

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

Present: Robert McFadden, Seth Munier, and Monica Gonzalez

Excused: Jodi Hansen and Larry Wolf

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

Acting Chairperson Robert McFadden opened the meeting at 5:30 p.m.

Minutes: Seth Munier motioned to approve the minutes submitted for the March 6, 2018 meeting; seconded by Monica Gonzalez. All ayes, motion carried.

Appeal Case #ZBA11, filed by Tom Bell of 6963 Wapsi Ave SE Lone Tree, IA, to relocate the required off-street parking at 1102 Cedar Street, to a location in front of the front building line. City Code Section 10-27-7(A) requires that the off-street parking required by City Code be located behind the front building line.

Ashley Schneider of 2705 Spinning Wheel Ct was present to discuss the request on Tom Bell's behalf as his coordinator. Schneider explained that Bell recently purchased 1102 Cedar St and there are 3 houses sharing a driveway. 1102 Cedar St has a garage but it is not accessible if anyone is parked in the driveway. The driveway is owned by 1026 Cedar St which is the rear property located behind the two front properties. The tenant at 1026 Cedar St also has some health issues and if she requires emergency services they will not be able to reach her if any vehicles are in the driveway. Victor Castillo of 1024 Cedar St explained that his understanding if that the driveway was constructed for the use by 1024 and 1026 Cedar St but the previous owner of 1102 Cedar St built a garage on his property to claim access to the driveway. Castillo stated he is in favor of the driveway being relocated to reduce congestion. Grace King of 2485 Mulberry Ave, owns 1026 Cedar St and asked if they will still use the garage. Andrew Fangman explained this variance came about because Tom Bell would like to remodel the garage into an extra bedroom and that brought up the discussion of the off-street parking space. King then noted it does not look like there will be enough room in front of the house for a parking space. Fangman stated that they may have to shift off to the side of the house for enough room to be approved by Building and Zoning. King agreed that the tenant at 1026 Cedar St needs access due to her handicap and that she is in favor of the relocation. Robert McFadden asked the dimensions of the driveway. Tom Bell's contractor stated they would like to put the driveway on the right side of the house and have it be at least 14 feet wide and up to the front porch. McFadden questioned whether it would be long enough to park a car without being on the sidewalk. The contractor responded that he believes so but doesn't have exact measurements at the moment. Seth Munier asked Fangman if there are standard sizes for off-street parking. Fangman replied that the standard is 9' by 18' but the variance being requested is to allow the driveway in front of the front building line, Building and Zoning will determine the size requirements. Monica Gonzalez asked if this would be the only house on the street with front parking and the contractor answered no, there are several. Fangman explained City Code states that a home owner can park in their driveway in front of the front building line but the code just requires the possibility of at least one parking spot behind the line. Gonzalez then asked if the on-street parking spot would be given up for this address due to location of proposed driveway. Fangman answered that yes, they would lose that spot. Munier asked Christa Bailey if there were any calls or comments in writing from neighbors. Bailey replied that there have been none. Munier asked if staff recommends the variance. Andrew Fangman answered yes, it is a rare case and a true hardship. Also, that the tenant at 1026 Cedar St does need access for emergency services. Gonzalez motioned to approve the variance request; seconded by Munier. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner