

**MINUTES**  
**June 1, 2021 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

**Present:** Nancy Jensen, Larry Murray and Julie Wolf

**Excused:** Jodi Hansen and Robert McFadden

**Staff:** April Limburg, Planner, Community Development  
Christa Bailey, Office Coordinator, Community Development

Vice Chairperson Julie Wolf opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Larry Murray motioned to approve the minutes submitted for the May 4, 2021 meeting; seconded by Nancy Jensen. All ayes, motion carried.

**Appeal Cases:**

**Appeal Case No. 37, filed by Jose and Marisol Oliva to allow for the conversion of an existing single-family home located at 1321 E 5<sup>th</sup> St 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.**

Marisol Oliva, 1505 Hershey Ave, was present to discuss the appeal. April Limburg explained that this appeal case is a continuation from the April 6, 2021 meeting as the board wanted to give Ms. Oliva the opportunity to speak with the City Building Inspectors about the building code requirements to fully understand what all will be involved in the duplex conversion.

Julie Wolf asked if Ms. Oliva had done her due diligence and was willing to do everything that is required per the building code. Ms. Oliva answered yes, they are prepared to fulfill all the building code requirements.

Larry Murray commented that he is for the conversion as long as it is done in a manner that meets all fire and building code requirements.

Nancy Jensen questioned if any neighbors had contacted City staff concerning the conversion to which Ms. Limburg replied that she had not been contacted.

Larry Murray motioned to approve the appeal case; seconded by Julie Wolf. All ayes, motion carried.

**Appeal Case No. 42, filed by Jeff Brown to allow for the construction of a 24'x30' carport on the property at 213 Cook St. The proposed carport would cause the property to exceed, 684 square feet, the 1,440 maximum cumulative square footage of all accessory buildings and attached garages as allowed by Section 10-20-2(A) of City Code.**

Jeff Brown, 213 Cook St, was present to discuss the appeal. Mr. Brown explained that he would like to erect the proposed carport at the end of his driveway to protect his vehicles from damage such as hail.

Larry Murray stated he is in favor of allowing the carport as long as Mr. Brown does not change the size in the future.

Larry Murray motioned to approve the appeal case; seconded by Julie Wolf. All ayes, motion carried.

**Appeal Case No. 43, filed by Gary and Kathy Broderson to allow for the construction of a privacy fence on the property at 108 E 7<sup>th</sup> St. The proposed privacy fence will be 8'4" inches in height in the rear of the property which is higher than the 6' as allowed by Section 10-22-1(J)(2) of City Code.**

Gary Broderson, 108 E 7<sup>th</sup> St, was present to discuss the appeal. Mr. Broderson explained that the ground of his property is not level so to construct a 6' privacy fence and have the entire length of the fence be level along the top the fence would need to be higher in the rear. Mr. Broderson added that he did contact a landscaper about leveling out the ground but the quoted cost for that work was in the thousands of dollars.

Julie Wolf commented that she believes the privacy fence to be a good addition to the neighborhood so she is in favor.

Larry Murray motioned to approve the appeal case; seconded my Julie Wolf. All ayes, motion carried.

Meeting adjourned at 5:42 p.m.

ATTEST:

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Julie Wolf, Vice Chairperson  
Zoning Board of Adjustment

Respectfully Submitted,

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April Limburg, Secretary  
Planner I