



## 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:** May 20, 2021  
**Re:** Appeal Case No. 42

**INTRODUCTION:** A request filed by Jeff Brown to allow for the construction of a 24'x30' carport on the property at 213 Cook St.

**BACKGROUND:** Jeff Brown has submitted a request to build a carport at 213 Cook St towards the rear of the property. The property is 14,488 square feet. The property currently has a 1,104 square foot detached garage. The total square footage of accessory buildings on the property is 1,104. The owner would like to build a prefabricated steel carport consisting of 720 square feet. The dimensions of the carport is 24x30. The proposed carport would cause the property to exceed the 1,440 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (A) of City Code by 684 square feet.

The prefabricated steel carport will be placed on concrete slab and will meet with required setbacks. The carport will be used to store a boat and used for parking

\*\*The variance is not required as the unenclosed carport does not meet the zoning's definition of an accessory building. So the carport size will not be included in the maximum cumulative size for garages and accessory buildings at this time. However, Mr. Brown would like to proceed with the variance due to in the future, will or may enclose the carport.\*\*

The definition of an accessory building is a subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

The definition of building is any structure having a roof supported by columns or walls for the shelter or enclosure of persons or property. For the purposes of this definition "roof" shall include awning or other similar covering, whether permanent in nature or not.

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



# 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)

2BAV 42

## PROPERTY INFORMATION

Property Address: 213 COOK ST Parcel 0834329005  
Owner Name: JEFF Brown Business Name: \_\_\_\_\_  
Address: 213 COOK ST  
Phone: 563 - 506 - 0660 Email: \_\_\_\_\_

## APPEAL INFORMATION

Proposed Variance Description for Appeal: Car Port 24 X 30  
materials  
\_\_\_\_\_  
\_\_\_\_\_

## 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: Jeff Brown Date: 3 - 5 - 2021

## OFFICE USE ONLY

Date Filed: 5/11/21 Date Fee Paid: 5/11/21 Receipt No.: 00090342

Appeal Case No.: 2BAV 42 Meeting Date: June 1st

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

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

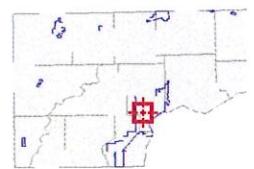
Approved by: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Notice Sent: \_\_\_\_\_



# Muscatine Area Geographic Information Consortium (MAGIC)



Overview



## Legend

- Corporate Limits
- Political Township
- Dimension Leader
- 2
- 3
- Parcels
- Roads
- <all other values>
- Airport Runway
- City Street
- County Road
- Neighbor County
- Private Drive
- State Highway
- Treadway
- US Highway
- US Hwy - Divided

Date created: 5/10/2021  
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