



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Thursday, April 2, 2026

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

April 2, 2026, 5:30 PM

AGENDA

1. **ROLL CALL**
2. **MISSION STATEMENT ZBA** “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 MINUTES**
 - A. February minutes

4. CONDITIONAL USE

5. VARIANCE APPEAL

- A. Variance Appeal No. ZBAV01-2026, filed by Chris Linnenkamp on behalf of Juan Escobar to demolish a structure with fire damage at 415 Jackson St and to rebuild along with moving the garage and driveway to the opposite side of the property. Per City Code Section 10-6-3 (C) the minimum side yard depth setback is 6 feet and the front and rear setback is 25 feet in the R-3 Multi-Family Residential District. The rebuilding of the single-family home doesn't meet the required setbacks.

6. ADJOURNMENT