



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, June 4, 2024

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

June 4, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. May 7, 2024

4. VARIANCE APPEAL NO. ZBAV02-2024

A. Filed by Ales Investments to construct two post frame buildings with multi-purpose suites available to lease located on parcel 0828202003. The applicant is asking for a 20' setback to ensure enough room for the buildings to be constructed as well as parking. Per City Code Section 10-14-1 (B) the minimum front yard depth setback is 30 feet.

5. VARIANCE APPEAL NO. ZBAV04-2024

A. Filed by Charles and Kathy Lewis to construct a detached garage on the property located at 711 W Mississippi. The applicant is asking for a 14' setback in the rear

to ensure enough room for the building. Per City Code Section 10-11-3 (B) the minimum rear yard depth setback is 20 feet.

6. ADJOURNMENT

MINUTES
May 7, 2024 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Robert McFadden and Larry Murray
Absent: Julie Wolf
Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Larry Murray motioned to approve the April 2, 2024 minutes; seconded by Nancy Jensen. All ayes, motion carried.

Variance Appeal No. 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.

Jodi Hansen explained that Heidemarie Kremer and Kaneshka Salehi withdrew their application for the variance appeal and as such there was nothing further to discuss concerning this request as this variance appeal is now null and void.

Meeting adjourned at 5:33 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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: May 16, 2024
Re: Variance Appeal No. ZBAV02-2024

INTRODUCTION: Variance Appeal No. ZBAV02-2024, filed by Ales Investments to construct two post frame buildings with multi-purpose suites available to lease located on parcel 0828202003. The applicant is asking for a 20' setback to ensure enough room for the buildings to be constructed as well as parking. Per City Code Section 10-14-1 (B) the minimum front yard depth setback is 30 feet.

BACKGROUND: Variance Appeal No. ZBAV02-2024, filed by Ales Investments to construct two post frame buildings with multi-purpose suites available to lease. The applicant is asking for a 20' setback to ensure enough room for the buildings to be constructed as well as parking. Per City Code Section 10-14-1 (B) the minimum front yard depth setback is 30 feet. In the site plan the one corner of the property will be a different setback due to the utility's easements on the property. This item as well as the project in general will be reviewed by the site plan committee.

Site plan is attached.



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: May 24, 2024
Re: Variance Appeal No. ZBAV04-2024

INTRODUCTION: Variance Appeal No. ZBAV04-2024, filed by Charles and Kathy Lewis to construct a detached garage on the property located at 711 W Mississippi. The applicant is asking for a 14' setback in the rear to ensure enough room for the building. Per City Code Section 10-11-3 (B) the minimum rear yard depth setback is 20 feet.

BACKGROUND: Variance Appeal No. ZBAV04-2024, filed by Charles and Kathy Lewis to construct a detached garage on the property located at 711 W Mississippi. The applicant is asking for a 14' setback in the rear to ensure enough room for the building. Per City Code Section 10-11-3 (B) the minimum rear yard depth setback is 20 feet. The garage will be 24'x30' which is 720 square feet. The garage will be located 6' to 8' feet from the south side of the house and 14' from the back of the property. The area is zoned C-1

Site plan is attached.

