



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, October 4, 2022

The Zoning Board of Adjustments meets on the 1st Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

To participate in this meeting go to the following link:

<https://meet.goto.com/848253901>

You can also dial in using your phone:

United States: +1 (872) 240-3212

Access Code: 848-253-901

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MISSION STATEMENT

4. DISCUSSION ITEMS

A. Approval of August 2, 2022 Minutes

5. VARIANCE APPEAL

- A. ZBAV0002-2002 filed by Jose Martinez to allow a 320-sf garage to be converted into a bedroom located at 1305 E 5th St. In residential districts, accessory buildings and uses are limited to garages per Section 10-20-3 (D)(1) of City Code.
- B. ZBAV0003-2022 filed by Edward Gerdtz to allow a construction of a 1440 sq. ft. garage located at 2026 Breese Ave. The property currently has a garage

consisting of 432 sq. ft. Once the new garage is constructed, the existing garage will be removed. The proposed garage would cause the property to exceed, 1,872 square feet, the 1,440 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (A) of City Code. The variance requesting to allow for change in setback of the garage. For every 25 ft., that an accessory building exceeds 1,440 sq. ft. in size an additional 1-foot setback is required. The structure will not meet the setback requirements by Section 10-20-3 (F) of City Code. The garage will be placed 5 ft from the rear property line. Per Section 10-6-3(C)(2) of City Code the setback needs to be 6 ft.

- C. ZBAV0004-2022 filed by Ricardo & Jasmine Jara to allow the construction of a 30x30 home addition located at 1610 Mulberry Ave. The addition will be placed 9 ft from the rear property line. Per Section 10-6-3(D) of City Code the setback needs to be 25 ft. The room will be used as a recreational, gym, and craft area.

6. CONDITIONAL USE

- A. ZBACU0001-2022 filed by Cory and Kristen Haller to allow for a temporary home-based business located at 1425 Grand Ave for a beauty shop allowed by Section 10-6-2 (M) of City Code.

7. ADJOURNMENT