



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. 54

INTRODUCTION: Variance Appeal No. 54, to allow a construction of a 2560 sf ft. garage located at 413 W Fulliam Ave.

BACKGROUND: Jacob Niles would like to construct of a 2560 sf ft. garage located at 413 W Fulliam Ave. The new building will replace an existing garage, which will be demolished.

The proposed garage would cause the property to exceed, 60 square feet, the 2,500 maximum cumulative square footage of all accessory buildings and attached garages allowed by Section 10-20-2 (B)(1) of City Code.

The variance requesting to allow for change in setback of the garage. For every 25 ft., that an accessory build exceeds 1,440 sq. ft. in size an additional 1 foot setback is required. The structure will not meet the setback requirements by Section 10-20-3 (F) of City Code.

The property lot is long and narrow with the size being 90x480 and is 43,200 sq. ft. Once the existing garage is demolished, the new garage will meet the normal setbacks on the rear side of the yard.





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: 413 W Fulliam Ave
Owner Name: Jacob Niles Business Name: _____
Address: 413 W Fulliam Ave
Phone: 563 506 0758 Email: jn181111@yahoo.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: _____
40 x 64 building → 2560 sf - Personal use - garage
10-20-2 (B)(1)
distance 20' from addition to proposed building
- removing current garage
stand setback 6ft from property line
- 10-20-3 (F)

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.

