

**MINUTES**  
**October 6, 2020 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall – City Council Chambers**  
**Online GoToMeeting**

**Present:** Jodi Hansen, Robert McFadden, Larry Murray and Julie Wolf

**Excused:** Jeff Armstrong

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Christa Bailey, Office Coordinator, Community Development  
April Limburg, Planner I, Community Development

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

**Minutes:**

Julie Wolf motioned to approve the minutes submitted for the September 1, 2020 meeting; seconded by Larry Murray. All ayes, motion carried.

**Appeal Cases:**

**Appeal Case #ZBAV-31, has been filed by Trinidad Martinez and Maria Gonzales, to construct a 32' by 22' attached garage on the Fulliam Avenue side of the residence located at 1704 Houser Street. The proposed garage season room would extend approximately 12' into the 25' front yard setback required by City Code Section 10-18-5.**

Trinidad Martinez, 1704 Houser St, was present to discuss the appeal. Mr. Martinez stated that a 3-car garage has always been part of his idea of his dream home and since the roundabout plans were not approved, they would like to change the location of their driveway entrance and construct a 36' by 24' garage.

There was discussion amongst the board members pertaining to the alteration in the size of the originally requested 32' by 22' to the 36' by 24'. Andrew Fangman explained that the portion that extends into the front yard setback is the measurement the board is approving or denying, which would be the 22' or 24'. The board members agreed that since the appeal application requested only 22' originally, they would only consider that size. Mr. Martinez decided to accept that limitation and consented to construct a 36' by 22' garage.

Mr. Fangman stated that he received no feedback from the surrounding property owners concerning the appeal case. Larry Murray shared that he spoke with the neighbors directly behind Mr. Martinez and they are in favor of allowing the garage.

Robert McFadden motioned to approve the appeal case, noting that the size of the garage is to be 36' by 22'; seconded by Julie Wolf. All ayes, motion carried.

Meeting adjourned at 5:44 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Zoning Board of Adjustment

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Andrew Fangman, Secretary  
Assistant Community Development Director