



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, & ISU  
Prepared by: Andrew Fangman, City Planner  
Date: March 27, 2017



# Conditional Use Permit

## #6-032217

## 417 Green St

An application to operated  
a bed and breakfast at 417 Green Street  
as provided for in Section 10-6-2(K) of City Code

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: \_\_\_\_\_

Filed: \_\_\_\_\_

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

On \_\_\_\_\_, the undersigned applied for a Conditional Use Permit to

Located on lot \_ Block \_\_\_\_\_ Addition \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Zoning District.

This constitutes a Conditional Use as

Very truly yours,

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

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

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE

Fee Paid: \_\_\_\_\_  
Receipt No.: \_\_\_\_\_  
Date of Hearing: \_\_\_\_\_  
Notice Sent: \_\_\_\_\_  
Approved by Andrew Fangman: \_\_\_\_\_

**Filing fee is \$200.00.**

**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.

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

Zoning Board of Adjustment  
City of Muscatine  
Monday March 20<sup>th</sup>, 2017

Proposal for Conditional Use:  
Bed & Breakfast located at  
417 Green St Muscatine Ia 52761  
Lots 16 & 21 Island View Addition  
Zoning: R3

Owners:  
Jeff & Melissa Osborne  
417 Green Street Muscatine Ia 52761  
Email: [stmarybandb@gmail.com](mailto:stmarybandb@gmail.com)  
Jeff: (563) 275-0585  
Melissa: (319) 930-9189

Dear Board Members:

This requests a conditional use permit to operate a bed and breakfast in our home at 417 Green St in Muscatine Iowa. The former St Mary's Church Rectory, now our home, totals 3,360 sf on the first and second floors with an additional 1,740 sf walk out basement. Constructed prior to 1930 and located in an R3 zoning district, our home meets requirements to be a bed & breakfast with ample off street parking. Ref; Muscatine code 10-6-2 for conditional use.

The home will remain our personal residence where we will provide lodging and meals for guests. We will advertise and accept reservations, but reservations will not be required. We will not hold ourselves out to the public as a restaurant, hotel, or motel. We will only serve food to overnight guests. Our first guest suite, anticipated to be available May 1<sup>st</sup>, will have its own private bath and private entrance. It will include an in room kitchenette with  $\frac{3}{4}$  size refrigerator and microwave. An adjacent sitting/sleeping room can be added for larger families. Down the road, we may have a second offering that will also feature its own private bath, private entrance, and in room kitchenette. The second offering is a nearly ready made space that can be available with moderate updating. Guests will have fresh made daily breakfast or premade microwavable in-room heat and serve food options. We will encourage guests to frequent local attractions, shops and restaurants.

Melissa and I sincerely thank you for your consideration. I am looking forward to attending the April 4<sup>th</sup> meeting to answer questions.

A handwritten signature in black ink, appearing to read 'Jeff Osborne', with a long horizontal flourish extending to the right.

Jeff Osborne