



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, July 1, 2025

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

July 1, 2025, 5:30 PM

AGENDA

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

2. **MISSION STATEMENT**

3. **MINUTES**

A. Approval of April 1, 2025 Minutes

4. **INTRODUCTIONS AND WELCOME OF NEW BOARD MEMBERS**

5. **ELECTION OF OFFICERS**

6. **VARIANCE APPEAL NO. ZBAV03-2025**

A. Filed by Alicia Yocom located at 307 Wood Creek Ln to install a deck partially around the pool to be installed as well as connect it to the existing deck. The current deck is 7'8"x12'1". With the installation of the pool and new deck, the deck will be at least 19 feet from the property line instead of the required 25

feet. Per City Code Section 10-9-3 (D) the rear setback is 25 feet in the R-6 Multi-Family Residential District.

7. ADJOURNMENT

MINUTES
April 1, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Musser Public Library - #017

Present: Jodi Hansen, Larry Murray, and Julie Wolf
Excused: Nancy Jensen and Robert McFadden
Staff: April Limburg, Planner, 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 March 4, 2025 minutes; Julie Wolf seconded. All ayes, motion carried.

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 front and 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. Ron Monahan, 312 Iowa Ave represented MSCA in regards to variances 02-2025. Ron went over the grant program and the revitalization of the program in general. The goal is to building housing for first time home buyers, low-income families, and teachers to purchase on infill lots in and around the City of Muscatine in a certain area. Ron went over the construction of the structures and the building floor plan option. Each structure will be a 3 bedroom and 2 bath homes on a slab grade construction. Larry Murray made a motion to approve the variance. Julie Wolf seconded; motion passed with all ayes.

Meeting adjourned at 5:40 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: July 1, 2025
Re: Variance Appeal No. ZBAV03-2025

INTRODUCTION: Variance Appeal No. ZBAV03-2025, filed by Alicia Yocom located at 307 Wood Creek Ln to install a deck partially around the pool to be installed as well as connect it to the existing deck. The current deck is 7'8"x12'1". With the installation of the pool and new deck, the deck will be at least 19 feet from the property line instead of the required 25 feet. Per City Code Section 10-9-3 (D) the rear setback is 25 feet in the R-6 Multi-Family Residential District

BACKGROUND: Variance Appeal No. ZBAV03-2025, filed by Alicia Yocom located at 307 Wood Creek Ln to install a deck partially around the pool to be installed as well as connect it to the existing deck. The current deck is 7'8"x12'1". With the installation of the pool and new deck, the deck will be at least 19 feet from the property line instead of the required 25 feet. Per City Code Section 10-9-3 (D) the rear setback is 25 feet in the R-6 Multi-Family Residential District.

Site plan is attached.



