



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, April 2, 2024

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

April 2, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. December 5, 2023

4. VARIANCE APPEAL NO. ZBAV01-2024

A. Filed by Michael and Trish Simester to construct a manufactured home with an attached garage, porch and separate driveway located at 7200 41st Street S. The parcel is zoned AG and is 9.32 acres. Per City Code Section 10-3-1 (B), a single-family dwelling, provided that it has a minimum lot area of two (2) acres is a permissive use.

5. ADJOURNMENT

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

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

Vice Chairperson Julie Wolf opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Larry Murray motioned to approve the November 7, 2023 minutes; seconded by Robert McFadden. All ayes, motion carried.

Variance Appeal No. ZBAV14-2023, filed by Mike and Peggy Kline to construct a 40'x35' garage of the property located at 201 Gilbert. The garage will be placed on a vacant lot due to the property owner not being able to combine the two parcels due to the alley between the parcels. Per City Code Section 10-20-1 (A) (B) no accessory building shall be used unless the main building on the lot is also being used or no accessory building shall be constructed upon a lot until the construction of the main building is commenced.

Peggy Kline, 210 Pond St was present to discuss the construction of the garage located at 201 Gilbert. The building would be used to store a camper as well as garden and lawn supplies. The building will be a metal building.

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

Variance Appeal ZBAV14-2023 filed by Lawrence and Catherine Bedenbender to construct a 12' wide carport on the driveway located at 215 Kindler Ave. The driveway is 18' wide and located right at the property line. The carport will be placed 2 feet from the house leaving the setback to 4 feet from the property line. Per City Code Section 10-6-3 (C)(1) the minimum side yard depth is 6 feet in the R-3 District.

Lawrence and Catherine Bedenbender, 215 Kindler Ave was present to discuss the construction of the carport. The carport will be metal and purchased from Menards.

Larry Murray made a motion to approve the variance; seconded by Robert McFadden. All ayes, motion carried.

Meeting adjourned at 5:40 p.m.

ATTEST:

Respectfully Submitted,

Julie Wolf, Vice Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: March 6, 2024
Re: Variance Appeal No. ZBAV01-2024

INTRODUCTION: Variance Appeal No. ZBAV01-2024, filed by Michael and Trish Simester to construct manufactured home with an attached garage, porch and separate driveway located at 7200 41st Street S. The parcel is zoned AG and is 9.32 acres. Per City Code Section 10-3-1 (B) single-family dwelling, provided that it has a minimum lot area of two (2) acres is a permissive use.

BACKGROUND: Variance Appeal No. ZBAV01-2024, filed by Michael and Trish Simester to construct manufactured home with an attached garage, porch and separate driveway located at 4200 41st Street S. The parcel is zoned AG and is 9.32 acres. Per City Code Section 10-3-1 (B) single-family dwelling, provided that it has a minimum lot area of two (2) acres is a permissive use. Per the application the domicile is to provide permanent residence of the owner's parents. A separate septic will be installed as well as separate utilities from the current structure on the parcel. The structure with garage will be 2,700 sq ft.

Site plan is attached.





APPEAL FOR VARIANCE APPLICATION

City of Muscatine, Iowa • Community Development Department
Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761-3840
(563)262-4141 • FAX (563)262-4142
www.muscatineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 7200 41st Street S., Muscatine, IA Parcel ID: 1319100003
Owner Name: Michael R. or Trish A. Simester
Address: 7200 41st Street S., Muscatine, IA 52761
Phone: 563-506-5848 Email: simesterm@hotmail.com

APPEAL INFORMATION

Description of Proposed Variance for Appeal: Addition of a second, single-family, one story, manufactured home with attached garage, porch and separate driveway. Property is zoned AG. Purpose for addition of domicile is to provide permanent residence for father and mother of parcel owner. It is understood that a separate septic system is required for the residence. Utilities will be provided by Rural Electric Cooperative, dwelling will have sandpoint and filtration system to be maintained by residents. Additional LP storage for furnace to be provided by resident. The approximate square footage of the dwelling with attached garage will be 2700 sq ft. Included is a rough representation of the property with approximate measurements using measurements approximated by Muscatine Area Geographic Information Consortium. Provided are rough approximation of footprint and proposed location for placement of the new dwelling. To facilitate access to domicile, intent to place a culvert and gravel drive at the north end of property adjacent to location of the new dwelling as noted in the included diagram.

