



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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 2, 2021
Re: Appeal Case No. 35

INTRODUCTION: A request to construct a 2 story addition 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: Steven and Traci Stoneking has submitted a request to build a 2 story addition at 1727 Pearlview Ct towards the east side of the property. The property is 12,045 SF (.28 acres). They currently have a 780 SF, two (2) car detached garage along with 2 sheds equally 184 SF. They would like to build an addition consisting of 644 SF. The dimensions of the addition are 23'x14'. Per Section 10-20-1 (B)(2) of City Code, the building exceeds the allotted square footage by 547 SF.

The addition will create a master suite and bath upper and a workshop area below.

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

****The application states 22'x14', the applicant did change the dimensions via email to 23'x14'.****



APPEAL FOR VARIANCE APPLICATION

Community Development Department • Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761 • PH 563.262.4141 • FAX 563.262.4142
www.muscatineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 1727 Pearlview Court
Owner Name: Steve Straci Storeking Business Name: N/A
Address: 1727 Pearlview Court
Phone: 563-506-8988 Email: Steve.Storeking@MachInK.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: Building an addition on the East side
of my current garage (House). Roughly extending garage by
22' across +/- 14' deep +/- Single story with
4/12 Trusses (Gable) * Removing current East garage
wall to open up to new addition with LVL micro Iams 1 3/4" x 2
* approx adding 308 sq feet
* Revised to include 2nd story - same dimensions *

SUBMISSION REQUIREMENTS

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

Application must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.

If applicable, a Site Plan must be submitted with the application.

FILING FEE IS \$150.00

SIGNATURE

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

Appellant Signature: Steve Storeking Date: 1/6/21

OFFICE USE ONLY

Date Filed: 1/27/21 Date Fee Paid: 1/27/21 Receipt No.: 86847

Appeal Case No.: ZBAN-35 Meeting Date: 3/2/21

Property is located on Lot 17 Block Addition Pearlman's SD in the R3 Zoning District.

Appeal for Variance Requirement Explanation:

Approved by: Date Approved: Date Notice Sent:

(No subject)

Stoneking, Steven (MidAmerican) <Steven.Stoneking@local.midamerican.com>

Sun 1/24/2021 1:57 PM

To: Stoneking, Steven (MidAmerican) <Steven.Stoneking@local.midamerican.com>

Muscatine Housing and Zoning
Letter of intent

Steve and Traci Stoneking
1727 Pearlview Court
Muscatine, IA

Variance request

Currently at 1440 SQ feet of garage space

We would like to add a 2 story addition on the East side of the house / garage.

Roughly 22 feet wide by 14 length. 308 sq feet per level. Exact dimensions TBD

This addition will be a 2 story which will create a master suite and bath upper and a workshop area below

The second floor will butt up against our existing master bedroom and bath

The 2 existing windows in our bedroom will be removed for a door

The 4/12 trusses will match up with existing roof line to continue the roof towards the East

Foundation will be 12" wide by 48" deep per code. With about a 8" tall solid wall (to be above ground level) rebar reinforced

Garage floor minimum 4" deep. Rebar reinforced

Existing East garage wall will be removed and 2 LVL Micro Lams 22' wide +- will be set into place to carry load to avoid another post

Middle of the first floor addition will feature 2 14' long Micro Lams (T) to help carry load for second story with 2x8 floor joist on either side of the micro lams

