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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. 47

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) (2) of City Code.

BACKGROUND: Tim and Stephanie Kelly has submitted a request to build a 684 sq ft addition onto the existing 1,120 sq ft building located at 1243 Halstead St. The property is currently 11,280SF (.26 acres). They currently have a 1,120 SF, detached garage along with another detached garage of 324 SF. The dimensions of the proposed addition is 38x18. Per Section 10-20-1 (B)(2) of City Code, the building exceeds the allotted square footage by 688 SF.

The addition would be used for a boat storage

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



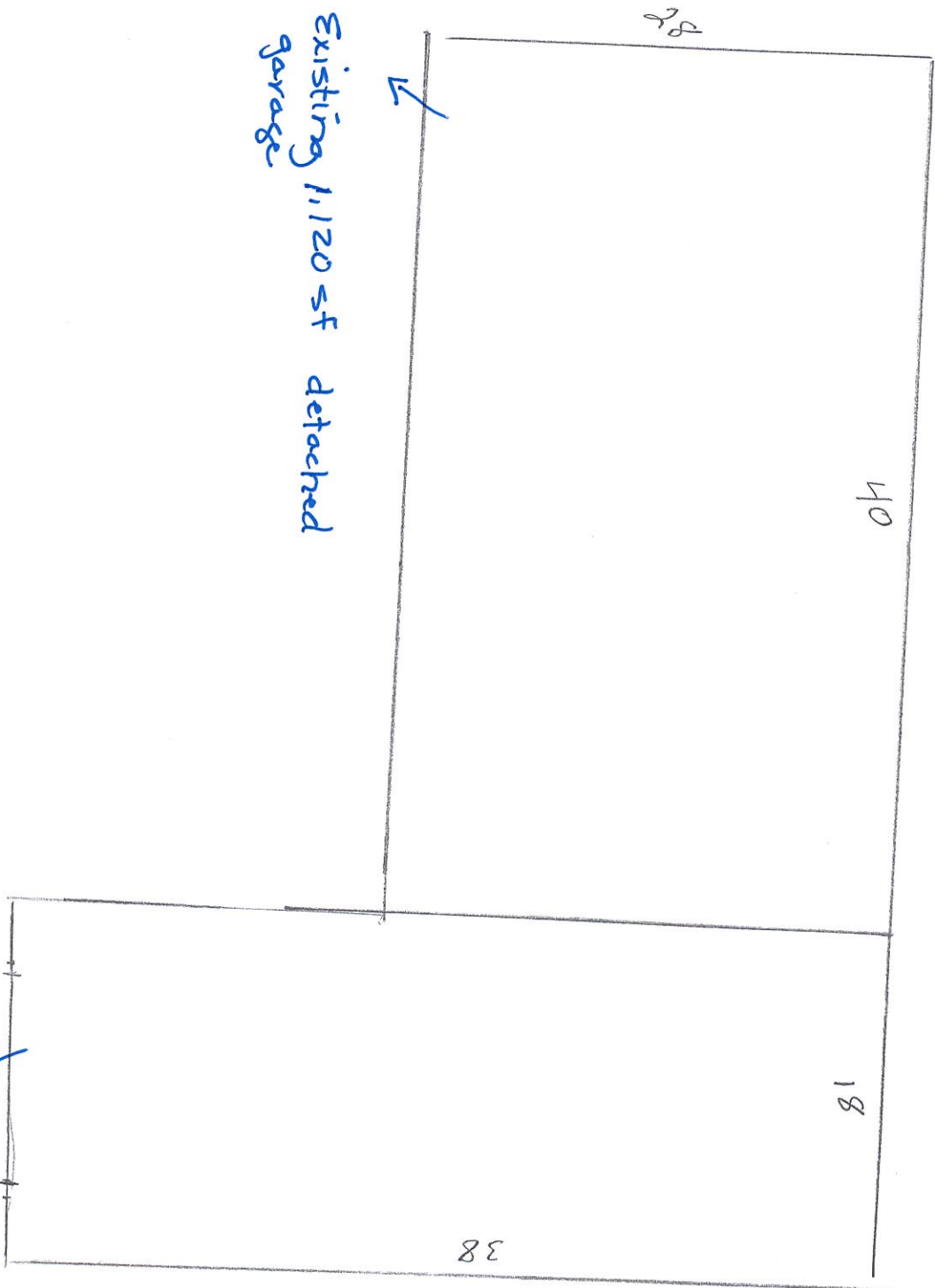
Existing garage

Proposed addition

0836128021
KELLY TIMOTHY R OR STEPHANIE S

0836129017
KELLY TIMOTHY R OR STEPHANIE S

0836129009
GOZAD PEGGY A



Existing 1,120 sf detached garage

Proposed 684 sf garage