for a variance of the front yard setback requirements in the Central Business (CB) District (409 West 1st Street), from 20'0" to 10'0" and a variance of the off-street parking requirements per Zoning Ordinance 2111: Minimum Off-Street Parking, in particular seeking permission to use on-street parking and the City of McCook's public parking lot directly adjacent to the property to fulfill the required parking.

Adjournment.