

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment

Conditional Use Case No.: 277

Filed: June 21, 2016

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On June 21, 2016, the undersigned applied for a Conditional Use Permit to
install rip-rap along the river bank to maintain the bank with boat dock installation.

Located on lot Block Addition Lazy Z Rivercamp Address 2100 River Road
Parcel #0836276002 in the Zoning District.

This constitutes a Conditional Use as

The location of work is in a flood plain and requires a flood plain development permit. City Code 10-4-5 (B).

Very truly yours,

APPELLANT SIGNATURE

Kurt Zimmerman

PRINT NAME

1323 E. 2nd Street, Muscatine, IA 52761

ADDRESS

563-263-5277

PHONE

Fee Paid: \$200.00 6/21/2016

Receipt No.: 31015

Date of Hearing: 07/05/2016

Notice Sent: 06/29/2016

Approved by Andrew Fangman: Yes

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.

FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

ZBA C.U. #277

Application # FPDP 16-002Date 6/21/16

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

Kurt Zimmerman

Owner or Agent

Date

Builder

Date

1323 E 2nd St

Address

Telephone 563-263-5277

Address

Telephone

1. Location: 1/4, 1/4, Section , Range , Township
Street Address 2100 River Rd.

2. Type of Development:

Filling Grading Excavation Routine Maintenance XMinor Improvement X Substantial Improvement New Construction

3. Description of Development: Rip Rap maintain River Bank
Boat Dock Installation

4. Premises: Size of site ft. x ft. Area of site 32 Acres
Estimated cost \$ Principal use
Accessory uses (storage, parking, etc.)

5. Addition or modification to nonconforming use? Yes No
Assessed value of structure \$

6. Property located in a designated Floodway (FW District)? Yes No

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE FLOOD (100-year) ELEVATION.

7. Property located in a designated Floodway Fringe (FF, FP, or SF District)?
Yes No

a. Elevation of the Base (100-year) Flood ft, NGVDb. Elevation/floodproofing requirement ft, NGVDc. Elevation of the proposed development ft, NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

8. Source of Base Flood Elevation Data if not available on FIRM. _____

Panel number of FIRM _____

9. Other permits required?

Corps of Engineers 404 Permit:

Yes _____ No _____

Iowa Department of Natural Resources:

Yes _____ No _____

Other _____

All provisions of the City of _____, Flood Plain Management Ordinance (Ordinance Number _____) shall be complied with.

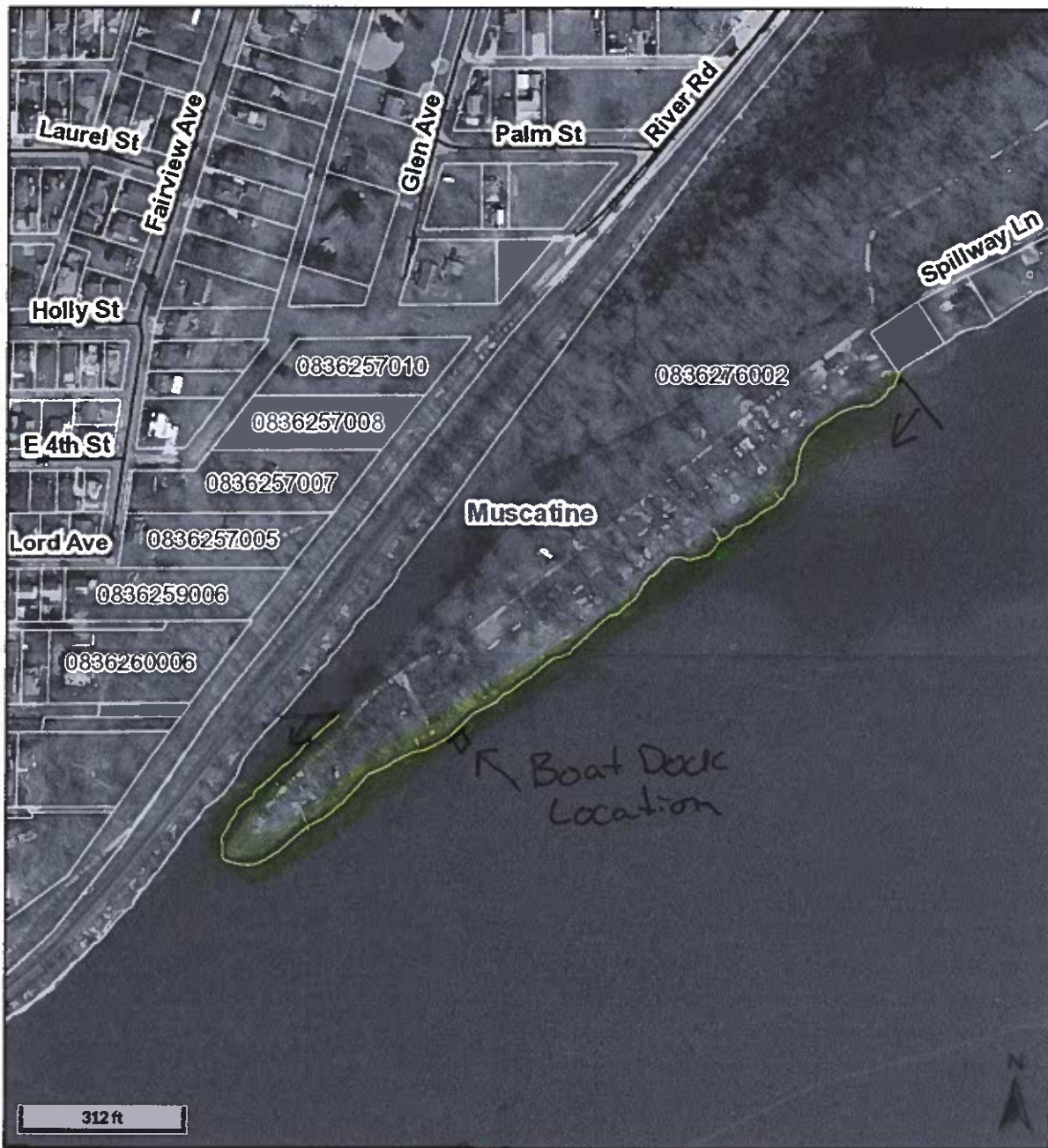
THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this _____ Day of _____, 19____.

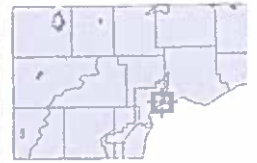

Signature of Developer/Owner

Authorizing Official

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

Date created: 6/20/2016

 Developed by
The Schneider Corporation

*Yellow - Add additional
Rip Rap to
Existing Bank
of River*