

Fulliam Ave

Proposed construction of a 14' by 24' garage.  
Would extend to within 2' of the property line.

Iowa Ave

Subject Parcel



An appeal to encroach into the 6' side yard setback  
required in the R-3 Zoning District.  
City Code Section 10-6-3(A).

Appeal Case #945  
1212 Iowa Ave

0 30 60 120 Feet

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.: 945

Filed: June 23, 2015

BOARD OF ADJUSTMENT  
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On June 23, 2015, the undersigned applied for (a building/an occupancy) permit to  
build a 14'x24' garage that is planned to be closer than 6' to the side yard.

Located on Lot 5 Block \_\_\_\_\_ Addition Othmer Terraer Addition Address 1212 Iowa Avenue  
\_\_\_\_\_ in the R-3 Zoning District.

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

The proposed structure encroaches into the 6-foot side yard setback requirement per City Code Section 10-6-3 (A).

The above decision of the Zoning Administrator is hereby appealed on the grounds that  
Hardship over finding another suitable location for a garage.

Very truly yours,

\_\_\_\_\_  
APPELLANT SIGNATURE

Brian Costas

\_\_\_\_\_  
PRINT NAME

1212 Iowa Avenue, Muscatine

\_\_\_\_\_  
ADDRESS

563-571-5799

\_\_\_\_\_  
PHONE

Fee Paid: \$150.00 6/23/15

Receipt No.: 19327

Date of Hearing: 07/07/15

Notice Sent: 06/30/15

Approved by Andrew Fangman: Yes

**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.



**BRIAN COSTAS**  
1212 IOWA AVE  
MUSCATINE, IA 52761  
563-571-5799

June 15, 2015

RE: Request variance for side yard set-back of garage addition

City of Muscatine  
Variance Board of Adjustment  
215 Sycamore Street  
Muscatine, IA 52761

To Whom It May Concern:

My wife and I and our family live at 1212 Iowa Ave. Currently, we have 8 children living at home yet we have no garage. As a result, bicycles, garbage cans, lawn equipment, and all sorts of other items sit around in our driveway and yard. It is quite unsightly. I believe a garage would help us to make our yard have a much cleaner appearance.

We do not wish to put a garage in the back yard as it is fenced in and in order to have space to meet the back sets and ample space to turn around vehicles a large section of the back yard would be used up as well as our scenic view of the Iowa field would be destroyed. Although we have a large front yard, it is my understanding that garages are not permitted in front of houses.


This leaves the side of the house where our driveway already exists as the only reasonable option. I found one of my lot pins in the back yard and determined that I have 16 feet between my house and the property line. The back section of our house is 24 feet long. So the length of the garage is not an issue.

I understand that our building code requires a side yard set-back that is a minimum of 6 feet. I would like to build a garage that is 14 feet wide and therefore be only 2 feet from the property line.

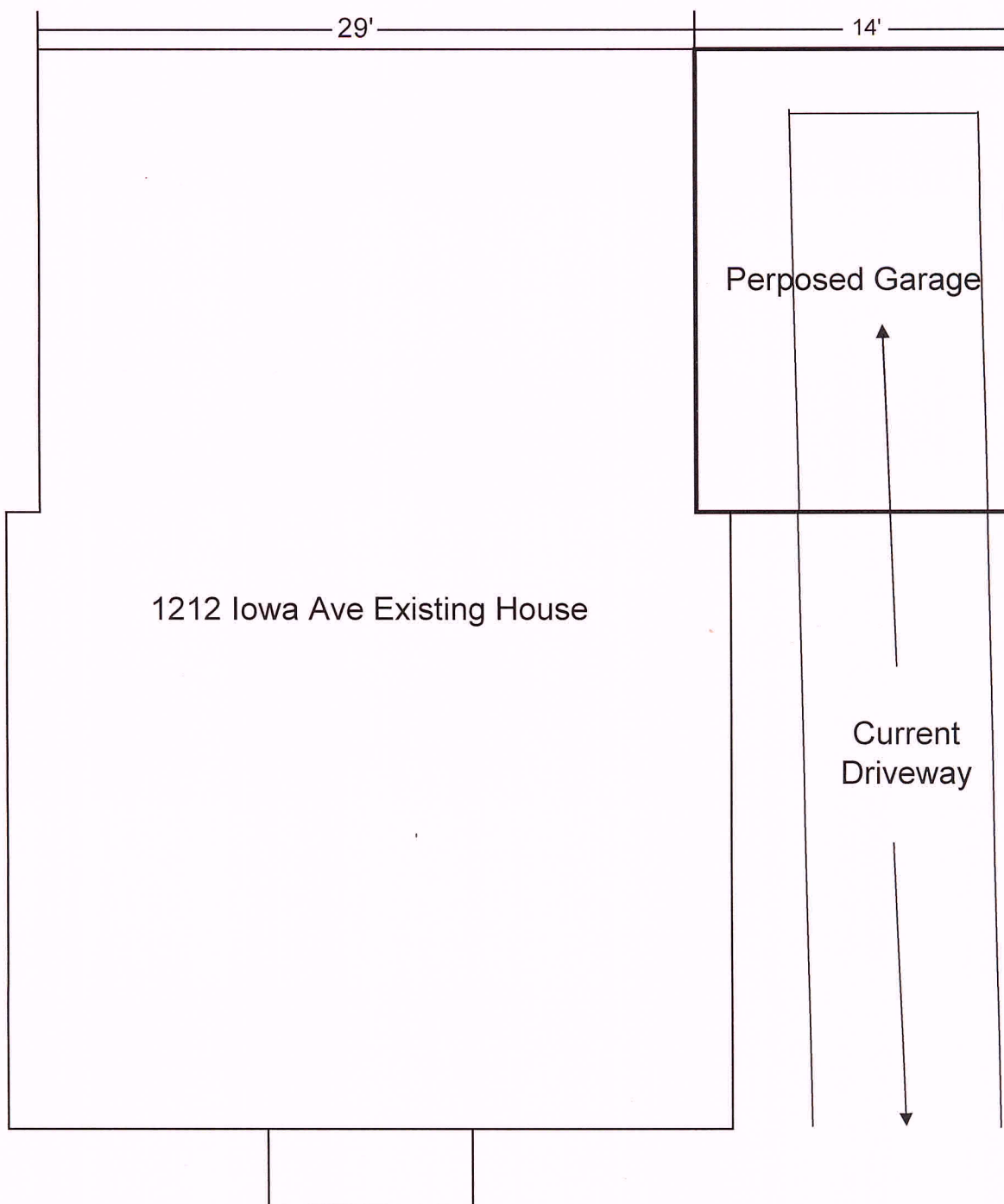
It is my hope that none of our neighbors will object to this request. It is also my hope that they might even support this project. All of our neighbor's yards are mostly maintained with a neat and tidy appearance. Our yard currently stands out as cluttered. Furthermore, this garage would be so far to the back of our driveway that most neighbors would hardly notice it.

Thank you for your consideration in this matter.

Sincerely,



Brian Costas



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