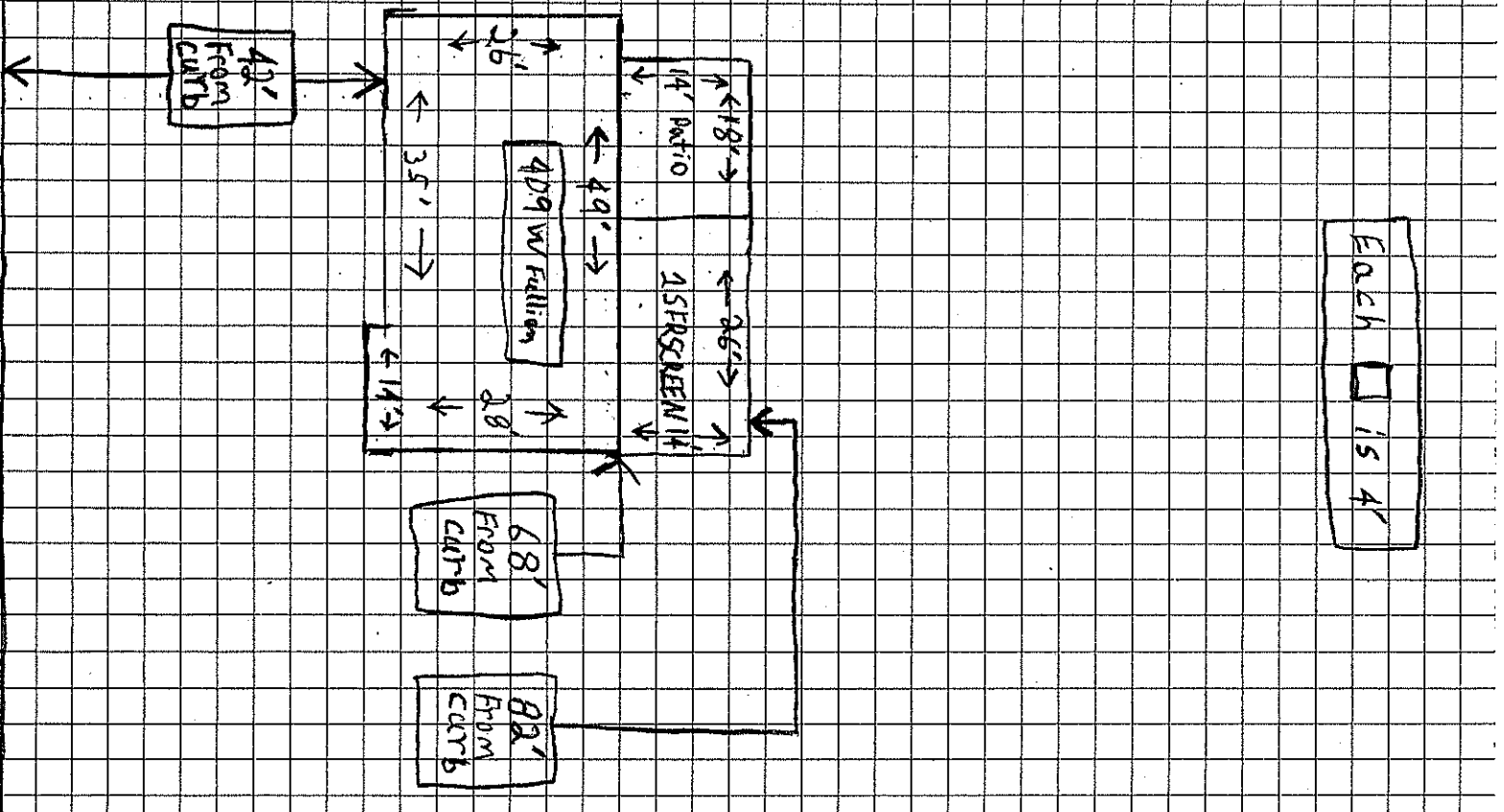
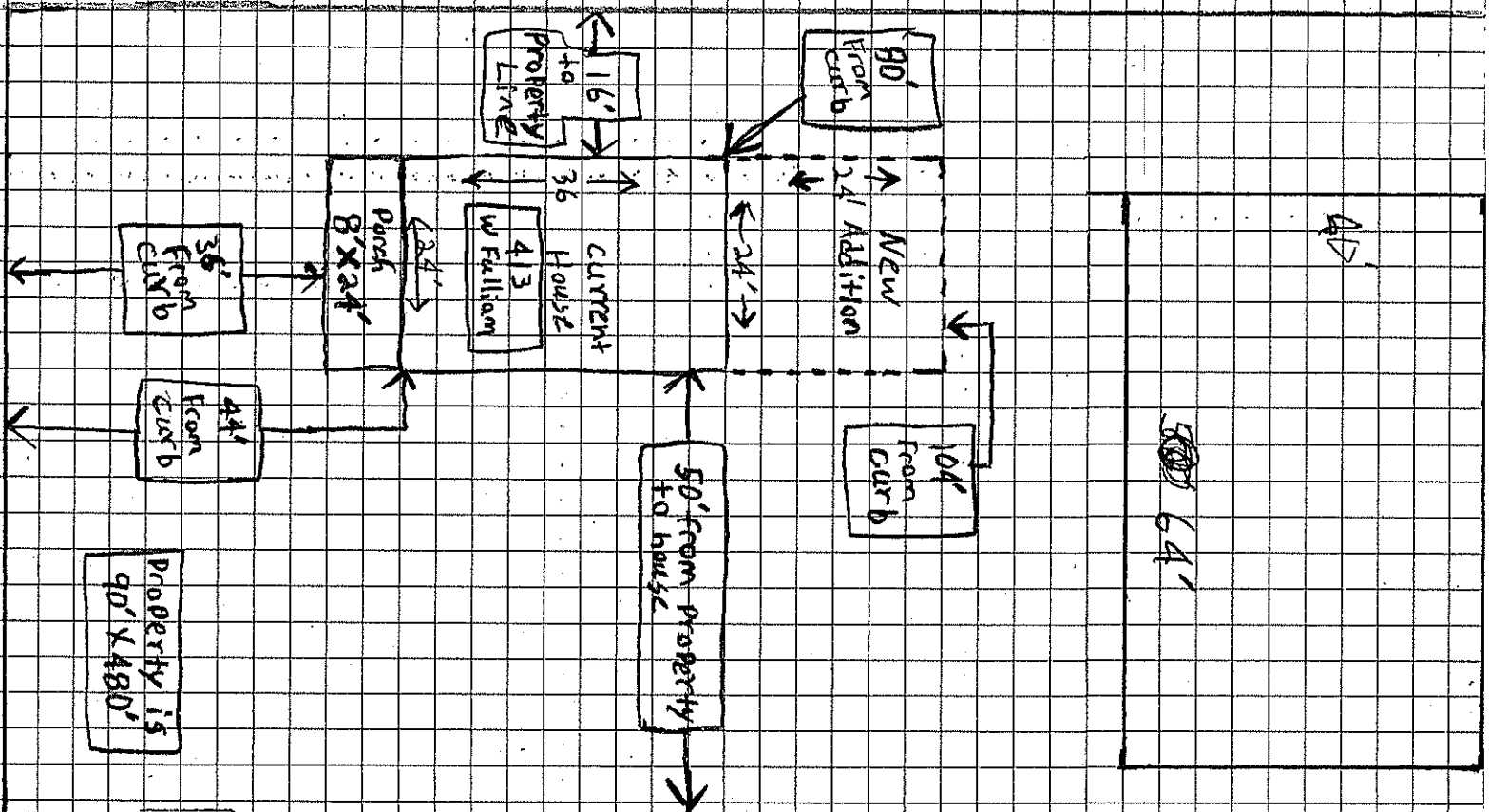
Appellant Signature: Jacob Niles Date: 4

OFFICE USE ONLY

Date Filed: 4/25/2022 Date Fee Paid: 4/25/2022 Receipt No.: 100954
Appeal Case No.: ZBAN 54-042522 Meeting Date: June 7th 2022
Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.

Appeal for Variance Requirement Explanation: _____

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



EACH [] IS 4'