

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment

Conditional Use Case No.: 275

Filed: December 15, 2015

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On December 14, 2015, the undersigned applied for a Conditional Use Permit to

Allow residential use of 207 Lake Park Blvd. now zoned C-1. The building will house office space and apartments.

Located on lot Block Addition Address 207 Lake Park Blvd.
 in the C-1 Zoning District.

This constitutes a Conditional Use as

Residential apartments on the first floor in the C-1 zoning classification per City Code Section 10-11-2(I).

Very truly yours,

Fee Paid: \$200.00 12/15/2015
Receipt No.: 25006
Date of Hearing: 01/05/2016
Notice Sent:
Approved by Andrew Fangman: Yes

APPELLANT SIGNATURE
GTJT Properties, LLC

PRINT NAME
255 N. Juniper Street, North Liberty, IA

ADDRESS
319-621-9551

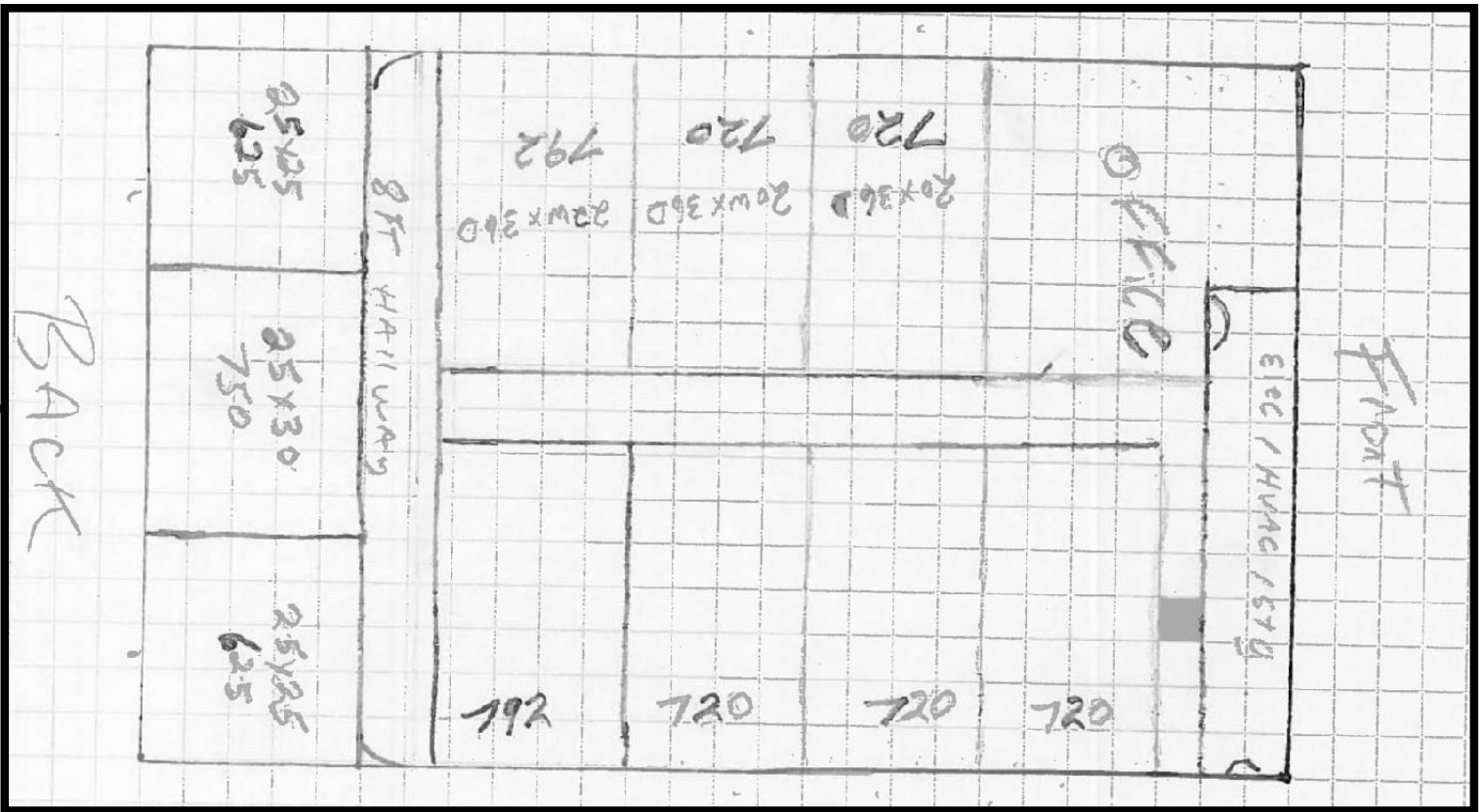
PHONE

Filing fee is \$200.00.

