

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(l).

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

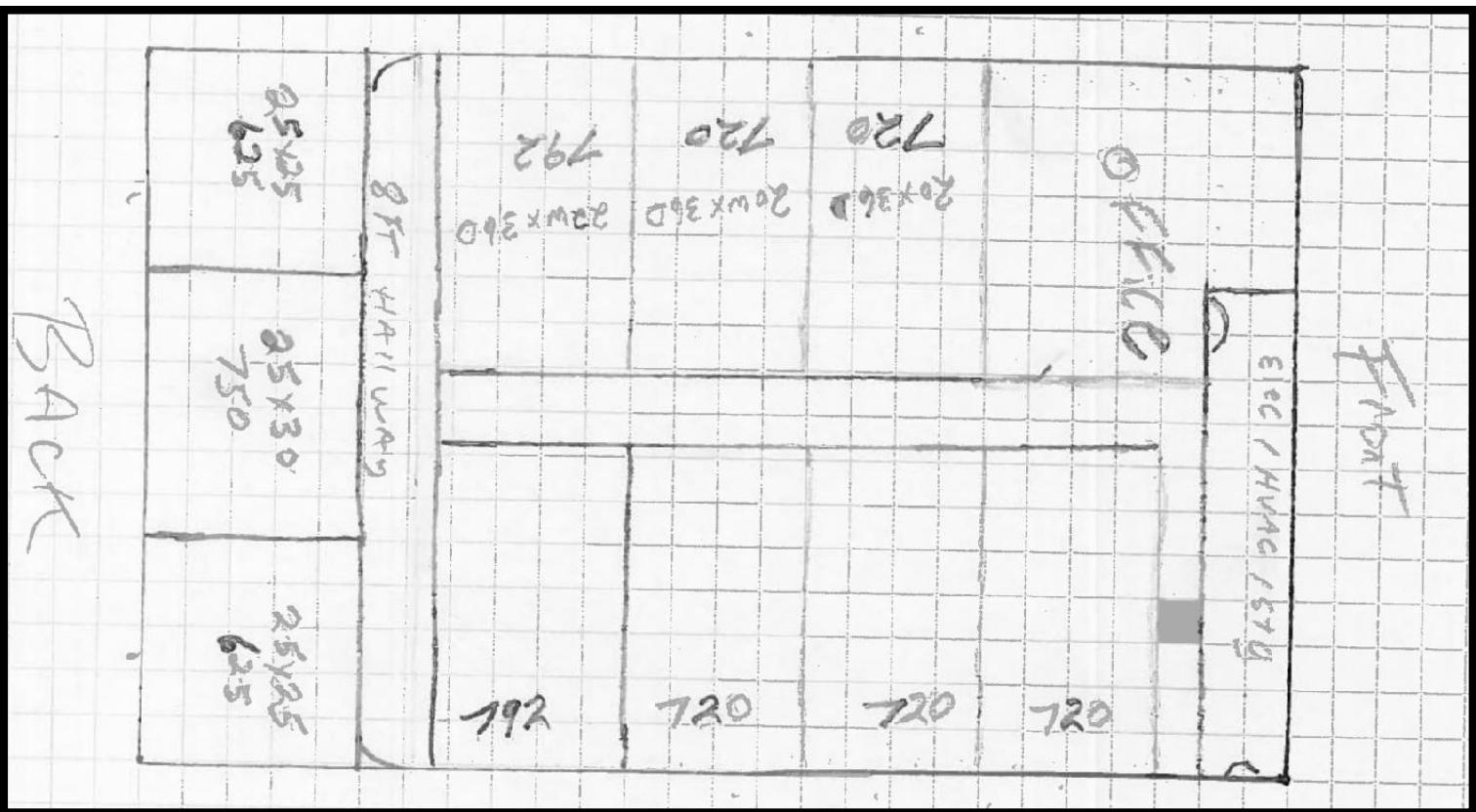
PHONE

*Filing fee is \$200.00.*

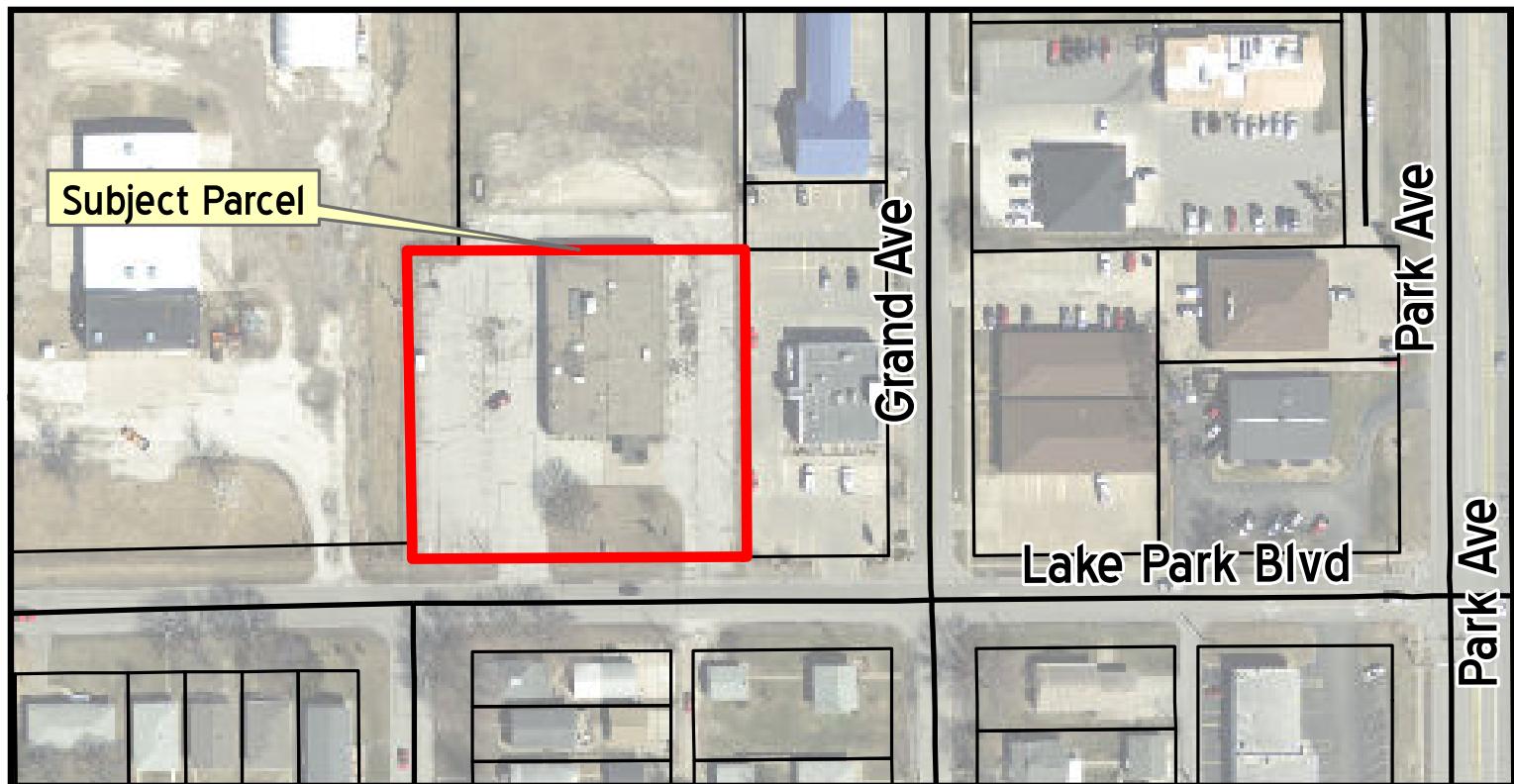
APPLICANT, OR REPRESENTATIVE FOR, MUST BE  
PRESENT AT MEETING FOR ACTION TO BE TAKEN.

