

MINUTES
August 6, 2019 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Robert McFadden, Julie Wolf

Excused: Jeff Armstrong and Monica Gonzalez

Staff: Lindsay Whitson, Planner I, Community Development
Christa Bailey, Office Coordinator, Community Development

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Robert McFadden motioned to approve the minutes submitted for the May 7, 2019 meeting; seconded by Julie Wolf. All ayes, motion carried.

Appeal Case No. #ZBAV16-071919, filed by Walton Ponce of 1484 Isett Avenue, to install a sign on the abutting property owned by Kraft Heinz Foods Company and zoned as R-3. This request for a pole sign in a residential district with an off-site commercial message does not comply with City Code Section 10-21-6(C) and City Code Section 10-21-6(K).

Appeal Case #ZBAV16-071919 will be delayed until the September meeting.

Appeal Case No. #ZBAV17-072319, filed by Wayne Tompkins of 6705 Wellington Drive, to construct an addition to the current garage that would make the garage larger than the allowable maximum cumulative size, as allowed per City Code Section 10-20-2(B).

Wayne Tompkins, 6705 Wellington Drive, was present to discuss the request. Tompkins explained that he would like to build the addition for more storage, he has quite a few items that current sit outside in the yard that he wants to be able to store inside the garage. Julie Wolf commented that she drove by the property and she thinks that the proposed garage addition will enhance Tompkins' property.

Robert McFadden motioned to approve the appeal case; seconded by Julie Wolf. All ayes, motion carried.

Appeal Case No. #ZBAV18-072319, filed by Josh Rudolph of 209 E 8th St, to construct a lean-to off of an existing garage. The structure would encroach on the minimum side yard setback of 4 feet for an accessory building, as allowed per City Code Section 10-20-3(D).

Josh Rudolph, 209 E 8th St, was present to discuss the request. Rudolph stated he would like to build an awning or lean-to off of his existing garage to the existing fence, which would bring the structure to roughly eight inches off of the property line. Rudolph also explained that he will have a gutter on the awning to direct rain water away from the property line to the drain in the alley. Jodi Hansen asked what the staff recommendation is, to which Lindsay Whitson replied that staff recommends the variance to allow the construction of the lean-to. Julie Wolf questioned whether the alley is a drive-through alley and Rudolph stated that it is a dead end. Jodi Hansen asked what the purpose of the lean-to would be. Rudolph explained that it would be to cover the vehicles parked there and will have a clear roof.

Julie Wolf motioned to approve the appeal case; seconded by Robert McFadden. All ayes, motion carried.

Meeting adjourned at 5:40 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Lindsay Whitson, Secretary
Planner I