

MINUTES
August 1, 2023 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Larry Murray and Julie Wolf
Excused: Robert McFadden – unexcused
Staff: April Limburg, Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:35 p.m. and read the mission statement.

Minutes: Julie Wolf motioned to approve both the May and June minutes; seconded by Larry Murray. All ayes, motion carried.

Variance Appeal No. ZBAV09-2023, filed by Seth Koerner (SDK IA, LLC) to allow the conversion and rehabilitation of a former business of a barber shop into two habitable units on the same parcel to be rent out located at 906 E 9th St. Per City Code Section 10-6-1 (A)(1) single family dwelling is a permissive use under the R3- single family residence. Seth Koerner, 906 E 9th, was present to discuss the variance appeal. Mr. Koerner would like to convert the old barber shop into a studio apartment which is located at the rear of the property. He will be remodeling the entire building to install a kitchen as well as a bathroom. The goal is to improve the neighborhood. The location will have three parking spots to meet the off-street parking requirements.

Jodi Hansen asked April Limburg if she had been contacted by any of the neighboring properties with concerns or comments, to which Ms. Limburg responded yes. Jessica with the Jesus Mission Church asked for the tenants not to use the dumpster or using the park in the passes used for the Jesus Mission Church.

Julie Wolf motioned to approve the variance appeal; seconded by Nancy Jensen. All ayes, motion carried.

Variance Appeal No. ZBAV08-2023, filed by Santos and Anabelia Flores to construct a 23'x35' 3 car garage in the back yard of the property at their residence located at 103 Madison. The garage would be setback 4 feet from the side property line and 18 feet from the rear property line. Per City Code Section 10-17-3 (C) (D) the addition doesn't meet the required setbacks of 20 feet from the rear and the 6 feet from the side property line in the S-2 zoning district. Anabelia and Santos Flores, 103 Madison St, was present to discuss the variance appeal. The property currently has a garage on the property which will be demolished. Ms. Flores would like to build a 23x35 garage to park their vehicles in as well have an area for storage. The entrance would be from Park Ave into the alley. She would like to fence the remaining area for her pets. Ms. Limburg advises Ms. Flores of the steps regarding the demolition process for the old garage as well as the need for permits and continued discussions with Nick Morgan in the Building Department.

Larry Murray motioned to approve the variance appeal; seconded by Julie Wolf. All ayes, motion carried.

Variance Appeal No. 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) the building exceeding the maximum cumulative square footage of all accessory buildings and attached garages. Bob Estabrook, 2461 Bobwhite Dr, was present to discuss the variance appeal located at 10 Byron Lane. Mr. Estabrook gave a brief background in regards to the proposed building and the building will be used as an indoor recreational area for his grandchildren. The location of the building will be downhill and inserted into the hillside. Jodi Hansen had concerns with the maximum square footage per City Code had already been excessed on this lot. Due to not having all five members of the Board, it was discussed to table the variance until the September meeting.

Larry Murray made a motion to table the variance until the September meeting; seconded by Jodi Hansen. Motion carried with three ayes and one nay.

Meeting adjourned at 6:15 p.m.

ATTEST:

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Respectfully Submitted,

April Limburg, Secretary
Planner