



MUSCATINE

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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

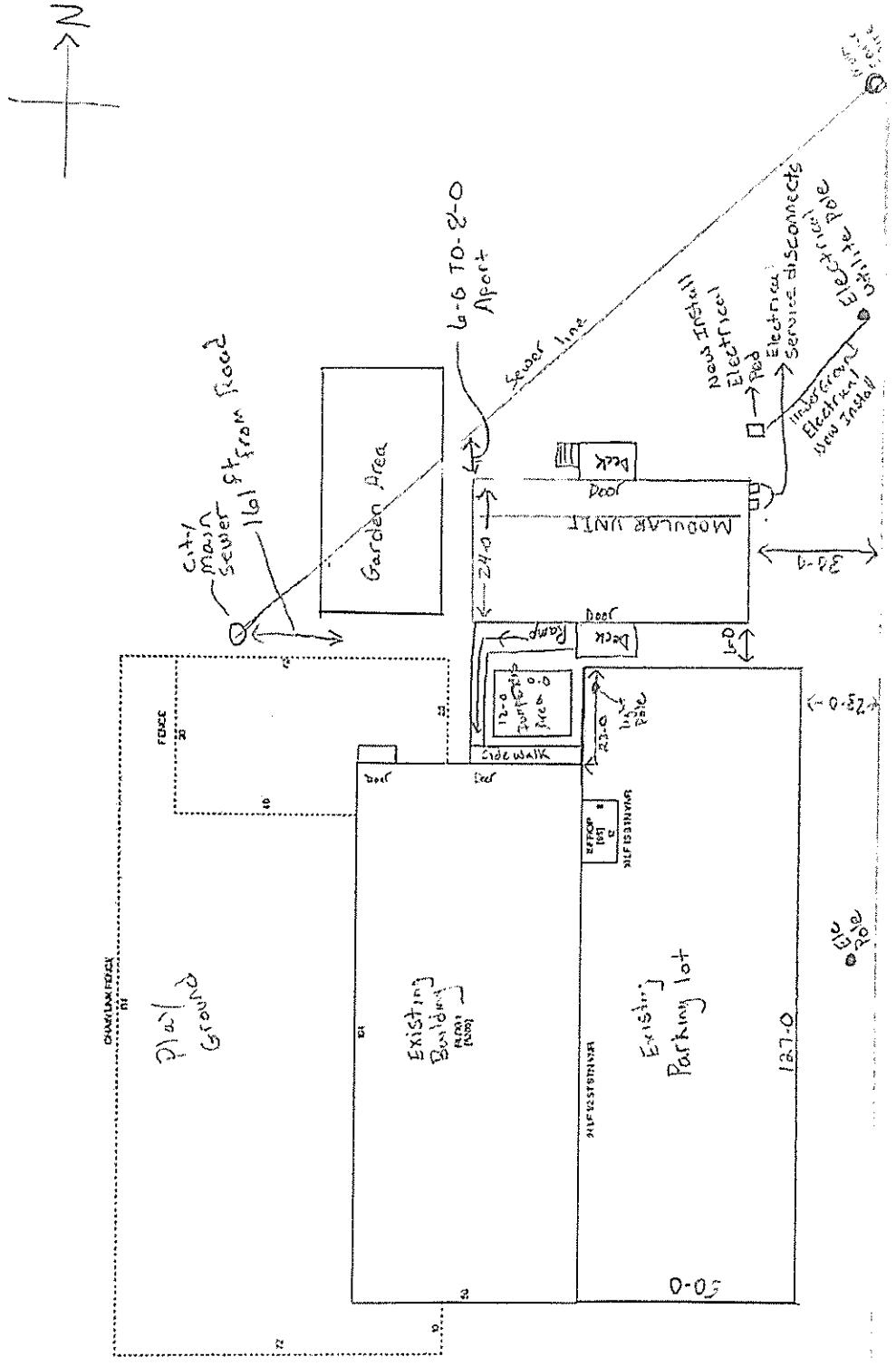
To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: August 24, 2021
Re: Variance Appeal No. 48

INTRODUCTION: A request to allow changing the setbacks from 30 feet to 8 feet for the placement of a building to not cover the sewer easement. The structure will not meet the front setback requirements by Section 10-15-3 (B) of City Code.

BACKGROUND: Live Laugh Love Child Care Center is looking to expand their class room facilities and have placed a modular unit on the property. Through a site plan meeting, it was discovered where the unit will sit there is a sewer easement. Angie, owner of Live Laugh Love Child Care Center has asked to allow changing the front setbacks from 30 feet to 8 feet for the placement of a building to not cover the sewer easement. The structure will not meet the setback requirements by Section 10-15-3 (B) of City Code.

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

1112 Fillmore St
Muscatine, IA



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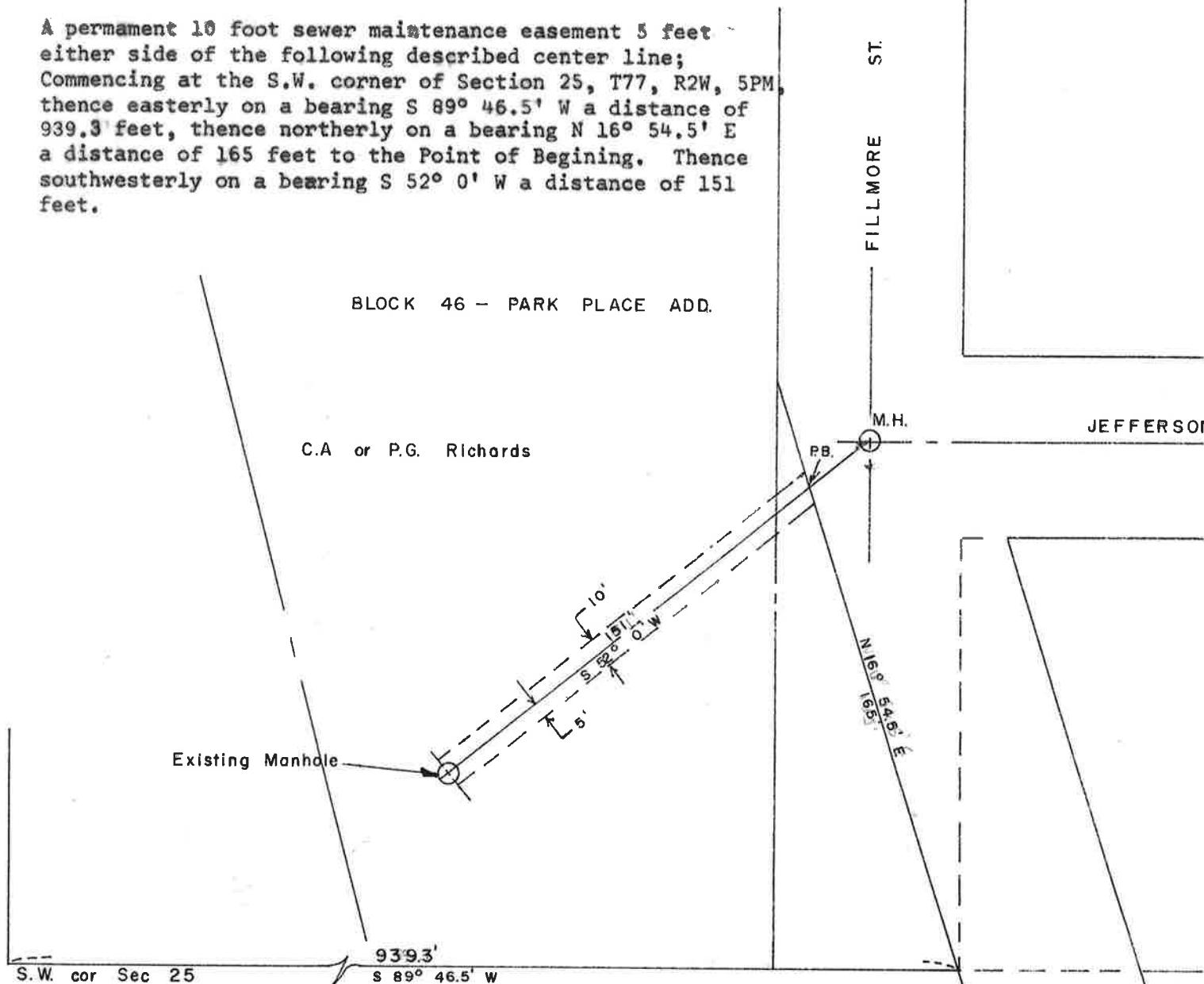
Scale: 1" = 50'

10' SANITARY SEWER EASEMENT

A permanent 10 foot sewer maintenance easement 5 feet either side of the following described center line; Commencing at the S.W. corner of Section 25, T77, R2W, 5PM, thence easterly on a bearing S 89° 46.5' W a distance of 939.3 feet, thence northerly on a bearing N 16° 54.5' E a distance of 165 feet to the Point of Beginning. Thence southwesterly on a bearing S 52° 0' W a distance of 151 feet.

BLOCK 46 - PARK PLACE ADD.

C.A. or P.G. Richards



NOTE: Ref: Plat of property Fillmore St. construction
Date: 9 - 24 - 57 James B. Tracy