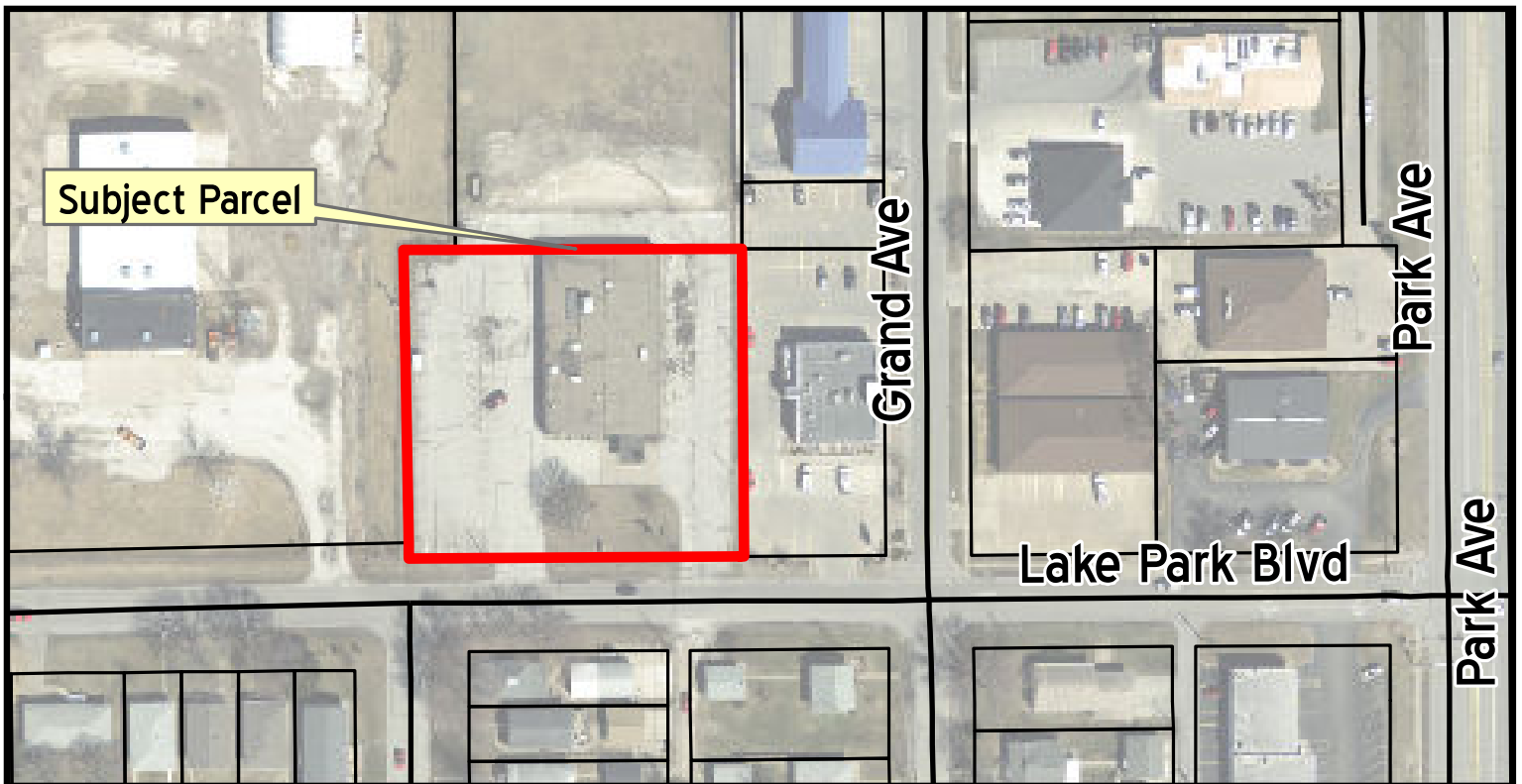
**APPLICANT, OR REPRESENTATIVE FOR, MUST BE
PRESENT AT MEETING FOR ACTION TO BE TAKEN.**

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.

