

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