



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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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 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.



# 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: [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

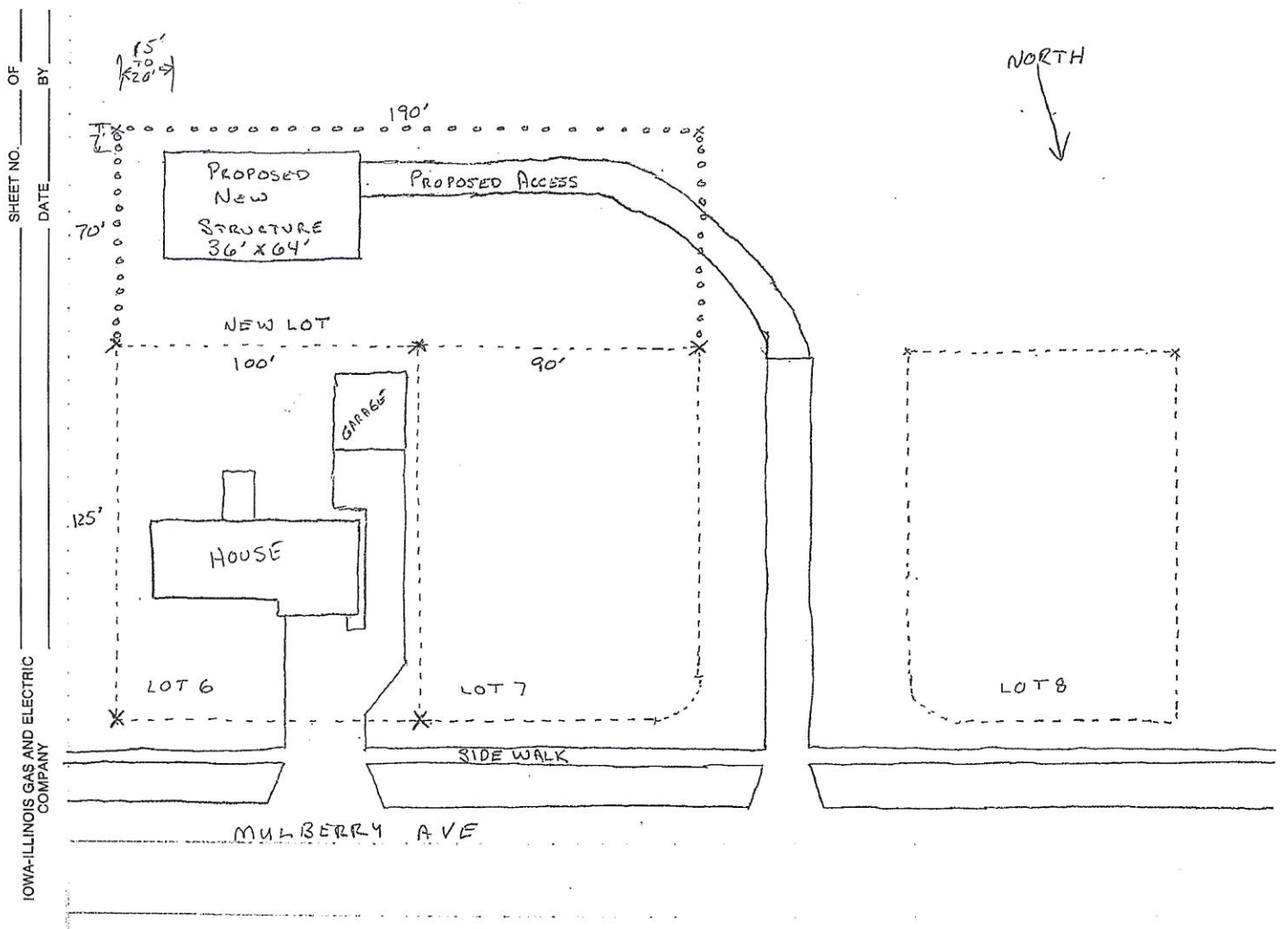
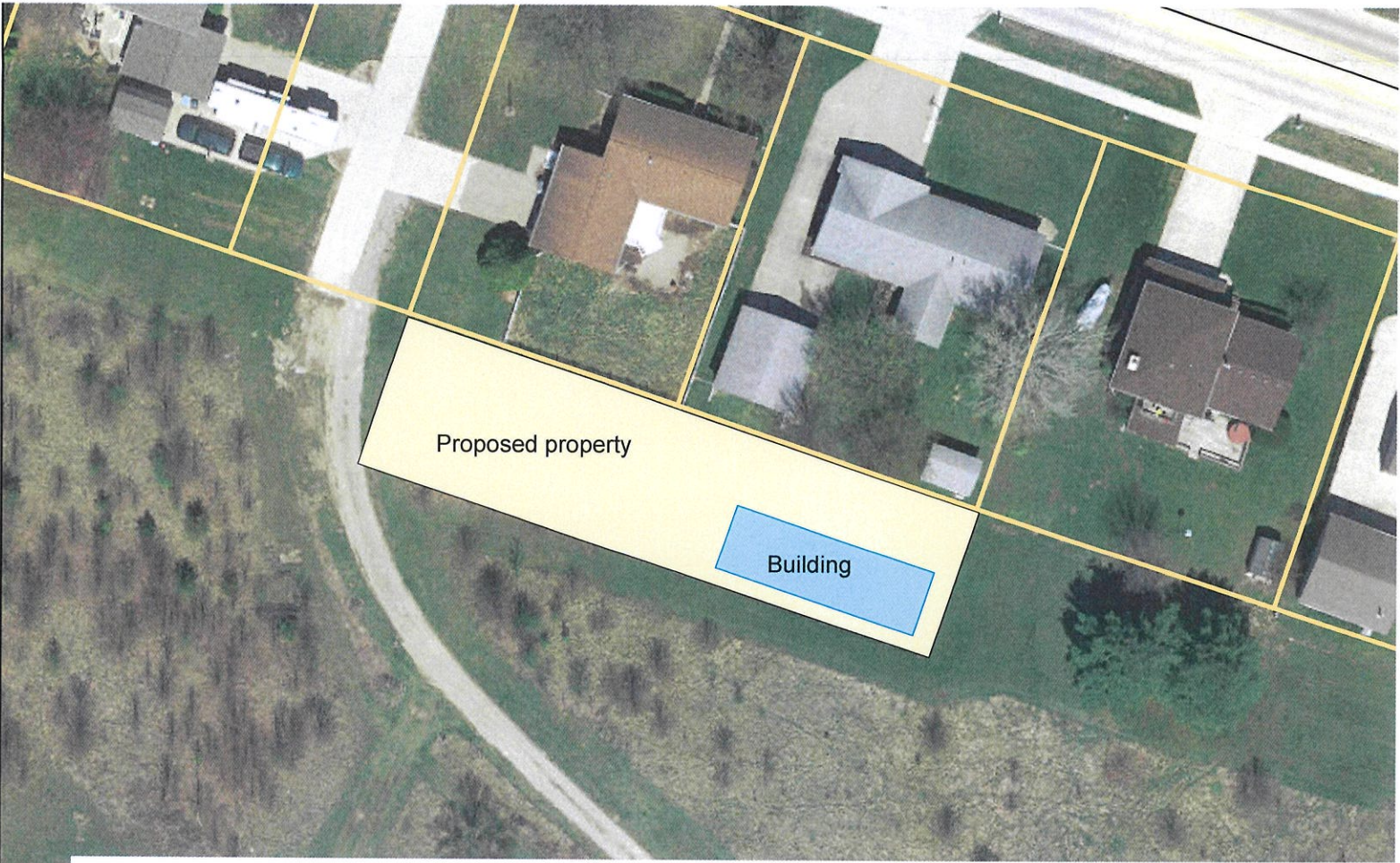
Evan Hatcher has the authorization to speak on my behalf concerning a variance for the construction of a building on parcels of land at the rear of his residence, 3322 Mulberry Ave. Muscatine, Iowa.

Charles A. Oldfield

Charles A. Oldfield

2/4/21

Date



SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 BY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 IOWA-ILLINOIS GAS AND ELECTRIC COMPANY

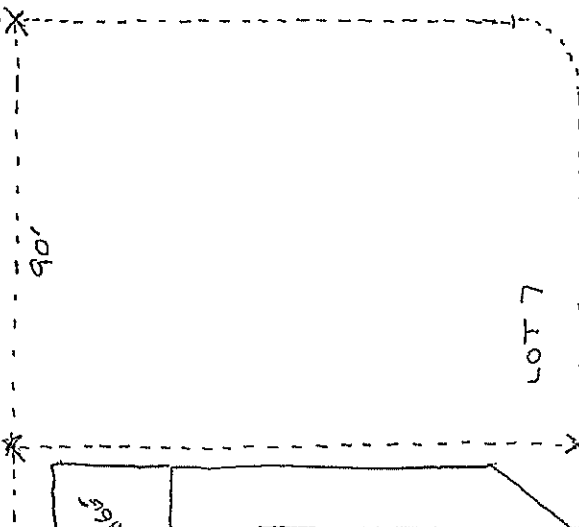
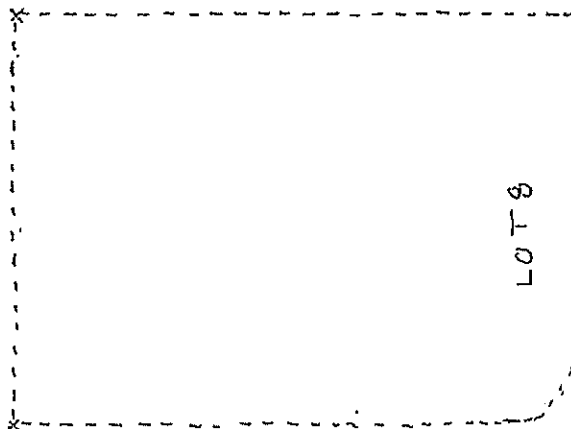
MULBERRY AVE

SIDE WALK

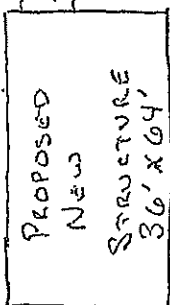
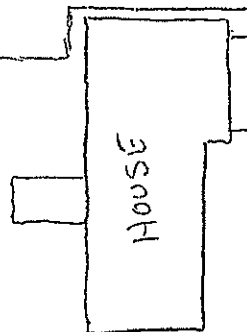
LOT 8

LOT 7

LOT 6



NEW LOT



PROPOSED ACCESS

190'

90'

100'

125'

70'

NORTH

15' TO 20' 15' TO 20'