

Subject Parcel

Site of relocated diner

Linn St

Mississippi Dr

To allow for the following encroachments into
the required 30' front yard setback.

- Diner, 24' from property line
- Deck, 4' from property line
- Ramp to deck, at property line



An appeal to encroach into the 30' front yard setback
required in the M-1 Zoning District.
City Code Section 10-14-3(A).

Appeal Case #941
407 Mississippi Dr.

0 40 80 160 Feet

2

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.: 941

Filed: June 16, 2015

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On June 16, 2015, the undersigned applied for (a building/an occupancy) permit to place the Clam Shell Diner at 407 W. Mississippi Drive. The request also includes constructing a deck and ramp to service the diner in conjunction with Contrary Brewery at 411 W. Mississippi Drive.

Located on Lot 4 & 5 Block 8 Addition #1 Address 407 W. Mississippi Drive
 in the M-1 Zoning District.

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

The proposed structures will not meet the setback requirements defined in City Code Section 10-14-3 (A).

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

This will allow the brewery to operate the Clam Shell and have outside seating for customers. The building is now only around 4' from the property line (411 W. Mississippi Drive) with a sidewalk that goes nowhere which we want to keep but need to align it with level of deck.

Very truly yours,

APPELLANT SIGNATURE

Thomas O. Meeker

PRINT NAME

101 W. Mississippi Drive Ste. 220, Muscatine

ADDRESS

563-299-5074

PHONE

Fee Paid: \$150.00

Receipt No.: 19156

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.

M1 Zone
30ft Setback

CITY OF MUSCATINE

1000N 6-23-15
Turned in B2 7-7
\$30

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.: 941

Filed: 6/16/15

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On 6-15-15, the undersigned applied for (a building/an occupancy) permit to build a deck for the clam shell that will go along with the property of Contrary brewing. This will allow the brewery to operate the clam shell and have outside seating for customers. The Building is now only around 4' from property line (411 W Miss Dr) with a sidewalk that goes nowhere which we want to keep but need to align it with level of Deck.
Located on Lot 4+5 Block 8 Addition #1 Address 403 W Miss Dr
in the M1 Zoning District.

The clam shell is on a foundation "its on blocks" moved it because of new Hotel project, it will be connected to utilities
This permit was refused because (this is to be completed by the Zoning Administrator):
Encroachments into required 30' front yard setback 10-14-3(A)
Driveway 24' to PC
Deck 4' to PC
Ramp to deck at property line

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

Very truly yours,

Thomas O Meeker

APPELLANT SIGNATURE

Thomas O Meeker

PRINT NAME

101 W Miss Dr suite 220

ADDRESS

563-299-5074

PHONE

Fee Paid: \$150.00

Receipt No.: 19156

Date of Hearing: 07/07/15

Notice Sent: _____

Approved by Andrew Fangman: Yes

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- Letter of explanation for request.
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clam shell

