

Varriance #ZBAV-9

Appeal Case #ZBAV-9, filed by Scott Lucas, to construct to install an electronic message center at 1216 Park Avenue, in location 3' from the Park Avenue right-of-way line. This proposed sign does not meet the required setback per City Code Section 10-21-3 (B)(1).

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: December 4, 2017



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.: ZBAV000009-112117

Filed: 11/21/17

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On _____, the undersigned applied for (a building/an occupancy) permit to _____

Located on Lot _____ Block _____ Addition _____ Address _____
in the _____ Zoning District.

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

The above decision of the Zoning Administrator is hereby appealed on the grounds that the set back required for message center would make it impossible to install.

Very truly yours,

Scott Lucas
APPELLANT SIGNATURE
Scott Lucas

PRINT NAME
1216 Park Ave, Muscatine
ADDRESS
563-299-2658
PHONE

Fee Paid: 11/21/17 \$150

Receipt No.: 00049114

Date of Hearing: _____

Notice Sent: _____

Approved by Andrew Fangman: _____

Filing fee is \$150.00.

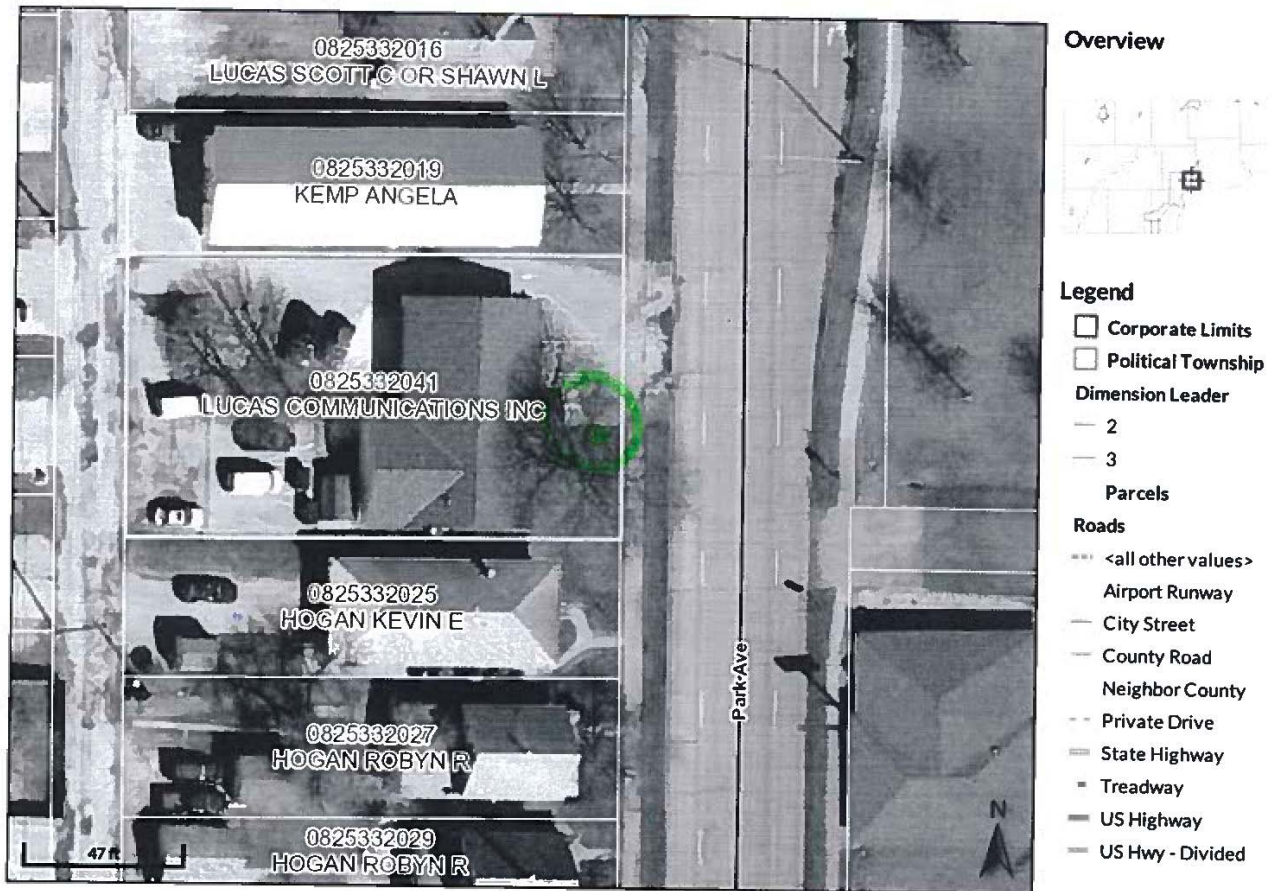
APPLICANT, OR REPRESENTATIVE FOR, MUST BE
PRESENT AT MEETING FOR ACTION TO BE TAKEN.

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.



Muscatine Area Geographic Information Consortium (MAGIC)



Parcel ID	0825332041	Alternate ID	RMCMUU-0825332041	Owner Address	LUCAS COMMUNICATIONS INC
Sec/Twp/Rng	25-77-2W	Class	C - COMMERCIAL		
Property Address	1216 PARK AVE MUSCATINE	Acreage	n/a		
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	LOTS 7 & 8 BLK 5 PARK PLACE ADD (Note: Not to be used on legal documents)				

Date created: 11/14/2017
Last Data Uploaded: 11/14/2017 12:15:07 AM

 Developed by
The Schneider Corporation

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies & Gentlemen,

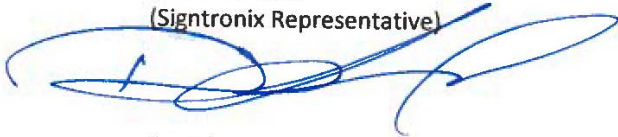
We are requesting a special use permit to install a 27.6 square foot digital sign at 1216 Park Ave, Big River Guns. The business is located in a zoning area that requires setback to be the same as the square footage of the sign and that only permits signs to be a max of 25 square foot. If we were to set the sign back the 27 foot it would not be able to be installer due to the location of the building.

We are asking permission to install the sign 3ft back from property line which will be showed on the pictures attached. This will bring it a total of 5 feet back from sidewalk. We would also request permission to install sign that is 27.6 square feet.

Sign is single faced and will be installed facing North. On back side of the sign will be a standard sign with just Big River Guns logo. This sign is equipped with all software for dimming and is also set up with a scheduler that allows for it to be scheduled to dim in the evening and even shut off and turn on during certain hours. Sign will meet all other requirements by city code and laws.

We appreciate your help in this matter.

Thank You,
David Howard
(Signtronix Representative)

A handwritten signature in blue ink, appearing to read 'David Howard', with a large, stylized flourish extending to the right.

Scott Lucas
(Owner, Big River Guns)

A handwritten signature in blue ink, appearing to read 'Scott Lucas', with a large, stylized flourish extending to the right.