

## CITY OF MUSCATINE

## APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be typewritten and filed within thirty (30) days of the decision or refusal of the Zoning Administrator, from which this appeal is taken.

Board of Adjustment Case No.: 929

Filed: December 11, 2014

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On December 11, 2014, the undersigned applied for (a building/an occupancy) permit to construct a residential unit (apartment) on the first floor of the property at 213 Chestnut Street.

Located on Lot 9 & South 1/2 of 10 Block 34 Addition     
Address 213 Chestnut Street in the C-2 Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator):

Ground floor residential uses are not permitted in the C-2 Zoning District.

The above decision of the Zoning Administrator is hereby appealed on the grounds that

See attached letter.

Very truly yours,

Fee Paid: \$150.00 12/11/2014  
Receipt No.: 12975  
Date of Hearing: 01/07/2015  
Notice Sent: 12/30/2014  
Approved by Andrew Fangman: Yes

APPELLANT SIGNATURE  
Thomas O. Meeker  
PRINT NAME  
101 W. Mississippi Dr. Ste. 220, Muscatine, IA 52761  
ADDRESS  
563-263-5057  
PHONE

*Filing fee is \$150.00.*

December 12, 2014

TO: Members of Zoning Board of Adjustment

RE: 213 Chestnut Appeal

All – As I am sure you are aware, we have been refurbishing the Stein Warehouse for the past several months. We would like to use each of the 4 floors as high-end residential apartments. The 4 floors include the first floor, which is the one for which we need a zoning exception. There is a house and parking lot next door to that property and more residential across the street to the northwest. There are no commercial properties in that half block. The first floor apartment we are planning will include a one-car garage. We will put up a 3-car garage for the other 3 units.

This property was in severe condition and at risk of falling in. Because of this and the cost of refurbishing, most people thought we should tear it down. But we thought it would make unique residential units for the downtown, which are desperately needed.

Please consider our request for a zoning exception to allow a first floor residential unit in that property.

Thank you.



Tom and Ann Meeker  
Muscatine Downtown Investors LLC  
101 W. Mississippi Drive Suite 220  
Muscatine, IA 52761