



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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: June 7, 2022
Re: Variance Appeal No. 56

INTRODUCTION: Variance Appeal No. 56, to allow the placement of a mobile home with garage located on Lot 43 of Woodland Village SD Phase II (3119 Peartree Ln).

BACKGROUND: Lisa Werner would like to place of a mobile home with garage located on Lot 43 of Woodland Village SD Phase II (3119 Peartree Ln).

The proposal is to set up mobile home on the property with a garage as well as have a front deck along with a backdoor stoop on the lot. Werner properties currently own lots 41-43 in which 41-42 has been developed and currently has a multi-section manufactured home placed in it.

The current setbacks for an R-4 zoning the front yards is 15 feet, side yard is 6 feet, and the rear yard is 10 feet. The proposed mobile home is 79 feet in length and with the size of the front deck will not meet the setback requirements per Section 10-7-1(H)(6d) of City Code. The applicant would like to change the setback to 13 feet for the front yard and 8 feet for the rear yard. As well as change the setback to 5 feet for the side yard.

****The applicant is looking to place a 76.5 feet in length mobile home, however it one isn't available other mobile homes can run up to 79 feet in length.****

Site plan is attached for the 76.5 ft. and 79 ft. in length mobile homes.





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

PROPERTY INFORMATION

Property Address: 0824328013 Lot 43 (3119 Peartree Ln)
Owner Name: Lisa Werner Business Name: Werner Properties, LLC
Address: 2715 ~~State~~ Birdie Dr., Muscatine, IA 52761
Phone: 563-554-4299 Email: LisaWerner@RuhlHomes.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: Request to exceed setback limitations on
Lot 43 of Woodland Village SD Phase II 2001-06047.
Please, see attachments.

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: Lisa L. Werner Date: 5-23-22

OFFICE USE ONLY

Date Filed: 5/24/2022 Date Fee Paid: 5/24/2022 ^{ck# 1009} Receipt No.: 101929

Appeal Case No.: ZBA 56 Meeting Date: 6/7/2022

Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.

Appeal for Variance Requirement Explanation: _____

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

Werner Properties, LLC
2715 Birdie Dr
Muscatine, IA 52761
563-554-4299

City of Muscatine
Community Development Department
Planning and Zoning
Zoning Board of Adjustment
215 Sycamore St
Muscatine, IA 52761

May 23, 2022

To the Zoning Board of Adjustment,

This is a request to exceed setback limitations on Lot 43 of Woodland Village SD Phase II 2001-06047.

To commence this plan, Lot 43 of Woodland Village SD Phase II would be requested to be reactivated at the Auditor's Office.

Werner Properties, LLC requests to set up a mobile home with garage, front deck, and backdoor stoop on Lot 43. The length of the mobile home requires a variance granted to exceed the front and rear setbacks of 15 feet and 10 feet, respectively. The mobile home selected is 76 ½ feet long. However, if that particular mobile home is not able to be obtained, similar mobile homes run up to 79 feet long. Therefore, Werner Properties, LLC requests the mobile home to be allowed to protrude up to 2 feet into either, or, or both the rear and front setback spaces.

Furthermore, Werner Properties, LLC requests for a deck on the front side of the mobile home to be allowed to protrude 1 foot into the 6 foot side setback, resulting in a remaining distance of 5 feet from the property line to the edge of the deck.

Thank you for your consideration.

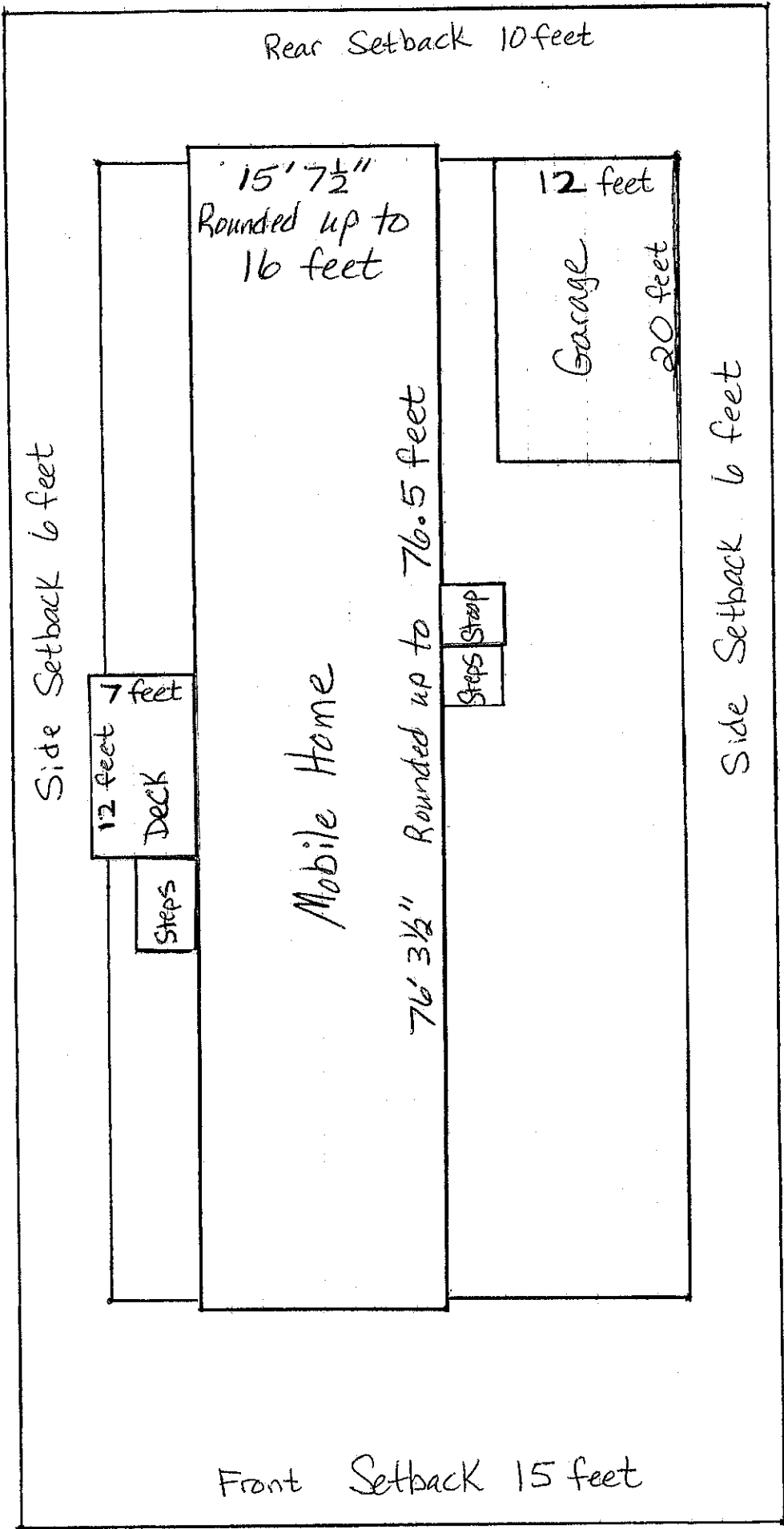
Respectfully,



Lisa Werner, Member-Manager

100 feet

50 feet

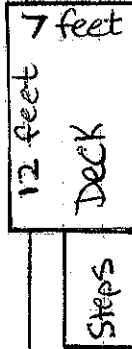


Site Plan if selected mobile home is purchased.

Lot 43 of Woodland Village SD Phase II

100 feet

Side Setback 6 feet



16 feet

Mobile Home

79 feet



12 feet

Garage

20 feet

Side Setback 6 feet

Rear Setback 10 feet

Front Setback 15 feet

Site Plan with maximum length of mobile home
that could be placed on lot.

□ = 2' x 2'

Lot 43 of Woodland Village SD Phase II

50 feet