

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

Present: Jodi Hansen, Nancy Jensen, Robert McFadden, Larry Murray and Julie Wolf

Excused:

Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Manager, 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 October 1, 2024 minutes; Julie Wolf seconded. All ayes, motion carried.

Variance Appeal No. ZBAV11-2024, filed by Jeff Conard to construct a 24'x38' (912 sq ft) garage in the back of the property located at 811 Leroy St. The garage will be placed 18' from the curb or 12' from the property line as a setback. Per City Code Section 10-6-3 (D) the minimum rear yard depth setback is 25 feet in the R-3 Residential District.

Jeff Conard, 811 Leroy St, and Troy Holliday with Holliday Contractors, 2740 180th St, were present to discuss the variance appeal. Mr. Conard explained his yard is sloped and if he is able to place the proposed garage 18' from the curb it will require much less groundwork. Mr. Holliday stated they originally wanted to do 13' from the curb but chosen after speaking with the City, they chose 18' from the curb instead to hopefully alleviate the City street department's concerns.

Julie Wolf questioned if there is an attached garage, to which Mr. Holliday stated there used to be but it has been eliminated and is now being used as living or storage space.

Jodi Hansen inquired if the driveway would be paved off of Barry Ave and Mr. Holliday stated that is correct. Julie Wolf commented that if cars are parked in the driveway, they would be right up to the street but added that there is no sidewalk in that area.

April Limburg shared concerns from a neighbor including drainage and grading issues plus questions about the driveway location, trailer parking situation and what the garage would look like. Mr. Holliday explained that a 9' retaining wall at the back of the property to hold back the yard and drainage so drainage would remain the same. Mr. Holliday stated parallel parking is allowed in the street so any trailers would be parked there rather than in the driveway as the driveway would not be long enough. As for the driveway location, Mr. Holliday shared that the frontage is only 30' feet so the driveway will have to be located within that.

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

Meeting adjourned at 5:41 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner