

**MINUTES
ZONING BOARD OF ADJUSTMENT
APRIL 7, 2015
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: Allen Harvey, Jim Edmond, Rochelle Conway, Larry Wolf, and Jodi Hansen

Staff Present: Adam Thompson, Community Development Coordinator
Dave Gobin, Community Development Director
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

Minutes: Staff advised minutes from the March 3, 2015, will be brought to the May meeting.

Conditional Use Case No. 271, filed by City Planner Andrew Fangman for the City of Muscatine, to obtain a flood plain development permit to extend the harbor dredge spoil line across Mad Creek. This constitutes a conditional use per City Code 10-4-4 (B). Fangman explained that this is an extension of an existing dredge line across Mad Creek. The pipe will be underground and attached to the pedestrian bridge. FEMA regulations require flood plain management by the local jurisdiction. Per City ordinance, when excavating within a flood plain a flood plain development permit is required. Wolf motioned to approve the request; second by Edmond. All ayes, motion carried.

Appeal Case No. 933, filed by Philip Fitzgerald of 3306 Mulberry Avenue, to construct a 34 x 24 foot garage addition to his home. The proposed structure may encroach on the front and side yard setback requirements by two feet each. The proposed garage addition exceeds the 1,440 square feet of accessory building allowed by City Code 10-19-1 (B)(2). The secondary request does not meet the setback requirements per City Code sections 10-6-3 (A) and 10-20-3 (J). The appellant was not present to discuss the request. Edmond asked that the Board table the item to the next meeting with no repercussions for the appellant. Edmond advised that he had spoken with Mr. Fitzgerald prior to the meeting about unknowns that may or may not affect his property with the future Mulberry Avenue and Houser Street reconstruction project. Edmond is working on this project with the City. Edmond motioned to table the request; second by Wolf. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Andrew Fangman, Secretary
City Planner

Allen Harvey
Chairperson