



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Thursday, May 7, 2026

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

May 7, 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. April 2, 2026 Minutes

4. CONDITIONAL USE

- A. Use No. ZBACU02-2026 to allow the spaced located at 807 Grandview Ave to be used as a used car lot as well as a showroom with maintenance and car detailing services However, a car sales lot is not a permissive but can be a conditional use per City Code 10-11-2(I).

5. VARIANCE APPEAL

- A. Variance Appeal No. ZBAV02-2026, filed by Lisa Lewis to construct a 200 ft shed in the rear her property located at 110 E 8th St in the exact same place as a garage once sat. 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-4 Two-Family Residential District. The placement of the shed on the property doesn't meet the required rear setbacks.

6. ADJOURNMENT

MINUTES
April 2, 2026 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Lower Level Conference Room

Present: Julie Wolf, Larry Murray, Nancy Jensen, and Ryan Streck
Excused: Robert McFadden
Staff: April Limburg, Planner, Community Development
Sara Schmelzer, Administrative Specialist, Community Development
Seth Gillette, Inspector, 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 February 5, 2026 minutes; Nancy Jensen seconded the motion. All ayes, motion carried.

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.

Chris Linnenkamp and the homeowner Juan Escobar were present to discuss these plans and answer questions, if any. Juan plans to live in this property again once completed.

Julie asked if we heard from any neighboring properties or anyone else. April stated we heard from homeowners at 1406 King Ave. They were concerned that since the lots are so small there is concern for his property if there happens to be another fire. They were also concerned about blocking the sidewalk with vehicles.

April also stated that Kevin Coon, the city engineer, requested that a culvert be added under the driveway to help with draining.

Julie asked for a motion to approve. Larry moved to approve, and Ryan seconded the motion. All ayes, motion carried.

April explained next steps and Chris let us know he already applied for his building permits with hopes this would be approved.

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

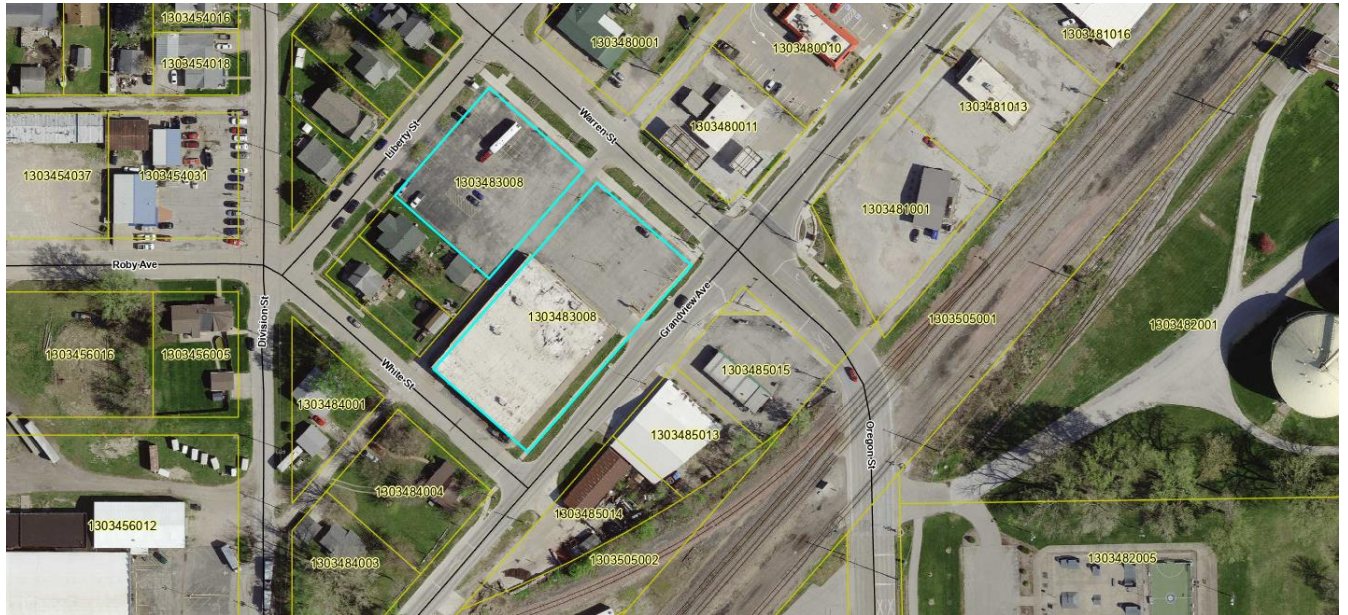
Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: April 14, 2026
Re: Conditional Use No. ZBACU02-2026

INTRODUCTION: Conditional Use No. ZBACU01-2026 to allow the spaced located at 807 Grandview Ave to be used as a used car lot as well as a showroom with maintenance and car detailing services However, a car sales lot is not a permissive but can be a conditional use per City Code 10-11-2(I).

BACKGROUND: Pal Holdings, LLC is the owner of the property in which part of the building is currently occupied by Dollar General. Dollar General will continue to still operate in half of the building envelop as the other half of the building will be converted in to a car sales area with showroom along with a maintenance area for oil changes, brakes, and etc. along with a car detailing area.



reference - 26-0107

1303483008

Work Cars LLC

807 Grandview Ave Ste B

Use of Space

1. Car Show Room - support car sales

A Car Maintenance & Detailing
to include normal detailing

2 max - 55 gal drum
@ a time

- b oil change

c brakes if needed

floor drain not near

d battery if needed

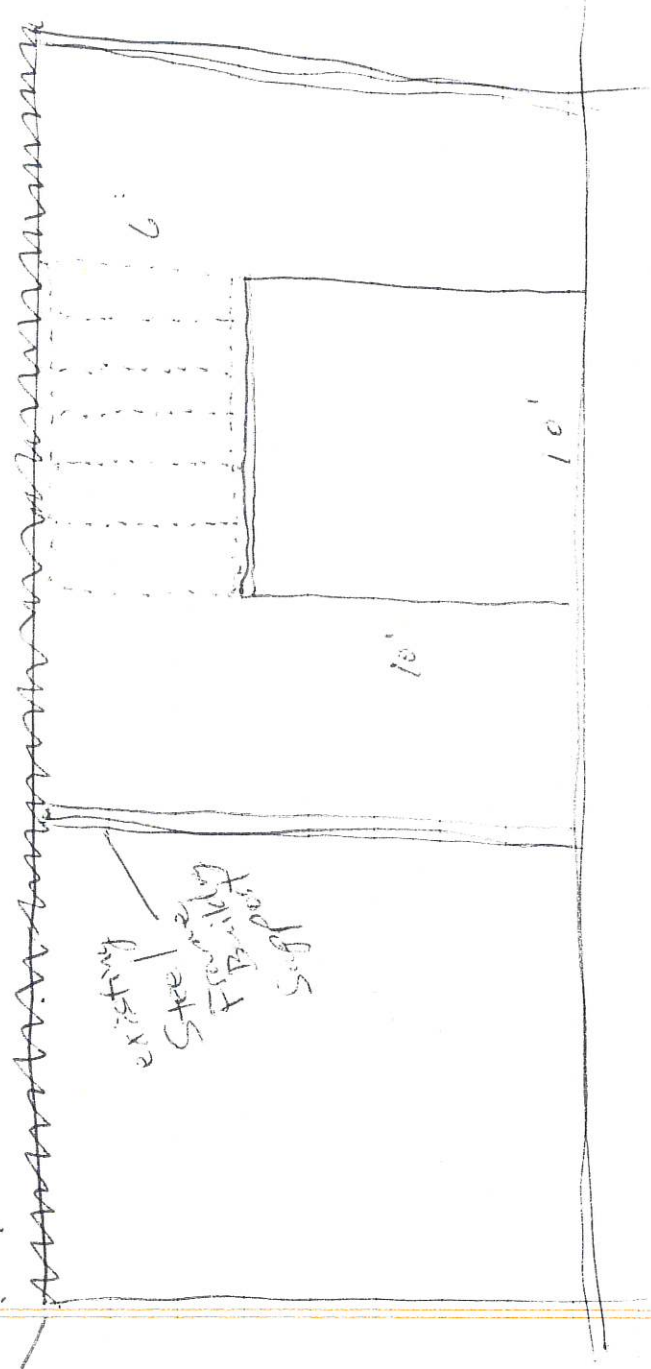
oil changes

e shocks & struts if needed

f tires if needed (exchange)