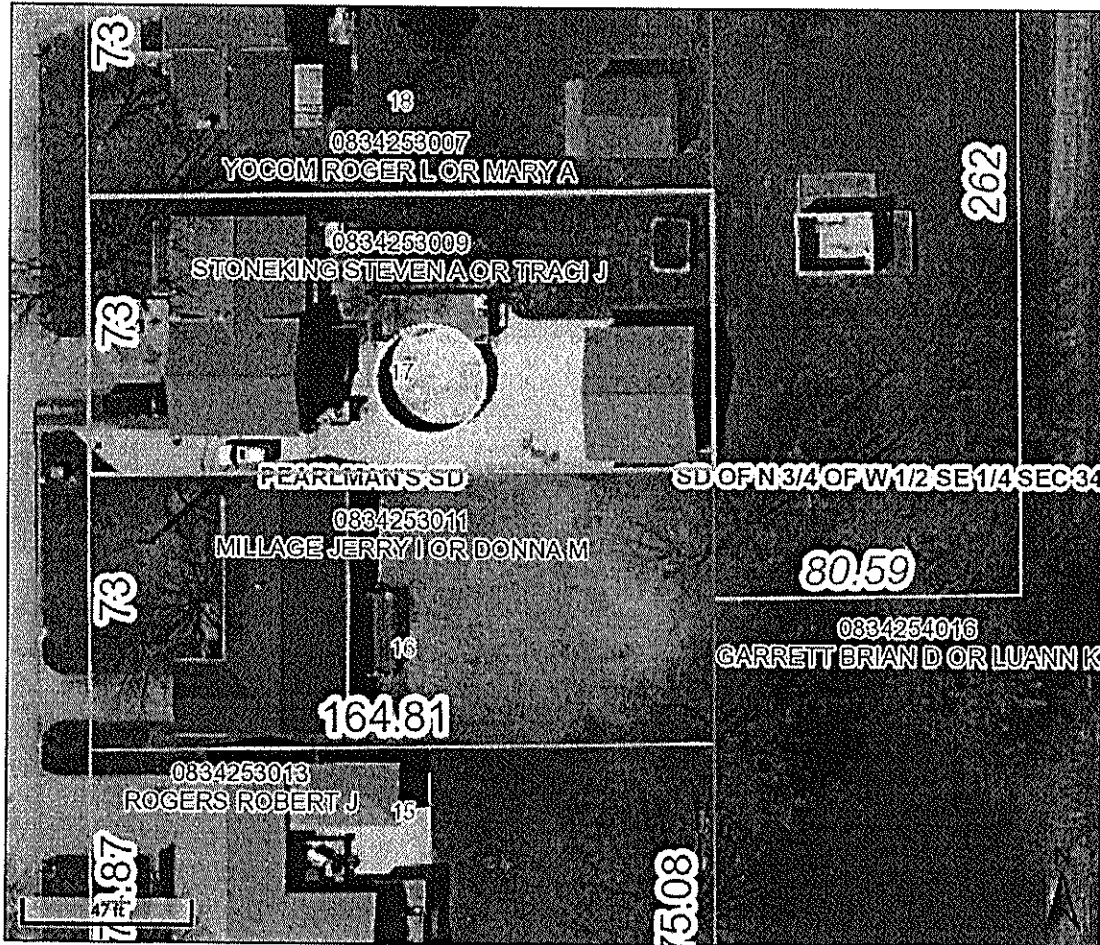
Estimated cost of materials and labor, roughly \$16K for concrete and structure finished externally (House wrap, Siding, Shingles, soffits and gutters etc)

Internal finishing of new space as time and money permits

Thank you for considering
Steve and Traci Stoneking
563-506-8988



Muscatine Area Geographic Information Consortium (MAGIC)

