



CITY OF MUSCATINE

AGENDA

ZONING BOARD OF ADJUSTMENT

TUESDAY, April 1, 2025 – 5:30 P.M.

#017 Makerspace – Musser Public Library
408 E 2nd St, Muscatine, Iowa

1. Roll Call

2. Mission Statement

"The Zoning Board of Adjustments is a quasi-judicial board appointed by the Mayor and approved by the Muscatine City Council. The Board's purpose is to interpret the Zoning Ordinance and to allow certain limited exceptions and variances where special conditions and hardships exist. We are an independent volunteer board of citizens and not part of the City Administration. There are five members on the Board. State law requires three affirmative votes to approve any appeal under consideration, no matter how many members are present. (If fewer than five members are present, the appellant has the opportunity to have the appeal delayed until the next meeting. This request must be made prior to Board deliberation of that case.) As a Board of the City, we welcome all testimony. We make our decisions based on the facts and evidence allowed under City Code, presented in open meeting. We ask that if you wish to speak, please come to the podium and give your name and City address."

3. Approval of March 4, 2025 Minutes

4. Variance Appeal No. ZBAV02-2025, filed by Muscatine Center for Social Action (MCSA) to construct two (2) single family homes on the parcel located at 506 Spring St. The two structures will be approximately 19'10" wide requiring the setback to be 5'1" on the sides and 10' in the rear. Per City Code Section 10-8-3 (C) the minimum side yard depth setback is 6 feet and the rear setback is 25 feet in the R-5 Multi-Family Residential District.

5. Adjourn