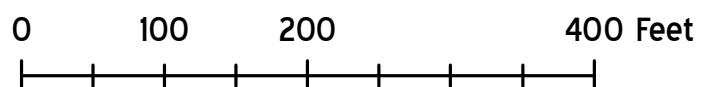


Site Plan



A Conditional use permit to allow for first floor dwelling units in the C-1 District under City Code Section 10-11-2(l)

Conditional Use #275 207 Lake Park Blvd



December 15, 2015

Name

Address

Muscatine, IA 52761

Dear Sir:

GTJT Properties, LLC would like to request the granting of a conditional use permit for the property located at 207 Lake Park Blvd. in Muscatine, which is currently zoned as C-1, so that a portion of the building located on this property may be used for residential apartments, in addition to office space.

We believe this request and use of the building would be well-suited for the area, which currently includes a mix of residential areas and commercial properties. We don't anticipate this to create additional traffic issues and there is approximately 37,000 sq. ft. of off-street parking available. In the future we could potentially look at adding a few additional apartments in the back lot, and/or garage stalls for tenants as well, if approved.

As indicated in a Muscatine Journal article published on December 4, 2015, more housing is needed in the Muscatine community. GTJT Properties, LLC would be pleased to contribute to meeting those needs should this request be approved.

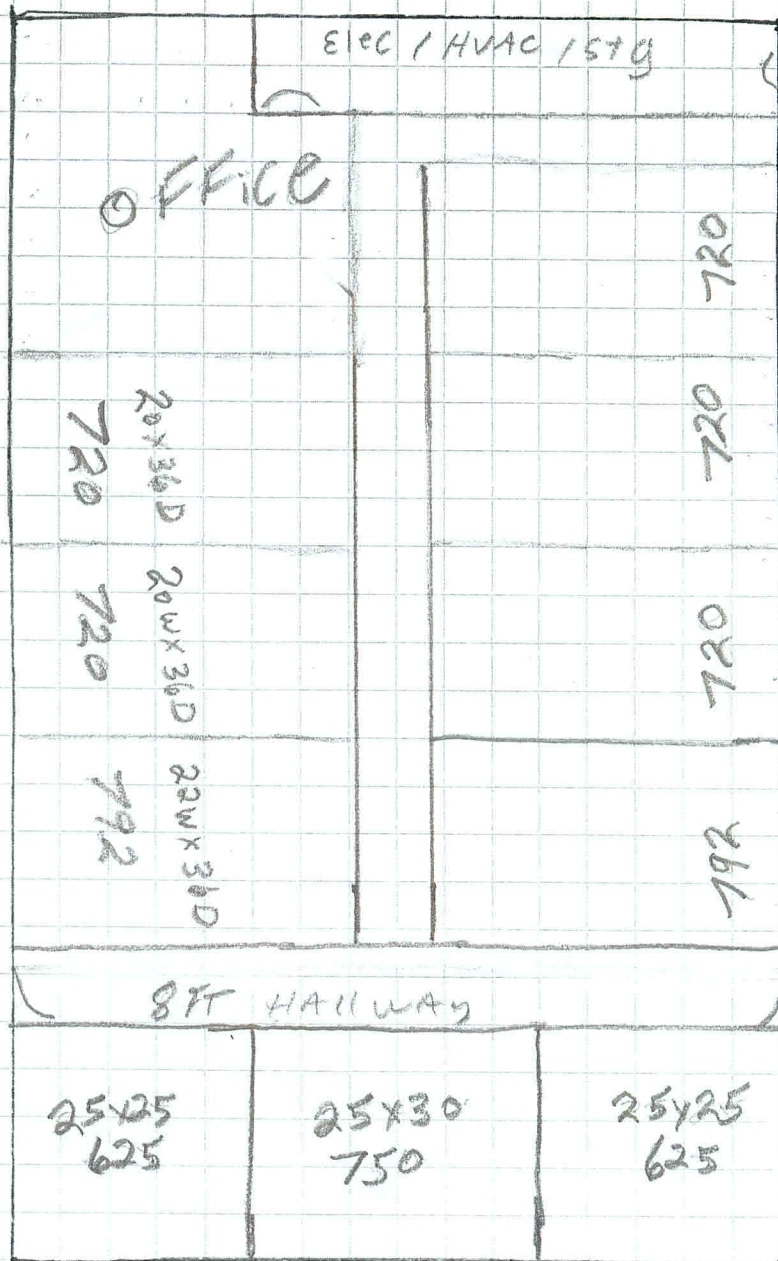
Thank you for your consideration.

Sincerely,

Jay Franklin/Greg Campbell
GTJT Properties, LLC

each grid = 5 FT

FRONT



BACK