



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

5:30 p.m. - City Hall Council Chambers 215 Sycamore St Muscatine, IA

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. January 3, 2023

4. VARIANCE APPEALS

- A. ZBAV0006-2022 filed by Mike Harapat purchased parcel number 0836230011 located on Spillway Lane to build a raised cabin on the property. The property is located in the new FEMA based rule for flood events at or over the base flood level for the area in which a conditional use permit is needed for all new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood per City Code Section 10-4-5 (D)(h) and Federal FEMA regulations, and requires the approval of the Zoning Board of Adjustments.
- B. ZBAV0001-2023 filed by MSCA requested several variances for the following properties: 601 E 6th St, 609 Orange St, and the West Half of Lot Two (2) of Block One Hundred Sixteen (116). A new 21-unit permanent housing development instead of 15 units is being proposed on the three lots. The new building will have three floors with accessible dwelling units and facility support spaces. The applicant would like to change the building height limitation from 35' to 47.5'.

Per City Code 10-8-3 (A) the maximum structure height is 35 feet, except for as provided for in Title 10, Chapter 26. Per City Code 10-26-1(A) also requires qualifying structures built above the zoning district height limit (35'), to be set back at least 1' from every foot that zoning district height limit is exceeded by. The building setback would need to be at least 12.5' from all property lines.

The three combined parcels will be approximately 12,740 sq ft which is short of the required 21,000 sq ft for multifamily residence per City Code 10-8-3(G). This will allow for the 21 units to be placed on the smaller parcel to allow for the home at 605 6th St to remain.

They are requesting a 62% reduction in the amount of required parking spots. The current zoning requires twenty-one onsite parking spaces. Given the proximity to downtown Muscatine and the community amenities, a request has been made to reduce the parking spots from twenty-one to eight due to access to bike, bus, and walking opportunities. The ZBA per Section 10-31-2 (C) (3B) can reduce the onsite requirements. Parking would be for a maximum of 4-6 employees on site at any given time.

5. ADJOURNMENT