

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,

APPELLANT SIGNATURE

Thomas O. Meeker

PRINT NAME

101 W. Mississippi Dr. Ste. 220, Muscatine, IA 52761

ADDRESS

563-263-5057

PHONE

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

Filing fee is \$150.00.

December 12, 2014

TO: Members of Zoning Board of Adjustment

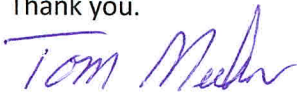
RE: 213 Chestnut Appeal

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