



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, October 1, 2024

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

October 1, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. June 4, 2024

B. September 3, 2024

4. CONDITIONAL USE NO. ZBACU01-2024

A. To allow the construction of a data processing center located on the parcel 0919100007 by Aurum Northland LLC. Per City Code Section 10-3-2 (C), the substation allowed as a conditional use for the AG –Agricultural District. A 20 ft wide gravel road along with parcel off of Solomon Ave will also be constructed. Per City Code Section 10-27-8 (A-D), the road needs to be hard surfaced.

5. VARIANCE APPEAL NO. ZBAV07-2024

- A. Filed by Muscatine Center for Social Action (MCSA) to construct two (2) single family homes on the parcel located at 707 E 7th St. The one structure will be approximately 19'10" wide requiring the setback to be 5'1". Per City Code Section 10-7-3 (C) the minimum side yard depth setback is 6 feet in the R-4 Residential District.

6. VARIANCE APPEAL NO. ZBAV08-2024

- A. Filed by Muscatine Center for Social Action (MCSA) to construct one (1) single family homes on the parcel located at 409 E 6th St. The two structures will be approximately 19'10" wide requiring the setback to be 5'1". Per City Code Section 10-8-3 (C) the minimum side yard depth setback is 6 feet in the R-5 Multi-Family Residential District.

7. VARIANCE APPEAL NO. ZBAV09-2024

- A. Filed by Muscatine Center for Social Action (MCSA) to construct one (1) single family homes on the parcel located at 718 E 7th St. The one structure will be approximately 19'10" wide requiring the setback to be 5'1". Per City Code Section 10-7-3 (C) the minimum side yard depth setback is 6 feet in the R-4 Residential District.

8. VARIANCE APPEAL NO. ZBAV10-2024

- A. Filed by Skuared Properties remodel a structure at 316 Chestnut into a duplex. The zoning for the location is R5—Multi-Family Residence. This is a permissive use. However, the minimum off street parking spots is 4 in total. Per City Code Section 10-27-2 (B) the minimum off-street parking spaces for a duplex is 2 per dwelling unit. There is no off-street parking at this location.

9. ADJOURNMENT