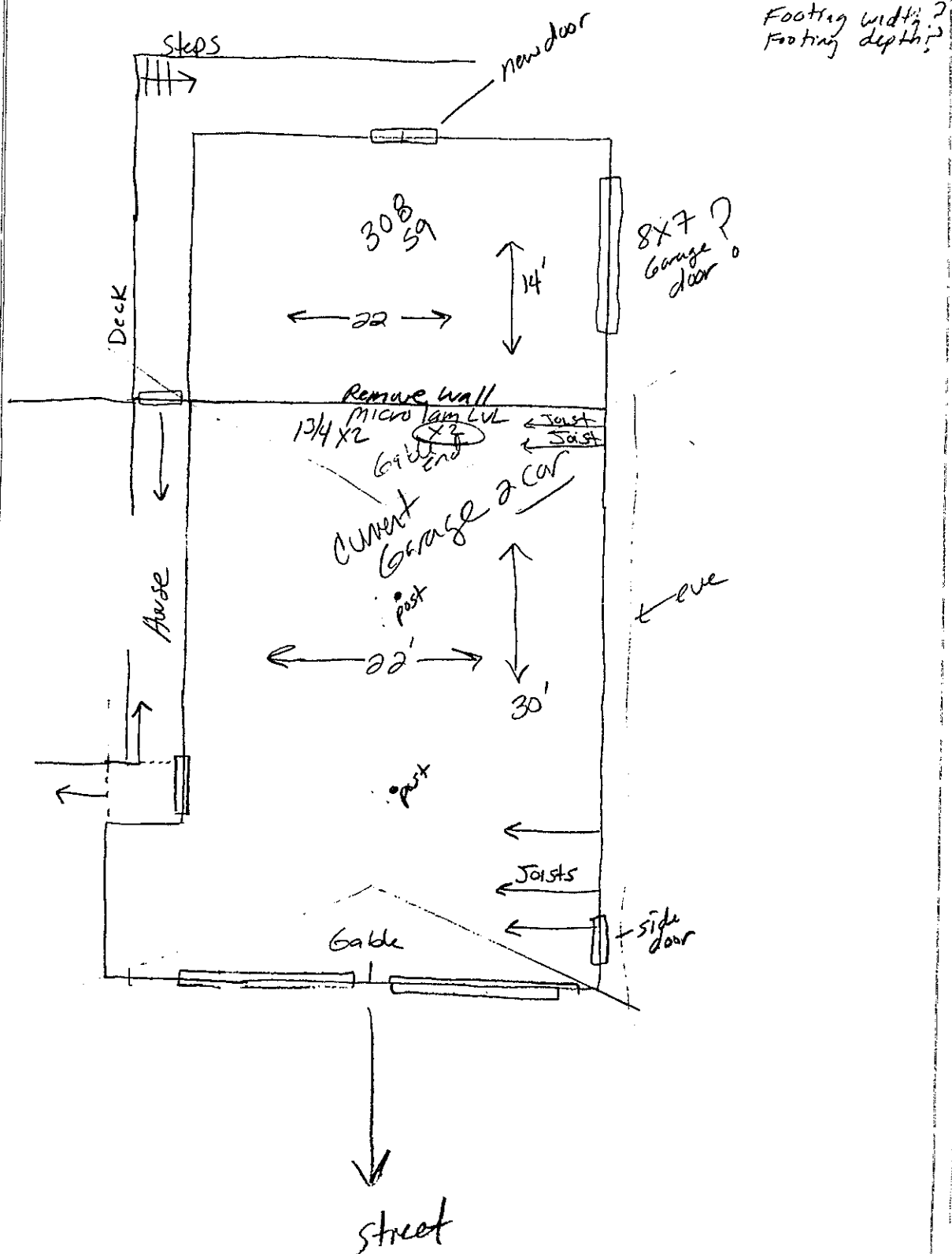


Overview



Legend

- ☐ Corporate Limits
- ☐ Political Township
- Dimension Leader
 - 2
 - 3
- Land Hook
 - 0
 - 1
- PIN Leader
 - 4
 - 5
- ☐ Parcels
- ☐ PLSS Sections
- Subdivision Names
- Condominiums
 - 579
 - 580
- Buildings on Leased Land
 - 998
 - 999
- ☐ Subdivisions
- ☐ Lots
- Roads
 - *** <all other values>
 - Airport Runway
 - City Street
 - County Road
 - Neighbor County
 - - Private Drive
 - ==== State Highway
 - == Treadway
 - ==== US Highway
 - ==== US Hwy - Divided
 - Streams That Split Parcels



Project	Prepared by	Date
Component/System	Checked by	Date

Remarks:

