



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

MINUTES
February 5, 2026 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

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

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

Minutes: Larry Murray motioned to approve the December 4, 2025 minutes; Nancy Jensen seconded the motion. All ayes, motion carried.

Condition Use # ZBACU01-2026 to allow the space located at 2206 Lucas Street to be used for the provision of Day Habilitation Services to people with intellectual and physical disabilities under the supervisor of Crossroads, Inc. This property is located in a R-3 Single Family Residence district. However, this type of facility is not a permissive under current zoning but can be grated as a conditional use per City Code 10-11-2(I).

Mark Hines, who works at Crossroads at 1424 Houser St, was present to discuss the Conditional Use Appeal. Mark explained the reasoning why this facility is needed in our community and explained that they are outgrowing their current location at Trinity Episcopal Church in Muscatine. Mark explained they currently serve about 66 clients. About 35 clients per day with a staff of between 8-9 people and they have a large waiting list. He also explained their clients are large volunteers for our community and have won awards for their volunteer hours. They had been looking for a property for awhile and have a 5-year lease with the property owner.

Julie asked if there were any questions and since there were none, called for a motion to approve. Larry moved to approve, and Ryan seconded the motion. All ayes, motion carried.

No public present to express concern.

April then explained to Mark his next steps.

Julie asked for a motion to adjourn. Larry motioned to adjourn, and Nancy seconded the motion.

Meeting adjourned at 5:45 pm

ATTEST:

Julie Wolf, 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: March 24, 2026
Re: Variance Appeal No. ZBAV01-2026

INTRODUCTION: 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.

BACKGROUND: 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.

The property owner per the site plan will be moving the garage and driveway to the opposite side of the property.

**** Conditional approval – a culvert needs to be placed under the driveway to not impede drainage.**

Site plan is attached.





APPEAL FOR VARIANCE APPLICATION

Community Development Department • Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761 • PH 563.262.4141 • FAX 563.262.4142
www.muscatineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 415 JACKSON STREET MUSCATINE, IOWA 52761

Owner Name: JUAN ESCOBAR

Business Name:

Address:

Phone: 319-48-0122

Email: chrislinnenkamp@gmail.com

APPEAL INFORMATION

Proposed Variance Description for Appeal:

Existing house was lost to fire. Owner would like to rebuild the same size house on this lot as soon as possible.

New house will be the same footprint. 3 bedroom / 2 bath home with one car garage on the north side of the house.

SUBMISSION REQUIREMENTS

APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE MEETING FOR ACTION TO BE TAKEN.

Application must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.

If applicable, a Site Plan must be submitted with the application.

FILING FEE IS \$150.00

SIGNATURE

I hereby certify all the information submitted above is correct, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Appellant Signature:

Date: 2/19/26

OFFICE USE ONLY

Date Filed: Date Fee Paid: Receipt No.:

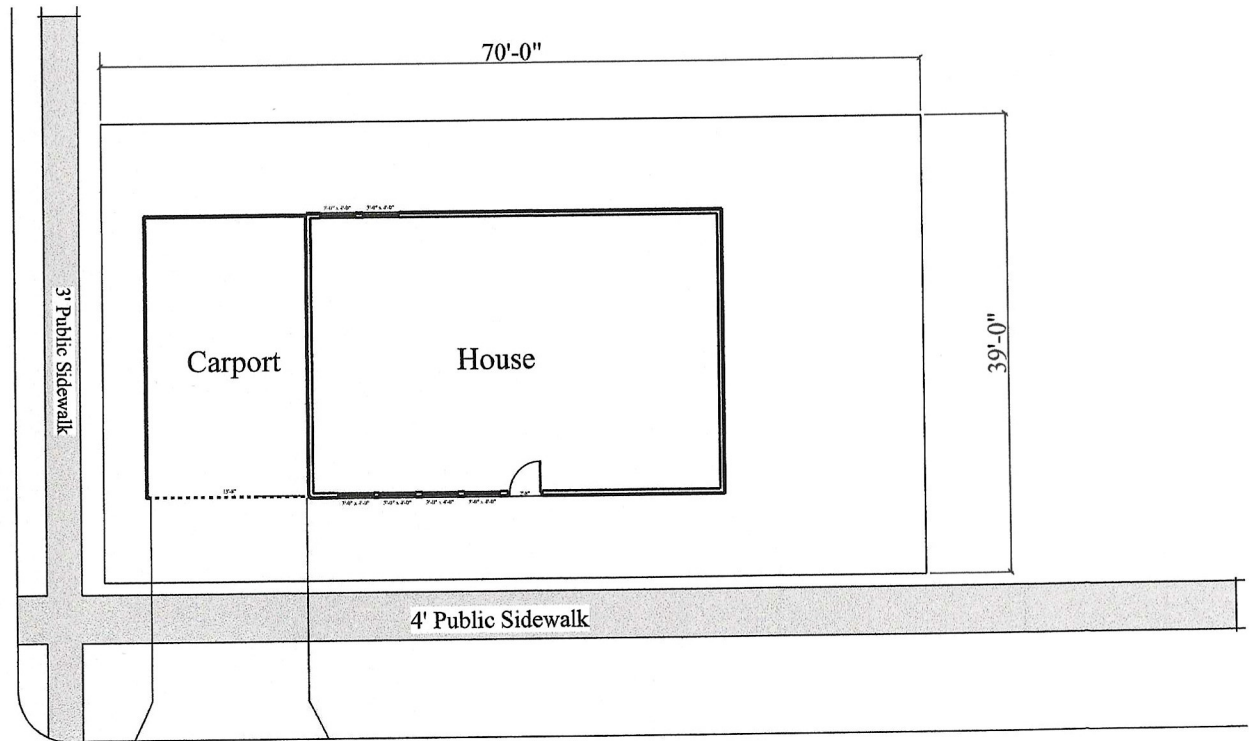
Appeal Case No.: Meeting Date:

