



APPEAL FOR VARIANCE APPLICATION

City of Muscatine, Iowa • Community Development Department
Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761-3840
(563)262-4141 • FAX (563)262-4142
www.muscatineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 3322 MULBERRY AVE Parcel ID: _____

Owner Name: Evan HATCHER

Address: 3322 MULBERRY AVE

Phone: 563-263-1045 Email: ERHATCHER@MACHLINK.COM

APPEAL INFORMATION

Description of Proposed Variance for Appeal: CONSTRUCTING 36'x64' METAL STRUCTURE
BEHIND (SOUTH) OF 3322 MULBERRY AVE FOR CAR STORAGE & MAINTENANCE
ALSO SMALL FARM EQUIPMENT STORAGE. PRIVATE USE ONLY.

NOTES

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

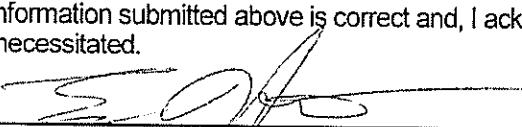
Application must be submitted two weeks prior to meeting date. If the applicant does not own the subject property, written authorization from the property owner consenting approval for the applicant to apply for this appeal must be submitted for this application to be considered complete. If applicable, a Site Plan must be submitted with the application.

The Zoning Board of Adjustment meets the first Tuesday of each month.

FILING FEE IS \$150.00

SIGNATURE

I hereby certify all the information submitted above is correct and, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Applicant Signature:  Date: 2-8-2021

OFFICE USE ONLY

Date Filed: 2/8/2021 Date Fee Paid: 2/8/2021 Receipt No.: _____

Appeal Case No.: _____ Meeting Date: 3/2/2021

Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.

Proposed Variance is Classified as an Appeal as Per City Code Section _____

Thursday, February 4, 2021 4:38 PM

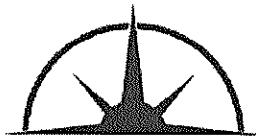
Evan Hatcher has the authorization to speak on my behalf concerning a variance for the construction of a building on parcels of land at the rear of his residence, 3322 Mulberry Ave. Muscatine, Iowa.

Charles A. Oldfield

Charles A. Oldfield

2/4/21

Date



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: February 16, 2021
Re: Appeal Case No. 36

