

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment

Conditional Use Case No.: 267

Filed: September 16, 2014

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

On September 16, 2014, the undersigned applied for a Conditional Use Permit to  
Repair storm damage to an existing structure.

Located on lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_  
Address 1515 Gobble Street in the FP Zoning District.

This constitutes a Conditional Use as\_  
Construction in a flood plain.

Very truly yours,

Fee Paid: 09/16/14  
Receipt No.: 10057  
Date of Hearing: 10/07/14  
Notice Sent: 10/02/14  
Approved by Steve Boka: AT

APPELLANT SIGNATURE

Chris Wildasin

PRINT NAME

1515 Gobble Street, Muscatine, IA 52761

ADDRESS

PHONE

***Filing fee is \$200.00.***

# FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

Application # Chris Wildasin

Date 9-16-14

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

Truck & Auto Repair  
Chris Wildasin

Owner or Agent

Date

Builder

Date

1515 Gobble St Muscatine

Address

Address

Telephone 563-264-2758

Telephone

1. Location: 1/4, 1/4, Section, Range     , Township       
Street Address 1515 Gobble St

2. Type of Development:

Filling      Grading      Excavation      Routine Maintenance     

Minor Improvement X Substantial Improvement      New Construction     

3. Description of Development: Repair of storm damage  
to existing structure, Value of repair is less 50% of Value of structure

4. Premises: Size of site      ft. x      ft. Area of site       
Estimated cost \$ 114,607 Principal use Truck & Auto Repair  
Accessory uses (storage, parking, etc.)     

5. Addition or modification to nonconforming use? Yes X No       
Assessed value of structure \$ 318,106.74

6. Property located in a designated Floodway (FW District)? Yes      No X

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE FLOOD (100-year) ELEVATION.

7. Property located in a designated Floodway Fringe (FF, FP, or SF District)?  
Yes X No     

a. Elevation of the Base (100-year) Flood 569.9 ft, NGVD

b. Elevation/floodproofing requirement      ft, NGVD

c. Elevation of the proposed development      ft, NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

8. Source of Base Flood Elevation Data if not available on FIRM. \_\_\_\_\_

Panel number of FIRM \_\_\_\_\_

9. Other permits required?

Corps of Engineers 404 Permit:

Yes \_\_\_\_\_ No X

Iowa Department of Natural Resources:

Yes \_\_\_\_\_ No X

Other \_\_\_\_\_

All provisions of the City of Muscatine, Flood Plain Management Ordinance (Ordinance Number \_\_\_\_\_) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this 16 Day of Sept, 2014.

Chris Walsh  
Signature of Developer/Owner

Charles Brown  
Authorizing Official