

CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be 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.: 935

Filed: 04/15/15

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On 8 APR, the undersigned applied for (a building/an occupancy) permit to DEMO EXISTING GARAGE AND BUILD NEW LARGER GARAGE CONNECTED TO THE HOUSE. THE PROPOSED GARAGE WOULD MAINTAIN CURRENT SETBACKS OF THE OLD.

Located on Lot _____ Block _____ Addition _____ Address 414 W 2nd ST
_____ in the _____ Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator): The proposed garage would be located within the required front and side yard setbacks per City Code Section 10-6-3(A).0

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

Very truly yours,

Joseph J. Gadzik
APPELLANT SIGNATURE

JOSEPH GADZIK
PRINT NAME

2916 DURBOW ST DAVENPORT, IA 52803
ADDRESS

(563) 529-3216
PHONE

Fee Paid: \$150.00 4/15/15

Receipt No.: _____

Date of Hearing: 5/05/15

Notice Sent: _____

Approved by Andrew Fangman: _____

Filing fee is \$150.00.

APPLICANT, OR REPRESENTATIVE FOR, MUST BE
PRESENT AT MEETING FOR ACTION TO BE TAKEN.

CHECK LIST

- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
- Letter of explanation for request.
- Site plan.
- Names & addresses of property owners within 200 feet of property lines.



14 Apr 2015

From: Hyperion Construction, LLC
2916 Dubuque St.
Davenport, IA 52803
(563) 529-3216


To: Board of Adjustment
City of Muscatine, IA

Subj: Application for zoning variance

To Whom It May Concern:

William and Mary Rankin have purchased the property at 414 W. 2nd St with the intention of conducting extensive renovations and making it their home. The house currently has a slope of 8" from the front to the rear of the structure, 4" of drop in the original structure and an additional 4" in the addition on the south. We have created a plan to lift the existing structure back to level and replace approximately ½ the foundation, remove the sloping addition and existing garage, and rebuild the garage and addition so that the home and the garage are connected. The garage will be rebuilt as a single story, larger structure. This plan places the new garage to maintain the setbacks of the existing garage. As the garage is currently at 0' of setback on the west and 8' of setback on the north (less than the 25' required by ordinance) we are requesting a variance so that the current setback may be maintained. The west side of the garage (0' of setback) is approximate 18' from the street curb. The north side of the garage (8' of setback) matches the setback of the front of the house.

Sincerely,


Joseph S. Gadzik
Owner

