



## 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  
419-16  
**Date:** March 24, 2021  
**Re:** Appeal Case No. 38

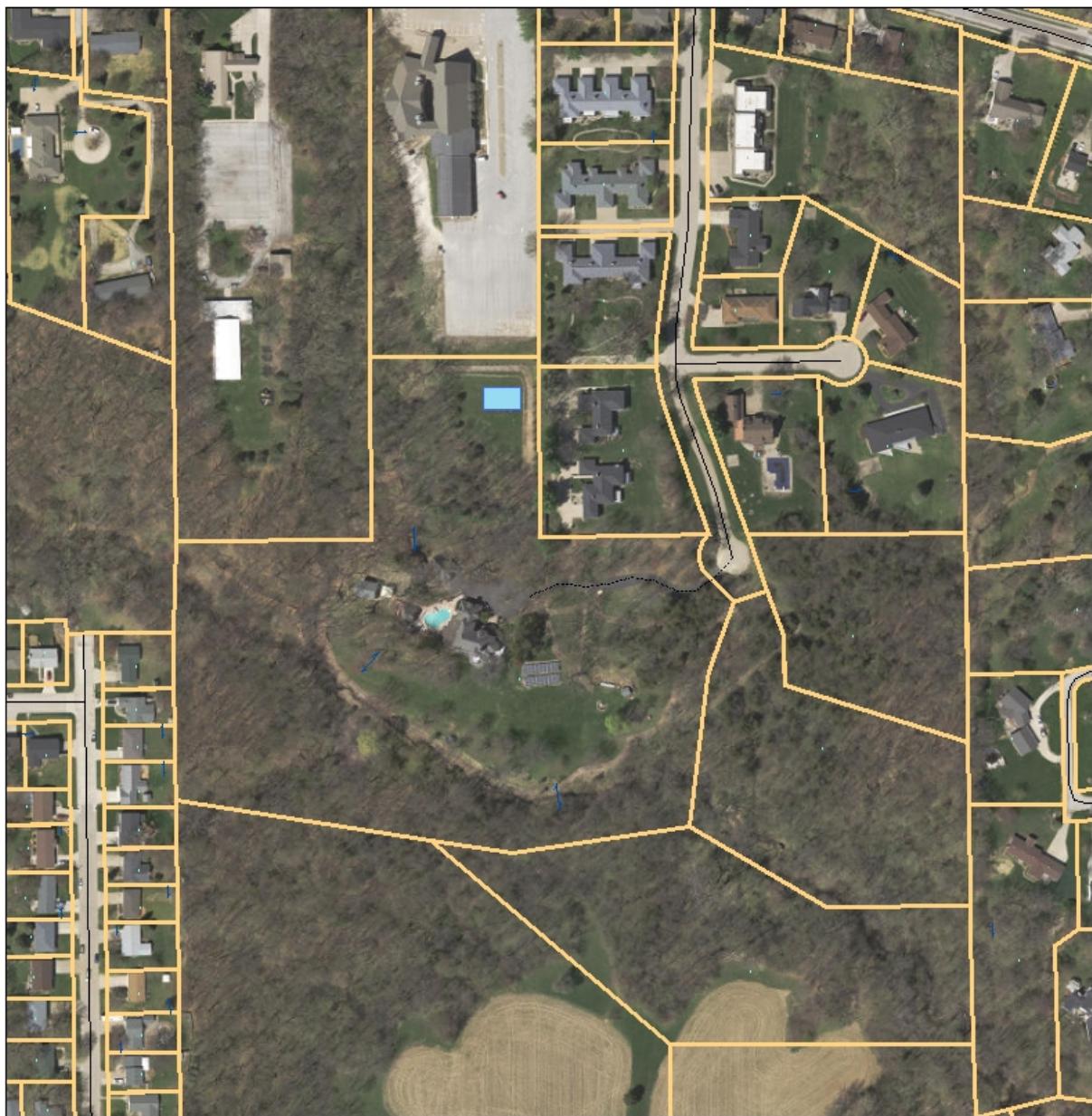
**INTRODUCTION:** A request to construct a metal building exceeding the maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B) (1) of City Code.

**BACKGROUND:** Johnathon Estabrook has submitted a request to build a metal building located at 10 Byron Ln at the back of the property. The property is currently 524,462 SF (12.04 acres). He currently has a 1020 SF, attached garage along with a detached garage of 1020 SF along with a 720 SF detached frame with a basement. The dimensions of the proposed metal building is 40'x64'. Per Section 10-20-1 (B)(2) of City Code, the building exceeds the allotted square footage by 2560 SF.

The metal building would be used for storage of lawn equipment. The building will be setback 40 ft. of each property line. It was suggested the homeowner work to obtain a letter from the Muscatine School District to be able to access the property via the parking lot of the school for the project.

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

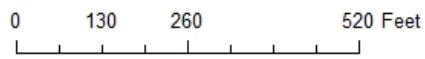




## Legend

- Building
- Parcels

Appeal Case No. 38, has been filed by Johnathon Estabrook to allow for the construction of a metal 40'x64' building on the back of the property located at 10 Byron Ln. The proposed garage would cause the property to exceed by 2,560 square feet, the maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B) (2) of City Code.





# 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](http://www.muscatineiowa.gov/26/Community-Development)

## PROPERTY INFORMATION

Property Address: 10 Byron Lane  
 Owner Name: Johnathan Estabrook Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: 319-430-2753 Email: normnico@rrtc.net

## APPEAL INFORMATION

Proposed Variance Description for Appeal: \_\_\_\_\_

*Metal Building 40x64 to Be Constructed  
 for Storage w/concrete floor*

## 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: *[Signature]* Date: 3/23/21

## OFFICE USE ONLY

Date Filed: 3/23/2021 Date Fee Paid: 3/24/2021 Receipt No.: 00088782

Appeal Case No.: \_\_\_\_\_ Meeting Date: 4-6-2021

Property is located on Lot 1 Block \_\_\_\_\_ Addition \_\_\_\_\_ in the \_\_\_\_\_ Zoning District.

Appeal for Variance Requirement Explanation: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Notice Sent: \_\_\_\_\_

