



CITY OF
MUSCATINE

AGENDA
ZONING BOARD OF ADJUSTMENT
TUESDAY, March 1, 2022 – 5:30 P.M.

Council Chambers at City Hall
City Hall, 215 Sycamore St, Muscatine, Iowa

To participate in this meeting go to the following link.

<https://meet.goto.com/275635149>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 275-635-149

1. Roll Call
2. Reading of Mission Statement
3. Variance Appeal No. 53, Muscatine Downtown Investors, LLC to allow a new mixed-use commercial and residential building. The new building will have three commercial units on the lower level along with five residential units above with access of Linn St. The variance requesting to allow for a change in front setbacks and to allow multifamily occupancy on the parcel. The minimum required front yard depth is 30 feet, as the request is to change the depth to 15 feet to allow for the mixed-use and residential building. The structure will not meet the setback requirements by Section 10-14-3 (B) of City Code. The current parcel is zoned M-1 Light Industrial which does not allow for multifamily occupancy by Section 10-14-2- (B) of City Code.
4. Variance Appeal No. 52, filed by Don Holladay on behalf of Muscatine County Social Action (MCSA) to allow for a change in front setbacks, to waive the 1,000 sq ft per unit lot size, and waive the 50% onsite parking requirement. The minimum required front yard depth is 25 feet, as the request is to change the depth to 15 feet to allow for the new 15 unit construction for housing. The structure will not meet the setback requirements by Section 10-6-3 (B) of City Code. The three parcels combined are 12,740 sq ft lot and short of the 15,000 sq ft lot by Section 10-8-3(G) of City Code. The parking requirement is 15 onsite spaces and the request is to decrease the onsite parking to 8 spots by Section 10-31-2 (C)(3B) of City Code.
5. Variance Appeal No. 51, filed by Todd Morgan to allow for a change in rear setbacks as well as construction of a 728 sq ft garage on the property located at 1607 Mulberry Ave. The

minimum required rear yard depth is 25 feet, as the request is to change the depth to 15 feet to allow for the garage construction. The structure will not meet the setback requirements by Section 10-6-3 (D) of City Code. The proposed garage will be 728 sq ft. The lot currently has two garages currently. The proposed addition would cause the property to exceed by 681 square feet, the maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B) of City Code.

6. Conditional Use Case No. 20 filed by Guadalupe Vazquez and Martiza Martinez to build a drive thru coffee shop with seating to be located at 1400 Park Ave. allowed by Section 10-11-2 (I) of City Code.

7. Conditional Use Case No. 21 filed by Steve and Eileen Ellsworth to use the property at 102 Walnut St as a personal residence and to build a garage in the future allowed by Section 10-12-2 (C) of City Code.

8. Adjourn