

MINUTES
September 6, 2016 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Larry Wolf, Seth Munier, Jodi Hansen, and Rochelle Conway.

Staff: Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development

Chairperson Larry Wolf opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Conway motioned to approve the minutes from meetings held May 3, July 5, and August 2, 2016; seconded by Hansen. All ayes, motion carried.

Appeal Case No. 958, filed by Randy Curry at 705 Climer Street, to construct a 24'x24' garage in the backyard with one wall on or nearly on the property line with maybe a roof overhang if permitted.

Hansen motioned to take Appeal Case No. 958 off the table from the August 2, 2016 meeting; seconded by Munier. All ayes, motion carried.

Randy Curry was present to discuss his request. Fangman stated that the applicant has provided a map of the sewer line location. This map shows that the sewer does not run on his property. Mr. Curry explained that utilities were marked by Iowa One Call. He added that they had found the water line when digging to form the foundation. He also stated that he had received confirmation from Muscatine Power & Water that the water line they found was abandoned. Curry indicated that, if needed, he could move the garage back which would increase the setback from the side property line. Ron Ross, 1710 Devitt Avenue, owner of 874 Newell Avenue, was present. Mr. Ross did not have any objections as long as the garage was not set on the sewer line that serviced his property. Fangman suggested that the appellant ask for a variance of the closest placement of the proposed structure to the east property line. Munier motioned to grant a setback variance to 2' off the east property line border; seconded by Conway. All ayes, motion carried.

Appeal Case No. 959, filed by Michael and Lisa Mathis of 606 Leroy Street, to attach a 24'x26' garage to the rear of the home. The proposed structure will not meet the required 25-foot rear yard setback per City Code Section 10-6-3(A).

Michael and Lisa Mathis were present to discuss the request. Mr. Mathis explained that they would like to construct a garage off the rear of their home and use the existing 3-seasons room as a breezeway. He stated that Leroy Street is very busy and they do not wish to back out onto Leroy. The garage will be situated off the alley. Fangman stated that, per City Code, if the garage is attached it would have the same setback requirements as the main building. Mathis noted that they could move the garage back but they will have more winter maintenance issues. Munier motioned to approve the request; seconded by Hansen. All ayes, motion carried.

Adjourn.

ATTEST:

Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner