

**MINUTES**  
**March 6, 2018 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Seth Munier, Larry Wolf, and Monica Gonzalez

**Excused:** Jodi Hansen and Robert McFadden

**Staff:** Andrew Fangman, City Planner, Community Development  
Christa Bailey Office Coordinator, Community Development

Chairperson Larry Wolf opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Larry Wolf motioned to approve the minutes submitted for the December 12, 2017 meeting; seconded by Munier. All ayes, motion carried.

**Appeal Case #ZBA10, filed by Jon Purvis of 895 Woodlawn Ave 7, to construct an accessory building at 895 Woodlawn Ave, in location less than 4' from a side lot line. The proposed location does not meet the required setback per City Code Section 10-20-3 (D).**

Jon Purvis was present to discuss his request, there is water from neighbor coming in his garage ruining the walls. He would like to rebuild the garage due to condition of current one and make it bigger for bigger vehicles, ATV, and motorcycle. Purvis stated that all his neighbors were okay with the rebuild and that one side of the garage acts as a fence for one neighbor. Larry Wolf stated that he drove by and the garage is in bad condition and too small and butts up to woods instead of a neighbor's backyard. Purvis agreed that he has an extended yard with room for the new sized garage. Seth Munier asked if the garage was just to be extended. Purvis answered, no he will tear down the current one, build a 12" curb for the water and then build new. Wolf commented that it will bring up the value of the neighborhood. Wolf asked Christa Bailey if there were any calls or comments in writing from neighbors. Bailey replied that there have been none. Wolf ask if staff recommends the variance. Andrew Fangman answered yes. Munier motioned to approve the variance request; seconded by Monica Gonzalez. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

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Larry Wolf, Chairperson  
Zoning Board of Adjustment

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Andrew Fangman, Secretary  
City Planner