

MINUTES
August 2, 2022 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

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

Excused:

Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Coordinator, 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 July 5, 2022 meeting; seconded by Robert McFadden. All ayes, motion carried.

Variance Appeal Cases:

Variance Appeal No. 57 was filed by Natividad and Carmen Santana to allow for an alteration of the number of hard surfaced parking spots required to be on the property located at 710 Lombard St for the proposed conversion of the existing single-family home into a duplex. In order to convert the single-family home into a duplex a total of 4 parking spots are required to be on the property per City Code Section 10-27-2, which must be hard surfaced per City Code Section 10-27-8(A).

Victor Santana, 409 Liberty St, was present to discuss the appeal request on Natividad and Carmen Santana's behalf, which was continued from the July 5, 2022 meeting. Mr. Santana provided the Board members an aerial view of the property to show the locations of the proposed parking spots which included two parking spots along the side of the residence next to the alley and two parking spots in the backyard. Julie Wolf questioned whether there would be a driveway to the parking spots and Mr. Santana explained that a hard surfaced driveway would be installed to meet City Code requirements.

April Limburg shared that Mike Hartman, the Fire Marshall, voiced some concerns with the parking spot located in front of the basement window well due to potential egress issues or issues with accidentally driving into the window well. Robert McFadden suggested the possibility of placing three parking spots in the backyard and one parking spot along the side of the house to eliminate Mr. Hartman's concerns. Mr. Santana stated he was unsure whether the three parking spots would be feasible in the backyard. The Board members concluded that three parking spots in the backyard would be preferable to avoid Mr. Hartman's concerns but if that option is not viable then they would allow two parking spots along the side of the house but they suggest placing some type of barrier or handrail to keep vehicles from driving into the window well or blocking the basement egress.

Jodi Hansen inquired if any feedback or communication had been received from the surrounding neighbors, to which April Limburg replied no.

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

Variance Appeal No. 01-2022 was filed by Muscatine Plaza Properties to allow construction of a 1,872 sq. ft. garage addition located at 1411 Buell St. The property currently has a two-car garage consisting of 936 sq. ft. There is a metal lean to on the current building which will be removed to allow for the construction of the addition to both sides of the existing structure. The property is a non-conforming property as there is no residence located on it. The proposed garage would cause the property to exceed, 1,368 square feet, the maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-1(A) of City Code. The variance requesting to allow for change in setback of the garage. For every 25ft. that an accessory building exceeds 1,440 sq. ft. in side an additional 1-foot setback is required. The structure will not meet the setback requirements by Section 10-20-3(F) of City Code.

Mike Steele, 2316 Stonebrook Dr, the owner of Muscatine Plaza Properties was present to discuss the appeal request. Mr. Steele explained that he purchased the property at 141 Buell St several years ago to use the accessory building to store equipment for his rental property management business and now he hopes to expand the current building to make a six-car garage for more storage space. As part of the proposed addition Mr. Steele shared that they intend to repave the driveway on the property as well.

Julie Wolf motioned to approve the variance appeal; seconded by Nancy Jensen. All ayes, motion carried.

Meeting adjourned at 5:45 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner I