



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

MINUTES
January 7, 2025 – 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 November 5, 2024 minutes; Julie Wolf seconded. All ayes, motion carried.

Variance Appeal No. ZBAV12-2024, filed by Zach Boots to construct a 30'x32'x12' garage to store equipment and tools as well as have a temporary office until one can be built. Per City Code Section 10-3-1 (A) and 10-3-2 (A) a commercial business is not a permissive or conditional use in the Agricultural District. The parking lot area will be a gravel material. Per City Code Section 10-27-8 the parking lots needs to be hard surfaced.

Zach Boots, 17138 Co Rd X-61, was present to discuss the variance appeal. Mr. Boots explained his shop and office are currently located in Louisa County but he is looking to move into Muscatine City limits for better area to promote his business and gain more clients. Mr. Boots shared that he plans to sell the Louisa property as his mother owns the Muscatine property where the proposed garage and office would be built.

Jodi Hansen inquired about what the buildings will look like, to which Mr. Boots stated the garage will be a 1-story structure with vinyl or steel siding and architectural shingle roof; whereas, the temporary office will be a converted container which will be moved to the property until the garage is built. Mr. Boots added that the gravel parking lot will be temporary.

Julie Wolf questioned if access to the property is already in place. Mr. Boots disclosed that there is no access at this time but he is actively working with the City engineer to determine where the driveway access can be.

Jodi Hansen asked April Limburg if she had been contacted by any of the neighboring properties with concerns or comments, to which Ms. Limburg responded no.

Robert McFadden commented the need to place a time limit on which the parking lot will be allowed to remain gravel and after some discussion amongst the board members and Mr. Boots, it was concluded that a condition that the parking lot must be hard surfaced within 3 years from the date of this board meeting be added to the variance appeal.

Larry Murray motioned to approve the variance appeal with the condition; Julie Wolf seconded. All ayes, motion carried.

Meeting adjourned at 5:46 p.m.

ATTEST:

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Respectfully Submitted,

April Limburg, Secretary
Planner

COMMUNITY DEVELOPMENTPlanning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**MEMORANDUM**

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: January 14, 2025
Re: Variance Appeal No. ZBAV01-2025

INTRODUCTION: Variance Appeal No. ZBAV01-2025, 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.

BACKGROUND: Variance Appeal No. ZBAV01-2025, 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.

Carmen would like to have a one-bedroom single family residence at this location to rent out. Carmen was advised about the lack of parking and how many off-street spots are required. She and her daughter also own the structure adjacent at 501 Grandview Ave. Carmen would like to be able to use the parking lot behind 501 to meet the parking needs of both 501 and 505. In order to do this per City Code Section 10-27-7(b) - the parking spaces required for any other building or use may be located on an area within 300 feet of said building and two or more owners of buildings may join together to provide the required parking spaces, Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which said parking spaces are provided shall be restricted by an instrument of record describing the premises for which said parking is provided and assuring the retention of such parking so long as required by this Ordinance.

Carmen was sent a letter addressing this and was also told this document must be recorded and a copy supplied to the Zoning Board of Adjustments on or before February 4, 2025.

