



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, September 2, 2025

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

September 2, 2025, 5:30 PM

AGENDA

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

2. **MISSION STATEMENT**

3. **APPROVAL OF MINUTES**

A. July 1, 2025

4. **CONDITIONAL USE**

A. Conditional Use No. ZBACU01-2025 to allow for the garage portion of the building located at 3800 Park Ave West to be used as an auto repair service for a business is not a permissive use but a conditional use per City Code 10-11-2(A). However, the living quarters is not a permissive but can be a conditional use per City Code 10-11-2(I).

5. **VARIANCE APPEAL**

A. Variance Appeal No. ZBAV05-2025, filed by North Construction located at Parcel 0827276003 to construct two-unit condos. Each unit will consist of 3 bedrooms

and 2 bathrooms with an attached garage. Per City Code Section 10-6-1 (D) two family dwellings are not a permissive use in the R-1 single family district.

6. ADJOURNMENT

MINUTES
July 1, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

Present: Ryan Streck, Larry Murray, Robert McFadden, and Julie Wolf
Excused: Nancy Jensen
Staff: April Limburg, Planner, Community Development

Vice Chairperson Julie Wolf opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Larry Murray motioned to approve the April 1, 2025 minutes; Robert McFadden seconded. All ayes, motion carried.

Introductions and welcome of new board members: The Zoning Board of Adjustment introduced themselves to each other and welcomed Ryan Streck as the newest member of the Board.

Election of Officers: Robert McFadden made a motion to elect Julie Wolf as Chairperson; Larry Murray seconded. All ayes, motion carried. Julie Wolf made a motion to elect Nancy Jensen as Vice Chairperson; Robert McFadden seconded. All ayes, motion carried.

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.

Alicia Yocom, 307 Wood Creek Lane, was present to discuss the variance appeal regarding the setbacks. She has installed an above ground pool and would like to place a deck around the pool with pool fencing and locking stairs. The deck and pool is located off 2 three season porch with an existing deck. The Board did receive an email with concerns of the pool with no fence around it. If the variance is not approved, they would concrete a patio and install a fence. Robert McFadden made a motion to approve the variance request as long as the pool is not filled with water before all of the inspections are complete; seconded by Larry Murray. Motion passed with three ayes and one nay.

Meeting adjourned at 5:45 p.m.

ATTEST:

Julie Wolf, Vice Chairperson
Zoning Board of Adjustment

Respectfully Submitted,

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: August 21, 2025
Re: Conditional Use No. ZBACU01-2025

INTRODUCTION: Conditional Use No. ZBACU01-2025 to allow for the garage portion of the building located at 3800 Park Ave West to be use as an auto repair service for a business is not a permissive use but a conditional use per City Code 10-11-2(A). However, the living quarters is not a permissive but can be a conditional use per City Code 10-11-2(I).

BACKGROUND: Conditional Use No. ZBACU01-2025 to allow for the garage portion of the building located at 3800 Park Ave West to be use as an auto repair service for a business is a conditional use per City Code 10-11-2(A). However, the living quarters is not a permissive but can be a conditional use per City Code 10-11-2(I).

This property is currently for sale. Ken and Dana LaRue currently own a transportation business. They are looking to purchase the property which is zoned C-1. The goal is to use the garage portion for the auto repair service business in which a service station or repair shop is a conditional use per City Code 10-11-2(A). The building does have living quarters in which this is not a permissive use but is a conditional use per City Code 10-11-2(I).



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
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Public Health,
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Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: August 21, 2025
Re: Variance Appeal No. ZBAV05-2025

INTRODUCTION: Variance Appeal No. ZBAV05-2025, filed by North Construction located at on Parcel 0827276003 to construction two-unit condos. Each unit will consist of 3 bedrooms and 2 bathrooms with an attached garage. Per City Code Section 10-6-1 (D) two family dwellings are not a permissive use in the R-1 single family district.

BACKGROUND: Variance Appeal No. ZBAV05-2025, filed by North Construction located at on Parcel 0827276003 to construction two-unit condos. Each unit will consist of 3 bedrooms and 2 bathrooms with an attached garage. Per City Code Section 10-6-1 (D) two family dwellings are not a permissive use in the R-1 single family district.

The lot is currently vacant and the lot size is 103x128. The lot is at the end of Myrtle Lane consisting of trees as well as backing up to an open green space. The one unit will be 1,734 square feet with a basement and an attached garage. The second unit will be 1,384 square feet with a basement and an attached garage.

North Construction has been in contact with the building department and will need the variance to move forward. Public Works has been contacted as well regarding access to the property off Myrtle Ln.

The rough site plan does meet all of the setback requirements as well as the lot size needed to construct the condos.

Site plan is attached.

