



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: March 29, 2021

Re: Appeal Case No. 37

INTRODUCTION: A request to allow for the conversion of an existing single-family home into a duplex Section 10-6-1 of City Code does not permit duplexes

BACKGROUND: Jose and Marisol Oliva has submitted a request to allow for the conversion of an existing single-family home located at 1321 E. 5th Street into a duplex. This location is in the R-3 Single Family Residence zoning district which as per City Code Section 10-6-1 does not permit duplexes.

In order for the building to be turned into a duplexes, the applicants would need to add an entrance for the upper level via a deck and a stairway. Inside there would need to be two separate furnaces installed and a fire separation are just a few things needed from the building side of things.



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

ZBAV-31

PROPERTY INFORMATION

Property Address: 1321 E. 5th St Musc. Ia. 52761
Owner Name: Marisol Jose Oliva Business Name: Carmen Natividad Santana
Address: 1515 Hershey Ave. Musc. Ia. 52761
Phone: 563-316-0190 Email: _____

APPEAL INFORMATION

Proposed Variance Description for Appeal: deck to have excess for the tenant
upstairs + there is plenty parking for 4 cars
Like to turn 1321^{5th} back to a duplex

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: Carmen Santana Date: 2-26-21

OFFICE USE ONLY

Date Filed: 3/1/2021 Date Fee Paid: 3/1/2021 Receipt No.: _____

Appeal Case No.: ZBAV-37 Meeting Date: 4-6-2021

Property is located on Lot 1 Block 3 Addition Brogan's in the R-3 Zoning District.

Appeal for Variance Requirement Explanation: _____

Approved by: _____ Date Approved: _____ Date Notice Sent: _____