deck

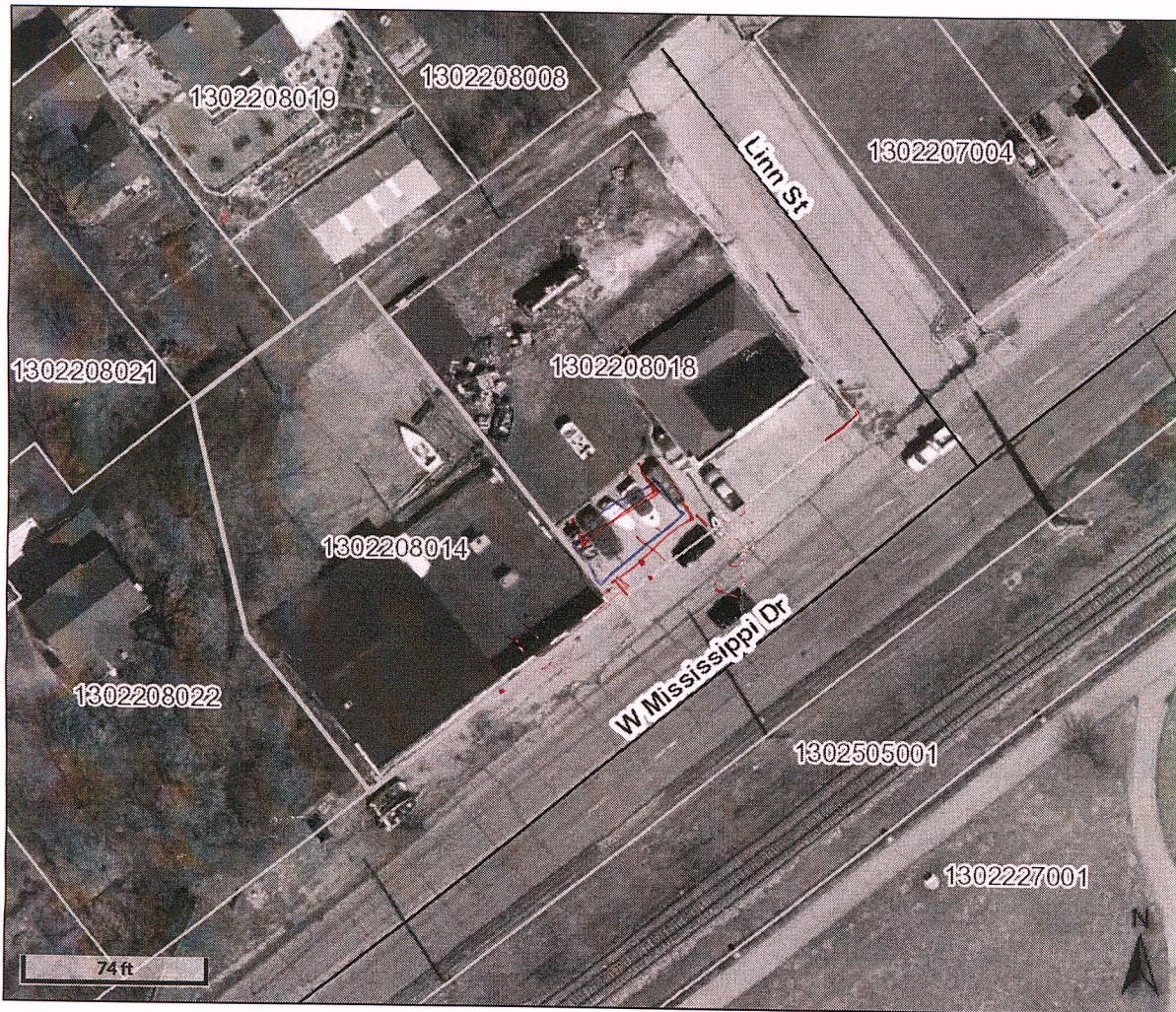
deck

deck

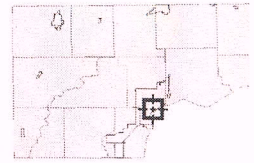
0 5 10 20 30 40 Feet



Muscatine Area Geographic Information Consortium (MAGIC)



Overview




Legend

- ☐ Corporate Limits
- ☐ Political Township
- Dimension Leader**
 - 2
 - 3
- ☐ Parcels
- Roads**
 - Not Classified
 - Airport Runway
 - County Road
 - City Street
 - Neighbor County
 - Private Dr
 - State Highway
 - US Highway
 - US Hwy - Divided
 - Major Roads

Parcel ID	1302208014	Alternate ID	n/a	Owner Address	MUSCATINE DOWNTOWN INVESTORS
Sec/Twp/Rng	2-76-2	Class	C - COMMERCIAL		LLC
Property Address	411 MISSISSIPPI DR W	Acreage	n/a		
	MUSCATINE				
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	LOT 3, EX TRI TRACT NW PT LOT 2, & ALLEY ADJ LOTS 2 & 3 BLK 8				
	(Note: Not to be used on legal documents)				

Date created: 6/15/2015
Last Data Upload: 6/10/2015 4:46:14 PM

 Developed by
The Schneider Corporation

Deck is 48" from Property line
Ramp is AT Property line
Clam Shell 290" from Property line

From: **Ann Meeker** ameeker@machlink.com
Subject: Clam Shell diner
Date: June 22, 2015 at 3:25 PM
To: **David Gobin** dgobin@muscatineiowa.gov



Dave – Because of the new hotel project, we are moving the Clam Shell from its previous location on the corner of Chestnut and West Mississippi Drive two blocks west at 403 W. Mississippi Drive. It will now sit 20 feet back from the property line it was only 12 feet back at the previous location. It was sitting on blocks on pavement and now will sit on blocks on cement and be anchored down to the cement. It will have a deck on the front which will be in line with the building at 411 W. Mississippi Drive to provide outdoor seating for Contrary Brewing.

Tom and Ann