

**MINUTES**  
**March 3, 2015 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Jim Edgmond, Allen Harvey, Larry Wolf, and Jodi Hansen.

**Absent:** Rochelle Conway

**Staff:** Andrew Fangman, City Planner, Community Development  
Adam Thompson, Community Development Coordinator, Community Development  
Dave Gobin, Community Development Director, Community Development

Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Edgmond motioned to approve minutes of the February 3, 2015, regular meeting; second by Wolf. All ayes, motion carried.

**Appeal Case No. 932 filed by Joe and Lisa Ryan of 2004 West Fulliam Avenue, to construct an attached garage addition to their home. The proposed garage does not meet the setback requirements per City Code 10-6-2 (A)**

Joe Sampson, the contractor for this proposed garage stated the structure would be 12x36 feet and would be 5 feet off the property line, and 10 feet from the backline of the existing sidewalk. Board members discussed the intent of front yard setbacks, particularly in relation to corner lots such as the one in question. Edgmond motioned to approve the request; second by Wolf. All ayes, motioned carried.

**Conditional Use Case No. 270 filed by Jessica Castillo of 1002 Grand Avenue, to operate an in-home beauty salon. This constitutes a conditional use per City Code 10-6-2(M)**

Jessica Castillo explained that she proposing a single chair beauty salon operated out of her home. Access would be from the front (Grand Avenue) and that customers would park off street on the subject property. Kim Castillo, who owns a couple of houses on the block, spoke in favor of the application. Wolf motioned to approve the request; second by Hansen. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

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Andrew Fangman, Secretary  
City Planner

ATTEST:

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Allen Harvey, Chairperson  
Planning & Zoning Commission