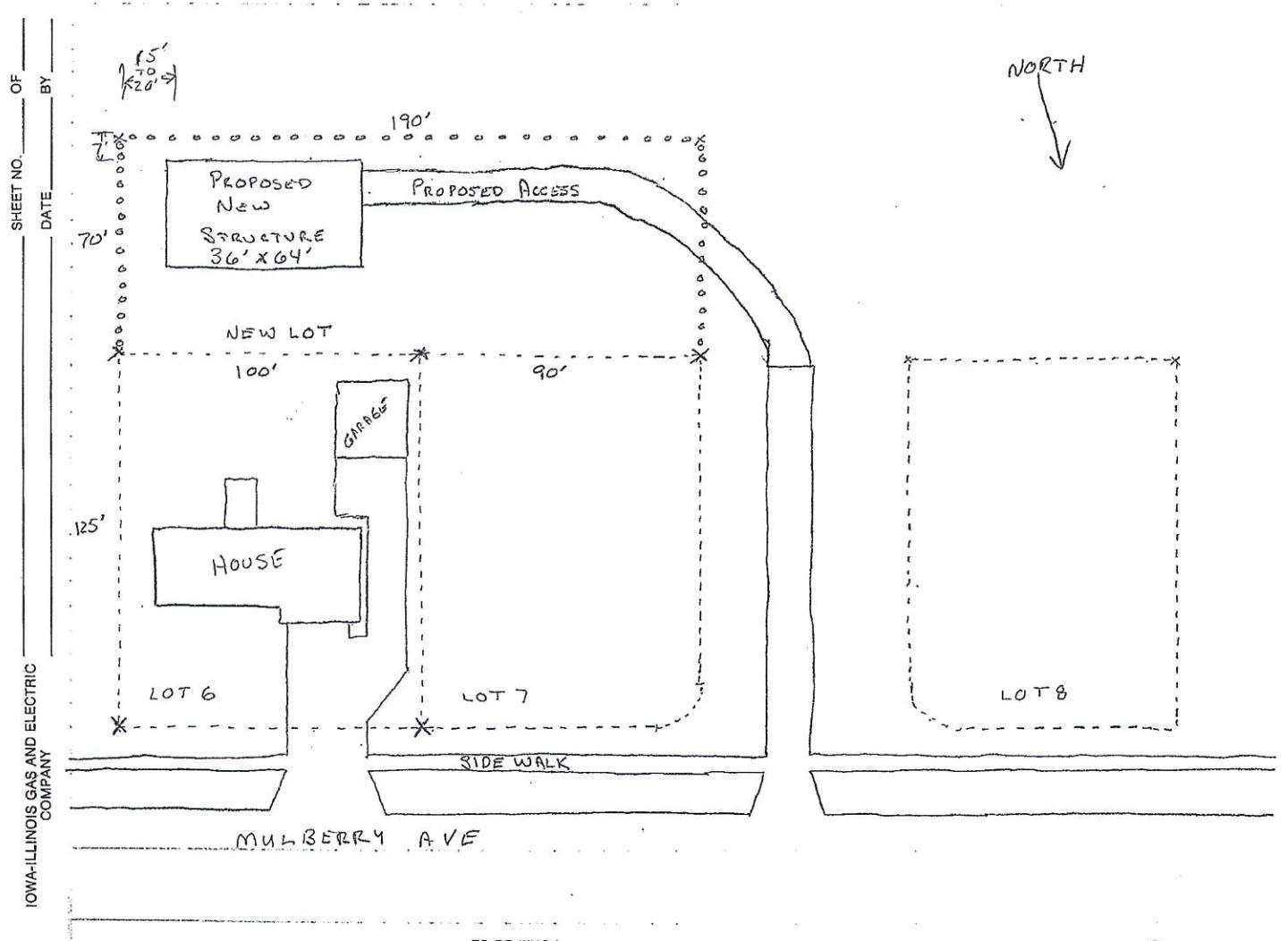
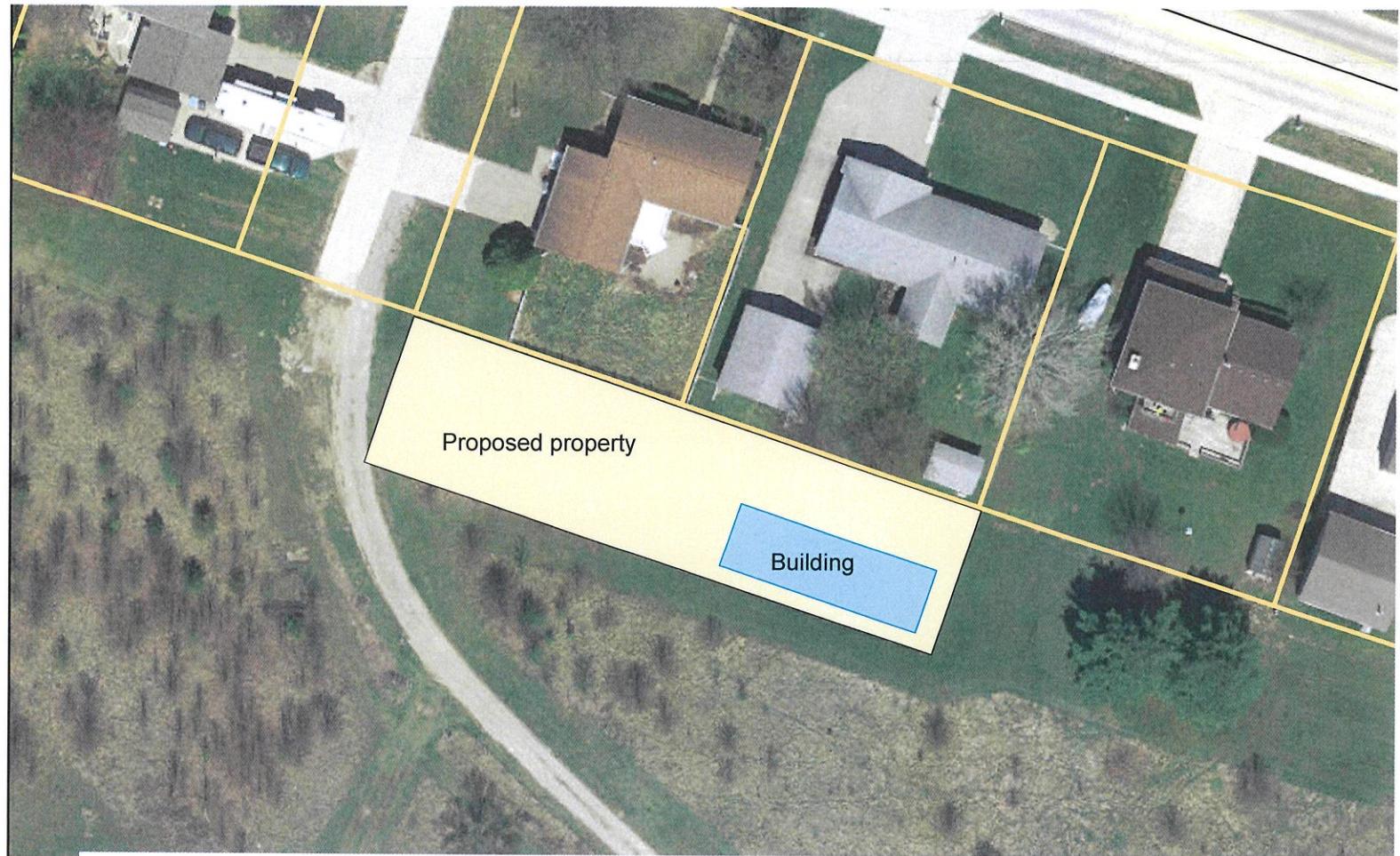
INTRODUCTION: A request to construct a metal building exceeding the maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B) (2) of City Code.