Property is located on Lot Block Addition in the Zoning District.

Appeal for Variance Requirement Explanation:

Approved by: Date Approved: Date Notice Sent:

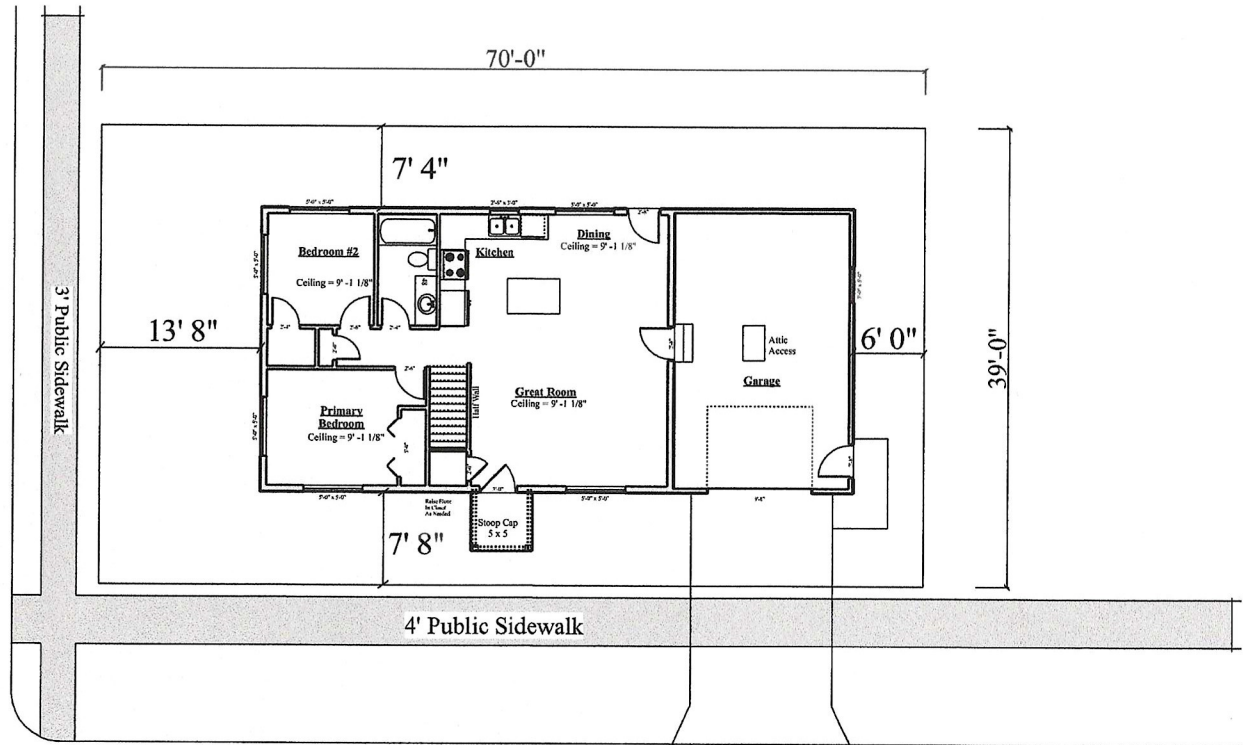
KING AVENUE



JACKSON STREET

415 Jackson Street
Existing Site Plan

KING AVENUE



JACKSON STREET

415 Jackson Street
New House Site Plan