



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, October 3, 2023

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

To participate electronically in this meeting use the following link:

<https://us06web.zoom.us/j/86515865936?pwd=fSxUbGg3M9oxLt8tul13YWVzqTyFUT.1> or

Dial: + 1 (646) 558-8656

Meeting ID: 865-1586-593

Passcode: 249116

October 3, 2023, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. August 1, 2023

4. VARIANCE APPEALS

A. ZBAV07-2023, filed by Jonathan and Becky Estabrook to construct a 40'x60' indoor playhouse in the back yard of the property at their residence located at 10 Bryon Lane. Per City Code Section 10-20-2 (B) (1) exceeds the maximum cumulative square footage of all accessory buildings and attached garages.

- B. ZBAV10-2023, filed by Heidemarie Kremer and Kaneshka Salehi to divide the lot located at 1202 E 4th St for the purpose of rehabilitating the structure at the location as well as adding a second 3D printed structure on the remaining half of the lot providing affordable housing. The two dwellings on the property doesn't meet City Code requirements. Per City Code 10-6-1 a single-family dwelling is a permissive use in a R3 – Single family residence.
- C. ZBAV11-2023, filed by Matthew Carter to construct a 40'x40' garage of the property at their residence located at 807 Hershey Ct. Per City Code Section 10-20-2 (B) (1) exceeds the maximum cumulative square footage of all accessory buildings and attached garages. The variance also requests to change the front lot setback from 25 feet to 4 feet and the side lot setback from 6 feet to 1 foot. Per City Code Section 10-6-3 (B)(C)(2) the proposed setbacks will not meet the requirements per R3 single family zoning district.
- D. ZBAV12-2023, filed by MPW Solar 1, LLC to not hard surface the existing driveway and internal roads located at 2600 Dick Drake Way. MPW Solar 1, LLC intends to build approximately 47,768 solar panels on roughly 140 acres of land in the wellfield. Per City Code Section 10-27-8 (A) all areas intended for vehicular use shall be hard surfaced.

5. **ADJOURNMENT**