if needed

existing
Steel
Floor
Support



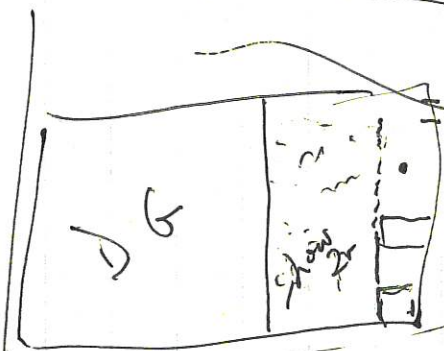
Proposed change

Cut Block & Brick off 16' Line
either side of door from floor to
Metal Frame at top of Building

Using 2X12 Structural Lumber
We will frame both sides of door
and attach to existing Brick & Block

Above the door opening we will
use a double 2X2 plate & build a
stud wall 6' up to metal frame
This 6X10 space will be covered with
steel on both sides & insulated

For
Work



Right

Car

C:\Users\BrettCherry\Horizon Architecture\Horizon Architecture - Documents\Projects\General Projects\G26-007 Nicols COO1 - Model and Design\Nicols COO.pln

NICOLS COO

807 Grandview Avenue Muscatine IA 52761

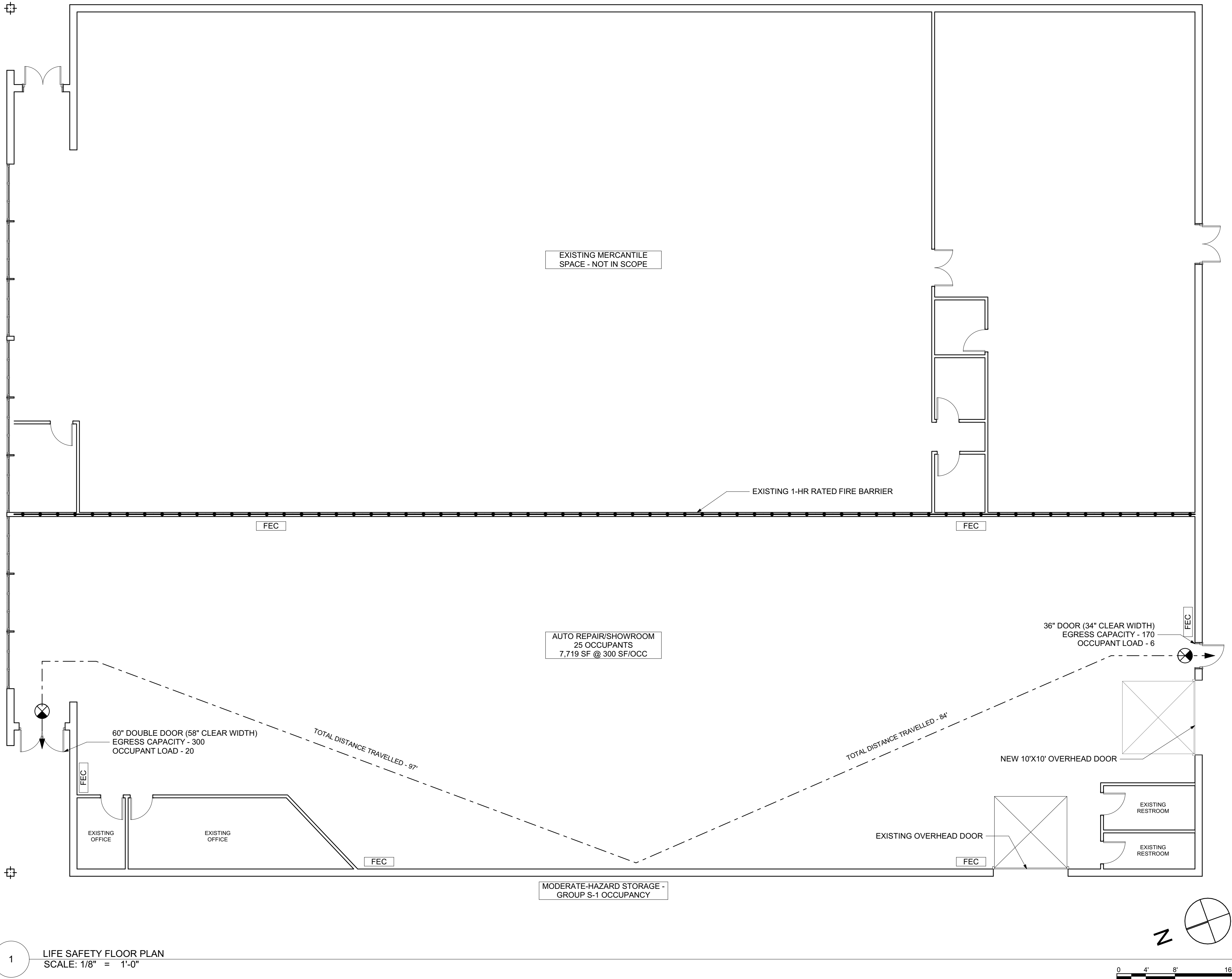
LIFE SAFETY LEGEND

EXIT TRAVEL PATH AND DISTANCE (250' MAX) — — — TOTAL DISTANCE TRAVELED - XXX'
EGRESS COMPONENT CAPACITY — — — XX' STAIR
EGRESS CAPACITY - XX
OCCUPANT LOAD - X
FIRE EXTINGUISHER CABINET FEC
EXIT SIGN 
1 HR RATED BARRIER — — — — —

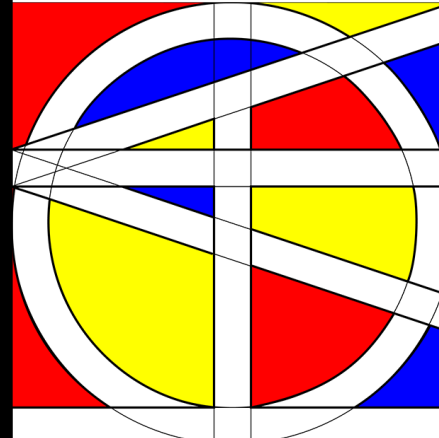
BUILDING CODE SUMMARY		APPLICABLE CODES AND ORDINANCES	
		2015 IBC: ALL APPLICABLE CHAPTERS	
		2015 IEBC: ALL APPLICABLE CHAPTERS	
		ANSI 117.1, 2009 EDITION: ALL APPLICABLE CHAPTERS	
PROJECT SCOPE:			
AUTO REPAIR/SHOWROOM W/ NON-SEPARATED MERCANTILE			
BUILDING AND PROJECT DATA			
BUILDING DESCRIPTION AND USE		1 STORY BLDG.	AUTO REPAIR/SHOWROOM W/ MERCANTILE
REFERENCE FULL BUILDING DRAWINGS FOR CODE INFORMATION ADDRESSING THE EXISTING BUILDING			
	IBC 2015	REQUIRED/ALLOWED	PROVIDED
USE AND OCCUPANCY	CHAPTER 3	S-1, M	S-1, M
CONSTRUCTION TYPE	SECTION 602 AND TABLE 601	IIIB	IIIB
AUTOMATIC SPRINKLER SYSTEM	SECTION 903	YES	YES
BUILDING HEIGHT	TABLE 504.3	75' MAX.	APPX. 20'-0"
BUILDING STORIES	TABLE 504.4	S-1.3, M-3	1
LARGEST FLOOR AREA / STORY/1ST FLOOR AREA	TABLE 506.2	50,000 SQ. FT.	18,829 SQ. FT.
OCCUPANCY CALCS	AREA	REQUIRED	OCCUPANT LOAD
S-1	7,719 SQ. FT. (GROSS)	300 SQ. FT. / PERSON (GROSS)	26
ALL OCCUPANCIES	7,719 SQ. FT. (GROSS)		26
FIRE RESISTANCE RATINGS	IBC 2015	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	TABLE 601 AND SECTION 704	0 HOURS	0 HOURS MIN
BEARING WALLS			
EXTERIOR	TABLE 601, 602, 721 & SECTION 705	2 HOURS	2 HOURS MIN
INTERIOR	TABLE 601	0 HOURS	0 HOURS MIN
NONBEARING WALLS AND PARTITIONS			
EXTERIOR	TABLE 601, 602 & SECTION 705	0 HOURS	0 HOURS MIN
INTERIOR	TABLE 601	0 HOURS	0 HOURS MIN
FLOOR CONSTRUCTION	TABLE 601	0 HOURS	0 HOURS MIN
ROOF CONSTRUCTION	TABLE 601	0 HOURS	0 HOURS MIN
EXTERIOR WALL OPENINGS			
UNPROTECTED	TABLE 705.8.3	NOT REQUIRED	NOT REQUIRED
PROTECTED	TABLE 705.8.2	NOT REQUIRED	NOT REQUIRED
MEANS OF EGRESS	IBC 2015	REQUIRED	PROVIDED
MAXIMUM PATH OF COMMON EGRESS TRAVEL	SECTION 1006.2.1	75'	31'
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	SECTION 1017 & TABLE 1017.2	250'	97' MAX
MINIMUM CORRIDOR WIDTH	SECTION 1020	44"	N/A
MAXIMUM DEAD END	SECTION 1020	20'	N/A
MINIMUM NUMBER OF EXITS	SECTION 1006 & TABLE 1006.3.2	2	2

GENERAL NOTES:

- 1) CODE ANALYSIS INCLUDES REQUIREMENTS OF EXISTING MERCANTILE SPACE DUE TO OCCUPANCIES BEING NON-SEPARATED PER 2015 IBC TABLE 707.3.10
- 2) ONE (1) ADDITIONAL FIRE EXTINGUISHER REQUIRED PER 2015 IBC TABLE 906.1



horizon.
original.
architecture.



NICOLS COO
807 Grandview Avenue Muscatine IA 52761

					DESCRIPTION
					DATE
					MARK

PROJECT NO: #Pln
DATE: 3/4/2026
DRAWN BY: MSN
COPYRIGHT

SHEET TITLE
LIFE SAFETY PLAN

A-001

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: April 22, 2026
Re: Variance Appeal No. ZBAV022026

INTRODUCTION: Variance Appeal No. ZBAV02-2026, filed by Lisa Lewis to construct a 200 ft shed in the rear her property located at 110 E 8th St in the exact same place as a garage once sat. 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-4 Two-Family Residential District. The placement of the shed on the property doesn't meet the required rear setbacks.

BACKGROUND: Variance Appeal No. ZBAV02-2026, filed by Lisa Lewis to construct a 200 ft shed in the rear on her property located at 110 E 8th St in the exact same place as a garage once sat. There was a 384 sq ft garage in the back yard that was deemed as a substandard building and had to be removed. The garage was in the alley as close to the property line as possible. With the garage now remove, the property owner would like to place a 200 sq ft shed in the exact location as the old one. 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-4 Two-Family Residential District. The placement of the shed on the property doesn't meet the required rear setbacks.

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: 110 E 8th
Owner Name: Lisa Lewis Business Name: _____
Address: 110 E 8th
Phone: 563-260-9022 Email: lewisboyzmon@yahoo.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: _____
removed an out building & would like to place
a 200 ft shed back on property in same place
in alley → will not be able to meet the
25 ft setback due to size of lot. Would like to
place new building in the location of old one.

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: Aura Lewis Date: 4/21/2026

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: _____