



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Thursday, August 6, 2026

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

August 6, 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**
4. **CONDITIONAL USE**

- A. 4. Conditional Use No. ZBACU03-2026 Kraft-Heinz, is proposing to pave an existing semi-trailer parking area at its facility located at 1357 Isett Avenue. This project includes the installation of a storm sewer to drain the newly paved area. The proposed storm sewer would discharge through a new outfall to Geneva Creek; however, the proposed work will not result in any changes to existing ground elevations. Because the location of the new outfall, and some of the proposed paving are within a designated floodplain, any excavation or permanent improvements constitute a conditional use per City Code 10-4-5 (B) and require approval from the Zoning Board of Adjustment. The full scope of this project has been reviewed and approved by the Iowa Department of Natural Resources and the U.S. Army Corps of Engineers for compliance with all applicable state and federal regulations.

5. Conditional Use No. ZBACU04-2026, filed by Thomas Hendricks to allow for a two-story duplex located at 116 E 4th St. The property currently has is being used as an office on the lower level and a residence on the upper level. Per City Code Section 10-11-1 this is a permissive use, however having both levels as residential is not a permissive or a conditional use. The property is zoned C2-Central Commercial. Per City Code 10-27-2 (B) there needs to be 2 off street parking spaces per dwelling unit. The property currently does not have off street parking.

5. VARIANCE APPEAL

- A. 6. Variance Appeal No. ZBAV05-2026, filed by Daniel Gray to construct a carport attached to a detached garage in the rear her property located at 123 Park Ave. The carport would be placed 2 feet inside the property line adjacent to the right of way in the alley. 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 Single-Family Residential District. The placement of the carport on the property doesn't meet the required rear setbacks.

7. Variance Appeal No. ZBAV06-2026, filed by Stan and Angie O'Brien to keep a cargo container for storage located at 2103 University Dr. The container has been placed on a gravel pad, and it is painted the same color as the main structure. The property is zoned RL-Large Scale Residential Development and, per City Code 10-20-5 (B)(1) the placement of a cargo container is limited to certain zoning districts. The RL-Large Scale Residential Development district is not a permitted location.

8. Variance Appeal No. ZBAV07-2026, filed by Thomas Arnold to construct a 384 sq ft addition to the current detached garage located at 515 Adams. The property currently has a detached garage of 1180 sq ft. Per City Code Section 10-20-2 the maximum cumulative size for garages and any other accessory building in all residential zoning districts is 1440 sq ft. causing the addition to be over by 124 sq ft for the R-3 Single Family Residence District.

6. ADJOURNMENT