



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, February 4, 2025

The Zoning Board of Adjustments meets on the 1st Tuesday of each month at 5:30 p.m. in City Hall Lower Level Conference Room.

February 4, 2025, 5:30 PM

AGENDA

1. **CALL TO ORDER/ROLL CALL**

2. **MISSION STATEMENT**

3. **MINUTES**

A. Approval of January 7, 2025 Minutes

4. **VARIANCE APPEAL NO. ZBAV01-2025**

A. Filed by Carmen Santana to convert the structure at 505 Grandview Ave into a single-family residence. The area is current zoned C-1- Neighborhood – General Commercial. Per City Code Section 10-11-1 (A) and 10-11-2 (A) a single-family residence is not a permissive or conditional use in that area. Per City Code Section 10-27-2 for a single family dwelling a minimum of two (2) off street parking spots are required. Currently there is no off-street parking.

5. **ADJOURNMENT**