BACKGROUND: Evan Hatcher has submitted a request to build a metal building located at 3322 Mulberry at the back of the property. The property is currently 12,500SF (.29 acres). He currently have a 720 SF, attached garage along with a detached garage of 624 SF. The dimensions of the proposed metal building is 36'x64'. Per Section 10-20-1 (B)(2) of City Code, the building exceeds the allotted square footage by 1791 SF.

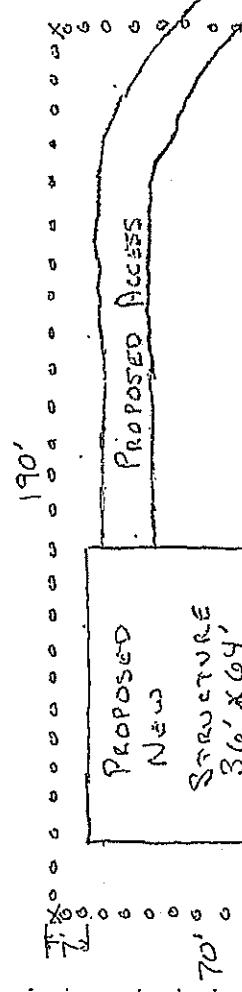
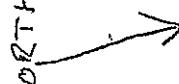
If the variances is approved, Mr. Hatcher along with Mr. Oldfield will be presenting to the Planning and Zoning Commission, a subdivision to divide Mr. Oldfield's property in order for Mr. Hatcher to purchase the addition parcel to expand his property. If the subdivision is approved, Mr. Hatcher would be adding an additional 13,300 sf to his existing property.

The metal building would be used for car storage as well as small farm equipment storage.

Attached is the application, site plan, and aerial of the property.

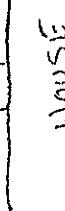


NORTH



100'
90'
100'
125'

NEW LOT



LOT 6

SIDE WALK

LOT 7

LOT 8

MULBERRY AVE

FORM CO-9L