

MINUTES
March 4, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

Present: Jodi Hansen, Larry Murray Nancy Jensen, Robert McFadden, and Julie Wolf

Excused:

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 February 4, 2025 minutes; Julie Wolf 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 as well as presented a document submitted to the Recorder's office regarding the spared parking agreement. The Commission discussed the current parking situation and the size of the lot. The parking area needed to have enough room for 16 parking spaces in total. This would allow 14 off street spaces for 501 Grandview and 2 spaces for 505 Grandview. Carmen suggested removing the handicapped accessible area to allow for more parking. Per Code 10-27-4, removing the handicapped accessible area is not allowed. It was also discussed per Code 10-27-9, the size requirements for each parking spot.

Due to a lack of motion to approve the variance appeal No. ZBAV01-2025, the appeal was denied.

Meeting adjourned at 5:50 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner