



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, March 4, 2025

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

March 4, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of February 4, 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
February 4, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Lower Level Conference Room

Present: Jodi Hansen, Larry Murray and Julie Wolf
Excused: Nancy Jensen and Robert McFadden
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: Julie Wolf motioned to approve the January 7, 2025 minutes; Larry Murray seconded. All ayes, motion carried.

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 currently 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 Santana, 409 Liberty St, was present to discuss the variance appeal but as all five members of the Board were not present Ms. Santana requested to delay the variance appeal until the next meeting, which was granted.

Meeting adjourned at 5:41 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

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.