NOTES

APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE MEETING FOR ACTION TO BE TAKEN.
Application must be submitted two weeks prior to meeting date. If the applicant does not own the subject property, written authorization from the property owner consenting approval for the applicant to apply for this appeal must be submitted for this application to be considered complete. If applicable, a Site Plan must be submitted with the application.
The Zoning Board of Adjustment meets the first Tuesday of each month.
FILING FEE IS \$150.00

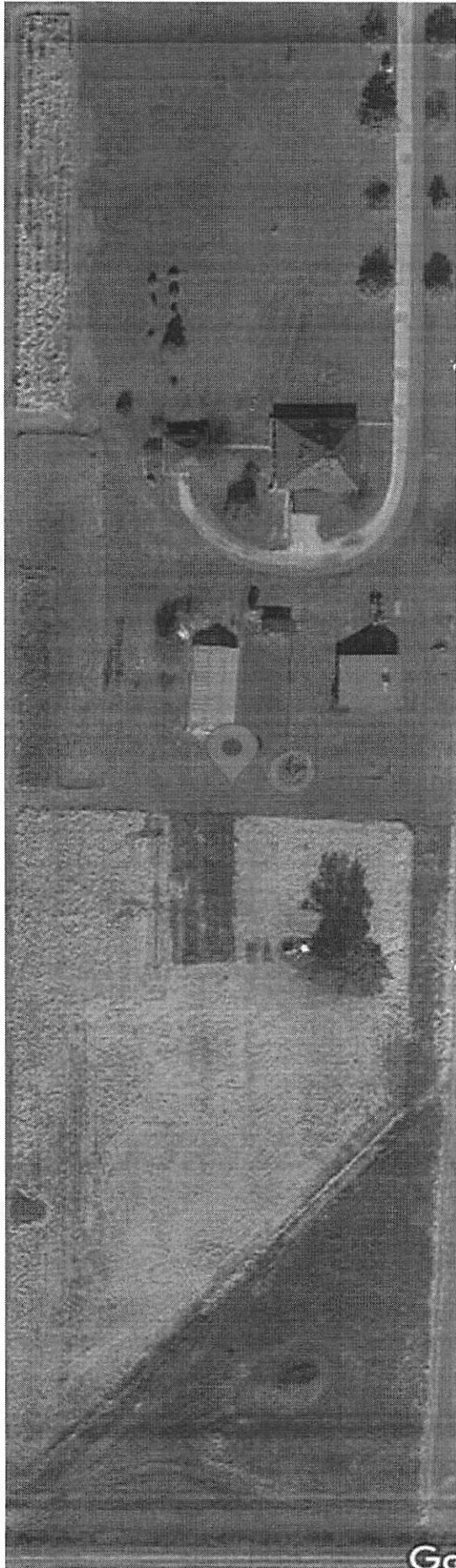
SIGNATURE

I hereby certify all the information submitted above is correct and, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Applicant Signature: [Signature] Date: 2-21-24

OFFICE USE ONLY

Date Filed: 2/23/24 Date Fee Paid: 2/23/24 Receipt No.: 122253
Appeal Case No.: _____ Meeting Date: 4-2-2024
Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.
Proposed Variance is Classified as an Appeal as Per City Code Section _____



317 Ft : Northern Boundary

1309 Ft: Eastern Boundary

315 Ft: Southern Boundary/Shared Fence with
Muscatine Airport

1290 Ft: Western Boundary

- All measurements approximate per
Muscatine Area Geographic Information
Consortium (MAGIC)





Proposed second gravel driveway access to new dwelling.

Approximate Footprint: 30' tapering to 25' approximately 65' in length to 41st Street S. w/culvert.

Attached Garage
Approximate Footprint: 30'x30' or 900 Sq Ft

Manufactured Home

Approximate Footprint:
30'x60' or 1800 Sq Ft

Approximately 65' buffer zone from property lines on both northern and western boundaries.