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

0 100 200 400 Feet



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.

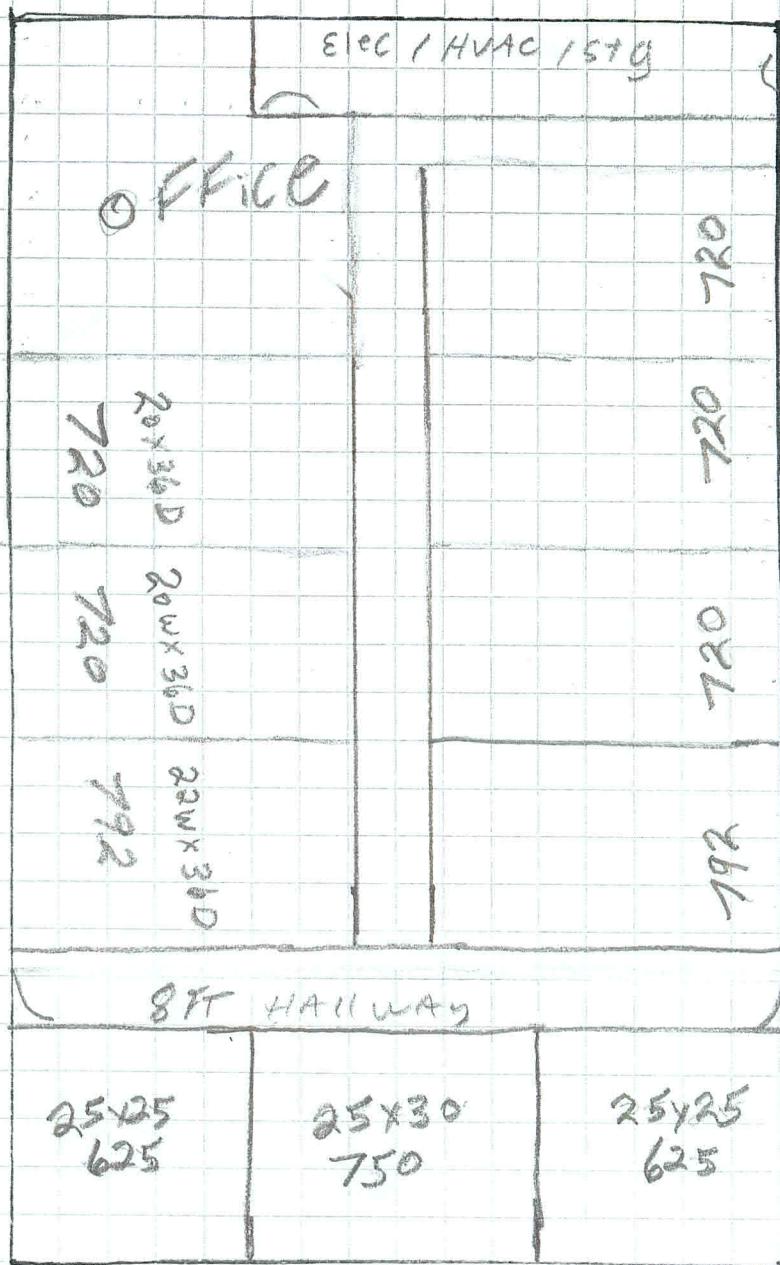
Thank you for your consideration.

Sincerely,

Jay Franklin/Greg Campbell  
GTJT Properties, LLC

each grid = 5 FT

FRONT



BACK