

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 WildashDate 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 Wildash

Owner or Agent

Date 9-16-14

Builder _____

Date _____

1515 Gobble St Muscatine

Address _____

Telephone 563-264-2758

Address _____

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 Substantial Improvement _____ New Construction _____3. Description of Development: Repair of storm damage
to existing structure, Value of repair is less than 50% of Value of structure4. Premises: Size of site ft. x ft. Area of site
Estimated cost \$ 114,607 Principal use Truck & Auto Rep
Accessory uses (storage, parking, etc.) _____5. Addition or modification to nonconforming use? Yes No _____
Assessed value of structure \$ 318,106.746. Property located in a designated Floodway (FW District)? Yes _____ No 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 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

Iowa Department of Natural Resources: Yes _____ No

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, 2004.

Chris Walsh
Signature of Developer/Owner

Darlene Brumley
Authorizing Official